



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



**MEMORANDUM**

**TO:** Augusta County Planning Commission

**FROM:** Becky Earhart, Senior Planner *Becky*

**DATE:** October 7, 2015

**SUBJECT:** Regular Meeting

The Regular Meeting of the Augusta County Planning Commission will be held on **Tuesday, October 13, 2015, at 7:00 p.m.**, at the Augusta County Government Center, in the Meeting Room, 18 Government Center Lane, Verona, Virginia.

The Planning Commission will meet beginning at **4:30 pm** in the Board of Supervisors' Conference Room at the Augusta County Government Center for a staff briefing and to go on a viewing of the rezoning requests for Comprehensive Plan. Dinner is scheduled for 6:15 in the Community Development conference room.

Attached are the agenda for Tuesday's meeting, the minutes, and the staff reports on each of the Ordinance Amendments and Rezoning Requests. If you have any questions, please feel free to contact me.

If you are unable to attend the meeting, please let Jean or me know as soon as possible so that we can adjust the meal count.

BE/jm

ADVANCED  
AGENDA

Regular Meeting of the Augusta County Planning Commission

Tuesday, October 13, 2015 7:00 P.M.

1. CALL TO ORDER

2. DETERMINATION OF A QUORUM

3. MINUTES

Approval of the Regular Meeting on September 8, 2015.

4. MATTERS TO BE PRESENTED BY THE PUBLIC

5. PUBLIC HEARINGS

- A. A request to add the Source Water Protection Overlay District Area 2 designation to properties in the recharge area for the Churchville wells. This request contains approximately 1,093 acres located along Buffalo Gap Highway (Rt. 42), Dry Branch Road (Rt. 720), and Whiskey Creek Rd (Rt. 725) in the Pastures District.
- B. A request to add the Source Water Protection Overlay District Area 2 designation to properties in the recharge area for the Harriston wells. This request contains approximately 1,574 acres located south of Harriston Road (Rt. 778) to Trayfoot Road (Rt. 615) and from East Side Highway (Rt. 340) to the Shenandoah National Park in the Middle River District.
- C. A request to add the Source Water Protection Overlay District Area 2 designation to properties in the recharge area for the Vesper View wells. This request contains approximately 3,405 acres located between Thorofare Road (Rt. 628) and Turk Mountain Road (Rt. 672) and from East Side Highway (Rt. 340), to the Shenandoah National Park in the Middle River District.
- D. A request to amend the proffers on approximately 89 acres currently zoned Rural Residential owned by LeXeal Development, LLC, located on the south side of Ladd Road (Rt. 631) approximately 0.6 of a mile west of the intersection with Hickory Hill Rd. (Rt. 834) in the South River District.
- E. A request to amend the proffers on approximately 41 acres owned by Crescent Development-Goose Creek II and III, LLC, and Denstock Goose Creek, LLC located in the northwest quadrant of the intersection of Lifecore Dr. (Rt. 636) and Village Creek Dr. (Rt. 1382) in Fishersville in the Wayne District.

- F. A request to rezone 6.348 acres from Multi-Family Residential to General Business, .004 acre from Multi-Family Residential to Single Family Residential, 46.209 acres from Attached Residential to Single Family Residential, and 8.024 acres from Single Family Residential to Attached Residential owned by Crescent Development Group, LLC and Melissa Jurick located in the southwest quadrant of the intersection of Jefferson Highway (Rt. 250) and Lifecore Dr. (Rt. 636)/Woodrow Wilson Avenue (Rt. 358) in Fishersville in the Wayne District. This request also restates the existing proffers on the entire 122 acres known as Myers Corner.
- G. An ordinance to amend §§25-4, 73, 94.2, 123, 163, 223, 233, 303, 383, 439, 454 of the Augusta County Code regarding the keeping and use of commercial vehicles in residential districts and on agricultural lots less than one (1) acre.
- H. An ordinance to amend §§25-71.1 and 72.1 of the Augusta County Code to allow agritourism activities as accessory uses to agricultural uses if meeting certain criteria and to add farm breweries and farm distilleries to the farm wineries category of accessory uses and regulate their activities consistent with the State Code.
- I. An ordinance to repeal Paragraph F from §25-303 of the Augusta County Code which allowed mini-warehouses in general business districts by administrative permit and add Paragraph K to §25-304 allowing mini-warehouses only by special use permit.
- J. An ordinance to amend §21-36 of the Augusta County Code applicable to subdivision bonds by reducing from 25% to 10% the amount the County can require for administrative fees in excess of the estimated costs of constructing, installing or furnishing public facilities and improvements.
- K. An ordinance to amend §21-53 of the Augusta County Code regarding the height of plant growth in an easement area.

6. NEW BUSINESS

- A. Appointment of Nominating Committee

7. OLD BUSINESS

8. MATTERS TO BE PRESENTED BY THE COMMISSION

9. STAFF REPORTS

- A. Information for Commission – Code of Virginia, Section 15.2-2310  
(Board of Zoning Appeals Items)

10. ADJOURNMENT



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



Ref. # 15-1009

**MEMORANDUM**

TO: Planning Commissioners  
FROM: Becky Earhart, Senior Planner *Becky*  
COPY: Timothy Fitzgerald, Director  
SUBJECT: Additions to the Sourcewater Protection Overlay Districts  
DATE: October 2, 2015

Source Water Protection Overlay Districts are a means to protect critical water sources in the County. The District was created in 2011 with a goal of protecting 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 in the County. Area 2 SWPO Districts are the defined groundwater recharge areas for an existing public groundwater supply source. Area 2 Districts are based on standard hydrogeologic principles, including water table mapping, analytical solutions, dye tracing, aquifer testing, computer models, or other acceptable means, to ensure protection of public groundwater supply sources. In 2011 we adopted Area 1 regulations for all the public groundwater supplies in the County and Area 2 regulations for Blue Hole, Dices Spring, and the Hershey, Hurdis, Ridgeview and Lyndhurst Wells. The Augusta County Service Authority has completed the sourcewater delineation studies for several more of their water sources and is ready to have the County designate the Area 2 recharge areas for Churchville, Harriston, and Vesper View.

Tuesday we will handle each area as a separate public hearing. You will notice that the Gardner Spring Area 2 designation is no longer on the Agenda. It has been withdrawn so additional study can be done. Staff from the Service Authority will be available to answer any questions you may have on the Area 2 designations. You received a copy of the district regulations at last month's meeting; let us know if you need another copy. If you have questions about the ordinance or area 2 designations that you want answered prior to Tuesday night's meeting, please let us know.

Staunton (540) 245-5700

TOLL FREE NUMBERS

Waynesboro (540) 942-5113

From Deerfield (540) 939-4111

From Bridgewater, Grottoes

Harrisonburg, Mt. Solon & Weyers Cave (540) 828-6205

FAX (540) 245-5066

**COUNTY OF AUGUSTA  
STAFF REPORT  
Source Water Protection Overlay District Ordinance Amendments  
October 13, 2015**

**AN ORDINANCE TO AMEND §25-523  
OF THE AUGUSTA COUNTY CODE  
ESTABLISHING A SOURCE WATER PROTECTION AREA 2  
FOR THE CHURCHVILLE WELLS**

WHEREAS, the Board of Supervisors of Augusta County adopted an ordinance to protect public health, safety and welfare by preventing adverse impact to critical aquifers which are public groundwater supply sources due to contamination and water loss; and

WHEREAS, the said ordinance created Source Water Protection Overlay Districts surrounding wells that produce water for the County's public supply; and

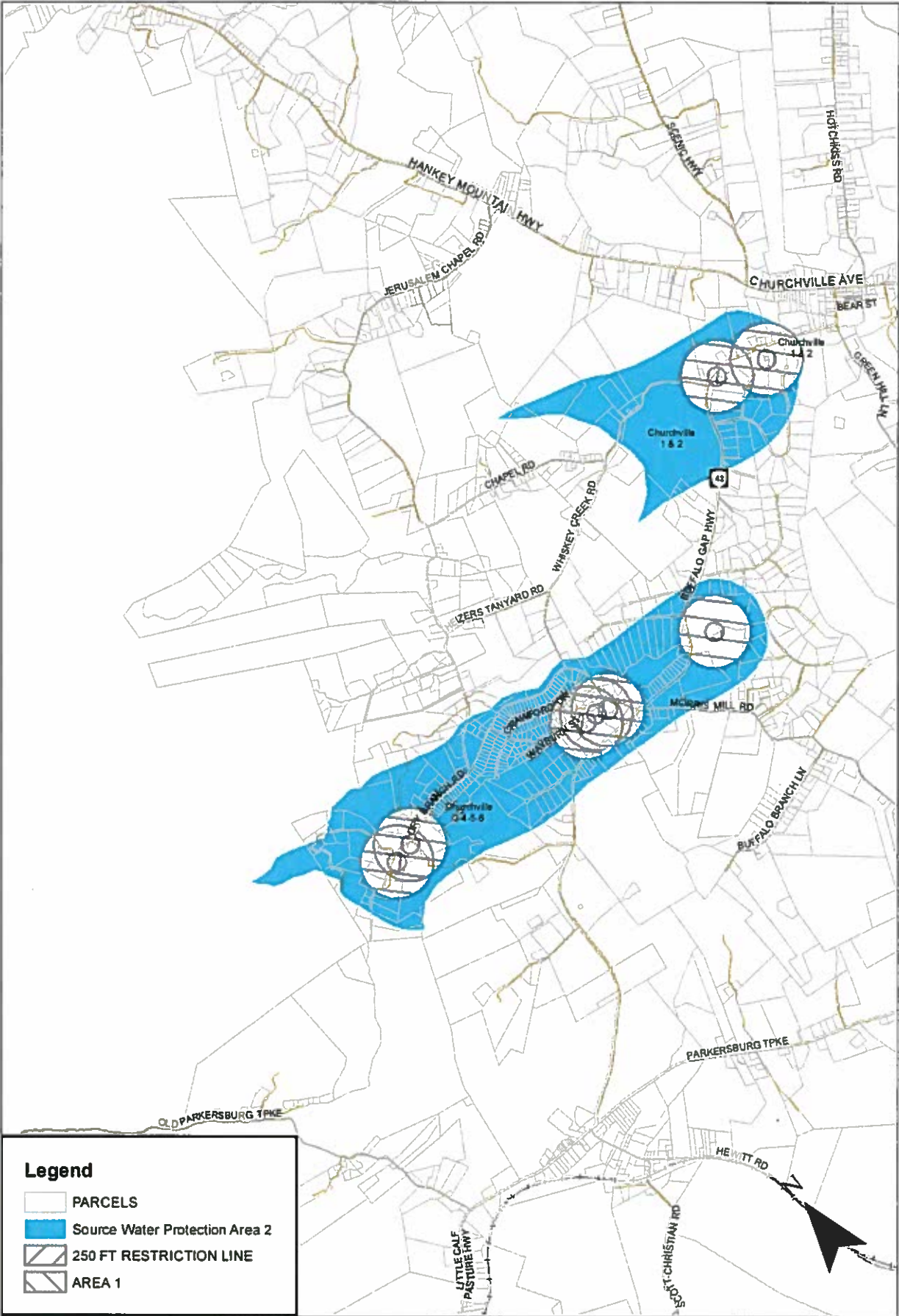
WHEREAS, engineer surveys have now identified the recharge areas for several wells that produce water for the County's public water supply; and

WHEREAS, it is deemed critical to include the recharge areas of the wells in Source Water Protection Overlay Districts described as Area 2;





NOW THEREFORE be it resolved that a Source Water Protection Overlay Districts described as Area 2 is established around the Churchville wells in an area consisting of approximately 1,093 acres along Buffalo Gap Highway (Rt. 42) Dry Branch Road (Rt. 720) and Whiskey Creek Rd (Rt. 725) and highlighted in blue on a map entitled Churchville Source Water Protection Area which is declared part of this ordinance and which shall be kept on file in the Offices of the Department of Community Development.

**COMMUNITY DEVELOPMENT STAFF COMMENTS:** The Service Authority has conducted the necessary studies to define Area 2 boundaries for the Churchville wells. Recommend Approval of the Area 2 designation for the properties as designated on the map.

