



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: August 29, 2016
SUBJECT: Regular Meeting

The Regular Meeting of the Augusta County Planning Commission will be held on **Tuesday, September 13, 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 **4:45 pm** in the Board of Supervisors' Conference Room at the Augusta County Government Center for a staff briefing and to go on the viewing. We will have dinner in the Community Development Conference Room at approximately 6:15.

Attached are the agenda and meeting materials for Tuesday's meeting. If you are unable to attend the meeting, please let Jean or me know as soon as possible.

BE/jm

ADVANCED
AGENDA

Regular Meeting of the Augusta County Planning Commission

Tuesday, September 13, 2016, 7:00 P.M.

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

Approval of the Called and Regular Meetings on July 12, 2016.

4. PUBLIC HEARINGS

A. A request to amend and restate the proffers on approximately 82 acres zoned Single Family Residential and Public Use Overlay owned by the Augusta County School Board located on the north side of Howardsville Road (Rt. 701), just west of the intersection with Lee Jackson Highway (Rt. 11) in the Riverheads District.

B. A request to add the Public Use Overlay designation to approximately 14.5 acres zoned Planned Commerce owned by the County of Augusta Board of Supervisors and Richard M. and Cheryl D. Shelton located approximately 300 feet south of the end of Lakeview Court in Mill Place Commerce Park 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: K. Shiflett, Vice Chairman
G. Campbell
J. Curd
T. Jennings
E. Shipplett
R. L. Earhart, Senior Planner and Secretary

ABSENT: S. Bridge, Chairman
K. Leonard

VIRGINIA: At the Regular Meeting of the Augusta County Planning Commission held on Tuesday, July 12, 2016, at 7:00 p.m. in the Board Room, Augusta County Government Center, Verona, Virginia.

DETERMINATION OF A QUORUM

Ms. Shiflett stated as there were five (5) members present, there was a quorum.

Mrs. Shiflett introduced Greg Campbell as the new Commissioner representing the Beverley Manor District and filling the expired term of Chris Foschini.

MINUTES

Mr. Curd moved to approve the minutes of the called and regular meetings held on June 14, 2016.

Mr. Jennings seconded the motion, which carried unanimously.

Parks and Recreation Master Plan Update

Andy Wells, Director of Parks and Recreation introduced staff members Kim Hull, Program Coordinator, and Nick Grow, Program Technician. Mrs. Hull is heading up the department's efforts to revise the Master Plan. Mr. Grow, who is also an undergraduate student at Bridgewater College, has been assisting Mrs. Hull and has been a valuable asset. One of the steps in the revision process was a public survey. The results of the survey will be incorporated into the revised Master Plan.

Mrs. Hull credited Mr. Grow for the time he spent in collecting and analyzing data from the survey. She stated when creating the survey, she researched other local surveys and master plans and used them as a guide to help determine what questions to ask in the survey and what data would be most helpful pertaining to Augusta County. The survey was put on the County website and hard copies were placed in various County facilities.

Mrs. Hull and Mr. Grow reviewed the results of the survey. It was determined of the 1149 surveys completed, 69% were completed by Augusta County residents. Information received from this survey was compared and analyzed against information from the 2003 County Recreation Master Plan and the 2013 Virginia Outdoors Plan. The greatest need is to have more walking and biking trails and/or indoor walking and jogging tracks. 39% of survey participants have participated in programs offered by the County. Of the 83% of survey participants that have visited County parks within the last 12 months, 48% visited Natural Chimneys and 56% of participants rated the County parks as being in good condition.

Mr. Jennings stated he is surprised at the low percentage of usage at school facilities.

Mrs. Hull stated that schools are mainly used for school programs or adult league activities.

The survey results stated the most common suggested changes by participants were modernization and upgrading of County facilities, more picnic facilities and more playground equipment. The survey showed that more programming should be available for children or young adults ages 0 – 18. For the major capital improvements over the next five years the survey results show that walking/biking trail development, accessible updated restrooms at parks, and a new recreation center are the most important. 50% of survey participants say they learn about programs through the program guide, 41% by word of mouth and 38% on the County website.

Mr. Jennings asked if there are currently trails specifically for biking.

Mrs. Hull stated there are not trails specifically for biking, but there are multi-purpose trails.

Mrs. Earhart stated the goal of Parks and Recreation is to have a draft of the Master Plan available to the Planning Commission in October for consideration of adoption into the Comprehensive Plan.

