



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
DATE: September 30, 2016
SUBJECT: Regular Meeting

The Regular Meeting of the Augusta County Planning Commission will be held on **Tuesday, October 11, 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 **5:00 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

A D V A N C E D
A G E N D A

Regular Meeting of the Augusta County Planning Commission

Tuesday, October 11, 2016 7:00 P.M.

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

Approval of the Called and Regular Meetings on September 13, 2016.

4. MATTERS TO BE PRESENTED BY THE PUBLIC
5. PUBLIC HEARINGS

- A. A request to withdraw approximately 97 acres of land from the Middlebrook Agricultural and Forestal District owned by Franklyn Eugene or Sue Thacker Smiley, located on the north side of Pisgah Road (Route 620) approximately .4 of a mile west of the intersection of Pisgah Road (Route 620) and Middlebrook Road (Route 252) in the Riverheads District.
- B. A request to rezone from General Agriculture to General Business with proffers approximately 6.3 acres owned by Emad A. and Neamt N. Mansour located in the southwest quadrant of the intersection of Tinkling Spring Road (Rt. 285) and Mule Academy Road (Rt. 642) in Fishersville in the Wayne District.
- C. A request to add the Source Water Protection Overlay District Area 1 designation to two new wells located on the east and west sides of Berry Farm Road (Rt. 626) approximately 1 mile south of the intersection with Quicks Mill Road (Rt. 612) in Verona in the North River and Beverley Manor Districts.
- D. A request to add the Source Water Protection Overlay District Area 2 designation to properties in the recharge area for the Berry Farm wells and spring. This request contains approximately 2757 acres stretching from the City of Staunton Corporate Limits northeast to Quicks Mill Road and Pleasant View Road (Rt. 612) and on both sides of Berry Farm Road (Rt. 626), Shutterlee Mill Road (Rt. 742), and Spring Hill Road (Rt. 613) in the North River and Beverley Manor Districts.
- E. A request to add the Source Water Protection Overlay District Area 2 designation to properties in the recharge areas for the Middlebrook well. This request contains approximately 156 acres located south of

Middlebrook Road (Rt. 252) and east of Cherry Grove Road (Rt. 670) in Middlebrook in the Riverheads District.

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

PRESENT: S. Bridge, Chairman
K. Shiflett, Vice Chairman
G. Campbell
J. Curd
T. Jennings
R. L. Earhart, Senior Planner and Secretary
L. Tate, Planner II
J. Wilkinson, Director of Community Development

ABSENT: K. Leonard
E. Shipplett

VIRGINIA: At the Called Meeting of the Augusta County Planning Commission held on Tuesday, September 13, 2016, at 4:45 p.m. in the Board of Supervisors' Conference Room, Augusta County Government Center, Verona, Virginia.

The Planning Commission traveled to the following sites, which will be considered by the Commission:

- 1. Augusta County School Board – PUO
- 2. County of Augusta Board of Supervisors and Richard M. & Cheryl D. Shelton - PUO

Chairman

Secretary

PRESENT: S. Bridge, Chairman
K. Shiflett, Vice Chairman
G. Campbell
J. Curd
T. Jennings
R. L. Earhart, Senior Planner and Secretary
L. Tate, Planner II
J. Wilkinson, Director of Community Development

ABSENT: K. Leonard
E. Shiplett

VIRGINIA: At the Regular Meeting of the Augusta County Planning Commission held on Tuesday, September 13, 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 five (5) members present, there was a quorum.

MINUTES

Mr. Curd moved to approve the minutes of the regular meeting held on July 12, 2016.

Mr. Jennings seconded the motion, which carried unanimously.

Augusta County School Board

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.

Mrs. Earhart explained the request and reviewed the proffers as presented on PowerPoint. She stated there have been Public Use Overlays on both schools at the

Riverheads complex since 1997. She stated this request was more of a housekeeping matter to combine the two sets of uses into one for the total complex. There have always been schools, community centers, civic clubs and passive and active recreation at the site. Because of the existing differences in the recreational facilities, the School Board is requesting the facilities be under one set of proffers to eliminate any concerns about where facilities are being built. These are the same uses that have been allowed on the total Riverheads School Complex.

Dr. Eric Bond, Superintendent for Augusta County Schools agreed with Mrs. Earhart that this request is a housekeeping matter in order to get the proffers to include all the athletic facilities on the parcels.

There being no questions from the Commissioners, Mr. Bridge opened the Public Hearing.

