



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: April 5, 2016

SUBJECT: Regular Meeting

The Regular Meeting of the Augusta County Planning Commission will be held on **Tuesday, April 12, 2016, 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 **3:30 pm** in the Board of Supervisors' Conference Room at the Augusta County Government Center for a short staff briefing and to go on the viewing. We will also be going on site visits to Crimora Park and Stuarts Draft Park (See Attachment). We will have dinner in the Community Development Department Conference Room at approximately 6:15.

Attached are the agenda and meeting materials for Tuesday's meeting, as well as the county parks information. 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



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Ref. # 16-295

MEMORANDUM

TO: Planning Commission
FROM: Becky Earhart, Senior Planner *Becky*
SUBJECT: Parks and Recreation Tour- Part 2
DATE: April 4, 2016

We have set up the second part of the parks and recreation tour for you. Enclosed you will find another copy of the county map with all of their facilities marked. In addition, you will find specific maps of the park facilities we will be visiting on Tuesday, April 12th (Crimora and Stuarts Draft). That leaves us with County Recreation Gym and Berry Farm. If we have any extra time, we will try to swing by the Rec Gym in Fishersville.

Parks and recreation staff will again be joining us on Tuesday to give us information on the facilities, their history, and proposed capital improvement projects, as well as background on their current and future programming efforts. I think we all benefitted from the tour last month and I think this month will be just as beneficial.

If you have any questions about the plans for Tuesday's tour or specific questions for Parks and Recreation, please let me know as soon as possible so that we can have the answers by Tuesday.