# Churchville Source Water Protection Overlay Areas



**Legend**

-  PARCELS
-  Source Water Protection Area 2
-  250 FT RESTRICTION LINE
-  AREA 1



1 inch = 2,400 feet

**COUNTY OF AUGUSTA  
STAFF REPORT  
Source Water Protection Overlay District Ordinance Amendments  
October 13, 2015**

**AN ORDINANCE TO AMEND §25-523  
OF THE AUGUSTA COUNTY CODE  
ESTABLISHING A SOURCE WATER PROTECTION AREA 2  
FOR THE HARRISTON WELLS**

WHEREAS, the Board of Supervisors of Augusta County adopted an ordinance to protect public health, safety and welfare by preventing adverse impact to critical aquifers which are public groundwater supply sources due to contamination and water loss; and

WHEREAS, the said ordinance created Source Water Protection Overlay Districts surrounding wells that produce water for the County's public supply; and

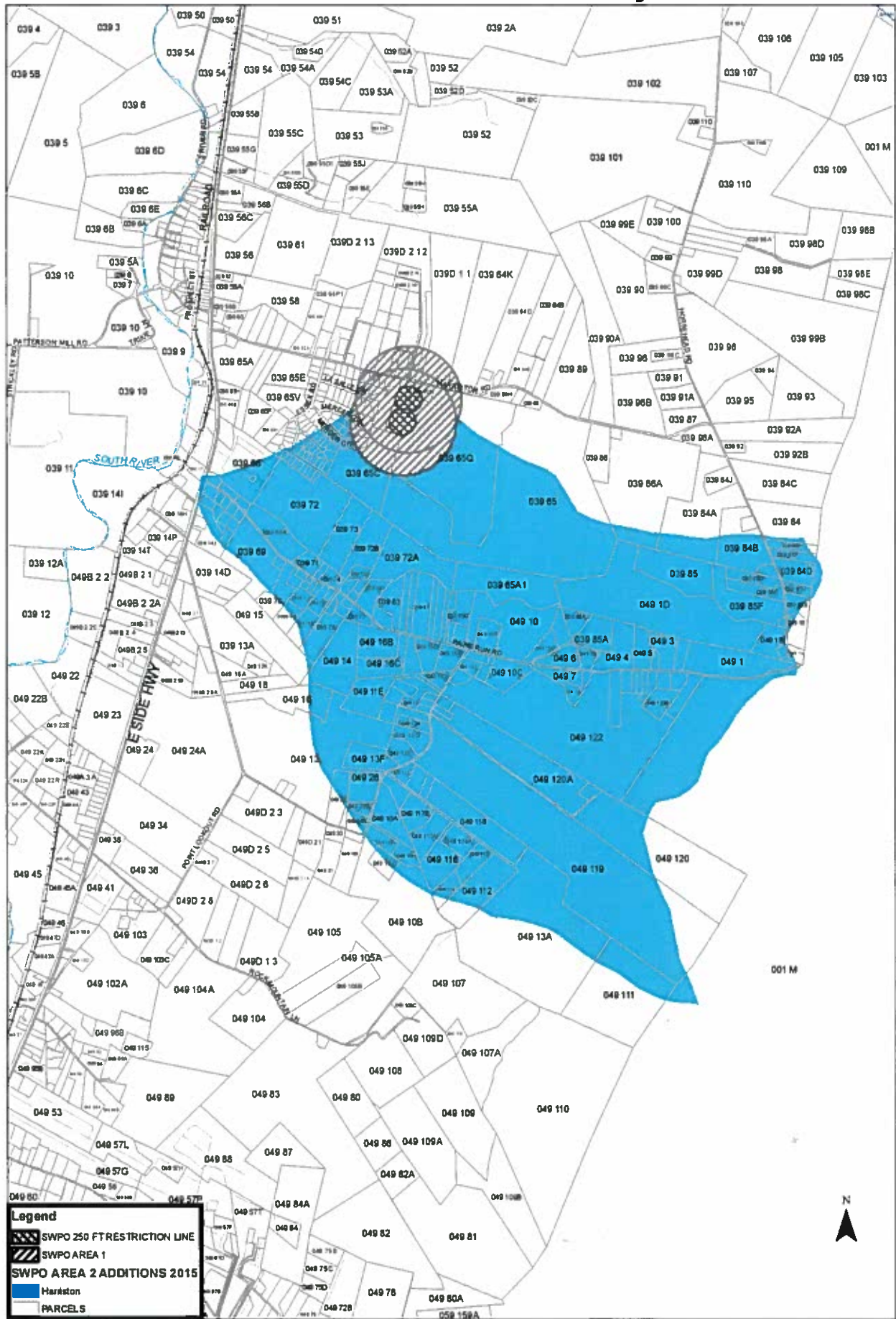
WHEREAS, engineer surveys have now identified the recharge areas for several wells that produce water for the County's public water supply; and

WHEREAS, it is deemed critical to include the recharge areas of the wells in Source Water Protection Overlay Districts described as Area 2;

NOW THEREFORE be it resolved that a Source Water Protection Overlay Districts described as Area 2 is established around the Harriston wells in an area consisting of approximately 1,574 acres from south of Harriston Road (Rt. 778) to Trayfoot Road (Rt. 615) and from East Side Highway (Rt. 340) to the Shenandoah National Park and highlighted in blue on a map entitled Harriston Source Water Protection Area which is declared part of this ordinance and which shall be kept on file in the Offices of the Department of Community Development.

**COMMUNITY DEVELOPMENT STAFF COMMENTS:** The Service Authority has conducted the necessary studies to define Area 2 boundaries for the Harriston wells. Recommend Approval of the Area 2 designation for the properties as designated on the map.

# Harriston Source Water Protection Overlay Areas





**COUNTY OF AUGUSTA  
STAFF REPORT  
Source Water Protection Overlay District Ordinance Amendments  
October 13, 2015**

**AN ORDINANCE TO AMEND §25-523  
OF THE AUGUSTA COUNTY CODE  
ESTABLISHING A SOURCE WATER PROTECTION AREA 2  
FOR THE VESPER VIEW WELLS**

WHEREAS, the Board of Supervisors of Augusta County adopted an ordinance to protect public health, safety and welfare by preventing adverse impact to critical aquifers which are public groundwater supply sources due to contamination and water loss; and

WHEREAS, the said ordinance created Source Water Protection Overlay Districts surrounding wells that produce water for the County's public supply; and

WHEREAS, engineer surveys have now identified the recharge areas for several wells that produce water for the County's public water supply; and

WHEREAS, it is deemed critical to include the recharge areas of the wells in Source Water Protection Overlay Districts described as Area 2;

NOW THEREFORE be it resolved that a Source Water Protection Overlay Districts described as Area 2 is established around the Vesper View wells in an area consisting of approximately 3,405 acres between Thorofare Road (Rt. 628) and Turk Mountain Road (Rt. 672) and from East Side Highway (Rt. 340), to the Shenandoah National Park and highlighted in blue on a map entitled Vesper View Source Water Protection Area which is declared part of this ordinance and which shall be kept on file in the Offices of the Department of Community Development.

**COMMUNITY DEVELOPMENT STAFF COMMENTS:** The Service Authority has conducted the necessary studies to define Area 2 boundaries for the Vesper View wells. Recommend Approval of the Area 2 designation for the properties as designated on the map.



**COUNTY OF AUGUSTA  
STAFF REPORT  
LeXeal Development, LLC  
October 13, 2015**

**SUMMARY OF REQUEST:** A request to amend the proffers on approximately 89 acres currently zoned Rural Residential owned by LeXeal Development, LLC, located on the south side of Ladd Road (Rt. 631) approximately 0.6 of a mile west of the intersection with Hickory Hill Rd. (Rt. 834) in the South River District.

**PROPOSED PROFFERS:**

1. Access to the 89.2 acre tract will be limited to a single street connection on to Ladd Road (Rt. 631) and a private driveway entrance to serve Tax Map 76, Parcel 9A. There will be no other individual lot entrances off of Ladd Road.
2. The strip of land between Route 631 and Interstate 64 identified as Tax Map 76, Parcel 10A will be dedicated to the County for future road improvements.
3. The minimum square footage for single family dwellings will be 2000 square feet.
4. All lots will be served by public water.

**EXISTING PROFFERS:**

1. Access to the 90.5 acre tract will be limited to a single entrance on to Ladd Road (Route 631). There will be no individual lot entrances off of Ladd Road.
2. The strip of land between Route 631 and Interstate 64 identified as Tax Map 76, Parcel 10A will be dedicated to the County for future road improvements.
3. The minimum square footage for single-family dwellings will be 2000 square feet.
4. All lots will be served by public water.

**VICINITY ZONING:** General Agriculture to the north, south, and west; and Rural Residential to the east.

**PREVIOUS ZONING:** Rural Residential (10-24-07)

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

**SOILS:** Not applicable.

**COMMENTS FROM ENGINEER:** The proposed proffer amendment is not expected to result in any significant increase in runoff. If further developed beyond a private entrance, then stormwater may need to be evaluated.

**COMMENTS FROM ZONING ADMINISTRATOR:** The proposed proffer change should have no adverse zoning impacts.

**COMMENTS FROM ACSA:** There is an existing 12" water line along Ladd Road fronting said parcels. There is also an existing 6" waterline in the Bel-Green Subdivision. There is an existing 8" sewer line approximately 1641'± to the northwest of the said parcels.

**Water and Sewer Notes:**

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/main.php>.
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 the Augusta County Fire/Rescue 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.

**COMMENTS FROM THE HEALTH DEPARTMENT:** Sewage disposal system approvals must be obtained for each of the proposed residences. The Health Department would expect a complete package to be submitted for subdivision review.

**COMMENTS FROM FIRE-RESCUE:** This request will have little to no impact on service delivery for this area. The current owner needs to ensure that there is adequate fire flow to support this request.

**TRAFFIC:**

Ladd Road (Rt. 631)

-AADT: 2700 vpd

-Posted Speed Limit: 40 mph

-Functional Classification: Urban Collector

**COMMENTS FROM VDOT:** There is no objection to the existing driveway (Vanlear Ln.) remaining in addition to the future street connection to Ladd Road. All future home sites will access Ladd via the new street connection.

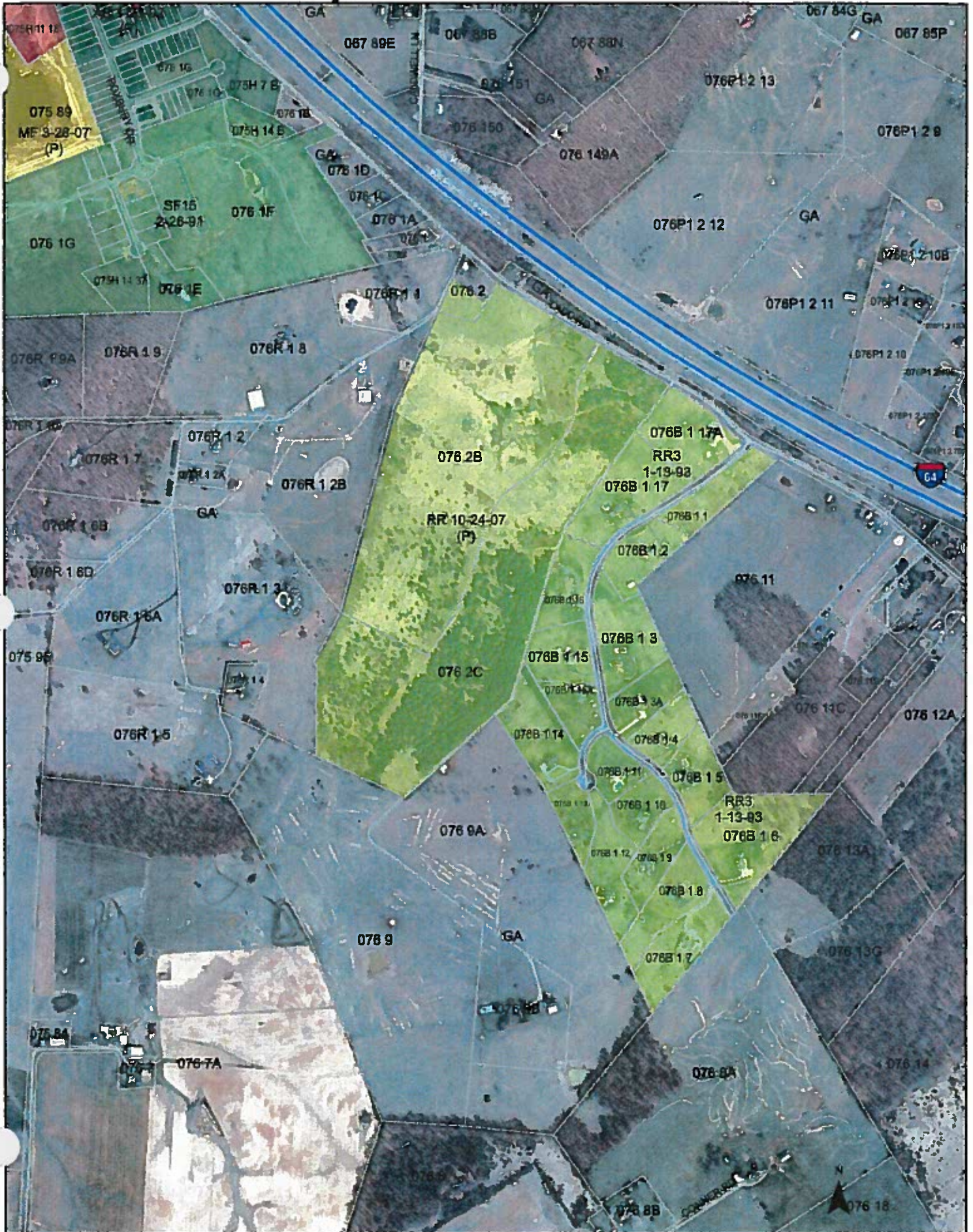
**SCHOOL BOARD STAFF COMMENTS:** This request for a change in the easement/right-of-way will have no significant impact on Stuarts Draft Elementary School, Stuarts Draft Middle School, and Stuarts Draft High School.