Mr. Wade Wilmer of 75 Hull Hills Lane referred to the PowerPoint presentation and asked where the Public Use Overlay was in relation to the properties on Hull Hills Drive. He asked to be shown an exact location where expansion would take place at the complex.

Mrs. Earhart stated there are no new facilities or expansion planned. This request is to make sure the zoning matches the uses of the total complex.

Mr. Wilmer asked where any future expansion of the school complex would be located.

Mrs. Earhart stated if there is any expansion, it would be located above and to the side of the new elementary school.

Mr. Wilmer stated he was concerned about traffic control if a new facility is built in the future and the location of the entrance for that facility.

John Weber of 51 Hull Hills Lane stated he is concerned about the type of organizations that will be allowed at the complex and if certain activities will be limited. He stated he is on the corner of Hull Hills Lane and Layman Lane. He asked if Layman Lane will be a dead end and be barricaded, or will it be used to access the schools.

Holly Rodenizer of 19 Hull Hills Lane stated there are several roads in the River Hills Subdivision that adjoin school property. The developer of the subdivision has indicated that one road adjoining school property will be for emergency bus exit only. She asked how that road would be closed off to prevent non-emergency traffic from having access.

Sylvia Muster of 70 Hull Hills Lane stated she is also concerned about the traffic flow and is concerned about the school complex devaluing the homes in the subdivision.

Dr. Bond stated that the School Board has a building use policy that has been in place for several years. It allows the schools to be used by different organizations with a rental

agreement and School Board approval. He does not anticipate that the current building use policy will be changed by adding the Public Use Overlay or by building the new elementary school.

Dr. Bond answered additional questions from the Public regarding traffic concerns and expansion of the facility.

There being no one further to speak in favor of or against the request, Mr. Bridge closed the Public Hearing.

Mr. Jennings asked what the plans are for the old elementary school.

Dr. Bond stated initially the plan was to demolish the school, but due to funding scenarios the building will remain standing until funds are available to demolish it.

Mrs. Shiflett stated this is a housekeeping measure to make the Public Use Overlays agree with each other. She moved to recommend approval of the request with the proffers.

Mr. Jennings seconded the motion, which carried unanimously.

Augusta County Board of Supervisors and Richard M. & Cheryl D. Shelton

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.

Mrs. Earhart explained the request and proffers as presented on PowerPoint. She read the following statement:

Members of the Commission, before the Commission considers this matter, I'd like to make a statement for purposes of the State and Local Government Conflict of Interests Act.

My family's company owns an adjacent property to Mill Place Commerce Park. However in accordance with Section 2.2-3112 A. 2. of the Code of Virginia, I may participate in this transaction because I am a member of a business, occupation, or group of three or more persons, the members of which are affected by this transaction. I have filed a written declaration of personal interest, as required by the Act with the Department of Community Development.

Andy Wells, Director of Augusta County Parks and Recreation stated he was looking forward to the opportunity to add the Public Use Overlay to the site. Mr. & Mrs. Shelton have been very supportive of the plan to add the PUO.

There being no questions from the Commissioners, Mr. Bridge opened the Public Hearing.

There being no one to speak in favor of or against the request, Mr. Bridge closed the Public Hearing.

Mr. Curd asked if there would be a fee charged to fish in the pond.

Mr. Wells stated he does not anticipate a fee will be charged. It will be awhile before fishing will be established. While all State fishing regulations will be observed, the County will not sell fishing licenses.

Mr. Curd asked where the parking area will be.

Mr. Wells stated they are working on identifying a parking area at the end of the cul-de-sac and to the right Shamrock Foods.

Mr. Campbell moved to approve the request as written.

Mr. Curd seconded the motion, which carried unanimously.

STAFF REPORTS

Code of Virginia – Section 15.2-2310

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

Mrs. Shiflett stated she wanted the BZA to consider the location of the Ag Forestal Districts on two of the upcoming requests. She moved the Planning Commission make the following comments on the Sturges and Nargi requests:

16-36 Richard A. or Leslie Sturges

The Planning Commission recommends to the Board they consider the impact of the proposed use on adjacent properties which are in the North River Agricultural and Forestal District in compliance with §15.2-4312 of the State Code.

16-37 Craig M. Nargi

The Planning Commission recommends to the Board they consider the impact of the proposed use on adjacent properties which are in close proximity to the Crimora-Madrid Agricultural and Forestal District.

Mr. Curd seconded the motion, which carried unanimously.

Mrs. Earhart briefed the Commission on plans to discuss using Village Mixed Use in Mount Sidney. She invited the Commissioners to attend the public meeting on October 5, 2016 at 6:00 p.m. in the Mount Sidney Ruritan Park.

