

**ADVANCED
AGENDA**

Regular Meeting of the Augusta County Planning Commission

Tuesday, January 12, 2016, 7:00 P.M.

1. CALL TO ORDER

2. DETERMINATION OF A QUORUM

3. MINUTES

Approval of the Regular Meeting on November 10, 2015.

4. PUBLIC HEARINGS

- A. A request to amend the proffers on approximately 5 acres owned by Mountain Shore Investment, LLC located on the north side of Jefferson Highway (Rt. 250) approximately 0.6 of a mile east of the intersection with Tinkling Spring Road (Rt. 285) in Fishersville in the Wayne District. This is the site of the Staunton Montessori School.
- B. A request to rezone from General Agriculture to Attached Residential with proffers, approximately 5.6 acres owned by Cynthia Roberts and Wendell Paul Alexander and Maury Mill Townhomes LLC, located on the north side of Maury Mill Road (Rt. 813), less than 0.1 of a mile west of the intersection with Rolla Mill Road (Rt. 1930) in Verona in the North River District.
- C. A request to rezone from Single Family Residential and General Business to Multi-family Residential with proffers approximately 19.2 acres owned by DWS Properties, LLC and DJS Properties, LLC located on the east side of Lee Highway (Rt. 11) approximately .25 of a mile north of the intersection with Confederate Street (Rt. 915) in Verona in the North River District.

5. MATTERS TO BE PRESENTED BY THE PUBLIC

6. NEW BUSINESS

7. OLD BUSINESS

8. MATTERS TO BE PRESENTED BY THE COMMISSION

9. STAFF REPORTS

A. Annual Report

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

10. ADJOURNMENT

**COUNTY OF AUGUSTA
STAFF REPORT
Mountain Shore Investments, LLC
January 12, 2016**

SUMMARY OF REQUEST: A request to amend the proffers on approximately 5 acres owned by Mountain Shore Investments, LLC located on the north side of Jefferson Highway (Rt. 250) approximately 0.6 of a mile east of the intersection with Tinkling Spring Road (Rt. 285) in Fishersville in the Wayne District. This is the site of the Staunton Montessori School.

PROPOSED PROFFERS:

1. Additional permitted uses of the property will be limited to a school with a maximum enrollment of 200 students.

EXISTING PROFFERS:

1. Additional Permitted uses of the property will be limited to a school with a maximum enrollment of 100 students.

VICINITY ZONING: General Agriculture to the east and south; General Business to the west; and General Agriculture and General Business to the north.

PREVIOUS ZONING: General Business: (3/28/1978)
Public Use Overlay: (3/27/2002)

COMPREHENSIVE PLAN PLANNING POLICY AREA/FUTURE LAND USE DESIGNATION: Urban Service Area: Public Use

SOILS: Not Applicable

COMMENTS FROM ENGINEER: This site is mostly developed. If use of the site will require land disturbance in excess of 1 acre, then the site will be required to meet county stormwater requirements and obtain VSMP coverage. With respect to water quantity, all points of discharge must comply with the Adequate Channel provisions of 9VAC25-840-40 subdivision 19.

This property drains to Long Meadow Run and tributary which is listed on the Virginia DEQ 2014 Impaired Waters List. This impaired segment extends from the headwaters downstream to its confluence with Christians Creek. The impaired uses are recreation and aquatic life, the specific impairments are E. Coli and temperature. The sources are non-point sources for the bacterial impairment and unknown (natural) for the temperature impairment. This segment is covered

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

This property lies within the Conical zone of the Airport Overlay District (APO) for the Waynesboro Eagles Nest Airport. The floor of the zone above the site is approximately 1700 Ft msl, and the highest grade on the site is approximately 1380 Ft msl, a difference of 316 Ft, therefore no APO surfaces are expected to be impacted.

This property lies within Zone X on the FEMA FIRM and therefore is outside the Special Flood Hazard Area.

COMMENTS FROM ZONING ADMINISTRATOR: The proposed increase in students should have no adverse zoning impacts.

COMMENTS FROM ACSA: There are three addressed building on this parcel; i.e.: 2076, 2078 & 2080 Jefferson Highway. 2076 Jefferson Highway is currently a water and sewer customer. 2078 Jefferson Highway is currently a water only customer. The proposed use will need to be evaluated along with the existing meter size/connection. A meter sizing form will need to be completed and reviewed by the ACSA Engineering Department. This may result in additional availability fees if the meter size increases. There is an existing 6" water line on the same side of Jefferson Highway as the said parcel and an existing 12" water line on the opposite side of Jefferson Highway as the said parcel. There is an existing 12" sewer line running through the rear northeast portion of said parcel.

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://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: Public utilities serve this property. Applicant should contact the local health department to discuss whether a food establishment permit is necessary for the proposed school.

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

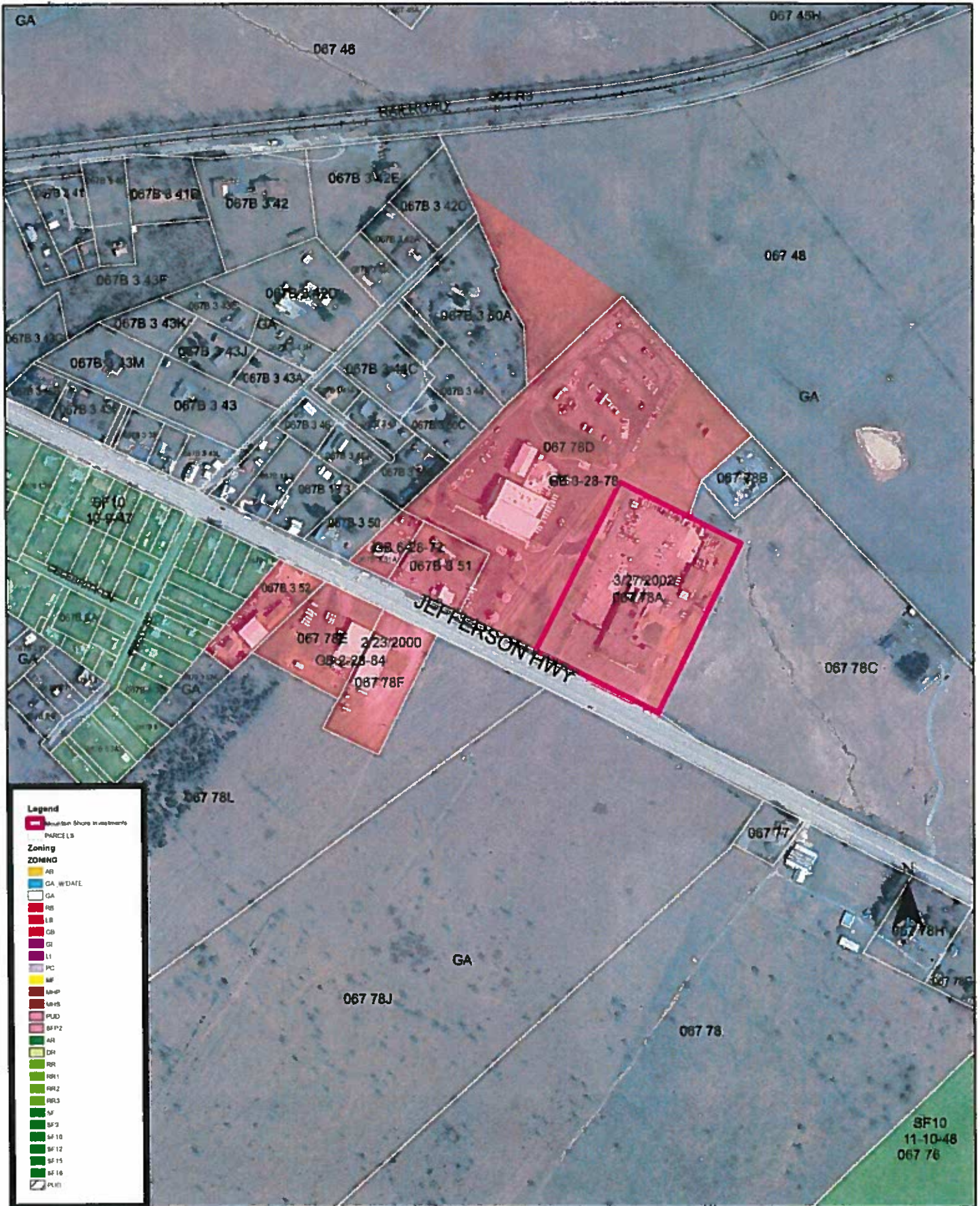
TRAFFIC: Rt. 250 Jefferson Highway
AADT: 18,000 vpd (2014)
Peak Hour K Factor: 0.106
Peak Hour Directional Factor: 0.523
Posted Speed Limit: 45 mph
Functional Classification: Minor Arterial

COMMENTS FROM VDOT: The additional enrollment will increase the traffic generation by the school. However, the use and nature of the traffic will be similar to what already exists. The existing access to Rt. 250 is adequate for the increased enrollment.