**COMMUNITY DEVELOPMENT STAFF COMMENTS:** Currently, this 89 acre tract is limited to a single connection to Ladd Road. The adjacent property owner

(Parcel 9A) has a deeded right-of-way from his farm to Ladd Road (Rt. 631) across the 89 acre tract. Rather than have an easement through the back of multiple of the new lots to be created in this subdivision, the adjacent property owner is trying to acquire the property for his access, but the existing proffers won't allow it. Even if the proffers are amended, the Subdivision Ordinance will require a street connection be provided to both Parcels 9 and 9A. All other proffers remain the same.

**COMMUNITY DEVELOPMENT STAFF RECOMMENDATION:** Recommend approval of the amended proffers.

# LeXeal Development LLC



**COUNTY OF AUGUSTA  
STAFF REPORT  
Crescent Development - Goose Creek II, LLC  
Crescent Development - Goose Creek III, LLC, and  
Denstock Goose Creek, LLC  
October 13, 2015**

**SUMMARY OF REQUEST:** A request to amend the proffers on approximately 41 acres owned by Crescent Development-Goose Creek II and III, LLC, and Denstock Goose Creek, LLC located in the northwest quadrant of the intersection of Lifecore Dr. (Rt. 636) and Village Creek Dr. (Rt. 1382) in Fishersville in the Wayne District.

**PROPOSED PROFFERS:**

1. There shall be only one access permitted on to Lifecore Drive (Route 636) and it shall be in general conformance with the location of the 'Entrance Road' on the rezoning exhibit entitled "Goose Creek Multi-Family Rezoning Exhibit" by Balzer and Associates dated 9-18-15.
2. Construction traffic shall not be permitted to enter the site through Village Creek Drive.
3. At a minimum, a 5' wide concrete sidewalk will be constructed on one side of the Entrance Road and Road B as described on the rezoning exhibit entitled "Goose Creek Multi-Family Rezoning Exhibit" by Balzer and Associates dated 9-18-15 and any private or public roads serving the residential units on Parcels 3A and 3B.
4. The owners of Parcel 3A and 3B shall be responsible for making pedestrian connections during construction of the residential units on Parcels 3A and 3B to the grass trails in Parcel 4, which shall be designed and approved through the site plan process.
5. The owners of Parcel 3B 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 Baldwin Boulevard.
6. All costs associated with the operation and maintenance of any proposed street lights shall be the responsibility of parties other than Augusta County.
7. All proposed lighting shall be in conformance with the current lighting ordinance as applicable to business and commercial uses.
8. In Parcels 3A and 3B building height shall be limited to 55 feet.
9. There shall be no more than 204 individual residential dwelling units on Parcel 3A and no more than 196 individual residential dwelling units on Parcel 3B as described in the rezoning exhibit entitled "Goose Creek Multi-Family Rezoning Exhibit" by Balzer and Associates dated 9-18-15.

All will be market rate units and none will be utilize VHDA tax credits to finance/refinance construction of the units.

**EXISTING 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 28<sup>th</sup>, 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.

**VICINITY ZONING:** General Agriculture to the north and west; General Business to the east; and General Business and Multi-Family Residential with a PUO to the south.

**PREVIOUS ZONING:** Multi-Family Residential (5-23-12)  
Attached Residential (9-27-06)

**COMPREHENSIVE PLAN PLANNING POLICY AREA/FUTURE LAND USE DESIGNATION:** Urban Service Area: Single Family Attached Residential

**SOILS:** Not applicable.

**COMMENTS FROM ENGINEER:** The proposed rezoning is more or less a transfer of density and impervious area. Each area is currently covered by existing stormwater management plans which will be modified to match the revised impervious areas. No significant impact is anticipated with respect to stormwater management.

**COMMENTS FROM ZONING ADMINISTRATOR:** The request with proffers should have no adverse zoning impacts.

**COMMENTS FROM ACSA:** There are existing 8" sewer lines running through TMs 66F-(11)-1 & 3. There are existing 8" water lines running through TMs 66-71L, 66F-(11)-1 & 66F-(11)-3. Sewer service for the above tracts and other developed areas of Fishersville is provided by the existing sewer interceptor located on TM 66-67 (adjoining these parcels). Portions of this pipeline have been identified in the Service Authority's Master Plan report as needing improvements due to capacity as development occurs (identified as project F-1 in the report). The existing easement for these 24" and 27" lines is 30 ft. wide. It is unknown at this time how close to the center of the easement the line is actually installed. In conjunction with this proffer amendment, the Service Authority would like agreement from the applicant to work with and grant some reasonable, additional easement width to provide for the future replacement of these mainlines (perhaps 10 ft. off to one side of the existing easement depending on actual location of the lines in the existing easement and field conditions).

**Water and Sewer Notes:**

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/main.php>.
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 the Augusta County Fire/Rescue 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.

**COMMENTS FROM HEALTH DEPARTMENT:** No Comment. Public water and public sewer are proposed to serve the project.

**COMMENTS FROM FIRE-RESCUE:** This request will have little to no impact on service delivery for this area.

**TRAFFIC:**

Baldwin Blvd.

-AADT: Unknown  
-Posted Speed Limit: 25 mph unposted  
-Functional Classification: Local  
-Not currently in the State System

Lifecore Drive (Rt. 636)

-AADT: Unknown  
-Posted Speed Limit: 40 mph  
-Functional Class: Major Collector

**COMMENTS FROM VDOT:**

1. The additional 150 units are expected to increase the traffic generation up to 1,000 vehicles per day and nearly 100 vehicles per hour.
2. Evaluations have been conducted by the Applicant's Engineer to determine the impacts to Baldwin Blvd. and surrounding roadways. The expected increase in traffic generation is significant; however, the existing roadways are not expected to need additional improvements.

**SCHOOLS IMPACTED (data as of 9/02/15):**

School	Program Capacity	Current Enrollment
Wilson Elementary School	750	692
Wilson Middle School	520*	613
Wilson High School	900	760

**SCHOOL BOARD STAFF COMMENTS:** The rezoning of approximately 41 acres zoned Multi-family to amend existing proffers to increase density from 250 to 400 units will have an impact on the above schools. If rezoned and once fully developed, the additional 150 housing units added to the already existing approved and/or pending units, has the potential of exceeding current instructional student capacity levels at WES and WMS. Although, WMHS is approaching capacity with no plans for expansion, students from this development would need to be absorbed. If this request and the request for Tax Map 66C(1)2 and 2C; 66-72; 66-92; and 66-74A; and 66C1(1)1 are approved then the impact will offset each other keeping these three (3) schools status quo regarding potential units and their impact.

**COMMUNITY DEVELOPMENT STAFF COMMENTS:** In 2006, this property was zoned Attached Residential and townhouses and duplexes built on a portion of the property. In 2012, the property was rezoned from Attached Residential to Multi-Family Residential with a proffered density of 250 units. A portion of the property was sold to allow for the construction of the Murphy Deming School of Health Sciences. Along with the college, 204 apartments have been built. This request is to amend the proffers to allow for a total of 400 apartments to be built on the 41 acres.

One way to look at the request is they are not seeking a substantial increase in apartment units in the area. Currently, 6.348 acres of Myers Corner is zoned Multi-Family Residential. Crescent is seeking to change that zoning to General Business which could result in 127 less by right units in Myers Corner. They are in essence asking to move the MF density from Myers Corner to Village at Goose Creek. This request is for an increase of 150 units, but if you consider they are moving 127 units from Myers Corner, the net increase in the area is only 23 units. However, the overall density on this tract will exceed the 4-8 units per acre called for on the Comprehensive Plan Future Land Use Map.

**COMMUNITY DEVELOPMENT STAFF RECOMMENDATION:** Normally, staff wouldn't support an increase in the density of a development once it has been approved, especially one that exceeds the recommendations of the Comprehensive Plan. However, in this case, the net additional units when considered in tandem with the other Crescent Development request is relatively minor. All other proffers remain the same on the property. Recommend approval of the revised proffers.

DATE: 09-18-2015  
 SCALE: 1" = 200'  
 JOB: S1200014  
 DRAWN BY: DEH

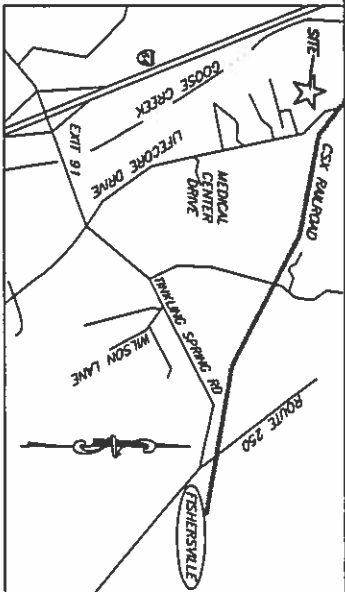
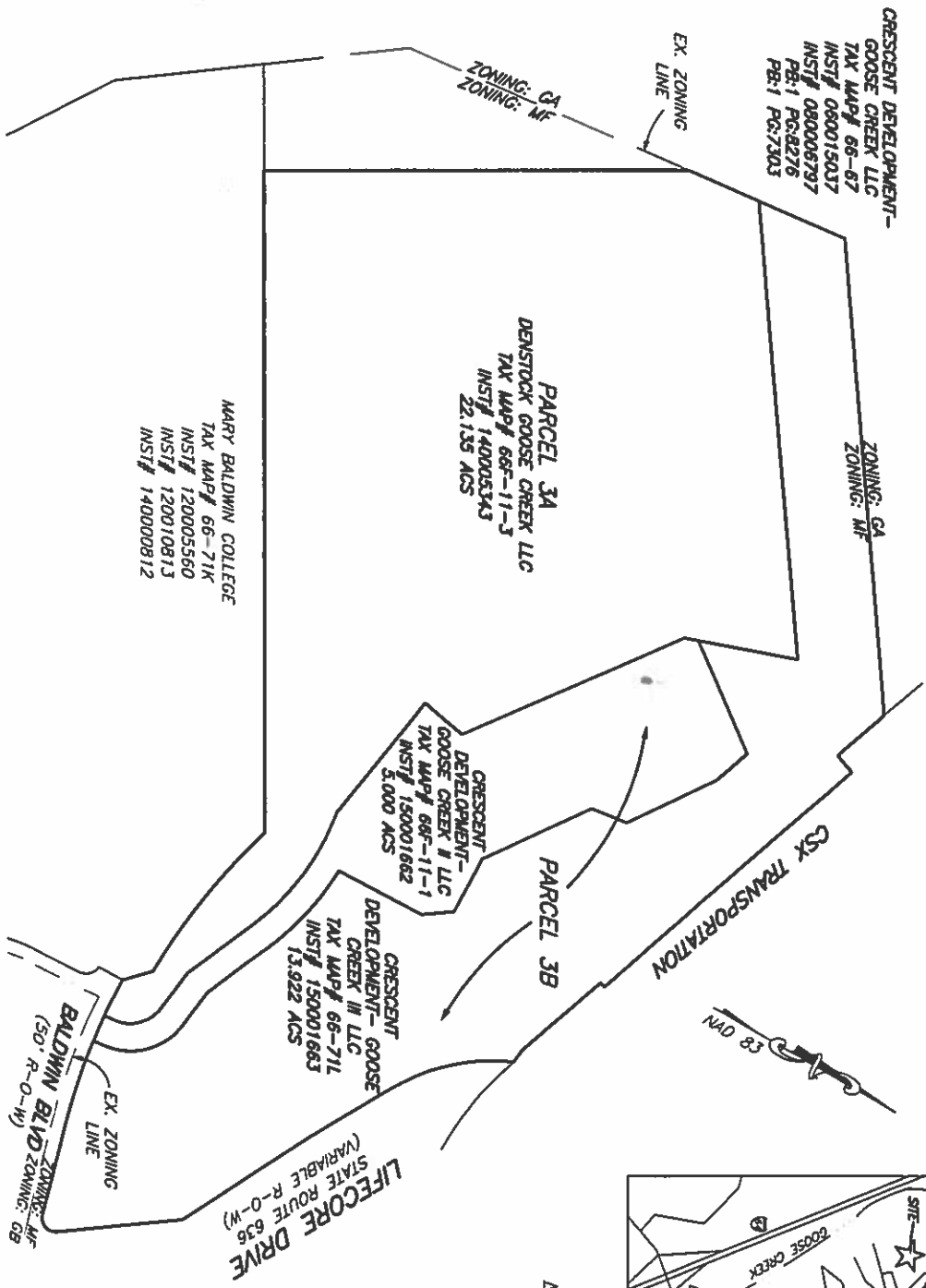
1561 Commerce Road • Suite 401 • Verona, Virginia 24482 • Phone (540) 248-3220 • Fax (540) 248-3221