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

Chairman

Secretary

**COUNTY OF AUGUSTA
STAFF REPORT
SMILEY REQUEST TO WITHDRAW FROM
MIDDLEBROOK AG-FORESTAL DISTRICT
October 11, 2016**

PROPERTY OWNER REQUEST: To withdraw 97 acres of their property (TM 80-24) from the Middlebrook Agricultural and Forestal District. The remaining 14.673 acres was acquired after renewal of the district and is not included in the district.

SUMMARY OF REQUEST: The Smileys have indicated their desire to build a storage building for personal use on the property so they can store furniture and household items while they are selling their current residence. They want to ultimately be able to build a house to live in on Pisgah Road. The storage building would be allowed if it were for agricultural purposes, but the Smileys have indicated that it will not be solely for ag uses. The Smileys' plans do not comply with the current stipulations of the Middlebrook Ag Forestal District which were reapproved as part of the renewal process in December of 2014. Those conditions are:

- A. Subdivision of land should only be permitted in accordance with the current zoning and subdivision ordinance provisions for family members. Only lots that are solely for the purpose of gift from a member or members of the immediate family of the grantee or grantees, as defined in such ordinance, shall be permitted. As used in this subsection, the term "subdivision" shall not include boundary line adjustments, which shall also be permitted.
- B. No new non-agricultural or non-forestal buildings, and/or uses including dwellings, shall be permitted except that the construction of a dwelling for persons who earn a substantial part of their livelihood from agricultural or forestal operation on the same property, or for members of the immediate family of the owner is permitted.
- C. A corporation consisting of family members shall be considered the same as a family property owner under the following circumstances:
 1. The membership or ownership of the corporation consists of only "one family."
 2. The corporation is the grantor and not the grantee of the purchase or gift of the lot.
 3. For purposes of this provision only, the members of "one family" shall be limited to husband, wife, their children and grandchildren and their spouses.
 4. The grantee may be any eligible grantee (as defined by the zoning ordinance) of a member of the corporation, and the deed or other instrument or conveyance shall indicate which member of the corporation is the "deemed" grantor for purposes of this provision.

The Smileys do not earn a substantial part of their livelihood from agricultural or forestal operations on the property. The Smileys' property has been part of the district since it was created in 1998 and they signed up for the renewal of the district in 2007 and again in 2014. The District will not expire until December of 2022. In 2015, the Smileys added approximately 14.7 acres of an adjacent parcel to their property. That property is not in the Ag/Forestal District.

STAFF COMMENTS: The Planning Commission is charged in the State Code with conducting a public hearing on any request to withdraw from an agricultural and forestal district and making a recommendation to the Board of Supervisors on the matter. The Commission is also to consider the recommendation of the Agricultural and Forestal District Committee which is also directed to meet and consider the request. As background, staff would offer several pieces of information.