STAFF REPORTS

16-30 Titan Mid-Atlantic Aggregates, LLC

Mr. Jennings moved to voice concerns about the amount of traffic proposed to be using Pine Chapel Lane, a rural rustic road, and Cold Springs Road. The Commission also stated their concerns about how information about this request will be disseminated and recommended that signage beyond that required on-site of the proposed use be utilized to ensure that the residents impacted by the increased traffic are aware of the public hearing on the proposed Special Use Permit.

Mr. Shipplett seconded the motion, which passed unanimously.

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

Chairman

Secretary

**COUNTY OF AUGUSTA
STAFF REPORT
Augusta County School Board
September 13, 2016**

SUMMARY OF REQUEST: A request to amend and restate the proffers on approximately 82 acres zoned Single Family Residential and Public Use Overlay owned by the Augusta County School Board located on the north side of Howardsville Road (Rt. 701) in the Riverheads District.

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

PREVIOUS ZONING: Single Family Residential (5/11/1966 and 1/22/1997)
Public Use Overlay (1/22/1997)

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

SOILS: Not Applicable

COMMENTS FROM ENGINEER: No comment.

COMMENTS FROM ZONING ADMINISTRATOR: Amending the proffers to allow the same uses on the Elementary and High School properties should not adversely affect the adjacent residential properties.

COMMENTS FROM ACSA: Tax Map #s 73-49A and 82-64C are currently ACSA water and sewer customers. There is an existing 8" waterline along Lee Jackson Highway (Rt. 11) and Howardsville Road fronting both Tax Map #s 82-64C and 82-61C. There are also 6" and 4" service lines extending up the access road to the existing elementary school. There is an existing 8" sewer line along Lee Jackson Highway (Rt. 11) and Howardsville Road fronting Tax Map # 82-64C. Sewer lines on this parcel and along Don Hanger Circle appear to be private based on ACSA records. Please contact the ACSA Engineering Department with any questions. Changes affecting existing buildings or water demands will require that a meter sizing form be completed and reviewed by the ACSA Engineering Department. Additional meters or changes in the existing meter size(s) would result in additional availability and/or hook-up charges.

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

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

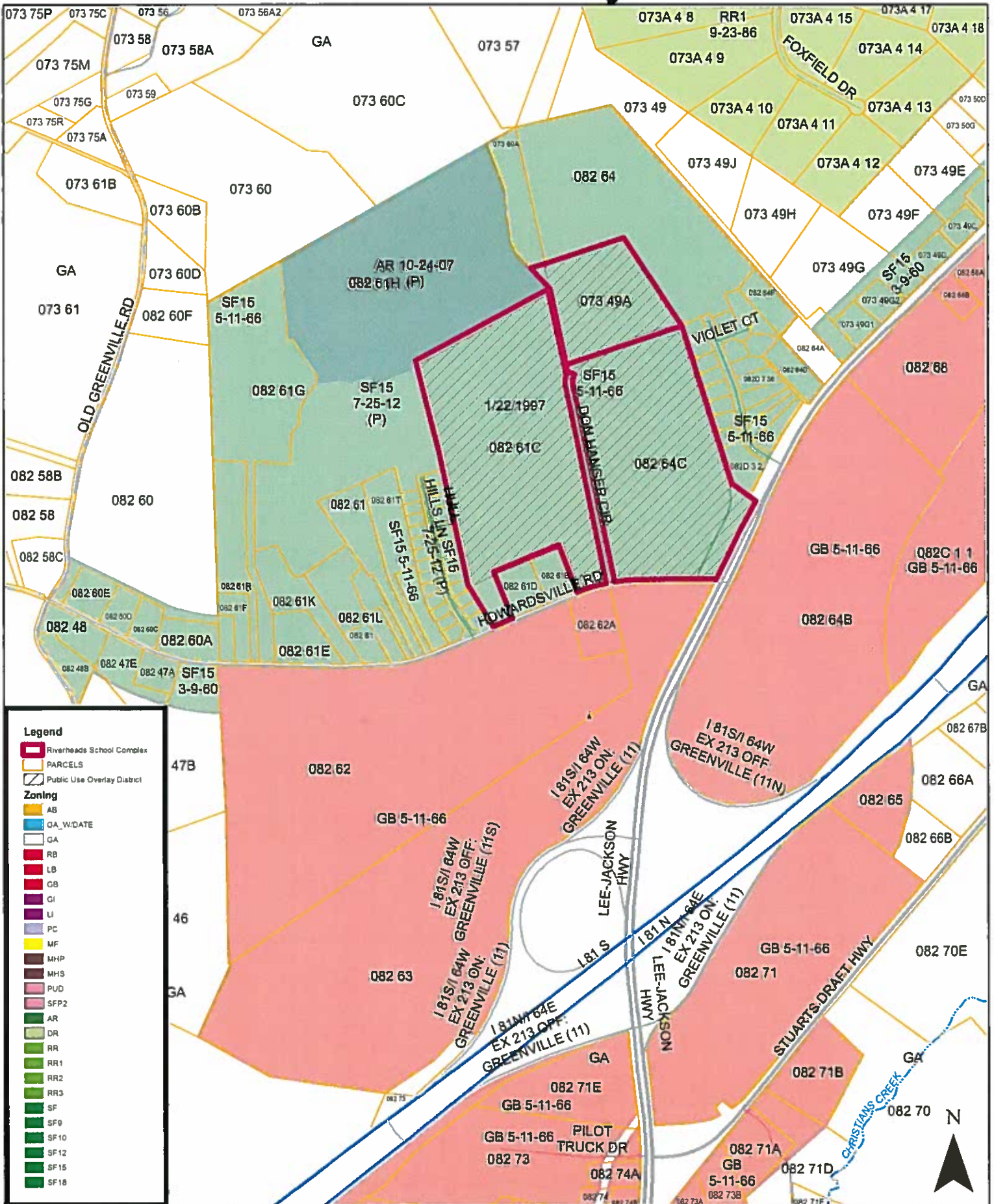
COMMENTS FROM VDOT: There are no comments or objections to the amended proffers for this property. VDOT Land Use Staff has been actively involved in the review of the site plan for the new elementary school as well as the construction of the new road.