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

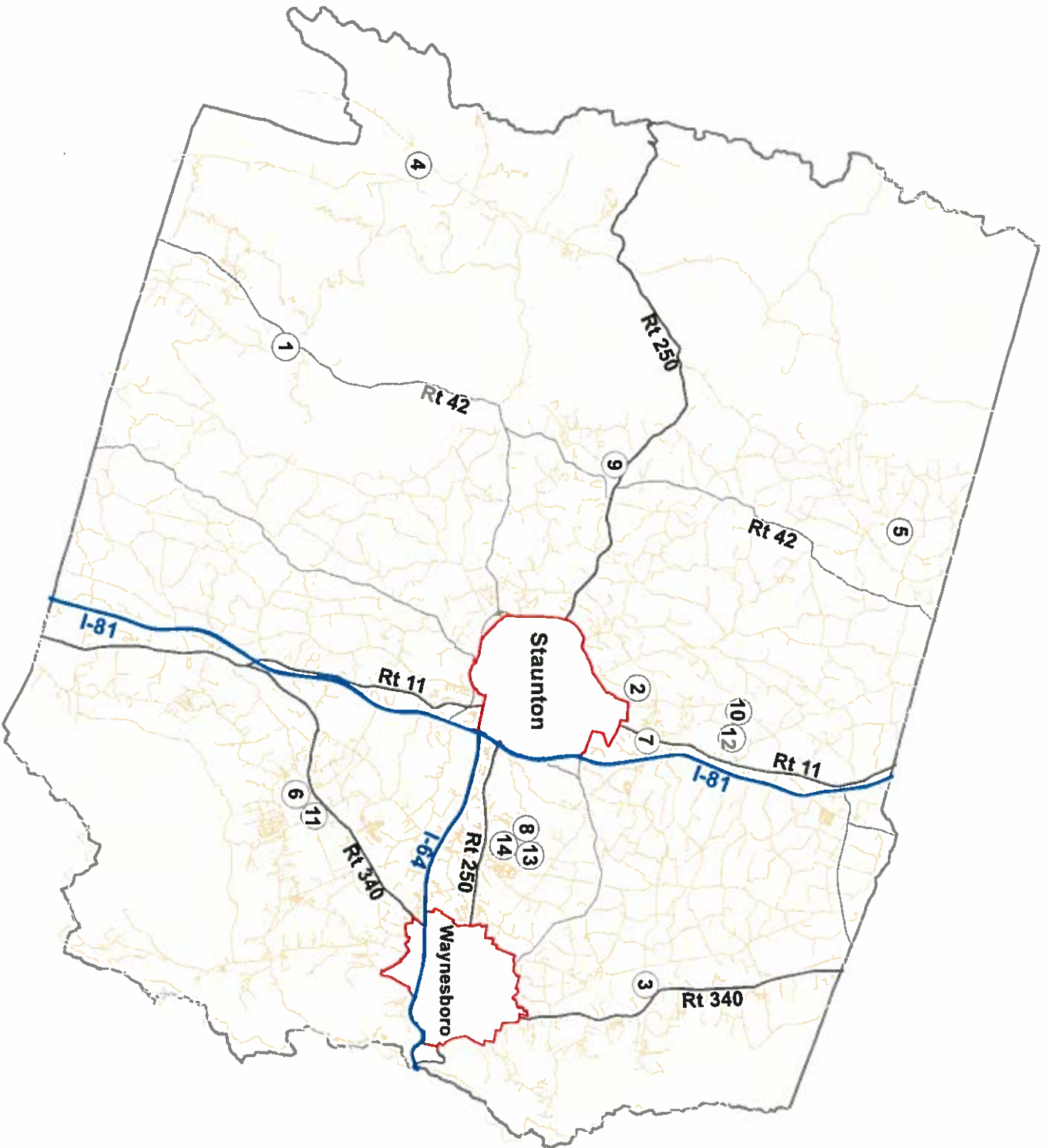
County Parks & Facilities Location Map

Parks

- 1 Augusta Springs Park
- 2 Berry Farm
- 3 Cimotoa Park
- 4 Deerfield Park
- 5 Natural Chimneys
- 6 Stuarts Draft Park