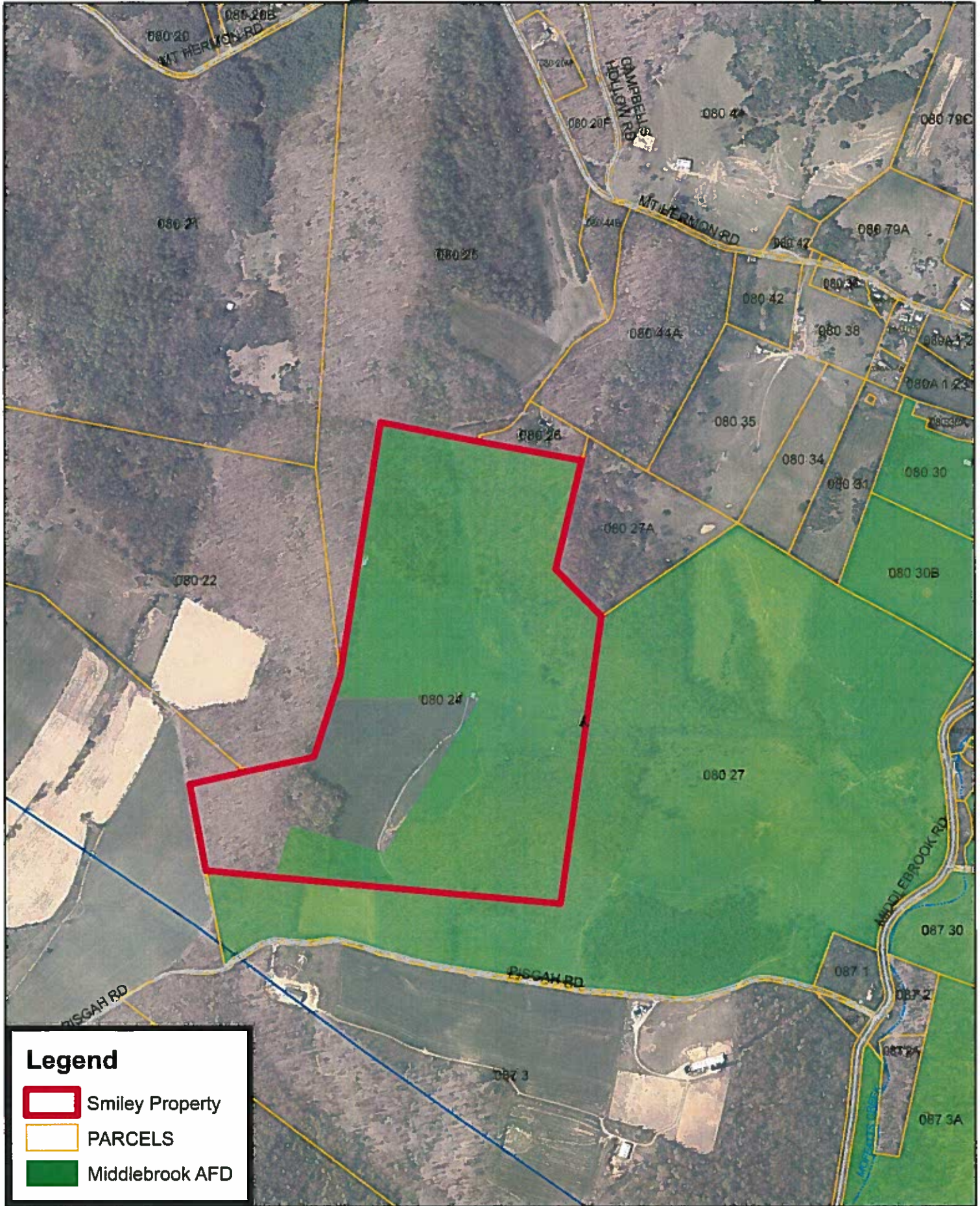
1. The conditions for the district are set by the members of the district and not the county. The Board is asked to either approve or disapprove the request to establish or renew the ag forestal district, but doesn't make the conditions.
2. The State Code outlines how land can be withdrawn from a district. Specifically, § 15.2-4314. A. reads "At any time after the creation of a district within any locality, any owner of land lying in such district may file with the program administrator a written request to withdraw all or part of his land from the district for good and reasonable cause."
3. The State Code also speaks to the importance of ag forestal districts in local planning and decision making. Specifically, §15.2-4312. B. states that "local ordinances, comprehensive plans, land use planning decisions, administrative decisions and procedures affecting parcels of land adjacent to any district shall take into account the existence of such district and the purposes of this chapter."
4. The Smileys have three other options for building their home on this property if it is not removed from the Ag District. A portion of the Smiley's property is not located within the Middlebrook Agricultural and Forestal District boundaries. The Smileys could build the house on the property that is not included in the district. They also could tear down the existing cabin on this property and build their house at that site (replacement of a non-conforming use). Finally, they could wait until the expiration of the district and not renew their membership in the district and build their house anywhere on the property at that time.

AGRICULTURAL AND FORESTAL DISTRICT COMMITTEE RECOMMENDATION: Recommend denial of the request to withdraw from the district.

COMMUNITY DEVELOPMENT STAFF RECOMMENDATION: While staff can appreciate the Smiley's desire to build a storage building and house on this property, they do not meet the conditions established in their district to do so,

specifically, they do not earn a substantial part of their livelihood from agricultural or forestal operations on this property. Again, it is important to remember, that the county does not establish the conditions for the district. The property owners asked for these provisions to be approved when they came before the Board for establishment and ultimately the renewal of the District. Staff concurs with the recommendation of the Agricultural and Forestal District Committee that the Smileys do not meet the State Code test of "good and reasonable" cause. They had an opportunity, as recently as December 2014, to withdraw from the district if their plans were to build a storage building and home on the property and chose not to do so. If the County is expected to take agricultural and forestal districts into consideration when planning for the area and what is allowed on adjacent properties, the district boundaries must be stable and properties not allowed to float in and out of them based on the changing plans of property owners. If parcels are allowed to withdraw without "good and reasonable" cause, it makes taking into account the presence of districts during decision making much more difficult. Staff recommends denial of the Smileys' request to be removed from the Middlebrook Agricultural and Forestal District.