**EXHIBIT B**  
**GOOSE CREEK MULTI-FAMILY REZONING**

WAYNE DISTRICT  
 COUNTY OF AUGUSTA, VIRGINIA

PLANNERS • ARCHITECTS • ENGINEERS • SURVEYORS

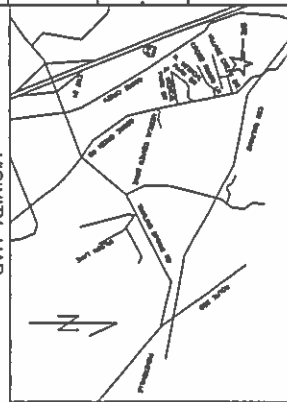
ROANOKE RICHMOND NEW RIVER VALLEY STAUNTON HARRISONBURG



**NOTES:**

- 1) THIS EXHIBIT BASED ON PLATS OF RECORD AND PRIOR FIELD SURVEYING.
- 2) THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO INFORMATION DISCLOSED BY SUCH.
- 3) IT IS NOT THE INTENTION OF THIS EXHIBIT TO ADJUST OR MODIFY ANY EXISTING PARCEL LINES.





- NOTES:**
- 1) NO IMPROVEMENTS SHOWN.
  - 2) NO EASEMENTS SHOWN.
  - 3) THIS PLAN COMPILED FROM PLOTTED FIELD SURVEYS AND PLATS OF RECORD.
  - 4) THIS EMBAY WAS CREATED WITHOUT THE BENEFIT OF A SURVEY SUBJECT TO INVESTIGATION.
  - 5) THE SUBJECT PROPERTY IS LOCATED IN THE URBAN SERVICE OVERLAY (USO) DISTRICT; PORTIONS OF THE PROPERTY, AS SHOWN, ARE IN THE FLOOD USE OVERLAY DISTRICT (FPO).
  - 6) THE MINIMUM OF THIS EMBAY IS TO ADJUST THE DISTING ZONING LINES. THIS PLAT IS NOT INTENDED TO ADJUST ANY PROPERTY LINES.

**CURVE TABLE**

LINE	BEARING	LENGTH	CURVE LENGTH	RADIUS	CHORD BEARING	CHORD
L1	N119°11'02"E	40.00	C1	212.98'	S64°06'12"E	211.28'
L2	S10°11'02"W	10.00	C2	202.04'	S47°18'51"E	204.61'
L3	S27°28'58"E	165.30	C3	62.04'	S55°54'50"W	55.42'
L4	S62°28'53"E	28.82	C4	123.90'	N41°29'32"W	121.01'
L5	S60°28'11"E	169.02	C5	123.90'	N41°28'51"W	129.20'
L6	S33°18'38"E	69.35	C6	227.49'	N82°28'35"E	227.04'
L7	S56°49'29"W	50.00				
L8	S28°07'21"E	181.50				
L9	S20°06'38"E	100.36				
L10	S14°58'04"E	234.93				
L11	S21°19'05"E	99.99				
L12	S66°40'57"W	25.00				
L13	S66°40'57"W	159.99				
L14	N27°19'03"W	178.15				
L15	N27°19'03"W	175.84				
L16	S65°49'54"W	42.84				
L17	S66°00'20"W	40.00				
L18	N21°16'46"W	151.17				
L19	N01°20'54"W	151.17				
L20	N74°28'04"E	268.72				

**LEGEND**

AR = ATTACHED RESIDENTIAL  
 AG = GENERAL AGRICULTURE  
 GB = GENERAL BUSINESS  
 LB = LIMITED BUSINESS  
 LR = MULTI-FAMILY RESIDENTIAL  
 LF = LIGHT-FAMILY RESIDENTIAL  
 ALL AREAS ARE IN EXPRESSED  
 ALL AREAS ARE IN EXPRESSED  
 ALL AREAS ARE IN EXPRESSED

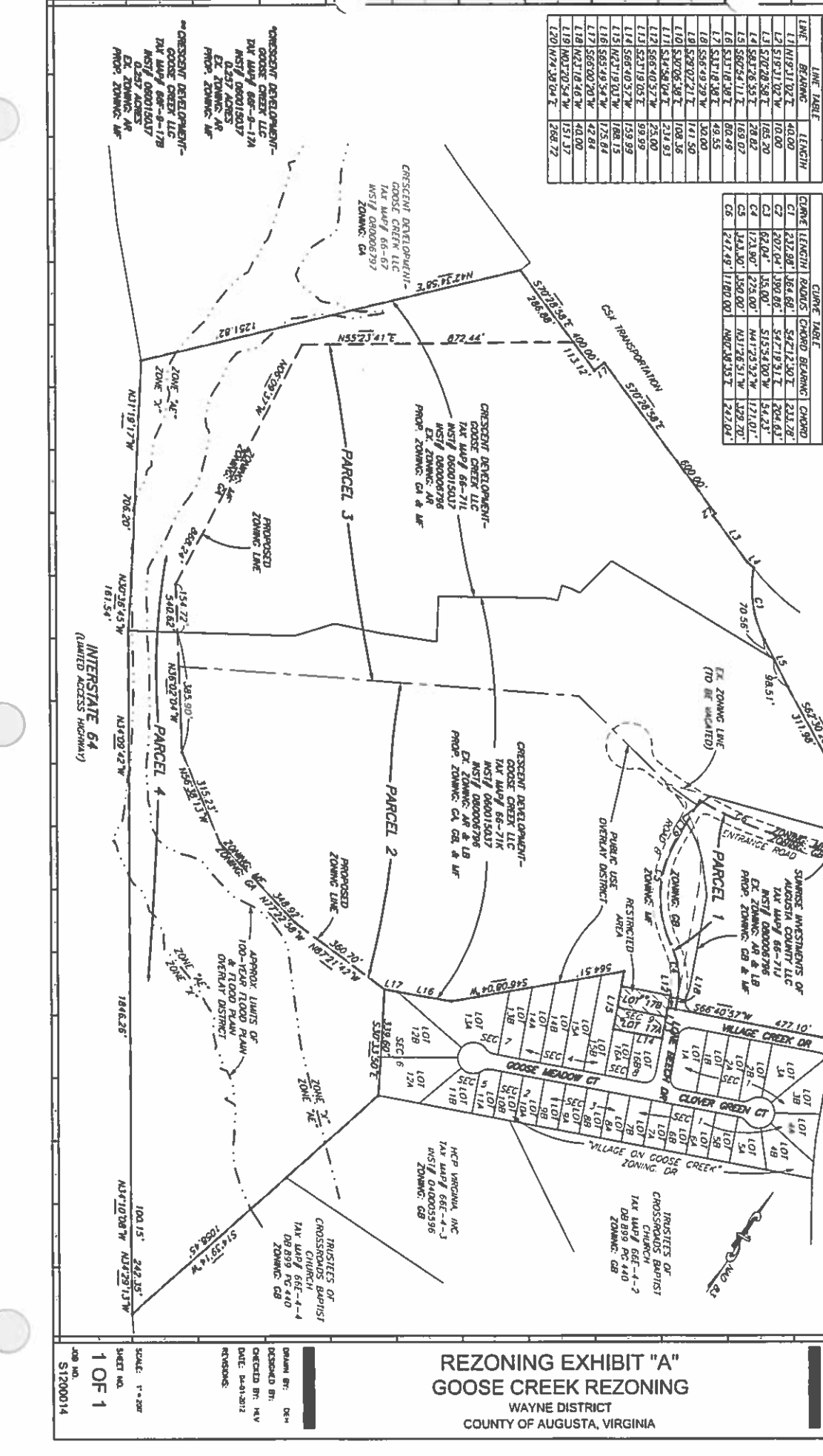
**AVERAGE TABLE**

PARCEL	EXIST	AR	CA	GB	LB	LR	MF	TOTAL
66-714	PROPR	0.030	-	-	-	-	-	7.125
66-71K	PROPR	6.251	-	-	-	-	-	7.125
66-71K	PROPR	67.607	-	-	-	-	-	68.017
66-71L	PROPR	21.444	1.162	-	-	-	-	68.017
66-71M	PROPR	38.159	-	-	-	-	-	68.017
66-71N	PROPR	9.164	-	-	-	-	-	68.017
66-71O	PROPR	0.257	-	-	-	-	-	68.017
66-71P	PROPR	0.257	-	-	-	-	-	68.017
66-71Q	PROPR	0.257	-	-	-	-	-	68.017
66-71R	PROPR	0.257	-	-	-	-	-	68.017
66-71S	PROPR	0.257	-	-	-	-	-	68.017
66-71T	PROPR	0.257	-	-	-	-	-	68.017
66-71U	PROPR	0.257	-	-	-	-	-	68.017
66-71V	PROPR	0.257	-	-	-	-	-	68.017
66-71W	PROPR	0.257	-	-	-	-	-	68.017
66-71X	PROPR	0.257	-	-	-	-	-	68.017
66-71Y	PROPR	0.257	-	-	-	-	-	68.017
66-71Z	PROPR	0.257	-	-	-	-	-	68.017