SCHOOL BOARD STAFF COMMENTS: This request will have no impact on Augusta County Public Schools.

COMMUNITY DEVELOPMENT STAFF RECOMMENDATION: The Public Use Overlay designation was added to this site in 2002 to allow for the Genesis School, a regional off-site alternative education program for students in grades 6-12, to operate at this location. At the time, the applicant proffered no more than 100 students would be attending the school. Since that time, the Genesis School has relocated to Staunton and the Staunton Montessori School moved to this property in Fishersville. They would like to expand their school to include a Middle School. They are seeking a change in the proffer to allow no more than 200 students at this site. A school has been operating without any issues at this property for more than 10 years, Staff recommends approval of the amended proffer.

Mountain Shore Investments



Legend

- Mountain Shore Investments
- PARCELS
- Zoning**
- ZONING**
- AR
- GA, W/DATE
- GA
- RS
- LB
- CB
- CI
- LI
- PC
- MF
- MHP
- MHS
- PLUD
- SF P2
- AR
- DR
- RR
- RR1
- RR2
- RR3
- VF
- SF2
- SF10
- SF12
- SF15
- SF16
- PLM1

1 in = 400 feet

**COUNTY OF AUGUSTA
STAFF REPORT
Cynthia Roberts, Wendell Paul Alexander,
And Maury Mill Townhomes, LLC
January 12, 2016**

SUMMARY OF REQUEST: A request to rezone from General Agriculture to Attached Residential approximately 5.6 acres owned by Cynthia Roberts and Wendell Paul Alexander and Maury Mill Townhomes LLC, located on the north side of Maury Mill Road (Rt. 813), less than 0.1 of a mile west of the intersection with Rolla Mill Road (Rt. 1930) in Verona in the North River District.

PROPOSED PROFFERS:

1. Prior to the issuance of a building permit for any dwelling unit on this property, a 6' solid vinyl privacy fence will be constructed along the property boundaries as generally depicted on the Rezoning Exhibit prepared by Balzer and Associates and dated 12-16-15. The fence shall be permanently maintained.
2. No more than 42 units will be built on the 5.6 acres.

VICINITY ZONING: General Agriculture to the east and west; and Single Family Residential (10) to the north and south.

PREVIOUS ZONING: General Agriculture

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

SOILS: Not Applicable

COMMENTS FROM ENGINEER: Most any development of the property will potentially increase stormwater discharge. Stormwater management must be addressed per the provisions of the Augusta County Stormwater Ordinance.

Use of water quality protection measures listed in either the Virginia Stormwater Management Handbook or through the Virginia Stormwater Management BMP Clearinghouse will be required depending on the disturbed acreage. With respect to water quantity, all points of discharge must comply with the Adequate Channel provisions of 9VAC25-840-40 subdivision 19. Adequate channel could be a particular concern for this site as the northern portion of the site drains onto lots in an existing subdivision with no apparent drainage improvements and the southern portion of the site drains to a small roadside ditch along Maury Mill Rd.

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

This property drains to Middle River which is listed on the Virginia DEQ 2014 Impaired Waters List. This impaired segment extends from the quarry discharge west of Franks Mill downstream to its confluence with Christians Creek. The impaired uses are recreation and aquatic life, the specific impairments are violation of the E. Coli and Fecal Coliform standards and violation of the general benthics standard, the likely sources are Agriculture, Non-Point sources, and wildlife other than waterfowl. For the bacterial impairments, this segment is included in the EPA approved Middle River bacteria TMDL which must be considered by the applicant. Federal TMDL ID # 24515.

Additionally, the 2007 Augusta County Comprehensive Plan lists the Middle River – Falling Spring Run watershed as a Priority Watershed for Groundwater Protection due to the presence of karst features and the location of Source Water Assessment Program zones.

This property lies outside of the Airport Overlay District (APO).

This property lies within Zone X on the FEMA FIRM and therefore is outside the Special Flood Hazard Area.

COMMENTS FROM ZONING ADMINISTRATOR: This property is surrounded by single family dwellings that would be impacted by the increased traffic, noise, lights, and visual impact caused by the larger density and potential multi-story buildings of an attached residential development. Zoning feels that single family residential development would provide less impact because of much lower density and be more compatible with the existing single family dwellings that surround this property.

COMMENTS FROM ACSA: There is an existing 6" waterline along Maury Mill Road fronting said parcels. Tax Map #36-105 is currently an ACSA water customer. Upgrading the water system should be expected to meet fire flow requirements and ACSA standards. There is an existing 8" sewer line along Rolla Mill Road approximately 278'± to the east of said parcels. There is an existing 8" sewer line along River View Drive approximately 219'± to the north of said parcels. Acquiring offsite easements and extension of the sewer system should be expected.

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://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: Public utilities serve this property. Any existing private wells on the property that will no longer be used should be properly abandoned. A health department permit would be required.

COMMENTS FROM FIRE-RESCUE: This request will have little to no impact on service delivery for this area, however, the current owners need to ensure that there is adequate fire flow for this project.

TRAFFIC: Rt. 813 Maury Mill Road
AADT: 220 vpd (2013)
Posted Speed Limit: 25 mph
Functional Classification: local

COMMENTS FROM VDOT:

1. 42 units are expected to impact the adjacent roadway by nearly doubling the existing AADT. The existing pavement section of Rt. 813 could be negatively impacted by the additional daily traffic and construction traffic during build-out. The warrants are not met for a Chapter 527 Traffic Impact Analysis.
2. Any access to a State maintained roadway must be in accordance with Appendix F of the VDOT Road Design Manual. A commercial entrance would be required to access the site. The frontage supports at least one entrance location that would meet the VDOT sight distance requirements.

SCHOOLS IMPACTED (data as of 9/30/15):

School	Instructional Capacity	Enrollment
Clymore Elementary	750	712 (Anticipated 8/17)
Stewart Middle School	720	574
Fort Defiance	960	818

SCHOOL BOARD STAFF COMMENTS: The rezoning from General Agriculture to Attached Residential for 42 townhouses will affect the enrollment of three schools: Clymore Elementary, Stewart Middle and Fort Defiance High School. It should be noted that in the Fall of 2017, the new elementary boundary lines will become effective. Thus, the majority of Verona Elementary School student population will attend Clymore. It is estimated that Clymore will be at 95% of Instructional Capacity beginning that Fall with an anticipated 712 students in Grades K-5.

Clymore has the potential to exceed their Instructional Capacity should this rezoning request be approved and be included with the already existing approved and/or pending housing units.

Stewart Middle and Fort Defiance High Schools will not be impacted as much because their current Instructional Capacities could absorb the students once this rezoning is fully developed.

COMMUNITY DEVELOPMENT STAFF COMMENTS:

PROS

1. Public water and sewer are available to serve the property, although system upgrades and extensions may be required to support the proposed development.
2. Property is located in an Urban Service Area where the County wants to encourage its future residential growth.
3. There is additional capacity at two of the three schools impacted by this request to handle any additional student population.

CONS

1. Request is not in compliance with the Comprehensive Plan Use Map in terms of the types of dwelling units nor the density.
2. Request is not compatible with adjacent single family detached development on all four sides.
3. Request is not compatible with adjacent zoning to the north and south.
4. The elementary school impacted by this request will be at or near its program capacity in the Fall of 2017.
5. Rezoning this property will leave one parcel (less than one acre in size) zoned General Agriculture to the east which will be completely surrounded by residentially zoned properties.
6. This development could more than double the traffic count on Maury Mill Road.