Middlebrook Ag Forestal District Request



1 inch = 800 feet

**COUNTY OF AUGUSTA
STAFF REPORT
Emad A. & Neamt N. Mansour
October 11, 2016**

SUMMARY OF REQUEST: A request to rezone approximately 6.3 acres from General Agriculture to General Business with proffers owned by Emad A. & Neamt N. Mansour located in the southwest quadrant of the intersection of Tinkling Spring Road (Rt. 285) and Mule Academy Road (Rt. 642) in the Wayne District.

PROPOSED PROFFERS:

1. If at the time of development of the site, any of the adjacent property (TM#'s 67-102B, 67-100A, 67-105) is still zoned General Agriculture, then a buffer meeting Alternative 1, 2 or 3 described below, shall be installed or maintained as depicted on the attached "Zoning Exhibit A" prepared by Balzer & Associates dated September 16, 2016. The buffer will be maintained until such time as the zoning of the adjacent property is changed to business. This condition shall apply to each individual adjacent property.
 - Alternative 1: A ten foot (10') wide strip of land with a six foot (6') opaque privacy fence, wall, berm or combination thereof. Opaque privacy fences shall be constructed of good quality materials such as vinyl, pressure treated lumber, brick, brick, stone or other similar materials approved by the Zoning Administrator. For the purposes of this proffer, tarps, car covers, tents, fabric, chain link fences with slats, or similar materials shall not be deemed to satisfy the requirements of opaque fencing.
 - Alternative 2: A twenty foot (20') wide strip of land with 2 evergreen trees, 2 canopy trees, 2 understory trees and 24 shrubs planted per one hundred linear feet (100') of buffer.
 - Alternative 3: Upon a finding by the Director of Community Development, the installation of an additional buffer shall not be required where there is existing vegetation either on the lot or the adjacent lot to provide the required buffer benefits.
2. No access shall be permitted on to Tinkling Spring Road (Route 285) and only one ingress/egress on Mule Academy Road (Route 642) shall be permitted.
3. Building height shall not exceed 50 feet.
4. Full turn lanes shall be constructed to VDOT standards, at the developer's expense, if such turn lanes are warranted by the cumulative traffic generation of the development of the 6.3 acres as quantified during site plan review.

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

PREVIOUS ZONING: General Agriculture

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

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.

This property drains to Christians Creek which is listed on the Virginia DEQ Draft 2014 Impaired Waters List. This impaired segment extends from the headwaters downstream to its confluence with Middle River. The impaired uses are recreation and aquatic life, the specific impairments are E. coli, fecal coliform and violations of the general benthics standard. The sources are municipal (Urbanized High Density Area), non-point sources and wildlife other than waterfowl. TMDLs are approved for the bacterial and benthic impairments and must be considered by the applicant. This segment is included in the EPA approved Christians Creek benthic TMDL (Federal TMDL ID # 24514) and the EPA approved Christians Creek bacteria TMDL (Federal TMDL ID # 9480).

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 existing single family dwellings in the area may be impacted by the traffic congestion, noise, lights, dust, odor, fumes and vibration, and visual impacts from large buildings from permitted business uses such as hotel/motel, motor vehicle repair, machine shops, gasoline retail outlets, dog kennels or fast food establishments that may not be compatible with the residential character of the surrounding properties.

The Zoning Ordinance normally requires a buffer yard to be provided adjacent to any property not zoned business, however, due to these parcels being in an area

planned for business on the Comprehensive Plan, the "buffer yard" and screening requirements of sections 25-308 and 25-38 will not apply. If rezoned to business, Zoning would recommend an eight foot privacy fence be required along the property line adjacent to the existing single family dwellings in order to mitigate the impacts from permitted business uses.

A site plan meeting the requirements of Section 25-673 is required to be approved prior to any business development on the property and any change or enlargement of existing structures or uses may require submittal of a revised site plan. A Special Use Permit is required for outdoor storage of equipment or materials.

Outdoor lighting must meet all requirements of Article VI "Outdoor Lighting".

COMMENTS FROM ACSA: There is an existing 12" water line running along the northeast side property line along Mule Academy Road. There is an existing 6" water line running through the front portion of the property along Tinkling Springs Road. There is an existing 21" sewer line running through the middle of the property. There is an existing 12" sewer line running through the middle of the property that connects to the 21" sewer line. Field locations of all water and sewer utilities and review of existing easements are needed to ensure no conflicts with the proposed use.