**CURVE TABLE**

LINE	BEARING	LENGTH	CURVE LENGTH	RADIUS	CHORD BEARING	CHORD
L1	N119°11'02"E	40.00	C1	212.98'	S64°06'12"E	211.28'
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L3	S27°28'58"E	165.30	C3	62.04'	S55°54'50"W	55.42'
L4	S62°28'53"E	28.82	C4	123.90'	N41°29'32"W	121.01'
L5	S60°28'11"E	169.02	C5	123.90'	N41°28'51"W	129.20'
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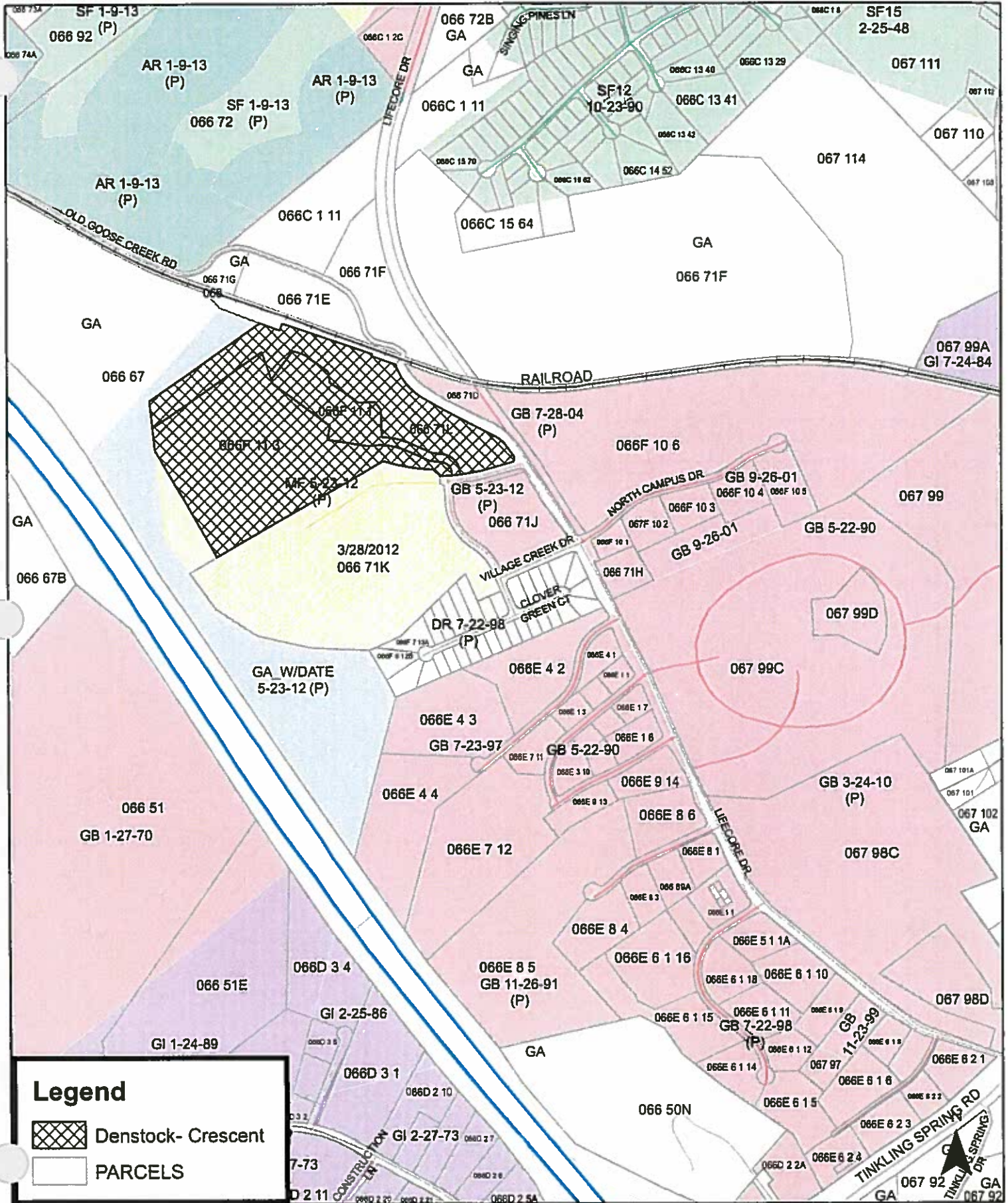


**REZONING EXHIBIT "A"**  
**GOOSE CREEK REZONING**  
 WAYNE DISTRICT  
 COUNTY OF AUGUSTA, VIRGINIA

SCALE: 1" = 20'  
 SHEET NO. 1 OF 1  
 JOB NO. S1200014  
 DRAWN BY: DEW  
 DESIGNED BY: NBY  
 CHECKED BY: NBY  
 DATE: 04-01-2012  
 REVISIONS:

**PAZTOP**  
 PROFESSIONAL ENGINEERING  
 1001 Westwood Plaza, Suite 200  
 Charlottesville, VA 22902  
 Phone: (434) 973-8811  
 Fax: (434) 973-8812  
 www.paztop.com

# Denstock- Crescent Goose Creek



0 400 800 1,600 2,400 3,200 Feet  
 1 inch = 800 feet

**COUNTY OF AUGUSTA  
STAFF REPORT  
Crescent Development Group, LLC  
Melissa K. Jurick  
October 13, 2015**

**SUMMARY OF REQUEST:** A request to rezone 6.348 acres from Multi-Family Residential to General Business, .004 acre from Multi-Family Residential to Single Family Residential, 46.209 acres from Attached Residential to Single Family Residential, and 8.024 acres from Single Family Residential to Attached Residential owned by Crescent Development Group, LLC and Melissa Jurick located in the southwest quadrant of the intersection of Jefferson Highway (Rt. 250) and Lifecore Dr. (Rt. 636)/Woodrow Wilson Avenue (Rt. 358) in Fishersville in the Wayne District. This request also restates the existing proffers on the entire 122 acres known as Myers Corner.

**EXISTING AND RESTATED PROFFERS:**

1. There will be no direct lot access onto Lifecore Drive (Rt. 636). The only access points will be the street connections as generally depicted on the Conceptual Plan entitled "Myers Corner Conceptual Plan" dated September 18, 2015 and prepared by Balzer & Associates.
2. There will be no direct lot access on to Old Goose Creek Road. A public street connection to Old Goose Creek Road will be built or bonded prior to the issuance of a building permit for the 200<sup>th</sup> single family, duplex, or townhouse dwelling unit.
3. The system of open space in the development will be as generally depicted on the Conceptual Plan entitled "Myers Corner Conceptual Plan" dated September 18, 2015 and prepared by Balzer & Associates. The open space will include retention of the existing hedgerow/fence along the western property boundary with the Troxell and Pingry tracts in at least a 5' strip of open space as depicted on the plan. The developer will install 4' wide paved walking trails throughout the development and connecting the areas of open space within the development. The paved walking trails will be maintained by the development's HOA. In lieu of walking trails, sidewalks may be built along some streets. The net result will be a pedestrian system from Route 250 to Old Goose Creek Road.
4. If street lights are installed, they will be installed and maintained at the expense of the development's HOAs.
5. Trash collection for the residential portion of the development will be provided by the HOAs.
6. The minimum size, defined as the aggregate area of the finished floor space of all floors, of the townhouses will be 1,000 sq. ft.; of a duplex will be 1,100 sq. ft.; and of the single family homes will be 1,200 sq. ft.



**VICINITY ZONING:** Multi-family Residential and General Business to the north; General Agriculture to the east and south; and General Agriculture and Single Family Residential to the west.

**PREVIOUS ZONING:** Single Family, Attached Residential, and Multi-Family Residential. (7-23-08, 10/27/10, and 1-9-2013)

**COMPREHENSIVE PLAN PLANNING POLICY AREA/FUTURE LAND USE DESIGNATION:** Urban Service Area: Community Mixed Use

**SOILS:** Not applicable.

**COMMENTS FROM ENGINEER:** The proposed rezoning is more or less a transfer of density and impervious area. Each area is currently covered by existing stormwater management plans which will be modified to match the revised impervious areas. No significant impact is anticipated with respect to stormwater management.

**COMMENTS FROM ZONING ADMINISTRATOR:** The proffers address zoning concerns. This rezoning with proffers should have no adverse zoning impacts.

**COMMENTS FROM ACSA:** There is an existing 8" water line along Myers Corner Drive approximately 508±' northeast of the subject portion of TM 66C-(1)-2. Extension of a 12" water main continuing along Life Core Drive from the Myers Corner Development (or an equivalent pipe network that can provide adequate service approved by the Authority per recent discussions with the applicant) will be required to serve this property. There is an existing 24" sewer line along I-64W approximately 432±' southwest of TM 66-72. There is an existing 8" sewer line along Myers Corner Drive approximately 725±' northeast of TM 66C-(1)-2.

Water and Sewer Notes:

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/main.php>.
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 the Augusta County Fire/Rescue 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.

**COMMENTS FROM HEALTH DEPARTMENT:** No Comment. Public water and public sewer are proposed to serve the project.

**COMMENTS FROM FIRE-RESCUE:** This request will have little to no impact on service delivery for this area.

**TRAFFIC:**

Jefferson Highway (Rt. 250)

-AADT: 15,000 vpd (2014)  
-Posted Speed Limit: 45 mph  
-Functional Classification: Minor Arterial  
-k=0.1, Dir.=0.552

Lifecore Drive (Rt. 636)

-AADT: Unknown  
-Posted Speed Limit: 40 mph  
-Functional Class: Major Collector

**COMMENTS FROM VDOT:**

1. The net change in potential traffic generation is expected to be minimal and would therefore not have a significant measurable impact on the surrounding roadways.
2. All public streets proposed for VDOT acceptance must be designed and constructed according to the Secondary Street Acceptance Requirements (SSAR), which includes the GS-SSAR design standard.

**SCHOOLS IMPACTED (data as of 9/02/15):**

School	Program Capacity	Current Enrollment
Wilson Elementary School	750	692
Wilson Middle School	520*	613
Wilson High School	900	760

**SCHOOL BOARD STAFF COMMENTS:** The requests of 6.348 acres to change to General Business and 46.213 acres to Single Family Residential will decrease the potential for enrollment in this area. The 8.024 acres changing to Attached Residential will not make up the difference in projected enrollment from the previous changes. Therefore, we believe the changes will decrease the potential for overcrowding at these three (3) sites.

\*It is noted that WMS is already overcrowded with additional space being built in the near future to bring the capacity of this school to 750. WES is presently operating at 93% capacity. Although this property change may have less student enrollment for these three schools, the rezoning request in Tax Map 66-71L and 66F(11)1 and 3, if approved, will offset the decrease in projected enrollment.

## **COMMUNITY DEVELOPMENT STAFF COMMENTS:**

### PROS

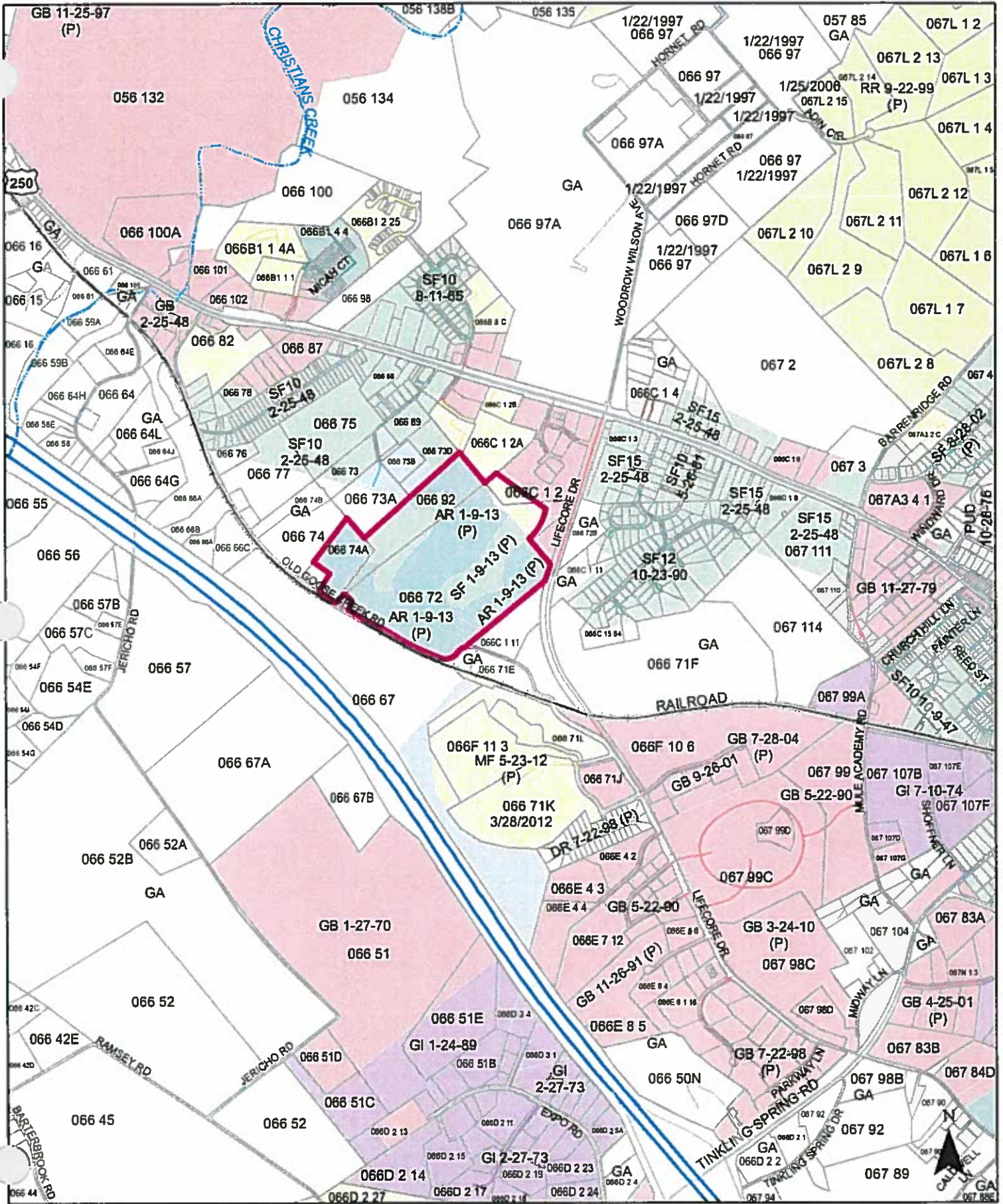
1. Request is in compliance with the Comprehensive Plan Land Use Map.
2. Request is compatible with adjacent zoning.
3. Public water and sewer are available to serve the property.
4. Property is located in an Urban Service Area where the County wants to encourage its future residential and business growth.
5. Request is for a decrease in proposed density.