SCHOOL BOARD STAFF COMMENTS: This request will have no impact on Riverheads Elementary School, Beverley Manor Middle School, and Riverheads High School concerning enrollment and building capacity.

COMMUNITY DEVELOPMENT STAFF COMMENTS: This request for amending the proffers on the Riverheads Schools complex is basically a housekeeping matter. Currently, the Riverheads Elementary and High Schools have separate Public Use Overlays with separate uses allowed on each property. With the construction of the new elementary school on what had been under the High School PUO, there was a need to add additional uses to the High School PUO. Staff determined it would be most logical to combine the three properties into the same Public Use Overlay zone with the same uses allowed on all three properties

COMMUNITY DEVELOPMENT STAFF RECOMMENDATION: Approval of the request with the proffers.

Riverheads Public Use Overlay Amendment



Legend

- Riverheads School Complex
 - PARCELS
 - Public Use Overlay District
- Zoning**
- AB
 - GA_W/DATE
 - GA
 - RB
 - LB
 - GB
 - GI
 - U
 - PC
 - MF
 - MHP
 - MHS
 - PUD
 - SFP2
 - AR
 - DR
 - RR
 - RR1
 - RR2
 - RR3
 - SF
 - SF9
 - SF10
 - SF12
 - SF15
 - SF18

Riverheads Public Use Overlay Amendment



**COUNTY OF AUGUSTA
STAFF REPORT
County of Augusta Board of Supervisors and
Richard M. & Cheryl D. Shelton
September 13, 2016**

SUMMARY OF REQUEST: A request to add the Public Use Overlay designation to approximately 14.5 acres zoned Planned Commerce owned by the County of Augusta Board of Supervisors and Richard M. and Cheryl D. Shelton located approximately 300 feet south of the end of Lakeview Court in Mill Place Commerce Park in Verona, in the Beverley Manor District.

VICINITY ZONING: Planned Commerce to the North, East, and West; General Agriculture to the South.

PREVIOUS ZONING: Planned Commerce (2/27/2013)

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

SOILS: Not Applicable

COMMENTS FROM ENGINEER: No comment.

COMMENTS FROM ZONING ADMINISTRATOR: Adding the Public Use Overlay to allow walking, biking, and nature trails, pavilion/gazebo, benches, exercise equipment stations, parking lot with light, and fishing to the existing properties zoned Planned Commerce would not have a negative impact to the adjoining properties.

COMMENTS FROM ACSA: There is an existing 8" waterline along Lakeview Court fronting Tax Map # 46-73E. There is an existing 8" sewer line along Mill Place Parkway north of said parcels. The proposed zoning change does not appear to present any impact to water/sewer infrastructure or demands.