COMMUNITY DEVELOPMENT STAFF RECOMMENDATION: This property is currently zoned General Agriculture, but is surrounded on all four sides by single family residential uses. The Comprehensive Plan calls for the property to be Medium Density Residential, with single family detached homes at a density of 3-

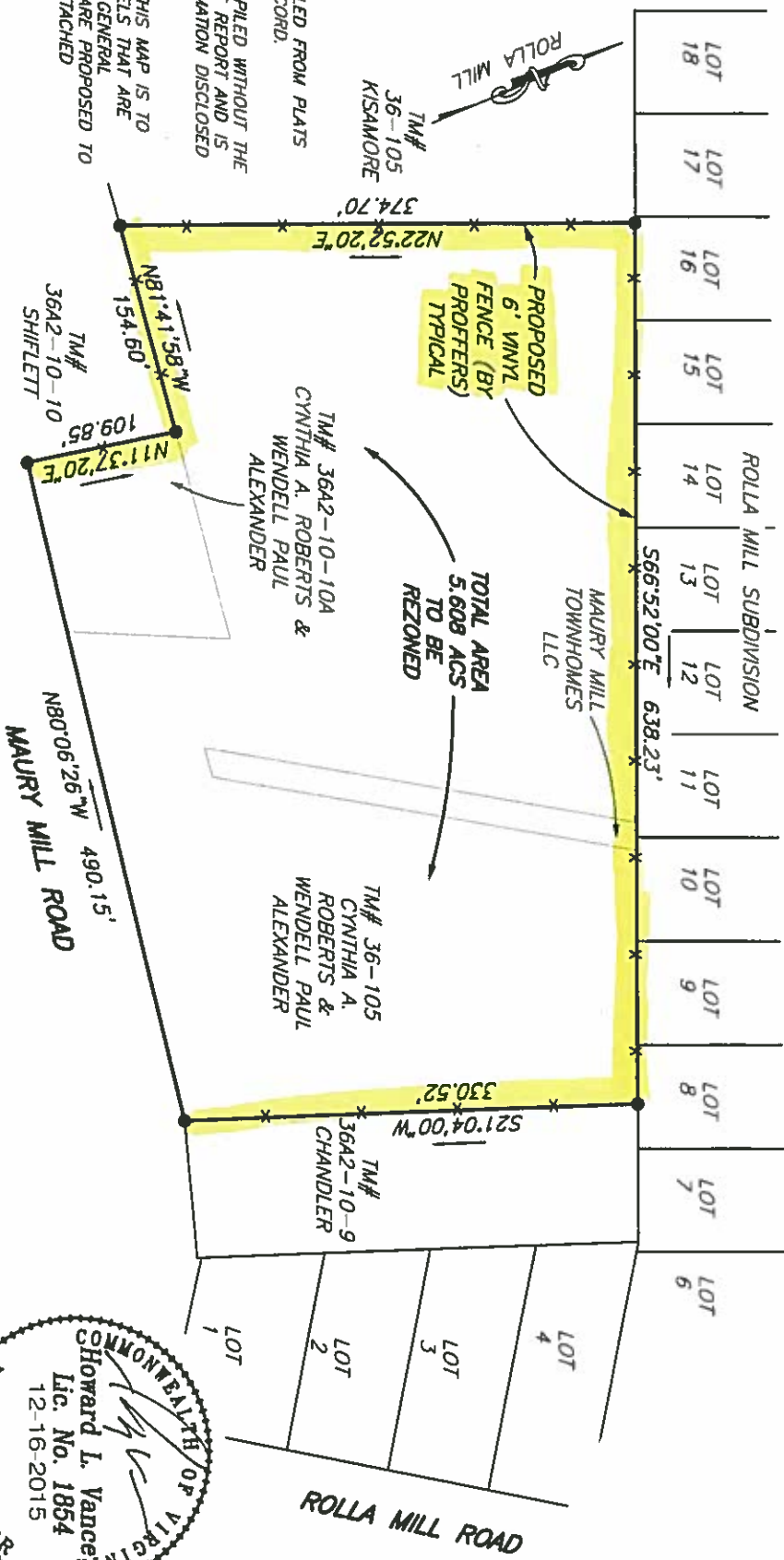
4 units per acre. The applicant is requesting a rezoning for townhouse residential development with a proffered maximum of 42 units (a density of 7.5 units per acre). Rezoning this land to Attached Residential will leave a small parcel to the east (less than 1 acre in size) zoned General Agriculture completely surrounded by residential zonings.

Public water and sewer are available to serve the property, although system improvements are likely. Two out of the three schools impacted by this request have the program capacity to handle the additional students generated by this request, although Clymore Elementary School will be at or nearing its program capacity. Development will double the traffic on Maury Mill Road.

This property is likely to develop in the future, however, this request is not compatible with the Comprehensive Plan nor the surrounding development. Staff recommends the request to Attached Residential not be approved. Staff could support a rezoning to Single Family Residential.

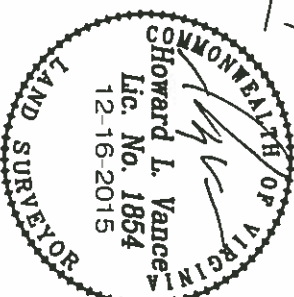
DATE 12-16-2015
 SCALE 1"=100'
 JOB 35150036 00
 DRAWN BY-HLV

- NOTES:**
- 1) THIS MAP IS COMPILED FROM PLATS AND DEEDS OF RECORD.
 - 2) THIS MAP WAS COMPILED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO INFORMATION DISCLOSED BY SUCH.
 - 3) THE PURPOSE OF THIS MAP IS TO SHOW THREE PARCELS THAT ARE CURRENTLY ZONED GENERAL AGRICULTURE AND ARE PROPOSED TO BE REZONED TO ATTACHED RESIDENTIAL.



**REZONING EXHIBIT
 ON LAND LYING NORTH OF
 MAURY MILL ROAD**

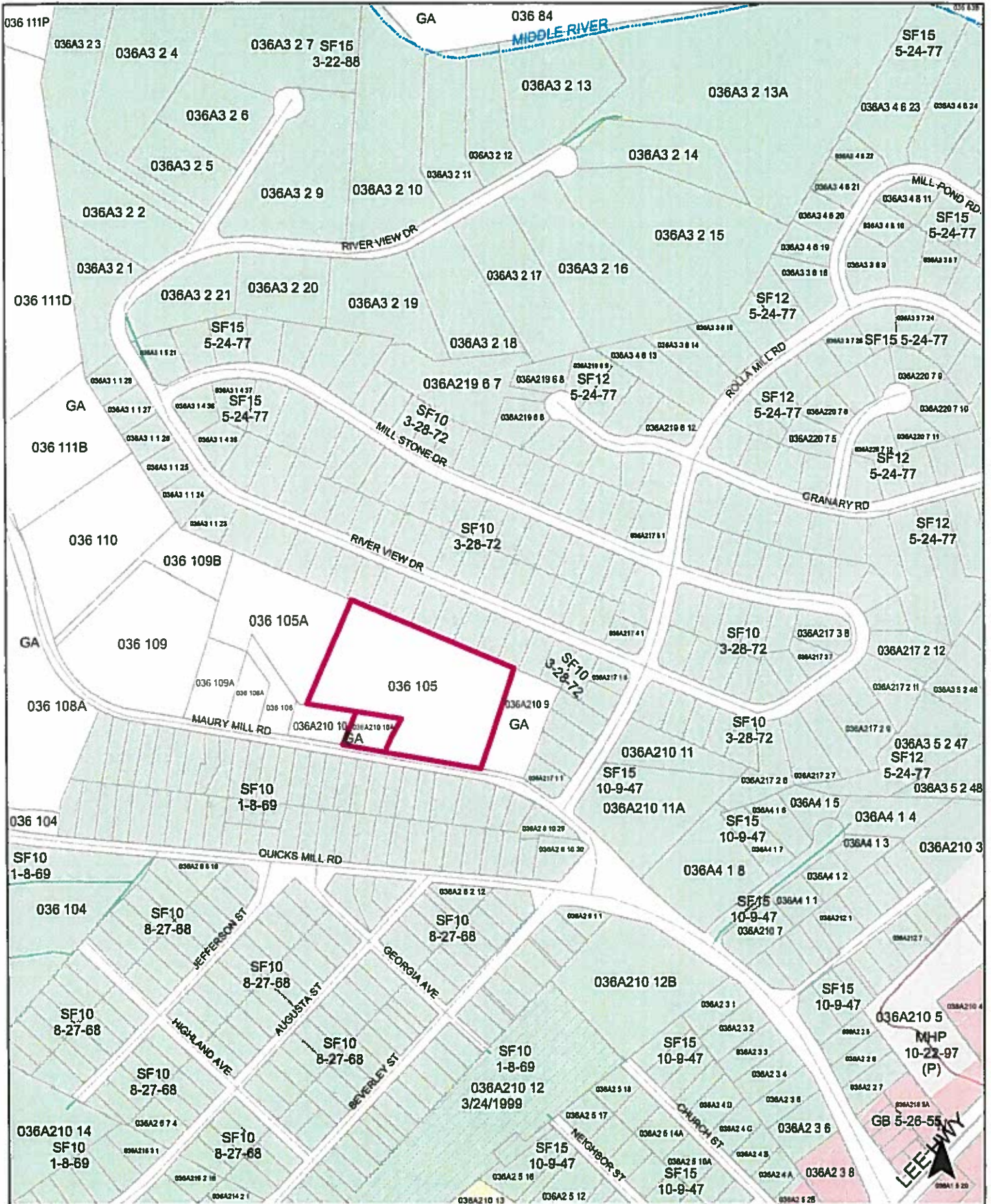
NORTH RIVER DISTRICT
 COUNTY OF AUGUSTA, VIRGINIA
 PLANNERS • ARCHITECTS • ENGINEERS • SURVEYORS
 ROANOKE • RICHMOND • NEW RIVER VALLEY • STAUNTON • HARRISONBURG
 1561 Commerce Road • Suite 401 • Verona, Virginia 24482 • Phone (540) 248-3220 • Fax (540) 248-3221



Roberts/Alexander



Roberts/Alexander



**COUNTY OF AUGUSTA
STAFF REPORT
DWS Properties, LLC and DJS Properties, LLC
January 12, 2016**

SUMMARY OF REQUEST: A request to rezone from Single Family Residential and General Business to Multi-family Residential approximately 19.2 acres owned by DWS Properties, LLC and DJS Properties, LLC located on the east side of Lee Highway (Rt. 11) approximately .25 of a mile north of the intersection with Confederate Street (Rt. 915) in Verona in the North River District.