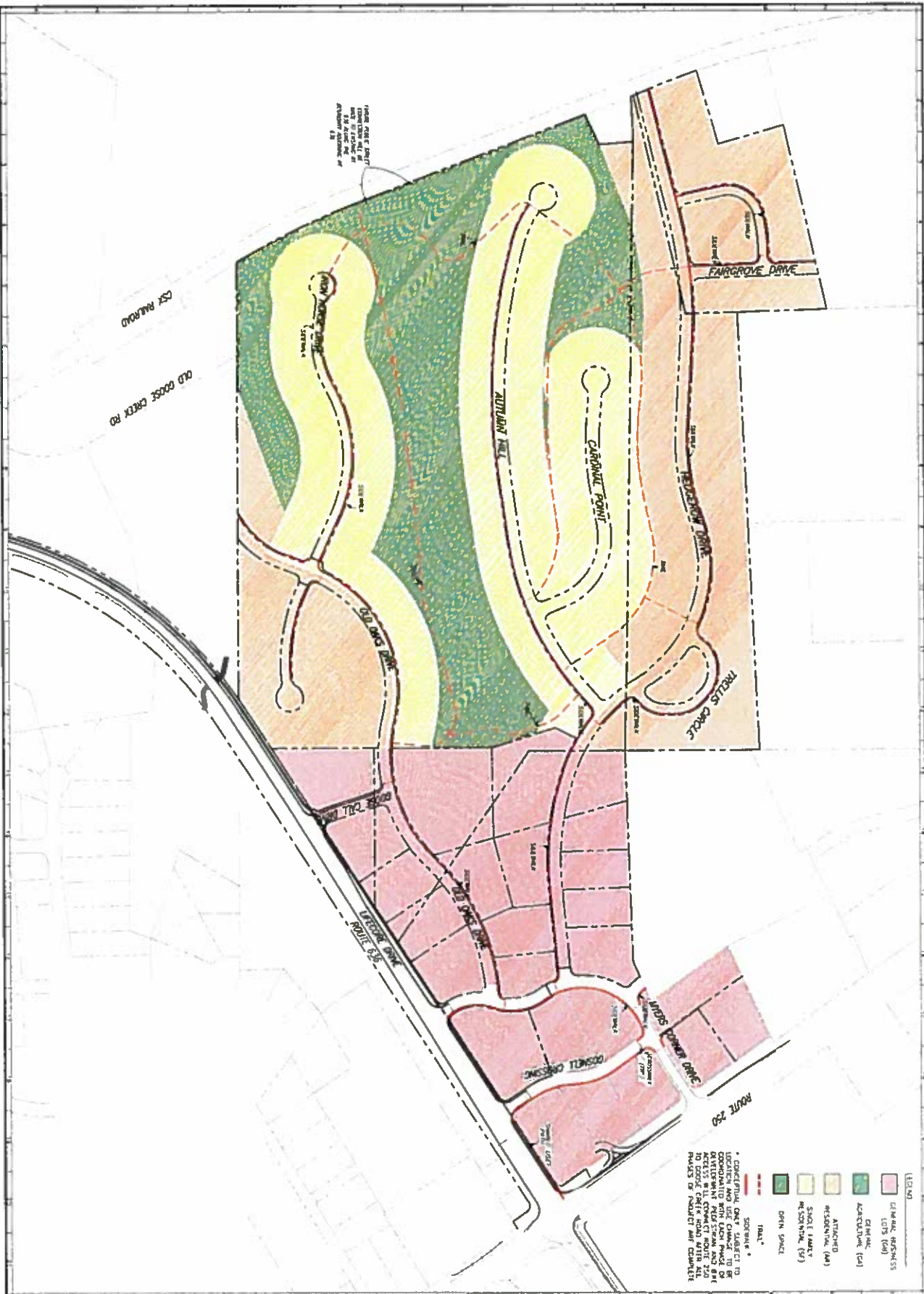
### CONS

1. This property was rezoned in 2008 and modified in 2010, and 2013. Little has changed since 2013 to warrant another change to the development.

**COMMUNITY DEVELOPMENT STAFF RECOMMENDATION:** This mixed use development has evolved since it was first rezoned in 2008, with modifications in 2010 and 2013. With the completion of Lifecore Drive and an improvement in the housing market, the developers are seeking approval of changes to their development. The residential changes involve the switching of some land between Single Family Residential and Attached Residential zoning which will result in no more residential units than is currently allowed, but they feel a better layout of the community. The change from Multi-Family Residential to General Business will allow for some additional business lots to complement the existing business development and to support the planned residential development in the area. (The developer is also seeking an amendment of proffers on an adjacent tract to move the multi-family residential density from this tract to the tract adjacent to Murphy Deming.) All proffers will remain the same. Staff recommends approval of the request with the proffers.

# Crescent- Jurick





DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 DATE: 02-18-2018  
 SCALE: 1"=150'  
 REVISIONS:

**MYERS CORNER**  
**CONCEPTUAL PLAN**  
 WAYNE DISTRICT  
 AUGUSTA COUNTY, VIRGINIA

**BVM/DP**  
 Virginia Building & Design Professionals  
 1801 Commerce Road  
 Charlottesville, VA 22902  
 (800) 368-3277

**COUNTY OF AUGUSTA  
STAFF REPORT  
Commercial Vehicle and Home Occupation Ordinance Amendments  
October 13, 2015**

**AN ORDINANCE TO AMEND SECTIONS 25-4, 25-54.1, 25-73, 25-94.2,  
25-123, 25-133, 25-163, 25-223, 25-233, 25-303, 25-383, 25-439, and 25-454.2  
OF THE AUGUSTA COUNTY CODE**

WHEREAS, the Board of Supervisors has deemed it desirable to update and clarify the provisions of the Augusta County Zoning Ordinance concerning commercial vehicles;

NOW THEREFORE be it resolved that Section 25-4 of the Augusta County Code is amended by replacing the definition of commercial vehicle to read as follows:

**§25-4 Definitions**

Commercial vehicle. Any vehicle which displays business or commercial advertising lettered or attached thereon, or any vehicle that sits on at least two (2) axles and is designed to carry freight or merchandise, whether loaded or empty, or any vehicle licensed and/or operated as a “for hire” vehicle, or personal vehicles used for business or commercial purposes whether full or part time. For the purposes of this chapter, a vehicle and pull-behind trailer is considered as one unit, unless otherwise limited by specific district regulations.

**BE IT FURTHER resolved that, that portion of Paragraph N of Section 25-54.1 of the Augusta County Code, is amended to read as follows:**

The following uses are permitted in any zoning district when accessory to a single-family dwelling:

N. In residentially zoned districts, and general agriculture zoned lots of less than one (1) acre in area, no more than one (1) commercial vehicles per dwelling shall be allowed with the following limitations:

1. Only one (1) commercial vehicle per lot may exceed a manufacturer’s Gross Vehicle Weight (GVW) of ten thousand pounds (10,000 lbs.).

2. No semi-trailer of a tractor-trailer truck, solid waste collection vehicle, construction equipment, cement-mixer truck, dump truck or wrecker with an empty weight of twenty thousand (20,000) pounds or more, or similar such vehicles or equipment shall be permitted.

3. Any commercial vehicle parked shall be owned and/or operated only by an occupant of the dwelling at which it is parked.

~~4.3. The~~ No commercial vehicle that exceeds a manufacturer's Gross Vehicle Weight (GVW) of ten thousand pounds (10,000 lbs.) shall ~~not~~ be parked or stored on a public street or right-of-way, or in front yards except on the driveway.

**BE IT FURTHER** resolved that, that portion of Section 25-73 of the Augusta County Code, concerning commercial vehicles is amended to read as follows:

**G. Home occupations, Class A.**

12. No more than one (1) commercial vehicle may be used in conjunction with the home occupation. ~~No more than one (1)~~ Commercial vehicles per dwelling shall be allowed pursuant to the requirements of § 25-54.1.N. For purposes of this section a utility commercial vehicle does not include a utility trailer.

The following uses are not to be considered to be Home Occupations, Class A: trash and garbage collection, boarding house, day care centers, private schools, firearm sales, and small engine repair, ~~or motor vehicle repair,~~ Landscaping, lawn care and mowing businesses, and mobile motor vehicle repair are not to be considered Home Occupations unless all equipment, materials and utility vehicles are kept off site. The applicant shall supply written documentation such as a lease agreement or contract describing where the equipment, materials, and utility vehicles are to be kept to the Community Development Department.

**H. Home occupation, Class B.**

12. No more than one commercial vehicle may be used in conjunction with the home occupation. ~~No more than one~~ Commercial vehicles per dwelling shall be allowed pursuant to the requirements of § 25-54.1.N.

The following uses are not considered to be Home occupations, Class B: trash and garbage collection, ~~small engine repair, motor vehicle repair,~~ boarding houses, day care centers, private schools, firearm sales, ~~and small engine repair, and motor vehicle repair, and landscaping businesses.~~ Landscaping and mobile motor vehicle repair businesses are not considered Home Occupations unless all equipment, materials, and trailers over sixteen feet (16') are to be kept off site. The applicant shall supply written documentation such as a lease or contract describing where the equipment, materials, and utility vehicles are to be kept to the Community Development Department.

**BE IT FURTHER** resolved that, that portion of Section 25-94.2 of the Augusta County Code, concerning commercial vehicles is amended to read as follows:

**A. Home Occupation, Class B.**

5. No display of products made shall be visible from the street; and

11. No more than one commercial vehicle may be used in conjunction with the home occupation. ~~No more than one~~ Commercial vehicles per dwelling shall be allowed pursuant to the requirements of § 25-54.1.N.

The following uses are not considered to be Home occupations, Class B: trash and garbage collection, ~~small engine repair, motor vehicle repair,~~ boarding houses, day care centers, private schools, firearm sales, and ~~landscaping businesses~~ small engine repair or motor vehicle repair. Landscaping and mobile motor vehicle repair businesses are not considered Home Occupations unless all equipment, materials, and trailers over sixteen feet (16') are to be kept off site. The applicant shall supply written documentation such as a lease or contract describing where the equipment, materials, and utility vehicles are to be kept to the Community Development Department.

**BE IT FURTHER** resolved that, that portion of Section 25-123 of the Augusta County Code, concerning commercial vehicles is amended to read as follows:

**A. Home occupations, Class B.**

11. No more than one commercial vehicle may be used in conjunction with the home occupation. ~~No more than one~~ Commercial vehicles ~~per dwelling~~ shall be allowed pursuant to the requirements of § 25-54.1.N.

The following uses are not considered to be Home occupations, Class B: trash and garbage collection, ~~small engine repair, motor vehicle repair,~~ boarding houses, day care centers, private schools, firearm sales, and ~~landscaping businesses~~ small engine repair or motor vehicle repair. Landscaping and mobile motor vehicle repair businesses are not considered Home Occupations unless all equipment, materials, and trailers over sixteen feet (16') are to be kept off site. The applicant shall supply written documentation such as a lease or contract describing where the equipment, materials, and utility vehicles are to be kept to the Community Development Department.

**BE IT FURTHER** resolved that, that portion of Section 25-133 of the Augusta County Code, concerning commercial vehicles is amended to read as follows:

**A. Home occupations, Class A.**

11. No more than one (1) commercial vehicle may be used in conjunction with the home occupation. ~~No more than one (1)~~ Commercial vehicles ~~per dwelling~~ shall be allowed pursuant to the requirements of § 25-54.1.N. For purposes of this section a utility commercial vehicle does not include a utility trailer.

The following uses are not to be considered to be Home Occupations, Class A: trash and garbage collection, boarding house, day care centers, private schools, firearm sales, and small engine repair, ~~or~~ motor vehicle repair, ~~Landscaping, lawn care and mowing businesses,~~ and mobile motor vehicle repair are not to be considered Home Occupations unless all equipment, materials and utility vehicles are kept off site. The applicant shall supply written documentation such as a lease agreement or contract describing where the equipment, materials, and utility vehicles are to be kept to the Community Development Department.

**BE IT FURTHER** resolved that, that portion of Section 25-163 of the Augusta County Code, concerning commercial vehicles is amended to read as follows:

**A. Home occupations, Class A.**



11. No more than one (1) commercial vehicle may be used in conjunction with the home occupation. ~~No more than one (1) e~~Commercial vehicles ~~per dwelling~~ shall be allowed pursuant to the requirements of § 25-54.1.N. For purposes of this section a utility commercial vehicle does not include a utility trailer.