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 water and sewer will serve this property.

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

TRAFFIC: Rt. 642 Mule Academy Rd.

-AADT: 4,200 vpd (2004) Note: These counts were prior to opening of Rt. 636

-Posted Speed Limit: 40

-Functional Classification: Minor Collector

COMMENTS FROM VDOT:

1. A traffic analysis provided by Balzer, dated September 15, 2016 (attached), assumes traffic generation from 60 townhomes, a 50 room hotel, and 12,000 sf shopping center. However, the rezoning request has eliminated residential, which increases the development potential of the business zoned acreage. At this point, VDOT does not necessarily need a revision to the study (we would get that at site plan review), but the applicant should be aware that a more intense use could trigger the need for costly road upgrades to construct left and/or right turn lanes. Any turn lane would have to be in VDOT right-of-way, which may require acquisition of additional property to be dedicated as right-of-way at the cost of the developer.

2. There are no restrictions currently being placed on the allowable business use. Therefore, the traffic study is only an approximation of a potential scenario, not necessarily the worst case scenario in terms of traffic generation.

3. Entrance Access will be in accordance with Appendix F of the VDOT Road Design Manual. The entrance will need to meet intersection sight distance requirements and access management spacing requirements. A site entrance from Rt. 285 will not be permitted (also as indicated in the proffers). As mentioned above, any left and/or right turn lanes that may be required by the cumulative effect of development would be in accordance with VDOT standards; the developer would be responsible for making roadway upgrades to accommodate turn lane(s).

Staff Note 9/29/2016:

To address VDOT's comments concerning the possible need for the construction of a left and/or right turn lane depending on the development of the property, the applicant proffered the following additional condition:

Proffer # 4 - Full turn lanes shall be constructed to VDOT standards, at the developer's expense, if such turn lanes are warranted by the cumulative traffic generation of the development of the 6.3 acres as quantified during site plan review.

SCHOOL BOARD STAFF COMMENTS: This request will have no impact on Wilson Elementary School, Wilson Middle School, and Wilson High School.

COMMUNITY DEVELOPMENT STAFF COMMENTS:

PROS

1. Request is in compliance with the Comprehensive Plan Future Land Use Map.
2. Property is located in an Urban Service Area where the County wants to see the majority of its future commercial and industrial development.
3. Request is compatible with business zoning immediately adjacent to this property to the east and south and the business zoning in the vicinity of this property.
4. Public water and sewer lines are available on site.

CONS

1. Request is not compatible with residential development to the north, east and west.

COMMUNITY DEVELOPMENT STAFF RECOMMENDATION:

This request is in compliance with the Comprehensive Plan and with the zoning in this area. The proffered conditions address Zoning's and VDOT's comments. Staff recommends approval of the request with the proffers.

Mansour Property



**COUNTY OF AUGUSTA
STAFF REPORT
SOURCE WATER PROTECTION OVERLAY DISTRICT
BERRY FARM AREA 1 DESIGNATIONS
October 11, 2016**

**AN ORDINANCE TO AMEND §25-523
OF THE AUGUSTA COUNTY CODE
ESTABLISHING A SOURCE WATER PROTECTION AREA 1
FOR TWO NEW BERRY FARM 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