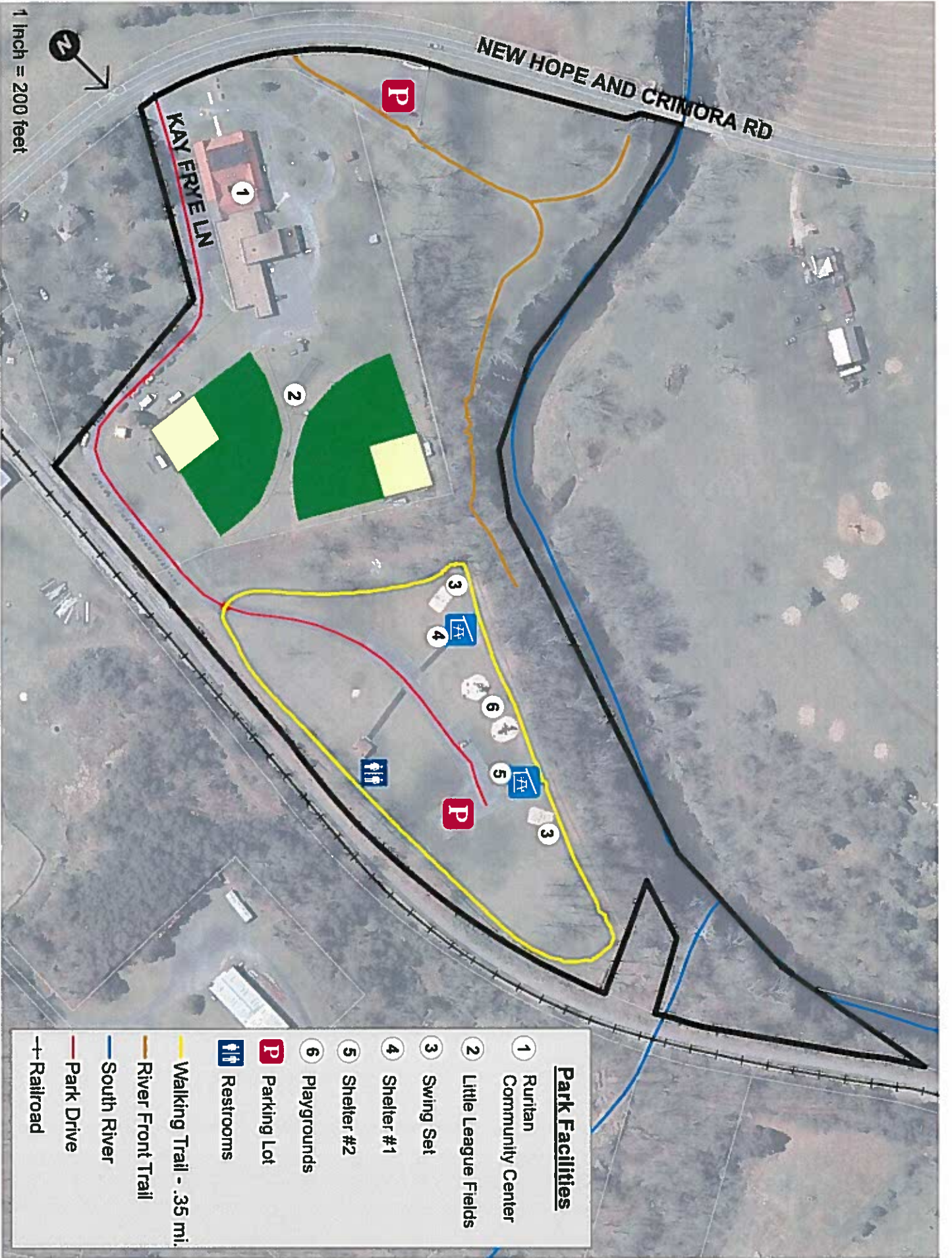
Facilities

- 7 Augusta County Government Ctr.
- 8 Augusta County Recreation Ctr.
- 9 Churchville Elementary/Community Ctr.
- 10 Clymore Elementary/Community Ctr.
- 11 Stuarts Draft Elementary/Community Ctr.
- 12 Stewart Middle School/Community Ctr.
- 13 Wilson Middle School/Community Ctr.
- 14 Wilson Elementary/Community Ctr.