The following uses are not to be considered to be Home Occupations, Class A: trash and garbage collection, boarding house, day care centers, private schools, firearm sales, and small engine repair, ~~or~~ motor vehicle repair, ~~Landscaping, lawn care and mowing businesses, and mobile motor vehicle repair are not to be considered Home Occupations~~ unless all equipment, materials and utility vehicles are kept off site. The applicant shall supply written documentation such as a lease agreement or contract describing where the equipment, materials, and utility vehicles are to be kept to the Community Development Department.

**BE IT FURTHER** resolved that, that portion of Section 25-223 of the Augusta County Code, concerning commercial vehicles is amended to read as follows:

**A. Home occupations, Class A.**

11. No more than one (1) commercial vehicle may be used in conjunction with the home occupation. ~~No more than one (1) e~~Commercial vehicles ~~per dwelling~~ shall be allowed pursuant to the requirements of § 25-54.1.N. For purposes of this section a utility commercial vehicle does not include a utility trailer.

The following uses are not to be considered to be Home Occupations, Class A: trash and garbage collection, boarding house, day care centers, private schools, firearm sales, and small engine repair, ~~or~~ motor vehicle repair, ~~Landscaping, lawn care and mowing businesses, and mobile motor vehicle repair are not to be considered Home Occupations~~ unless all equipment, materials and utility vehicles are kept off site. The applicant shall supply written documentation such as a lease agreement or contract describing where the equipment, materials, and utility vehicles are to be kept to the Community Development Department.

**BE IT FURTHER** resolved that, that portion of Section 25-233 of the Augusta County Code, concerning commercial vehicles is amended to read as follows:

**A. Home occupations, Class A.**

11. No more than one (1) commercial vehicle may be used in conjunction with the home occupation. ~~No more than one (1) e~~Commercial vehicles ~~per dwelling~~ shall be allowed pursuant to the requirements of § 25-54.1.N. For purposes of this section a utility commercial vehicle does not include a utility trailer.

The following uses are not to be considered to be Home Occupations, Class A: trash and garbage collection, boarding house, day care centers, private schools, firearm sales, and small engine repair, ~~or~~ motor vehicle repair, ~~Landscaping, lawn care and mowing businesses, and mobile motor vehicle repair are not to be considered Home Occupations~~ unless all equipment, materials and utility vehicles are kept off site. The applicant shall supply written documentation such as a lease agreement or contract describing where the equipment, materials, and utility vehicles are to be kept to the Community Development Department.

**BE IT FURTHER** resolved that, that portion of Section 25-303 of the Augusta County Code, concerning commercial vehicles is amended to read as follows:

**D. Home occupations, Class B.**

9. Deliveries shall be limited to normal deliveries by public and private mail carriers, including USPS, Fed-Ex, UPS, and similar carriers; and

11. No more than one commercial vehicle may be used in conjunction with the home occupation. ~~No more than one~~ eCommercial vehicles ~~per dwelling~~ shall be allowed pursuant to the requirements of § 25-54.1.N.

The following uses are not considered to be Home occupations, Class B: trash and garbage collection, ~~small engine repair, motor vehicle repair,~~ boarding houses, day care centers, private schools, firearm sales, and ~~landscaping businesses.~~small engine repair or motor vehicle repair. Landscaping and mobile motor vehicle repair businesses are not considered Home Occupations unless all equipment, materials, and trailers over sixteen feet (16') are to be kept off site. The applicant shall supply written documentation such as a lease or contract describing where the equipment, materials, and utility vehicles are to be kept to the Community Development Department.

**BE IT FURTHER** resolved that, that portion of Section 25-383 of the Augusta County Code, concerning commercial vehicles is amended to read as follows:

**C. Home occupations, Class B**

9. Deliveries shall be limited to normal deliveries by public and private mail carriers, including USPS, Fed-Ex, UPS, and similar carriers; and

11. No more than one commercial vehicle may be used in conjunction with the home occupation. ~~No more than one~~ eCommercial vehicles ~~per dwelling~~ shall be allowed pursuant to the requirements of § 25-54.1.N.

The following uses are not considered to be Home occupations, Class B: trash and garbage collection, ~~small engine repair, motor vehicle repair,~~ boarding houses, day care centers, private schools, firearm sales, and ~~landscaping businesses.~~small engine repair or motor vehicle repair. Landscaping and mobile motor vehicle repair businesses are not considered Home Occupations unless all equipment, materials, and trailers over sixteen feet (16') are to be kept off site. The applicant shall supply written documentation such as a lease or contract describing where the equipment, materials, and utility vehicles are to be kept to the Community Development Department.

**BE IT FURTHER** resolved that, that portion of Section 25-439 of the Augusta County Code, concerning commercial vehicles is amended to read as follows:

**G. Home occupations, Class A.**

11. No more than one (1) commercial vehicle may be used in conjunction with the home occupation. ~~No more than one (1) commercial vehicles per dwelling~~ shall be allowed pursuant to the requirements of § 25-54.1.N. For purposes of this section a utility commercial vehicle does not include a utility trailer.

The following uses are not to be considered to be Home Occupations, Class A: trash and garbage collection, boarding house, day care centers, private schools, firearm sales, and small engine repair, ~~or motor vehicle repair,~~ ~~Landscaping, lawn care and mowing businesses, and mobile motor vehicle repair~~ are not to be considered Home Occupations unless all equipment, materials and utility vehicles are kept off site. The applicant shall supply written documentation such as a lease agreement or contract describing where the equipment, materials, and utility vehicles are to be kept to the Community Development Department.

**BE IT FURTHER** resolved that, that portion of Section 25-454.2 of the Augusta County Code, concerning commercial vehicles is amended to read as follows:

**A. Home occupations, Class B.**

9. Deliveries shall be limited to normal deliveries by public and private mail carriers, including USPS, Fed-Ex, UPS, and similar carriers; and

10. All parking associated with the business shall be off-street and not located in any required front yard, except within the existing driveway; and

11. No more than one commercial vehicle may be used in conjunction with the home occupation. ~~No more than one commercial vehicles per dwelling~~ shall be allowed pursuant to the requirements of § 25-54.1.N.

The following uses are not considered to be Home occupations, Class B: trash and garbage collection, ~~small engine repair, motor vehicle repair,~~ boarding houses, day care centers, private schools, firearm sales, and ~~landscaping businesses~~ small engine repair or motor vehicle repair. Landscaping and mobile motor vehicle repair businesses are not considered Home Occupations unless all equipment, materials, and trailers over sixteen feet (16') are to be kept off site. The applicant shall supply written documentation such as a lease or contract describing where the equipment, materials, and utility vehicles are to be kept to the Community Development Department.

**COMMUNITY DEVELOPMENT STAFF RECOMMENDATIONS:** Concerns were raised regarding the keeping of commercial vehicles in residential districts, as well as small lots in General Agriculture zoned areas. The proposed ordinance allows more than one commercial vehicle on a lot zoned residential or General Agriculture lots less than 1 acre, but restricts the keeping of large commercial vehicles to one per lot and that one vehicle can't be parked on the street or in the front yard, unless it is parked in the driveway. Changes were made to the language in the Home Occupation, Class A and B to reflect those changes, as well as to the definition of commercial vehicles and the accessory use section to single family dwellings. Recommend Approval.

**COUNTY OF AUGUSTA  
STAFF REPORT  
Agri-tourism Ordinance Amendments  
October 13, 2015**

**AN ORDINANCE TO ADOPT SECTION 25-71.1  
INTO THE AUGUSTA COUNTY CODE  
AND TO AMEND SECTION 25-72.1  
OF THE AUGUSTA COUNTY CODE**

WHEREAS, the General Assembly has adopted legislation to encourage the growth of Agritourism in the Commonwealth of Virginia; and

WHEREAS, the legislation affected the authority of local governments to enact zoning ordinances to regulate agritourism; and

WHEREAS, it is the desire of the Augusta County Board of Supervisors to bring its zoning ordinance into conformance with the General Assembly's legislation;

NOW THEREFORE be it resolved that a new section to the county code, Section 25-71.1 is adopted to read as follows:

**§25-71.1. Definitions**

**The following definitions shall be used in the interpretation and construction of this Article. :**

**Agricultural operation.** Any operation devoted to the bona fide production of crops, animals, or fowl including the production of fruits and vegetables of all kinds; meat, dairy, and poultry products; nuts, tobacco, nursery, and floral products; and the production and harvest of products from silviculture activity.

**Agritourism activity.** Within an agricultural operation, any activity carried out on a farm or ranch that allows members of the general public, for recreational, entertainment or educational purposes to view or enjoy rural activities, including farming, wineries, ranching, historical, cultural, harvest-your-own activities, or natural activities and attractions. An activity is an agritourism activity whether or not the participant paid to participate in the activity. Agritourism activity does not include the rental of a farm or ranch, or portion thereof, for events such as weddings, wedding receptions, parties, retreats, and other activities unless such events themselves consist primarily of participation in an agritourism activity.

**Bona fide production.** The agricultural operation is the primary use of the land. Factors in determining "primary use" shall be (a) the agricultural operation qualifies for land use taxation, (b) the agricultural operation is managed in good faith as a business activity, and (c) the operator can provide a Schedule F or other documentation showing gross receipts of farm income of at least \$10,000. However, an agricultural operation may never be deemed the primary use of the land if a reasonable person could conclude that the agricultural operation exists for the purpose of establishing eligibility for the exemption from local regulation under the State Code.

**Substantial impact.** The impact resulting from an activity or use that is of such nature and magnitude as to impact the health, safety, or general welfare of the public by changing the character of the area in the vicinity of the new activity from that of a rural and agricultural nature, to one that more resembles a business, commercial or industrial area.

BE IT FURTHER resolved that Section 25-72.1 of the Augusta County Code is amended to read as follows:

**§ 25-72.1. Accessory buildings and uses.**

A. Accessory buildings and uses customary and clearly incidental to a permitted use and which will not create a nuisance or hazard shall be permitted in General Agriculture Districts, subject to the applicable provisions of ARTICLE V of DIVISION A of this chapter.

B. Accessory buildings and structures are permitted with the following limitations:

1. Lots of less than one (1) acre in area:

Accessory buildings and structures not exceeding twenty feet (20') in height and with a total aggregate area of no more than nine hundred square feet (900 sq. ft.) may be erected in side or rear yards, however, in no case shall any accessory building or structure be larger than the footprint of the dwelling or taller than the dwelling. The setback requirements in § 25-78 shall be observed.

2. Lots one (1) acre or more in area:

Accessory buildings and structures without size or height limit may be erected. The yard and setback requirements in § 25-78 shall be observed. (Ord. 09/28/11)

3. Temporary family health care structure provided that:

a. Any person proposing to install a temporary family health care structure shall first obtain a permit from the Department of Community Development. After the permit is issued, the applicant must provide evidence of compliance with this section on an annual basis as long as the temporary family health care structure remains on the property. Such evidence may involve the inspection by the locality of the temporary

family health care structure at reasonable times convenient to the caregiver, not limited to any annual compliance confirmation.

b. Any temporary family health care structure installed pursuant to this section shall connect to any water, sewer, and electric utilities that serves the primary residence on the property and shall comply with all applicable requirements of the Virginia Department of Health.

c. No signage advertising or otherwise promoting the existence of the structure shall be permitted either on the exterior of the temporary family health care structure or elsewhere on the property.

d. Any temporary family health care structure installed pursuant to this section shall be removed within 60 days of the date on which the temporary family health care structure was last occupied by a mentally or physically impaired person receiving services or in need of the assistance provided for in this section.

C. Accessory buildings or other accessory structures which do not meet the criteria listed in § 25.72.1A. and B. above may be permitted by Special Use Permit provided:

1. The accessory building or structure would not be out of character with the neighborhood or disproportionately large in relation to the size, location and character of other buildings and uses on the lot on which it is to be located and on adjoining and surrounding properties. For purposes of this section, "disproportionately large" shall mean so large as to: (i) be larger than a principal building to which it is accessory; or (ii) appear out of character with surrounding properties.