PROPOSED PROFFERS:

1. No more than 200 apartment units will be built on the 19.16 acres.
2. Prior to the issuance of the building permit for the 101st unit on the property, either a second access to Route 11 will be developed and open for public use or Pruchnic Lane will be improved to a boulevard section per the requirements of §21-9.1.D. In addition, at the same time, a hard surfaced pedestrian access will be provided connecting the new apartments to the existing apartment complex and Verona Elementary School (Tax Map 36C (1) 4. The sidewalk will be constructed in general conformance with the Concept Plan prepared by Hamrick Engineering and dated December 11, 2015.
3. All multi-family units will be market rate units and none of the units will utilize VHDA tax credits to finance/refinance their construction.

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

PREVIOUS ZONING: Single Family Residential (10) (4/26/66)
General Business (6/22/71)

COMPREHENSIVE PLAN PLANNING POLICY AREA/FUTURE LAND USE DESIGNATION: Urban Service Area: Multi-family Residential

SOILS: Not Applicable

COMMENTS FROM ENGINEER: Most any development of the property will potentially increase stormwater discharge. Stormwater management must be addressed per the provisions of the Augusta County Stormwater Ordinance.

Use of water quality protection measures listed in either the Virginia Stormwater Management Handbook or through the Virginia Stormwater Management BMP

Clearinghouse will be required depending on the disturbed acreage. With respect to water quantity, all points of discharge must comply with the Adequate Channel provisions of 9VAC25-840-40 subdivision 19.

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

This property drains to Middle River which is listed on the Virginia DEQ 2014 Impaired Waters List. This impaired segment extends from the quarry discharge west of Franks Mill downstream to its confluence with Christians Creek. The impaired uses are recreation and aquatic life, the specific impairments are violation of the E. Coli and Fecal Coliform standards and violation of the general benthics standard, the likely sources are Agriculture, Non-Point sources, and wildlife other than waterfowl. For the bacterial impairments, this segment is included in the EPA approved Middle River bacteria TMDL which must be considered by the applicant. Federal TMDL ID # 24515.

Additionally, the 2007 Augusta County Comprehensive Plan lists the Middle River – Falling Spring Run watershed as a Priority Watershed for Groundwater Protection due to the presence of karst features and the location of Source Water Assessment Program zones.

This property lies outside of the Airport Overlay District (APO).

This property lies within Zone X on the FEMA FIRM and therefore is outside the Special Flood Hazard Area.

COMMENTS FROM ZONING ADMINISTRATOR: The rezoning of the existing Blue Ridge Apartments facility from single family to multi-family residential will change the facility from a legal nonconforming use to a legal conforming use. Considering the proffered conditions, the rezoning of the property to multi-family would be compatible with the area and should have no adverse zoning impacts to adjoining properties.

COMMENTS FROM ACSA: There is an existing 6" water line along Lee Highway (Rt. 11) fronting said parcels. There is an existing 6" water line along Pruchnic Lane (TM#36C-(1)-8). Upgrading these lines to meet Service Authority Standards in conjunction with any extension should be expected. Available fire flow in this area is limited. There is an existing 8" sewer line along Purchnic Lane (TM#36C-(1)-8) and running through the front portion of TM#36C-(1)-8A. There is an existing 8" sewer line running through the rear portion & the north side portion of TM#36C-(1)-8A. There is an existing 8" sewer line running through the eastern portion of TM#36C(1)1.

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://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: Public utilities serve this property. Any existing private wells on the property that will no longer be used should be properly abandoned. A health department permit would be required.

COMMENTS FROM FIRE-RESCUE: This request will have little to no impact on service delivery for this area, however, the current owners need to ensure that there is adequate fire flow for this project.

TRAFFIC: Rt. 11 Lee Highway
AADT: 7,800 vpd (2014)
Peak Hour K Factor: 0.106
Peak Hour Directional Factor: 0.556
Posted Speed Limit: 55 mph
Functional Classification: Urban Minor Arterial (3-lane section with shared left turn)

COMMENTS FROM VDOT:

1. It appears that the additional acreage could nearly triple the existing number of units at Blue Ridge Apartments, thus also tripling the traffic using the entrance. This additional traffic should not have a significant impact on adjacent roadways but will impact the Rt. 11 entrance requirements. The rezoning does not meet the warrants for a Chapter 527 Traffic Impact Analysis.
2. The existing entrance on Rt. 11 would need to be upgraded to current standards (Appendix F of the VDOT Road Design Manual). A right turn taper or turn lane is likely to be required to accommodate the additional traffic using the entrance. These requirements can be reviewed in more detail during the Site Plan review period. The Concept Plan provided by Hamrick Engineering, P.C. shows enough existing right-of-way to make the necessary entrance improvements.

3. Proffer #2 indicates a second entrance or boulevard to be built prior to the 101st unit. A second entrance to Rt. 11 would not meet Access Management Spacing Requirements. However, if access could be gained to adjacent property, an existing second entrance to Rt. 11 could potentially be utilized with Owner's consent. A boulevard section may be the most feasible alternative to consider.
4. Apartments owned by a single owner will not meet the public service requirements needed to consider bringing the streets into the State system. Therefore, the roadway(s) will need to remain private.

SCHOOLS IMPACTED (data as of 9/30/15):

School	Instructional Capacity	Enrollment
Clymore Elementary School	750	712 (Anticipated 8/17)
Stewart Middle School	720	574
Fort Defiance High School	960	818

SCHOOL BOARD STAFF COMMENTS: The rezoning of approximately 19.1 acres from Single Family Residential and General Business to Multi-Family Residential will have some impact on the schools in this area.

It should be noted that in the Fall of 2017, the new elementary boundary lines will become effective. Thus, the majority of Verona Elementary School student population will attend Clymore. It is estimated that Clymore will be at 95% of Instructional Capacity beginning that Fall with an anticipated 712 students in Grades K-5. Clymore has the potential to exceed their Instructional Capacity should this rezoning request be approved and be included with the already existing approved and/or pending housing units.

Stewart Middle and Fort Defiance High Schools will not be impacted as much because their current Instructional Capacities could absorb the students once this rezoning is fully developed.

COMMUNITY DEVELOPMENT STAFF COMMENTS:

PROS

1. Request is in compliance with the Comprehensive Plan Land Use Map.
2. Request is compatible with existing development on the site.
3. Public water and sewer are available to serve the property although system improvements may be required to support the proposed development.
4. Property is located in an Urban Service Area where the County wants to encourage its future residential growth.

5. There is additional capacity at two of the three schools impacted by this request to handle any additional student population.