1 inch = 27,726.75 feet

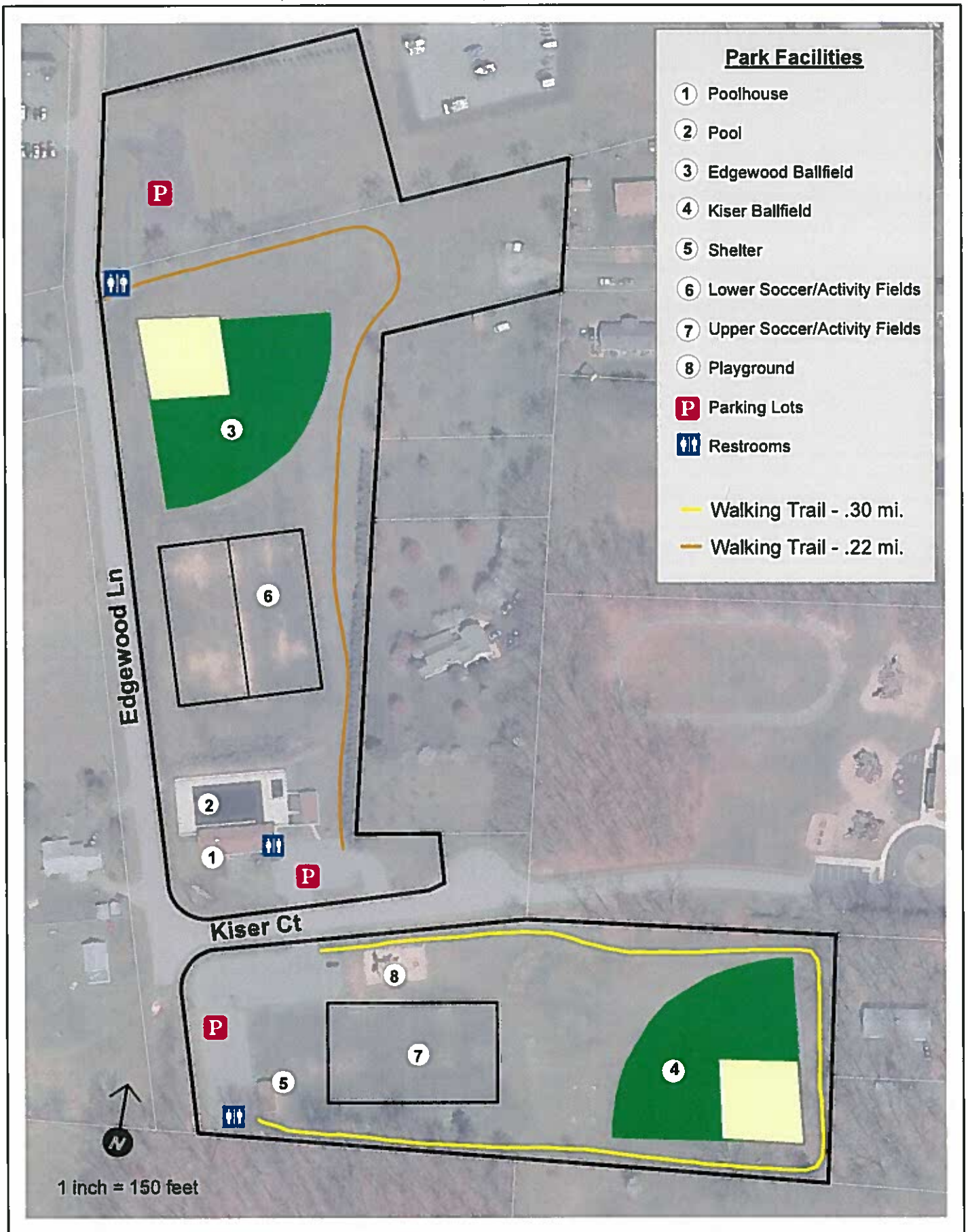
Crimora Park, Verona, Virginia



1 Inch = 200 feet



Stuarts Draft Park, Stuarts Draft, Va.



**ADVANCED
AGENDA**

Regular Meeting of the Augusta County Planning Commission

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

1. CALL TO ORDER
2. DETERMINATION OF A QUORUM
3. MINUTES

Approval of the Called and Regular Meetings on March 8, 2016.
4. PUBLIC HEARINGS
 - A. A request to rezone from General Business to Single Family Residential approximately 0.3 of an acre owned by KKH Properties, LLC located on the southeast side of Middle River Drive (Rt. 1922), approximately 175 feet south of the intersection with Verona Court Boulevard (Rt. 1919) in Verona in the Beverley Manor 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. Information for Commission – Code of Virginia, Section 15.2-2310
(Board of Zoning Appeals Items)
10. ADJOURNMENT

PRESENT: S. Bridge, Chairman
K. Shiflett, Vice Chairman
J. Curd
T. Jennings
K. Leonard
E. Shipplett
R. L. Earhart, Senior Planner and Secretary
J. Wilkinson, Director of Community Development

ABSENT: C. Foschini

VIRGINIA: At the Called Meeting of the Augusta County Planning Commission held on Tuesday, March 8, 2016, at 3:30 p.m. in the Board of Supervisors' Conference Room, Augusta County Government Center, Verona, Virginia.

The Planning Commission assembled in the Augusta County Government Center.

The Planning Commission traveled to Deerfield Park and Natural Chimneys to obtain background information prior to the review of the Parks and Recreation Master Plan update.

Chairman

Secretary

PRESENT: S. Bridge, Chairman
K. Shiflett, Vice Chairman
J. Curd
J. Jennings
K. Leonard
E. Shippelt
R. L. Earhart, Senior Planner and Secretary
J. Wilkinson, Director of Community Development

ABSENT: C. Foschini

VIRGINIA: At the Regular Meeting of the Augusta County Planning Commission held on Tuesday, March 8, 2016, at 7:00 p.m. in the Board Room, Augusta County Government Center, Verona, Virginia.

DETERMINATION OF A QUORUM

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

MINUTES

Mr. Leonard moved to approve the minutes of the called and regular meetings held on February 9, 2016.