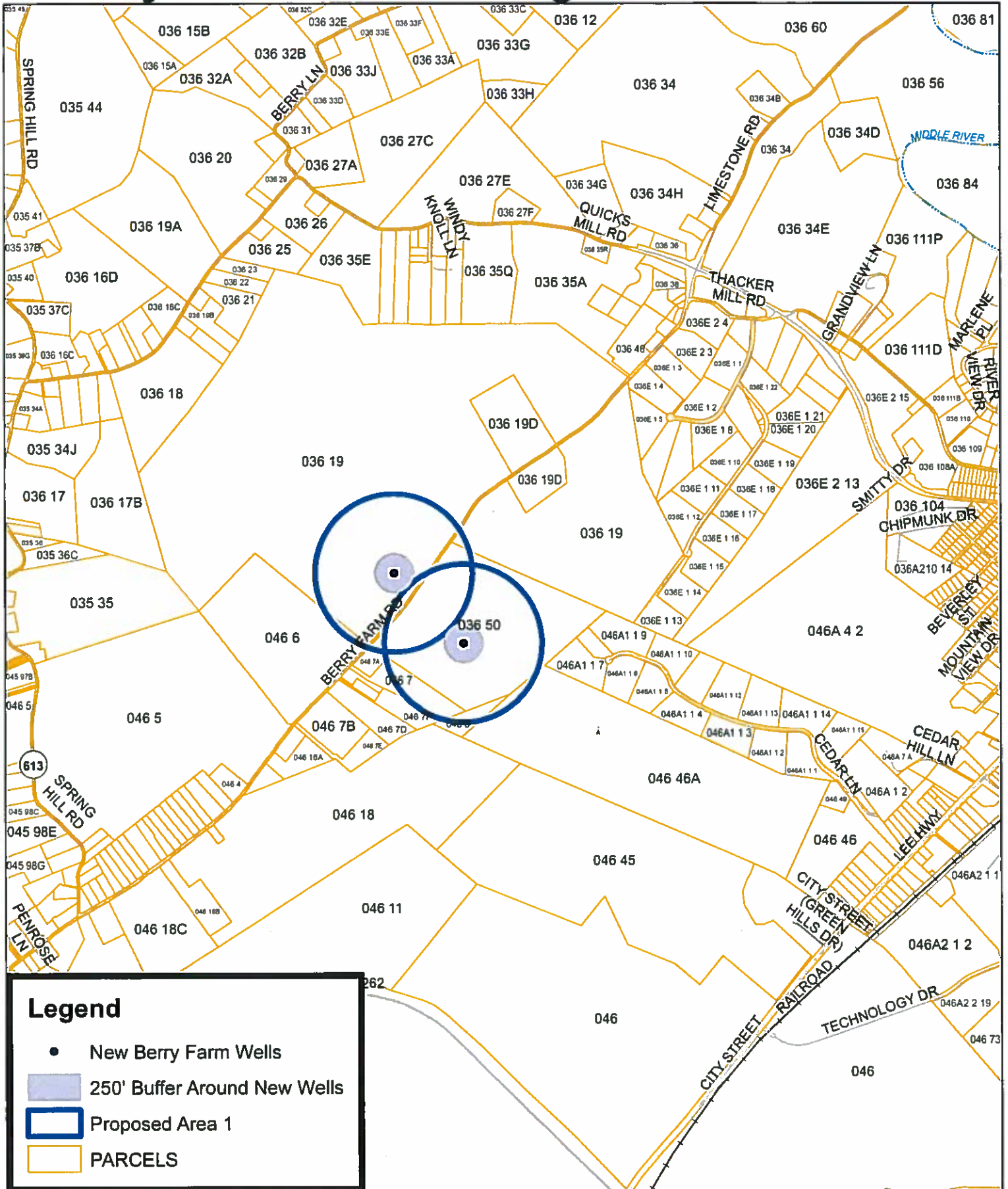
WHEREAS, engineer studies have now identified two new wells that could be developed to produce additional water for the County's public water supply; and

WHEREAS, it is deemed critical to include the wells in Source Water Protection Overlay Districts described as Area 1;

NOW THEREFORE be it resolved that a Source Water Protection Overlay District described as Area 1 consisting of a one thousand foot (1000') radius around each of the two new wells located on the east and west sides of Berry Farm Road (Rt. 626) approximately 1 mile south of the intersection with Quicks Mill Road (Rt. 612) in Verona and depicted as light blue circles and identified as Potential Berry Farm Wells 1 and 2 on a map entitled "Public Ground Water Facility Map Berry Farm Wells SWP Mapset- Map #28" 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 and found two new wells that can be developed as part of the Berry Farm water system. Recommend approval of the Area 1 designation around those new sources.

Berry Farm Area 1 Designations



Legend

- New Berry Farm Wells
- 250' Buffer Around New Wells
- Proposed Area 1
- PARCELS

0 800 1,600 3,200 4,800 6,400 Feet
1 inch = 1,600 feet

**COUNTY OF AUGUSTA
STAFF REPORT
SOURCE WATER PROTECTION OVERLAY DISTRICT
BERRY FARM WATER SYSTEM AREA 2 DESIGNATION
October 11, 2016**