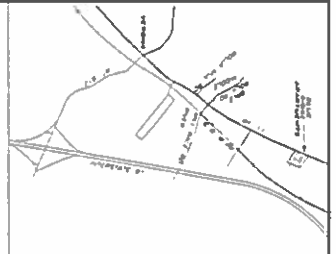
CONS

1. The elementary school impacted by this request will be at or near its program capacity by the Fall of 2017.

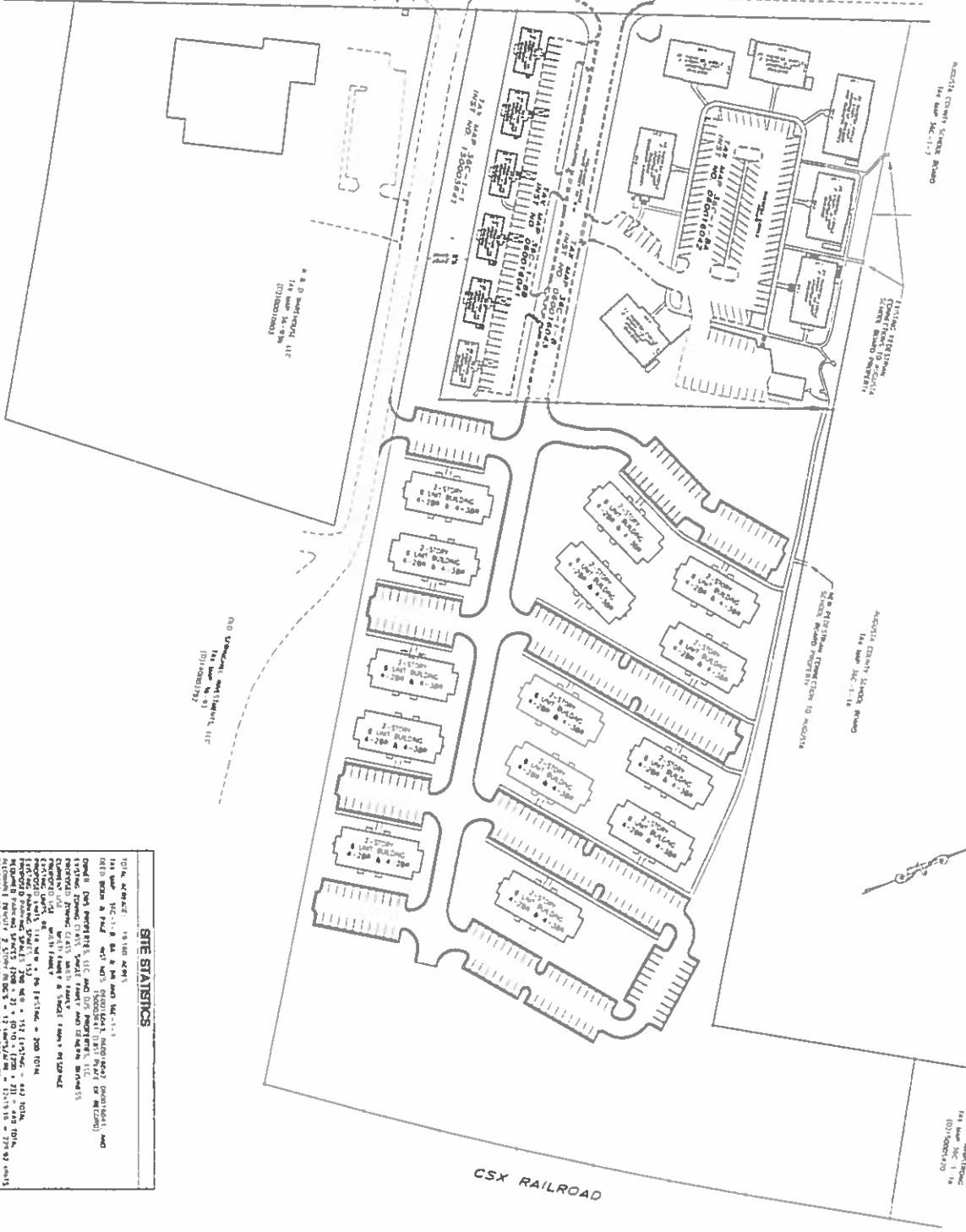
COMMUNITY DEVELOPMENT STAFF RECOMMENDATIONS: A portion of this rezoning includes the existing Blue Ridge Apartments which has 86 units. These apartments were developed under the old Single Family 10 zoning and are non-conforming uses both in terms of use, as well as density. This rezoning will enable the apartments to become conforming as long as there is additional land added to the apartments to reduce the density per acre in line with the existing zoning regulations.

Public water and sewer are available to serve the property, although system improvements are likely. Two out of the three schools impacted by this request have the program capacity to handle the additional students generated by this request, although Clymore Elementary School will be at or nearing its program capacity.

Currently, the property is zoned Single Family Residential and the undeveloped portion of the property could be developed for single family detached homes without additional zoning approval. This request is compatible with the Comprehensive Plan and existing development on a portion of the property. It is an appropriate transition from the General Industrial zoning to the south and the Single Family Residential zoning to the north. With the proffers submitted, Staff recommends approval of the request with the proffers.



LEE HIGHWAY, ROUTE 11



SITE STATISTICS

TOTAL ACRES: 1.0000
 TOTAL SQUARE FEET: 43,560
 TOTAL BUILDING SQUARE FEET: 1,000,000
 TOTAL PARKING SPACES: 200
 TOTAL UNITS: 200
 TOTAL GARAGES: 200
 TOTAL STORIES: 2
 TOTAL FLOORS: 2
 TOTAL ELEVATION: 100 FT
 TOTAL AREA: 43,560 SQ FT
 TOTAL PERCENTAGE: 100%

JOB No	01-0182
SCALE	1" = 60'
DATE	DECEMBER 11, 2015
SHEET No	1 OF 1

DWS PROPERTIES, LLC
BLUE RIDGE APARTMENTS
 NORTH RIVER DISTRICT
 AUGUSTA COUNTY, VIRGINIA

CONCEPT PLAN

EHAMMICK
ENGINEERING, P.C.
 Land Planning • Public Works • Environmental
 200 W. Hamrick, Jr. Pk.
 555-555-5555
 www.ehammick.com