Mrs. Shiflett seconded the motion, which carried unanimously.

NEW BUSINESS

Parks and Recreation Master Plan

Mrs. Earhart stated the Planning Commission had traveled to the Deerfield Park and Natural Chimneys facilities as part of the review prior to considering the Parks and Recreation Master Plan update. The Planning Commission will be considering a recommendation for adopting the Master Plan as part of the County's Comprehensive Plan later this summer. She introduced Andy Wells, Director of Parks and Recreation who gave a presentation on the Augusta Springs Park facility.

Mr. Wells stated the park consists of 24 acres. Trees that were gifted to the park by residents of the area have been planted, soccer goals and a basketball court have been installed, as well as a playground, and a picnic shelter and restroom facility were constructed. A one mile walking trail is located in the park and is heavily used by local residents. There is a caretaker on site who is responsible for keeping the park and bathrooms clean. The residents have asked for ballfields to be placed in the park, but because of the close proximity to the Craigsville and Buffalo Gap ballfields, ballfields are not a priority at this time. There are currently no projects or plans to expand facilities in the park.

Mr. Jennings asked how long the park has been in existence.

Mr. Wells stated the park was finished in 2012. The picnic shelter was completed in 2013 and was the last improvement made.

Mr. Shipplett asked if permits were needed to use the trails at Berry Farm.

Mr. Wells stated Berry Farm, which consists of 350 acres in the western tract in the North River District, and 200 acres in the eastern tract in the Beverley Manor District, is not currently opened to the general public for recreational use. Permits are needed to use the walking trails and to bow hunt. Bow hunting permits are given in the fall as part of a controlled hunt and there have been phases where permits have been given for walking and hiking. The Service Authority is conducting a source water protection study on the property. Once the study is complete, a Public Use Overlay will be pursued in order to include and define the type of recreational uses for the property. Over the years there has been controversy as to what type of uses should be allowed on the property. There are those who believe the property should be developed into a park and athletic facility. Others are opposed to a park and athletic facility and believe such facilities would harm the water source and influence the adjacent aquifer. Without a Public Use Overlay, only passive recreation would be allowed. Passive recreation may include, but not be limited to, enhanced trail networks for walking and bicycling, natural style amphitheaters, picnic tables along the trails, and disc golf. It may be possible to partner with Project GROWS to have a rustic learning center. Passive use would not allow athletic facilities. With passive uses, it is expected the site would get a high amount of usage, and possibly frequently used by City of Staunton residents looking for easy access to walking and

biking trails, which are not available within the city limits. Dr. Marshall Pattie, County Supervisor, has indicated he is in favor of, and would support, passive recreation uses for the property.

Mr. Shipplett asked if walking trails have been established.

Mr. Wells stated there are fire and service roads that have been put through the property mainly for accessibility. The roads are bush-hogged once a year, but are generally not accessible for foot travel due to limited resources to maintain them. The County is hoping to partner with certain mountain biking groups that give assistance in maintaining the trails by donating labor and materials.

Mr. Shipplett stated he would like to see the Berry Farm.

Mr. Wells stated he would be glad to provide a letter to Mr. Shipplett stating he has permission to be on the property.

Mr. Jennings asked how the County acquired the Berry Farm.

Mr. Wells stated it was gifted to the County in order to protect the water source in the Verona area, but he is unsure who gifted the property.

Mrs. Earhart stated research is currently being conducted on this property, and she will provide more information at the April meeting in regards to the previous owners.

STAFF REPORTS

Code of Virginia – Section 15.2-2310

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

16-19 Fishersville Realty, LLC

The Planning Commission is concerned about the possible impact of this use on adjacent residential development, as well as planned residential development in the area. Mr. Shipplett moved to recommend to the BZA, if they permit the crushing operation, that there be limits placed on the amount of time the use is allowed and suggest that it be allowed for no more than 1 year from the time the permit is issued.

Mr. Jennings seconded the motion, which carried unanimously.