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

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

TRAFFIC: Mill Place Parkway: AADT: 120 vpd (6/24/2007, Current volumes expected to be much greater)
Speed Limit: Unposted

COMMENTS FROM VDOT:

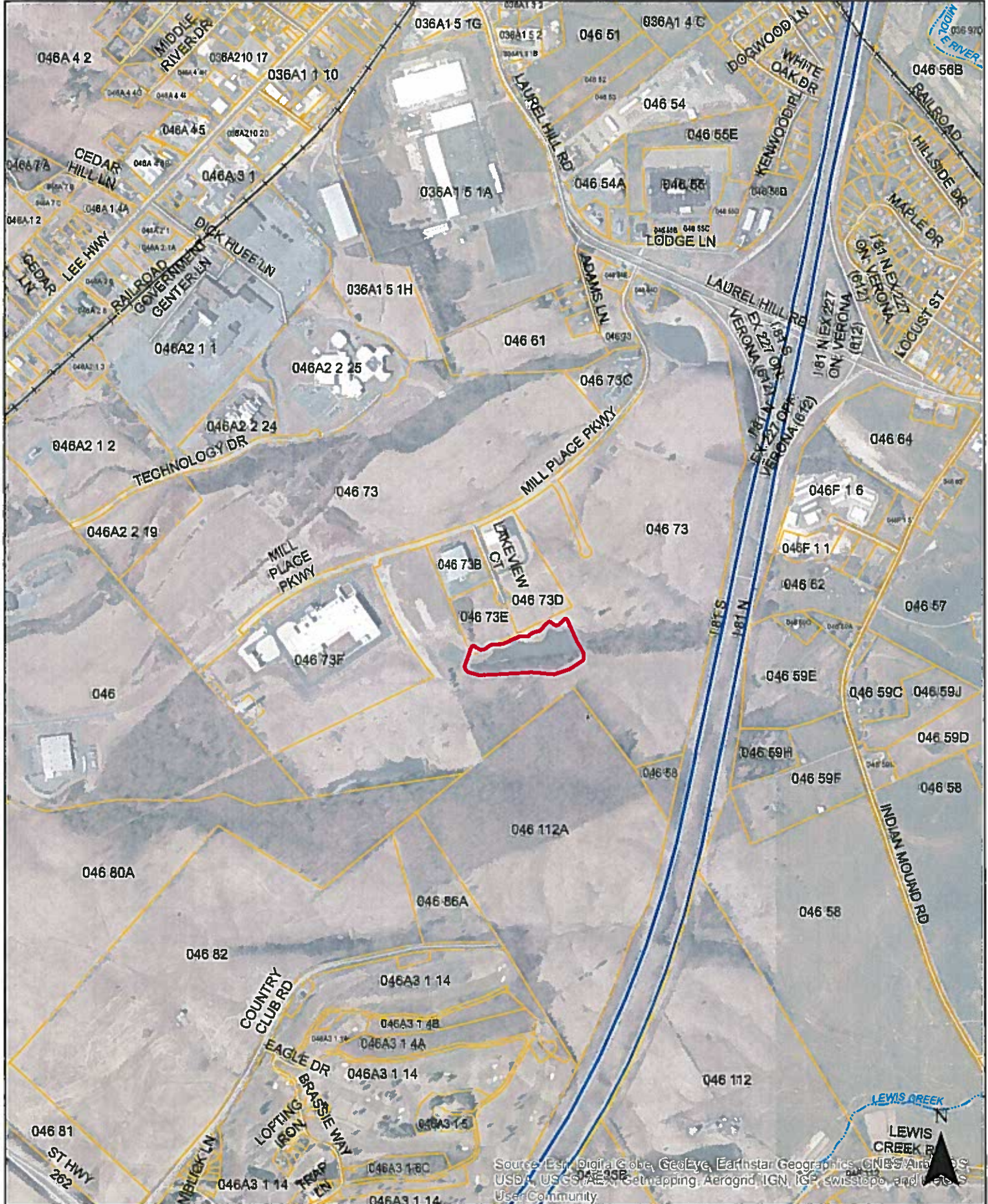
1. The impact of the proposed use to adjacent roadways is expected to be minimal.
2. Any entrances to parking lots or other work on VDOT right-of-way will require a VDOT land use permit. Entrances will be in accordance with Appendix F of the VDOT Road Design Manual.

SCHOOL BOARD STAFF COMMENTS: This request will have no impact on Clymore Elementary School, Stewart Middle School, and Fort Defiance High School concerning enrollment and building capacity.