DATE	BY / No	DESCRIPTION



DWS Properties LLC

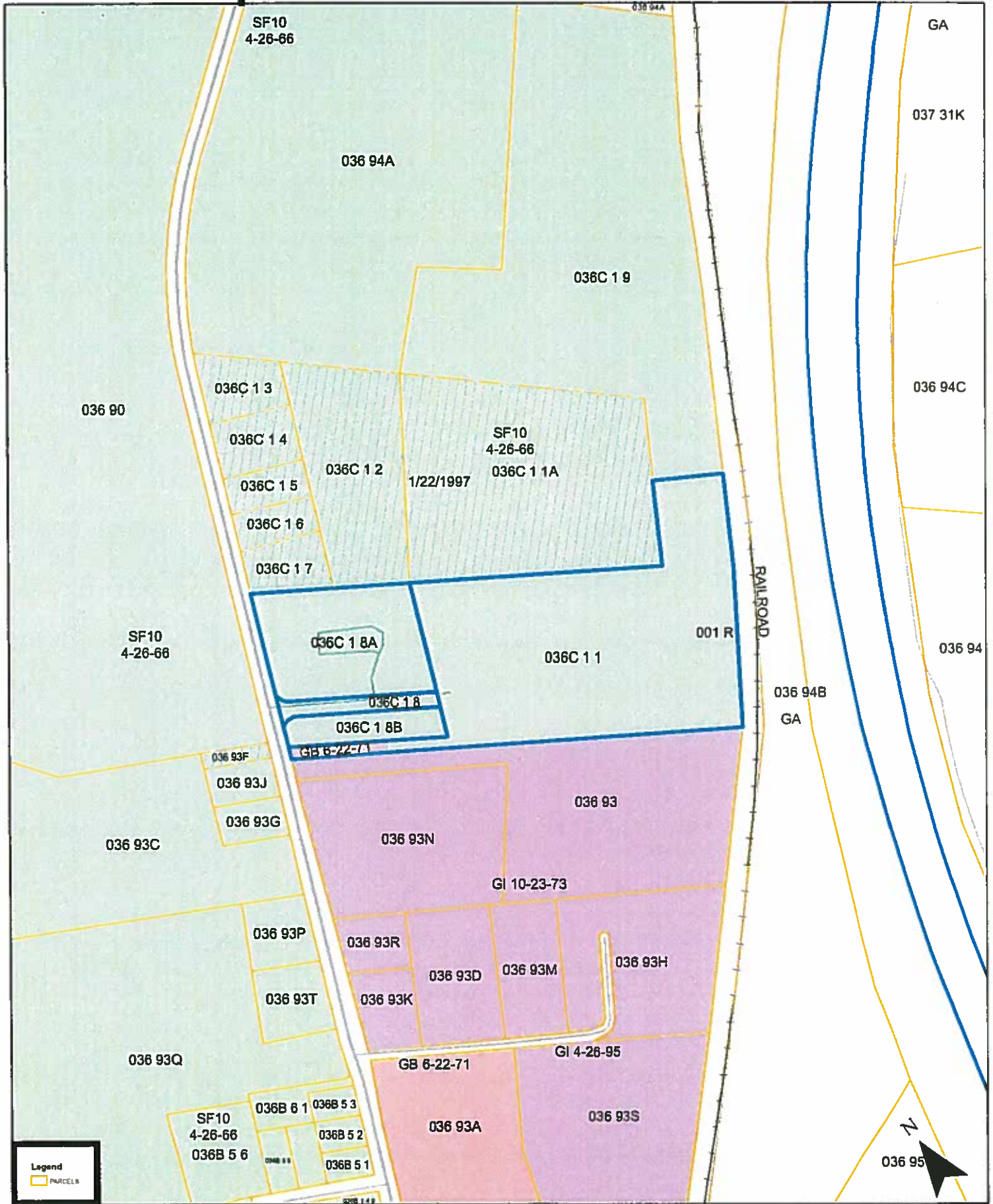


Legend
PARCELS

0 200 400 800 1,200 1,600 Feet

1 inch = 400 feet

DWS Properties LLC



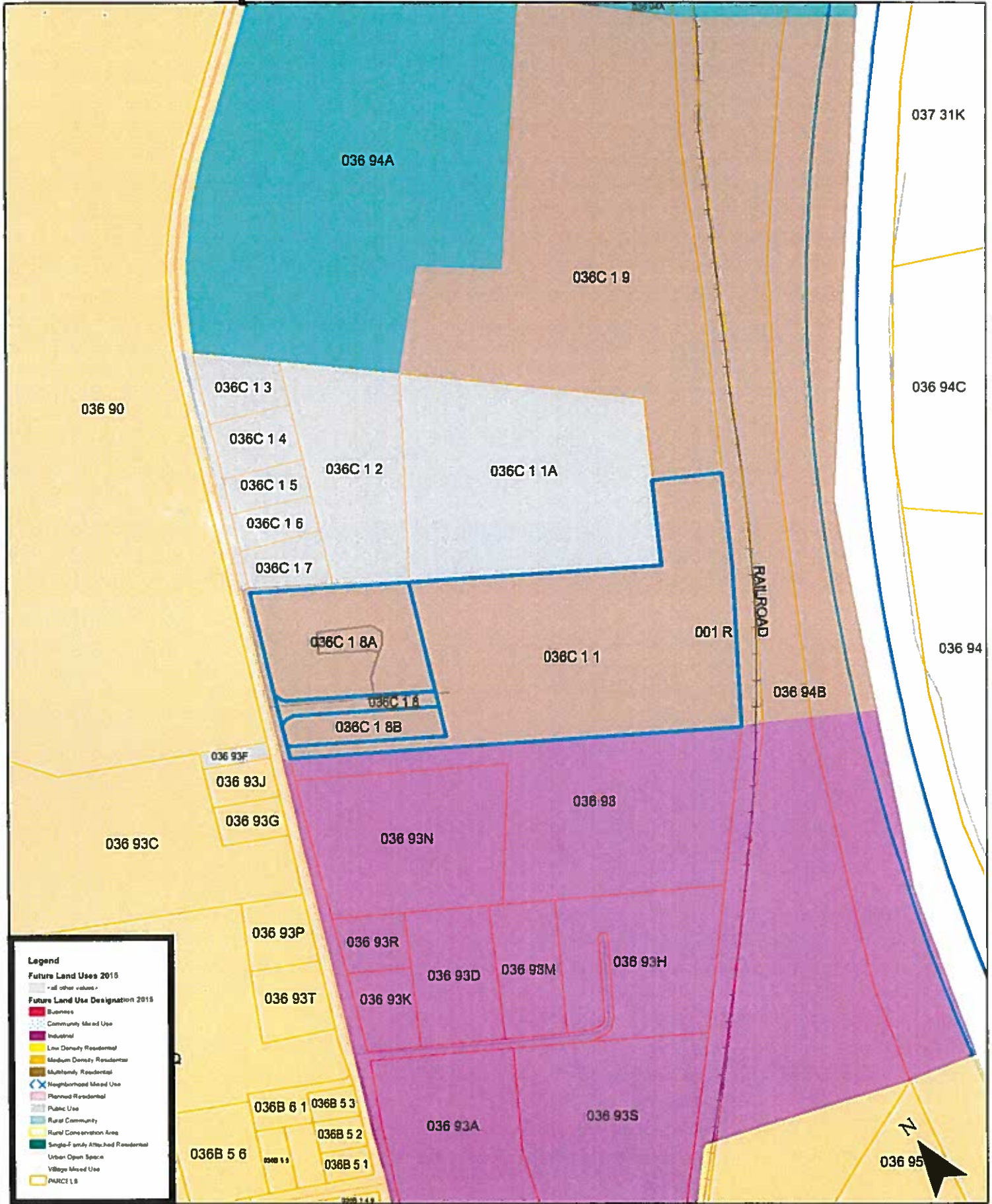
Legend
PARCELS

0 200 400 800 1,200 1,600 Feet

1 inch = 400 feet



DWS Properties LLC



Legend

Future Land Uses 2015
 - all other values -

Future Land Use Designation 2015

- Business
- Community Mixed Use
- Industrial
- Low Density Residential
- Medium Density Residential
- Multifamily Residential
- Neighborhood Mixed Use
- Planned Residential
- Public Use
- Rural Community
- Rural Conservation Area
- Single-Family Attached Residential
- Urban Open Space
- Village Mixed Use
- PARCEL ID

0 200 400 800 1,200 1,600 Feet

1 inch = 400 feet

AUGUSTA COUNTY PLANNING COMMISSION



ANNUAL REPORT 2015

AUGUSTA COUNTY PLANNING COMMISSION 2015 ANNUAL REPORT

MEMBERSHIP

The Augusta County Planning Commission members in 2015 were: Eric M. Shipplett, Chairman; Stephen Neil Bridge, Vice-Chairman; James W. Curd; Christopher M. Foschini; Gordon Kyle Leonard, Jr.; and Kitra A. Shiflett. E. Thomas Jennings, Jr. replaced Taylor Cole in August representing the Pastures District. Rebecca L. Earhart served as Secretary to the Commission.

MEETINGS

In 2015, the Planning Commission held ten (10) regular meetings, one joint worksession and one joint public hearing with the Board on the Comprehensive Plan. The Commission had strong attendance at all of their meetings with Kitra Shiflett attending all ten meetings and the public hearing, only missing the joint worksession. Thom Jennings also had perfect attendance once he was appointed in August and James Curd and Steve Bridge missed only one meeting apiece. The Commission continued their practice of meeting on the second Tuesday of each month and viewing the requests prior to the public hearings.

WORKLOAD

The Commission had five (5) rezoning requests come before them, as well as two requests to amend proffers, one request to amend the Floodplain Overlay District in the Back Creek area, and three requests to add the Source Water Protection Overlay Area 2 zoning designation to the supplies of three public water systems. The Commission also considered seven (7) Zoning and Subdivision Ordinance amendments ranging from the keeping of backyard chickens to the height of vegetation allowed in drainage easements.

The Commission discussed the potential implications and impacts of the Atlantic Coast Pipeline on the County from a planning perspective in early 2015. The Commission submitted written comments to the Board of Supervisors on the matter for their consideration when developing comments to the Federal Energy Regulatory Commission on the proposal. Another significant portion of the Commission's time was spent on finalizing the update to the Comprehensive Plan which received Board approval in August of 2015.

REZONING OF LAND

Four (4) of the five (5) requests for rezoning were recommended to the Board to be approved with proffers, while one small request to rezone from General Business to Single Family Residential was recommended to the Board for approval without proffers. There were two (2) requests to amend and restate proffers on previously zoned properties. Two (2) of the five (5) rezoning requests also involved amending and/or

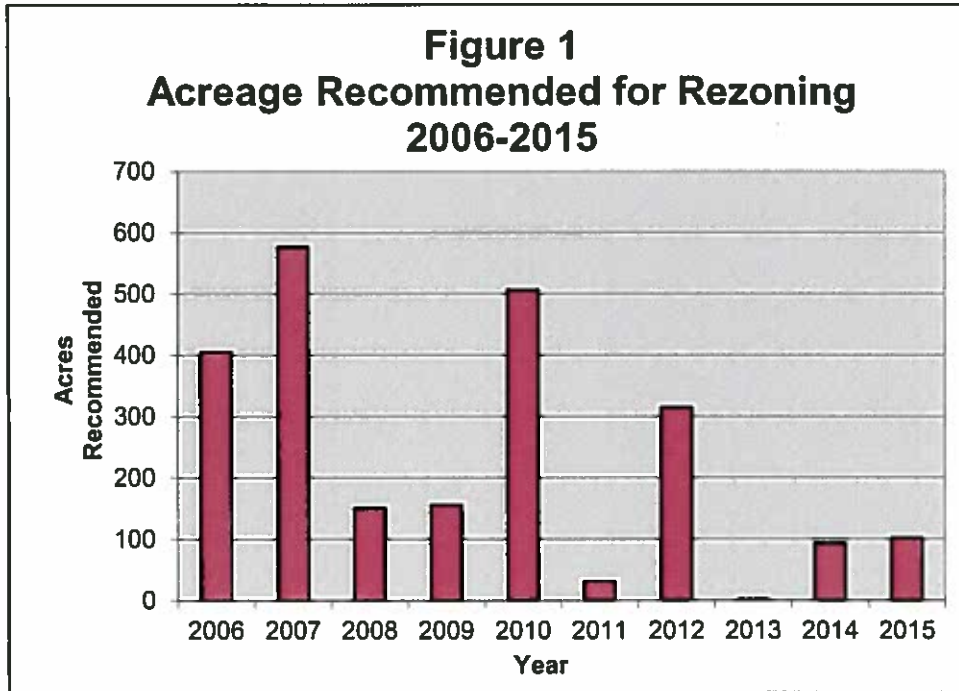
restating the proffers on the property. Table 1 shows a breakdown of the Planning Commission’s actions on all the requests for rezoning by magisterial district.