Mrs. Earhart informed the Commissioners in addition to the proposed rezoning site, they would also be touring park facilities on the eastern end of the County as part of the April meeting. She asked the Commissioners if they would prefer to break up the park viewings into two separate tours. The majority stated they would prefer to tour the parks all at the same time.

Mrs. Earhart informed the Commissioners the new signs have arrived that will be placed on sites advertising pending zoning actions, either by the BZA or the Planning Commission. The Commissioners may receive calls from the public inquiring about the pending zoning action.

Mrs. Earhart briefed the Commission on action taken by the General Assembly passing a bill that will significantly curtail the County's ability to accept proffers on residential development. She encouraged the Commissioners to refrain from speaking with developers regarding pending development, until further information is obtained by the County Attorney.

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

Chairman

Secretary

**COUNTY OF AUGUSTA
STAFF REPORT
KKH Properties, LLC
April 12, 2016**

SUMMARY OF REQUEST: A request to rezone from General Business to Single Family Residential approximately 0.3 of an acre owned by KKH Properties, LLC located on the southeast side of Middle River Drive (Rt. 1922), approximately 175 feet south of the intersection with Verona Court Boulevard (Rt. 1919) in Verona in the Beverley Manor District.

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

PREVIOUS ZONING: General Business (1/8/1969)

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

SOILS: Not Applicable

COMMENTS FROM ENGINEER: Zoning from General Business to Single Family Residential is expected to produce minimal stormwater impact. This property lies within Zone X on the FEMA FIRM and therefore is outside the Special Flood Hazard Area.

COMMENTS FROM ZONING ADMINISTRATOR: This parcel has existing single family residential dwellings on three sides, and the Verona Fire Department to the rear. Rezoning this parcel to single family residential should have no adverse zoning impacts on the residential use parcels, however, the change in zoning will increase the side yard setback from zero to twenty-five feet on the adjacent business zoned parcel.

COMMENTS FROM ACSA: There is an existing 6" water line and 6" sewer line fronting said parcel on Middle River Drive.

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.

- Investigation of available fire flow is recommended to ensure that the system is capable of providing the needed fire flow to comply with Chapter 24 of the Augusta County Code requirements for the proposed use of the property. Any upgrades or extensions would be the responsibility of the owner/developer and are subject to Service Authority review and approval.

COMMENTS FROM HEALTH DEPARTMENT: Public water and sewer serve this property.

COMMENTS FROM FIRE-RESCUE: There will be little to no impact on service delivery for this area.

TRAFFIC: Route 1992 (Middle River Drive)
AADT: 100 vpd (6-4-2007)
Posted Speed Limit: 25 mph
Functional Classification: Local
Peak Hour K Factor: N/A
Peak Hour Directional Factor: N/A

COMMENTS FROM VDOT: The rezoning would reduce the potential traffic generation of the parcel. The parcel is surrounded by other residential uses as well. Should any additional construction be proposed on this parcel, VDOT would review and permit access to the residential use at that time.

SCHOOLS IMPACTED (data as of 2/17/16):

School	Instructional Capacity	Enrollment
Verona Elementary	420	318
Stewart Middle School	720	566
Fort Defiance	900	808

SCHOOL BOARD STAFF COMMENTS: The rezoning will have no significant impact on these three schools including Clymore Elementary. It should be noted 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 Elementary, as Verona Elementary will be mothballed.

COMMUNITY DEVELOPMENT STAFF COMMENTS:

Pros

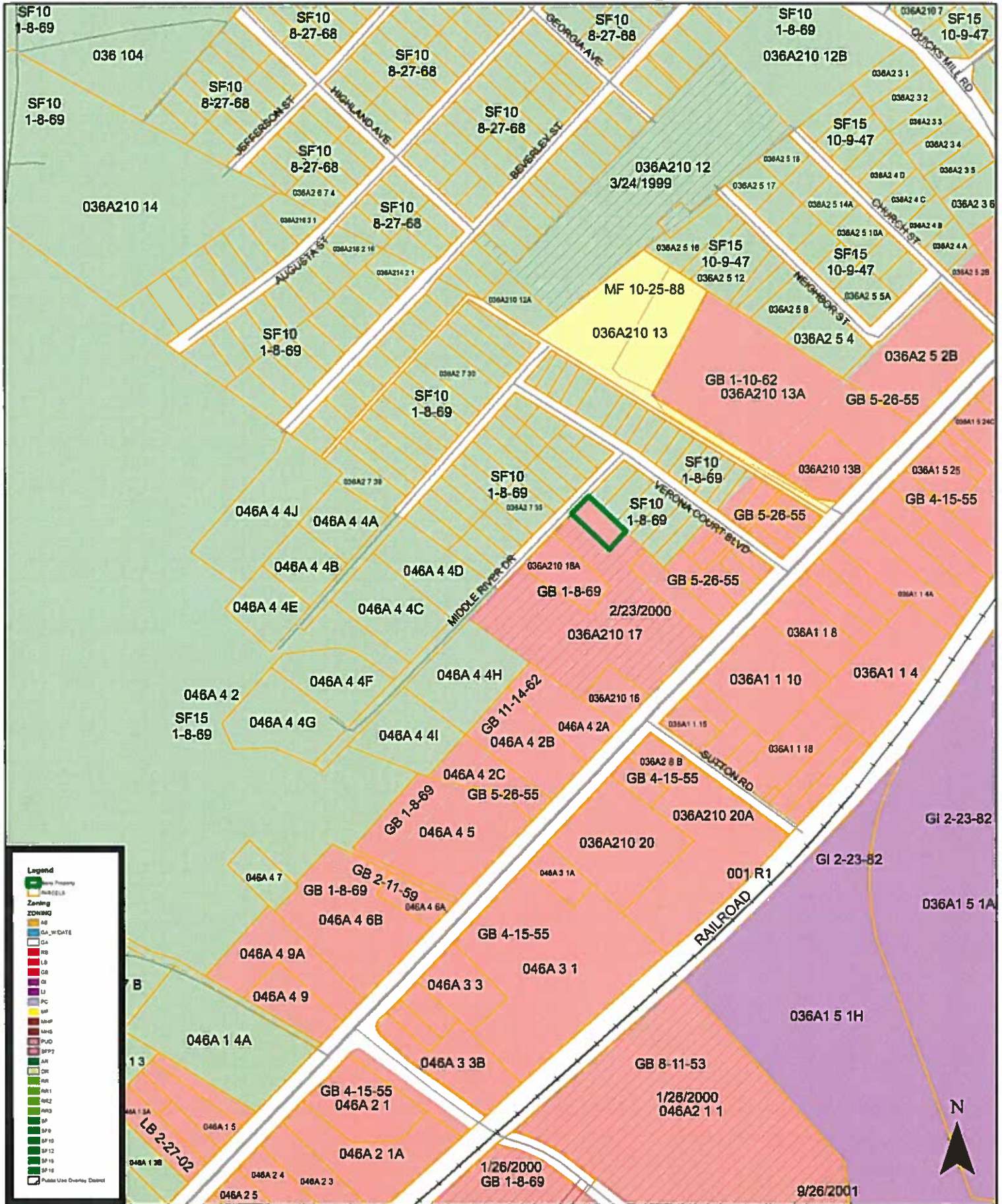
- Request is compatible with adjacent development on Middle River Road.
- Request is compatible with adjacent zoning to the north and west.
- Public water and sewer are available to serve the property.
- Property fronts on a local street.

Cons

1. Request is not in compliance with the Comprehensive Plan Land Use Map.

COMMUNITY DEVELOPMENT STAFF RECOMMENDATION: While the Comprehensive Plan calls for this property to be business in compliance with its existing zoning, the character of Middle River Road is a residential neighborhood. Rezoning this lot to Single Family Residential will allow another house to be built in the neighborhood which will be more appropriate than establishing a new business on the lot. Recommend approval of the rezoning.

KKH Properties Rezoning



0 100 200 400 600 800 Feet
1 inch = 400 feet