COMMUNITY DEVELOPMENT STAFF COMMENTS: This request to add the Public Use Overlay designation for the following proffered uses: walking, biking, and nature trails, pavilion/gazebo, benches and exercise equipment stations, parking lot with lights, and fishing, provides an amenity to both those working in the Mill Place Commerce Park as well as the general public. None of the proffered uses are incompatible with surrounding land uses. All agency comments received identify little to no impact of the proffered uses on provided services.

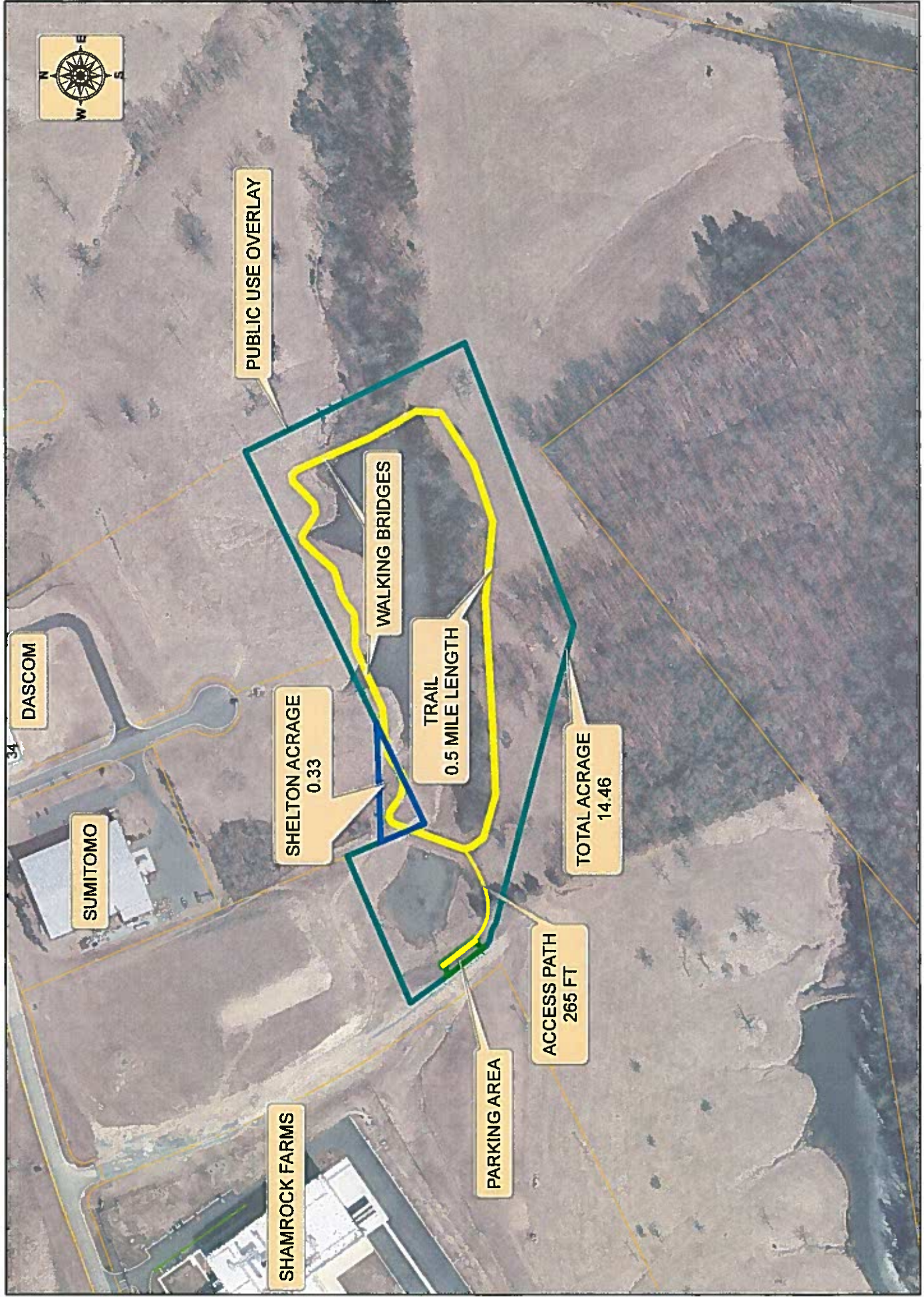
COMMUNITY DEVELOPMENT STAFF RECOMMENDATION: Approval of the request with the proffers.

Mill Place Commerce Park Public Use Overlay



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community

MILL PLACE TRAIL - BMP #3 PUO



1 inch = 300 feet