**TABLE 1
RECOMMENDATIONS ON REQUESTS FOR REZONING
BY THE PLANNING COMMISSION
BY MAGISTERIAL DISTRICT**

DISTRICT	RECOMMEND APPROVAL WITH PROFFERS	RECOMMEND APPROVAL WITHOUT PROFFERS	RECOMMEND DENIAL	TABLED	TOTAL
Beverley Manor	1	0	0	0	1
Middle River	1	0	0	0	1
North River	0	0	0	0	0
Pastures	0	0	0	0	0
Riverheads	0	1	0	0	1
South River	0	0	0	0	0
Wayne	2	0	0	0	2
TOTAL	4	1	0	0	5

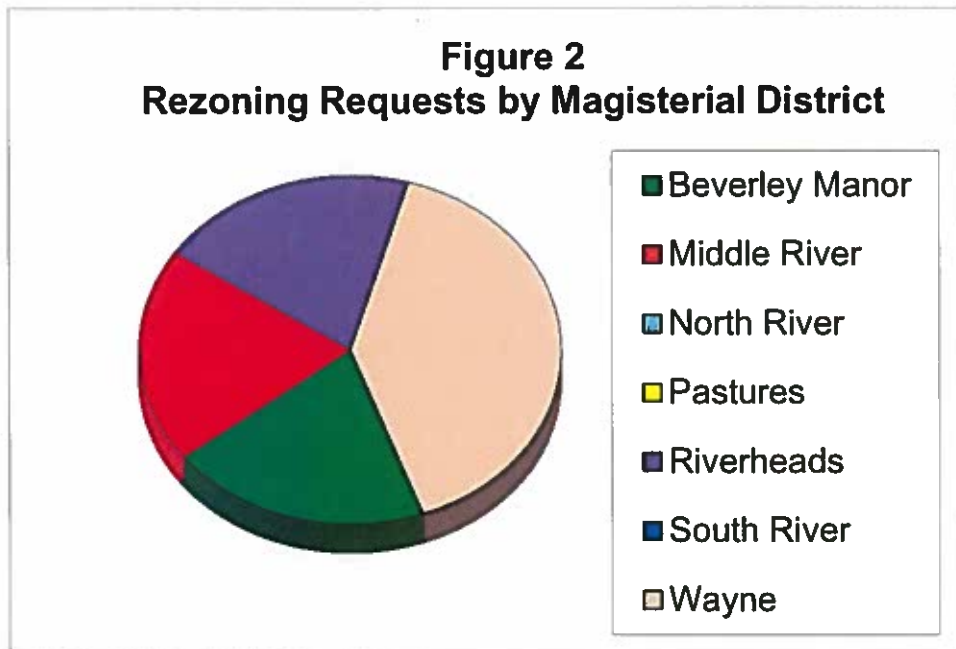
The number of rezoning requests in 2015 (five) was the same as in 2014 and represented an increase from the two requests in 2013, but less than the eight (8) in 2012. For the purposes of this report, only the rezoning requests will be considered, not the requests to amend the proffers and add the Floodplain or Source Water Protection Overlay designations. The acreage recommended for rezoning increased as compared to last year, from over 93 acres in 2014 to just over 100 acres in 2015 (see Figure 1 on Page 4). The Board of Supervisors followed the recommendations of the Planning Commission in all five rezoning cases in 2015.

The rezoning requests in 2015 were distributed over four (4) of the seven (7) magisterial districts. The Wayne District had the most requests with two (2), while the Beverley Manor, Middle River, and Riverheads Districts each had one (1) request. There were no rezoning requests made in the North River, Pastures or South River Districts in 2015. Figure 2 (on page 4) graphically depicts the number of rezoning requests by magisterial district. Table 2 (on page 5) lists the acres recommended for rezoning by zoning classification and magisterial district, while Figure 3 (on page 6) graphically illustrates the geographic location of the acreage recommended for rezoning, The Wayne District had nearly 80% of the acres recommended for rezoning, while the Beverley Manor District had nearly 20%. Less than two (2) acres total were requested to be rezoned in the Middle River and Riverheads Districts.



* Note: This chart does not include requests to add the Floodplain or Source Water Protection Overlays or requests to add or amend and restate proffers.

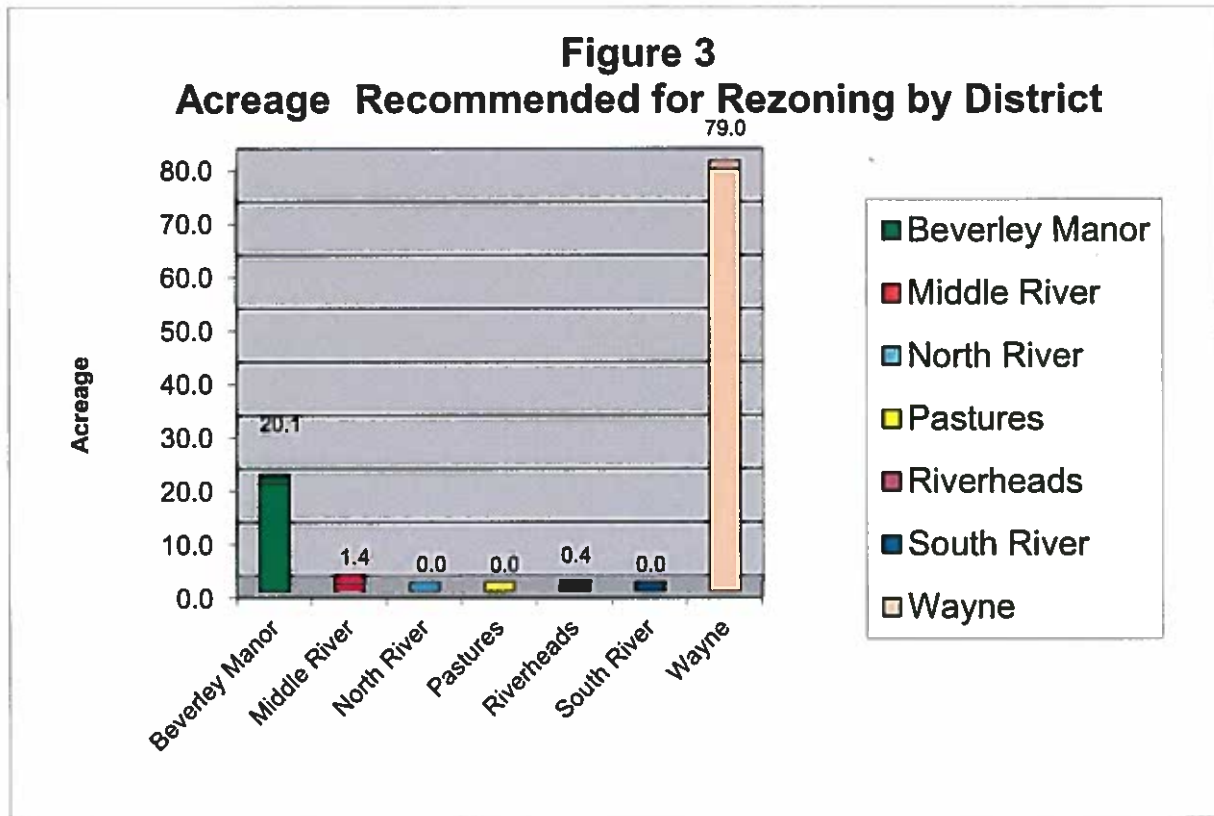
Again this year, the acreage being recommended for rezoning in 2015 is a little deceiving. Two of the requests totaling 61 acres were for land to be changed from one development zoning classification to another. Less than 40% of the land being rezoned in 2015 was rezoned from General Agriculture.