2. Accessory buildings and structures shall meet the applicable side and rear yard requirements of § 25-78. (Ord. 09/28/11; Ord. 8/27/14; Ord. 11/25/14)

D. Agritourism activity may be permitted provided the agritourism use meets the requirements listed below. If the use does not meet these standards, the agritourism use may be permitted upon the issuance of a Special Use Permit by the board of zoning appeals:

1. The activity is accessory to an on-site bona fide agricultural operation, and

2. The activity does not create a substantial impact to the health, safety, or general welfare of the public. Factors to be considered when determining a substantial impact are, but not limited to, sight distance, increased traffic on public or private roads that are shared by others, adequate sewerage disposal and drinking water, artificial light and sounds emanating from the property in a manner not typical in an agricultural or rural area, and parking facilities to be utilized by the new land use.

E. Limited Special Events including but not limited to weddings, reunions, social events, and auctions may be permitted provided the use meets the requirements

listed below. If the use does not meet these standards, the use may be permitted upon the issuance of a Special Use Permit by the board of zoning appeals:

1. Such events are held by the owner or operator of the farm, and
2. Such events shall be limited to two (2) events in any one calendar year,  
and
3. The duration of each event shall not exceed two (2) consecutive days,  
and
4. Events may be held between the hours of 7 a.m. and 12 midnight, and
5. All event parking is required to be on site and need not meet the requirements of Section 25-35, and

6. Site standards:

The minimum acreage required shall mean the land within the external boundary of contiguous tracts that are wholly or partly owned, or controlled, by the owner of the tracts:

<u>Acreage</u>	<u>Number of Attendees</u>	<u>Max Vehicles on site at any one time</u>
<u>2 but Less than 6</u>	<u>50</u>	<u>25</u>
<u>6- less than 10</u>	<u>150</u>	<u>75</u>
<u>10- less than 20</u>	<u>200</u>	<u>100</u>
<u>20 or greater</u>	<u>500</u>	<u>250</u>

F. Farm wineries y processing, farm beer breweries, farm distilleries, and storage facilities as an accessory use to the on-site production of the agricultural products used in the processing, brewing, or distillation of alcoholic beverages provided:

1. The farm winery, farm beer brewery, or farm distillery complies with all applicable regulations of the Virginia Department of Alcoholic and Beverage Control. The farm winery, beer brewery, or distillery may, but need not, include:

- i. Daily tours of the production facilities ~~a farm winery shall be permitted.~~
- ii. No more than one (1) location may be established on each farm for the on-premise sale ~~of wine and wine~~ and consumption of alcoholic beverages manufactured on site.
- iii. An accessory gift shop ~~shall be permitted.~~

2. Special events, not meeting the requirements of E above, and on-site restaurants shall be permitted only upon the issuance of a Special Use Permit by the board of zoning appeals.

**COMMUNITY DEVELOPMENT STAFF COMMENTS:** Recently General Assembly has made changes to the State Code to encourage agritourism in the State and allow supplemental income opportunities for farmers. These changes bring the County Code into alignment with the General Assembly actions. The County's Agricultural Industry Board also provided input into the drafting of these regulations. Recommend approval.



**COUNTY OF AUGUSTA  
STAFF REPORT  
Mini-warehouse Ordinance Amendments  
October 13, 2015**

**AN ORDINANCE TO REPEAL  
PARAGRAPH F OF SECTION 25-303, MINI-WAREHOUSES  
AND TO ENACT  
PARAGRAPH K TO SECTION 25-304, MINI-WAREHOUSES,  
OF THE AUGUSTA COUNTY CODE**

WHEREAS, the Board of Supervisors has determined that regulation of the construction and operation of Mini-warehouses in General Business Zoning Districts should be made by special use permit, only;

NOW THEREFORE, be it resolved that Paragraph F of Section 25-303 of the Augusta County Code that allowed for approval of Mini-warehouse by administrative permits is hereby repealed.

BE IT FURTHER resolved that a new paragraph, Paragraph K to Section 25-304 which provides that Mini-Warehouses will be permitted in General Business Zones by Special Use Permits is hereby adopted to read as follows:

**§ 25-304. Uses permitted by Special Use Permit.**

**K. Mini-warehouses.**

Mini-warehouses may be permitted by Special Use Permit provided:

1. The business and anticipated enlargements thereof will be appropriate for the business area in which it is to be located; and
2. All buildings, structures, aisleways or access drives will be set back at least one hundred feet (100') from all residentially zoned property or property designated for a residential use on the County's Comprehensive Plan Future Land Use Map unless the board of zoning appeals determines that greater setbacks are necessary to adequately protect neighboring properties; and
3. No building or structure shall be erected, altered, located, reconstructed, or enlarged nearer to the right-of-way line of an arterial street than two hundred feet (200'); unless the board of zoning appeals is satisfied that a lesser setback will adequately protect neighboring properties.

4. All storage shall be within completely enclosed buildings, including the keeping, parking, or storing of any type of motor vehicle or equipment outdoors, except for loading and unloading, unless an area for outdoor storage has been identified on the site plan and specifically approved by the board of zoning appeals; and

5. On-site traffic flow will adequately and safely accommodate all traffic to and from the public highways. Any entrance gates must be set back at least forty feet (40') from the right-of-way line and aiseways for vehicular traffic shall be no less than eighteen feet (18') wide for one-way traffic and twenty-four feet (24') wide for two-way traffic; and

7. No building or structure shall exceed twenty feet (20') in height unless the board of zoning appeals is satisfied that a taller height will not be out of character with the area and will not adversely impact neighboring properties.

8. No doors facing a residential zoned district may exceed eight feet (8') in height.

In no case shall activities such as sales, repairs, or servicing of goods, equipment, or vehicles from units be permitted. In addition, no storage of hazardous, toxic, or explosive materials shall occur in the mini-warehouse facility. Signs shall be posted within the facility describing such limitations.

**COMMUNITY DEVELOPMENT STAFF RECOMMENDATIONS:** Concerns were raised regarding the permitting of mini-warehouses in the County and specifically about the appropriateness of the use adjacent to residential developments. After much discussion, the Board authorized for public hearing a change in the Code to eliminate the option of obtaining an Administrative Permit for mini-warehouses and permit them only by Special Use Permit. This ordinance establishes the criteria for the issuance of a SUP for mini-warehouses. Recommend Approval.

**COUNTY OF AUGUSTA  
STAFF REPORT  
Subdivision Ordinance Amendments regarding bonding  
October 13, 2015**

**AN ORDINANCE TO AMEND SECTION 21-36  
OF THE AUGUSTA COUNTY CODE  
TO REDUCE THE ADMINISTRATIVE FEE  
CHARGED FOR BONDING REQUIREMENTS  
FOR SUBDIVISION IMPROVEMENTS**

WHEREAS, the permitted fee for administrative costs for administering bonds required to guarantee certain subdivision improvements has been reduced in the State Code; and

WHEREAS, there is a need to the Augusta County Code with the provisions of the State Code;

NOW THEREFORE, be it resolved that Section 21-36 of the Augusta County Code is amended to read as follows:

**§ 21-36. Bonds required for final approval of final plat.**

The final approval of a final plat shall be conditioned on compliance by the subdivider with the following requirements:

A. Within six (6) months of the date of action under § 21-35 above by the subdivision agent or the board of supervisors, the subdivider shall submit for approval by the subdivision agent an itemized cost estimate of the work to be done to construct, install or furnish public facilities and improvements, including installation of required concrete subdivision monuments and subdivision street monuments. The estimate shall contain unit costs, quantities of each work element and total cost. In addition, the subdivider shall do at least one of the following:

1. Certify to the subdivision agent that the construction of all such facilities and improvements has been completed, that such facilities and improvements have been accepted for maintenance by the appropriate public agencies and that the construction costs have been paid to the persons constructing such facilities and improvements; or

2. Furnish to the subdivision agent a certified check or cash escrow in the amount of the estimated costs of construction plus, ~~until July 1, 2014,~~ ten percent (10%), ~~and thereafter, twenty-five percent (25%)~~ of said estimated costs as a reasonable allowance for administrative costs, inflation and potential damage to existing

roads or utilities as well as maintenance of such facilities and improvements until maintenance is assumed by the appropriate public agencies; or

3. Furnish to the subdivision agent a corporate or property bond, with surety satisfactory to the subdivision agent, in an amount sufficient for and conditioned upon the construction of such facilities and improvements plus, ~~until July 1, 2014, ten percent (10%), and thereafter, twenty-five percent (25%)~~ of said estimated costs as a reasonable allowance for administrative costs, inflation and potential damage to existing roads or utilities as well as maintenance of such facilities and improvements until maintenance is assumed by the appropriate public agencies; or

4. Furnish to the subdivision agent a contract for the construction of such facilities and improvements and the contractor's bond, with surety satisfactory to the subdivision agent, in an amount sufficient for and conditioned upon the construction of such facilities and improvements plus, ~~until July 1, 2014, ten percent (10%), and thereafter, twenty-five percent (25%)~~ of said estimated costs as a reasonable allowance for administrative costs, inflation and potential damage to existing roads or utilities as well as maintenance of such facilities and improvements until maintenance is assumed by the appropriate public agencies; or

5. Furnish to the subdivision agent a bank or savings institution's letter of credit on certain designated funds satisfactory to the subdivision agent as to the bank or savings institution and as to form and in an amount sufficient for the construction of such facilities and improvements plus, ~~until July 1, 2014, ten percent (10%), and thereafter, twenty-five (25%)~~ of said estimated costs as a reasonable allowance for administrative costs, inflation and potential damage to existing roads or utilities as well as maintenance of such facilities and improvements until maintenance is assumed by the appropriate public agencies. Any such letter of credit must be able to be drawn in absentia, or at a branch office located within Augusta County, including the cities of Staunton and Waynesboro, or a within a contiguous locality, including any independent cities or towns therein.

"Such facilities and improvements" as used in this section means those facilities and improvements specifically provided for in this section.

B. In the event the subdivider submits to the subdivision agent a bond, letter of credit, cash escrow or other performance guarantee, in compliance with this section, the subdivider shall enter into an agreement with the county to complete the construction of all facilities and improvements required within a period of time determined by the subdivision agent. The form of the agreement shall be acceptable to the subdivision agent and be approved by the county attorney.

C. Any bond, letter of credit, cash escrow or other performance guarantee submitted in compliance with this section must be valid for the period of time established in the agreement between the subdivider and the county and must guarantee the installation and satisfactory completion of the facilities and improvements no later than the expiration of such period.

State law reference—Virginia Code § 15.2-2241.

**COMMUNITY DEVELOPMENT STAFF COMMENTS:** General Assembly has now made the 10% administrative/inflation factor associated with bonds a permanent cap. Previously, it was capped at 25%, which was reflected in our Ordinance, but was "temporarily" reduced to 10% due to the housing crisis. These changes are to bring the County Subdivision Ordinance into compliance with the State Code. Recommend Approval.

**COUNTY OF AUGUSTA  
STAFF REPORT  
Subdivision Ordinance Amendments regarding Grass and Plant Growth  
October 13, 2015**

**AN ORDINANCE TO AMEND PARAGRAPH C  
OF SECTION 21-53 OF THE  
AUGUSTA COUNTY CODE**

WHEREAS, The Board of Supervisors of Augusta County deemed it desirable to reconcile the plant growth height limitation requirements of Section 21-53 of the County Code with Section 15-22;

NOW THEREFORE, be it resolved that Paragraph C of Section 22-53 of the Augusta County Code is amended to read as follows:

**§ 21-53. Contents of the final plat.**

C. Every final plat which establishes drainage easements shall contain a statement as follows:

By restrictive covenant an obligation shall be imposed on the owners of lots [here insert a correct description of the lots] which shall be a covenant running with the land, to keep debris removed from the drainage easements and to keep plant growth within the drainage easements mowed so that it never exceeds ~~fifteen (15) inches in height~~the height limitation imposed in §15-22 of the Augusta County Code, or is maintained in accordance with the approved maintenance plan in the case of a required Best Management Practice installed pursuant to the requirements of Chapter 9 of this code. Said obligation by its terms shall inure to the benefit of the County of Augusta and shall permit the County, in the event of failure of the owner of said property to comply, to enter said property and remove the debris and mow the plant growth. In such event, the cost or expenses thereof plus a \$100 administrative fee shall be chargeable to and paid by the owner of said property and may be collected by the County as taxes and levies are collected.

**COMMUNITY DEVELOPMENT STAFF COMMENTS:** Currently, a note on the plat must read that drainage easements must be kept mowed and not allowed to grow more than 15". However, the nuisance ordinance was changed several years ago to reduce the height in residential districts to 10". The proposed changes would modify the language of the note and cap the height at whatever is required by the nuisance ordinance, but also allows for a different height if plantings are done for stormwater management facilities, for instance, a bioretention facility, which would require something different. Recommend Approval.