**TABLE 2
ACREAGE RECOMMENDED FOR REZONING
BY ZONING CLASSIFICATION AND MAGISTERIAL DISTRICT**

ZONE	Beverley Manor	Middle River	North River	Pastures	R'heads	South River	Wayne	TOTAL
General Agriculture	0	0.93	0	0	0	0	0	0.93
Rural Residential	0	0	0	0	0	0	0	0
Single-family Residential	0	0	0	0	.421	0	64.613	65.034
Attached Residential-Duplexes and Townhouses	0	0	0	0	0	0	8.024	8.024
Manufactured Home Park	0	0	0	0	0	0	0	0
Multi-family Residential	10.755	0	0	0	0	0	0	10.755
Airport Business	0	0	0	0	0	0	0	0
General Business	9.304	0	0	0	0	0	6.348	15.652
Planned Commerce	0	0	0	0	0	0	0	0
General Industrial	0	0.46	0	0	0	0	0	0.46
Planned Unit Developments	0	0	0	0	0	0	0	0
TOTAL*	20.059	1.39	0	0	.421	0	78.985	100.855

* Note: This table does not include requests to add the Floodplain or Source Water Protection Overlays or requests to add or amend and restate proffers.



* Note: This chart does not include requests to add the Floodplain or Source Water Protection Overlays or requests to add or amend and restate proffers.

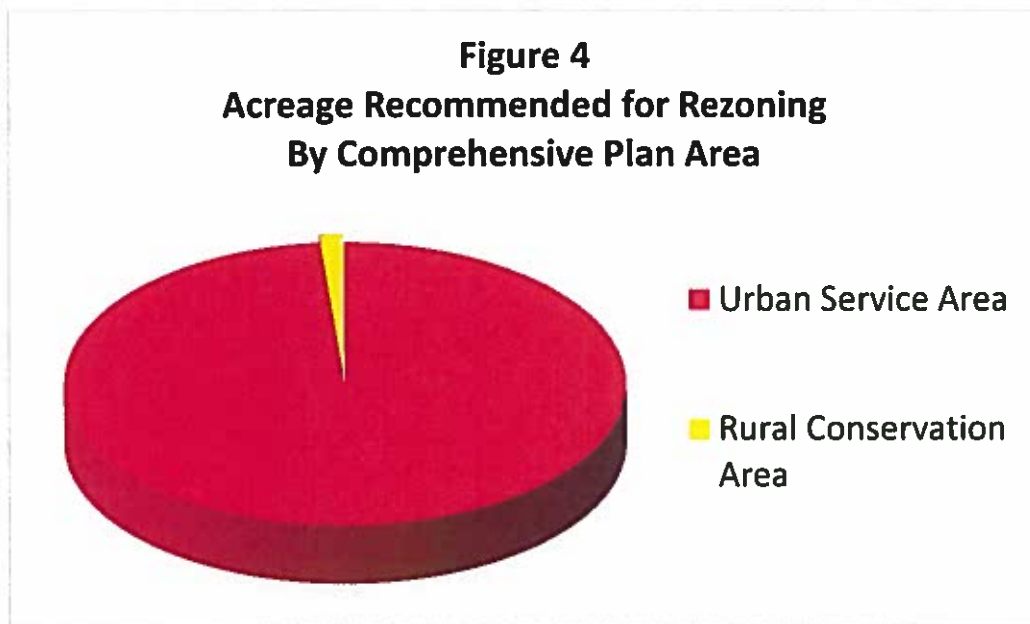
RELATIONSHIP TO THE COMPREHENSIVE PLAN

One of the goals of the Augusta County Comprehensive Plan Update 2014/2015 is to target the County's growth to those areas with the public services designed to accommodate the development. The Plan recommends that 80% of the County's future residential growth locate in the Urban Service Areas, while Community Development Areas are planned to accommodate up to 10% of the future residential growth. Rural Conservation Areas and Agricultural Conservation Areas are each expected to accommodate less than 5% of the future residential development, with Rural Conservation Areas expected to accommodate the majority of the rural residential development in the County.

One way to track how well the Comprehensive Plan is being implemented is to view the number of rezonings being sought by Comprehensive Plan Planning Policy Area. In 2015, there were four (4) requests for rezoning in the Urban Service Area and one (1) in the Rural Conservation Area. The request in the Rural Conservation Area was to modify the zoning on an existing industrial site by changing the zoning to match the parcel boundaries and included rezoning almost an acre back to General Agriculture.

Another way to track the Plan's implementation is to view the amount of acreage being requested to be rezoned by Comprehensive Plan Planning Policy Area and the

amount of acreage recommended for rezoning in each Policy Area by the zoning classification (see Figure 4 below). The vast majority of the acreage, over 99 acres, was recommended for rezoning in the Urban Service Area. Less than two (2) acres was recommended for rezoning in the Rural Conservation Area and an acre of that request was to rezone land back to General Agriculture from General Industrial. Of the land being recommended for rezoning in the Urban Service Area, almost 40 acres was being requested to be rezoned out of General Agriculture to facilitate new business and residential development, while over 60 acres was being zoned from one residential or business zoning classification to another.



ORDINANCE AMENDMENTS

Again in 2015, changes to the County’s development regulations was a significant portion of the Commission’s workload. The Planning Commission reviewed and made recommendations on seven (7) Zoning and Subdivision Ordinance amendments that went to public hearing in 2015. The Planning Commission recommended ordinance changes to regulations on floodplains, agri-tourism, commercial vehicles, mini-warehouses, bonding requirements and drainage easement requirements. The Board of Supervisors approved all six (6) amendments recommended by the Commission, although they didn’t approve one of the recommended changes to the mini-warehouse regulations. The Board followed the Commission’s recommendation not to allow backyard chickens in residential subdivisions.

FLOODPLAIN AND SOURCE WATER PROTECTION OVERLAYS

The Commission recommended changes to the County’s floodplain ordinance, as well as recommended changes to the Floodplain Overlay district in the Back Creek area

of the County. The Back Creek changes involved adding 456 acres to the floodplain overlay district and taking 440 acres out of the district. These changes were the result of an engineering study undertaken by the County in cooperation with FEMA and DCR.

There were also requests to add the Area 2 Source Water Protection Overlay designation to more than 6000 acres located in the recharge areas for the water systems in Churchville, Dooms (Vesper View and Crimora Mines), and Harriston. These areas were added to the existing Source Water Protection Areas already approved in the County. These recharge areas were identified as a result of extensive study by the Service Authority on these three water systems.

REVIEW OF THE COMPREHENSIVE PLAN

The Planning Commission completed their review of the County's Comprehensive Plan in 2015. The Commission held a joint worksession on the Plan in June to review with the Board their recommendations for changes to the Plan. They held a joint public hearing with the Board on the Plan in July. After considering the comments from the hearing and additional written comments received, the Commission recommended approval of the Plan to the Board and the Board adopted the Update on August 26, 2015.

LOT CREATION

There are two ways to create lots in Augusta County. The major subdivision process is the typical way lots get created in residential, business, or industrial zoning. In 2015, 159 lots were created through the major subdivision process. The other way lots can be created in the County is through the minor subdivision process. This process allows a single lot zoned agriculture to be created off a larger tract of land and approved administratively by the County Subdivision Agent. In most cases, these lots are created to be sold and houses to be built on them. Up to two lots zoned residential, industrial or business can also be created in this manner, although the minor subdivision process is most frequently used in the agricultural areas. In 2015, only two (2) lots were created through the minor subdivision process that weren't zoned General Agriculture and they were both Single Family Residential lots.

To get a clearer picture of the number of residential lots being created in Augusta County in any given year, you must analyze both the minor and major subdivision plats being approved in the County. In 2015, 157 new rural residential, single family and attached residential lots were created through major subdivision plats (see Table 3 below). This is the first time in many years where the number of residential lots created through the major subdivision process has exceeded 150. In 2015, thirty-six (36) new lots were created through the minor subdivision process in General Agriculture, while two (2) Single Family Residential lots were created through the minor subdivision process. More than 80% of the new residential lots in the County were created in areas zoned residential in 2015. Figure 5 (on page 9) graphically presents the number of residential lots created through the major subdivision process versus the minor subdivision process in 2015.

New lots created in the County are required to have frontage on a public road. The only exception to that is in the General Agriculture districts where it is possible to create a lot without road frontage, but meeting all other lot requirements, and convey it to a family member. In 2015, eight (8) of the thirty-six (36) lots (approximately 22%) created in General Agriculture districts were created using the Family Member Exception.

**TABLE 3
LOTS CREATED IN 2015**

Zoning	Minor Subdivision Lots	Major Subdivision Lots	Total New Lots
Rural Residential	0	14	14
Single Family Residential	2	74	76
Attached Residential	0	28	28
Master Planned Community (residential)	0	41	41
Multi-Family Residential	0	0	0
General Business	0	2	2
General Industrial	0	0	0
Planned Commerce	0	0	0
General Agriculture	36	0	36
TOTAL	38	159	197

**Figure 5
Lots Created in 2015**