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

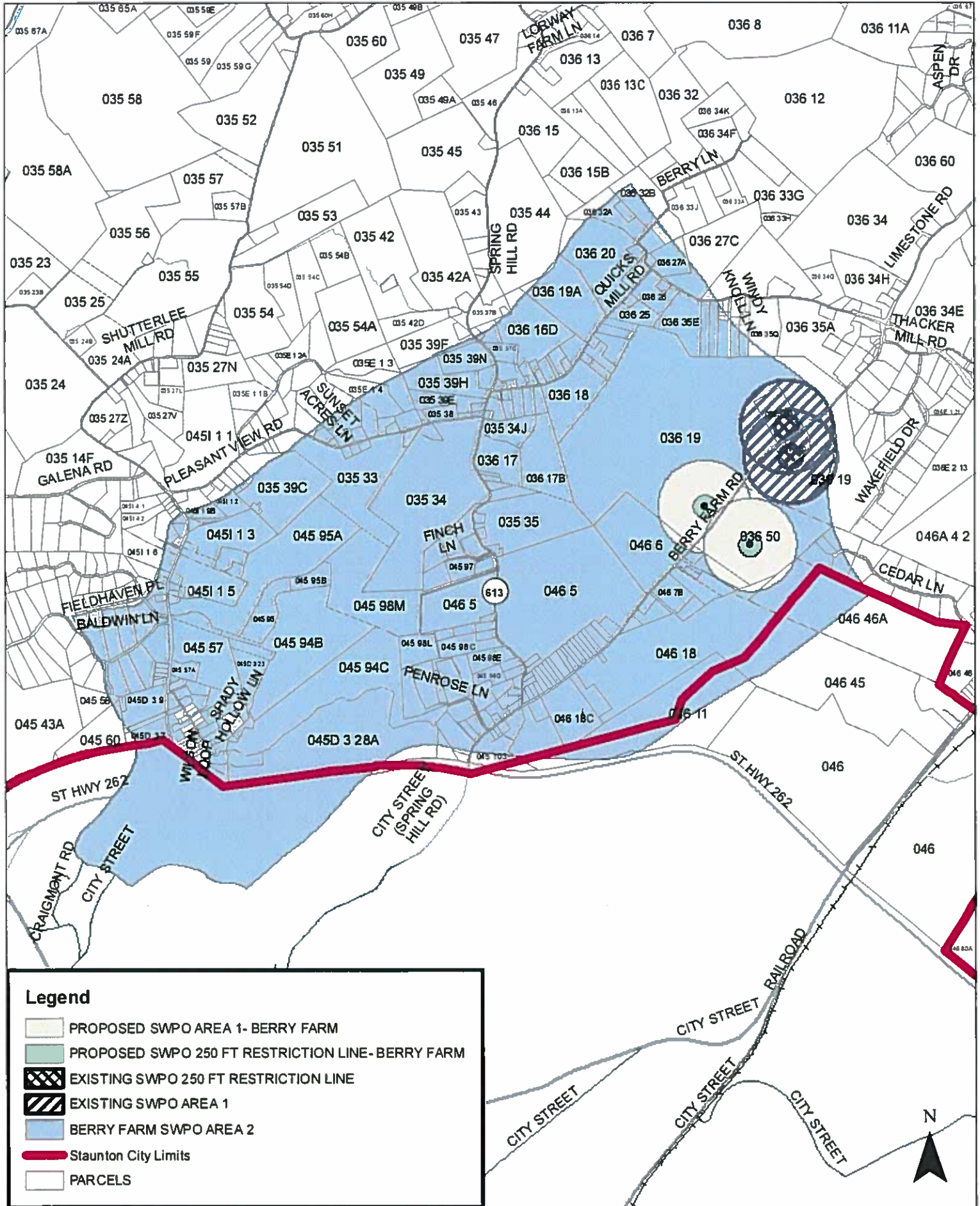
WHEREAS, engineer surveys have now identified the recharge areas for several wells that produce water for the County's public water supply; and

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 District described as Area 2 consisting of approximately 2757 acres stretching from the City of Staunton Corporate Limits northeast to Quicks Mill Road and Pleasant View Road (Rt. 612) and on both sides of Berry Farm Road (Rt. 626), Shutterlee Mill Road (Rt. 742), and Spring Hill Road (Rt. 613) and highlighted in blue on a map entitled "Public Ground Water Facility Map Berry Farm Wells SWP Mapset- Map #28" 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 Berry Farm wells. Recommend Approval of the Area 2 designation for the properties as designated on the map.

Berry Farm Source Water Protection Overlay



Legend

- PROPOSED SWPO AREA 1- BERRY FARM
- PROPOSED SWPO 250 FT RESTRICTION LINE- BERRY FARM
- EXISTING SWPO 250 FT RESTRICTION LINE
- EXISTING SWPO AREA 1
- BERRY FARM SWPO AREA 2
- Stanton City Limits
- PARCELS

1 inch equals 0.5 miles



**COUNTY OF AUGUSTA
STAFF REPORT
SOURCE WATER PROTECTION OVERLAY DISTRICT
MIDDLEBROOK AREA 2 DESIGNATION
October 11, 2016**

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

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

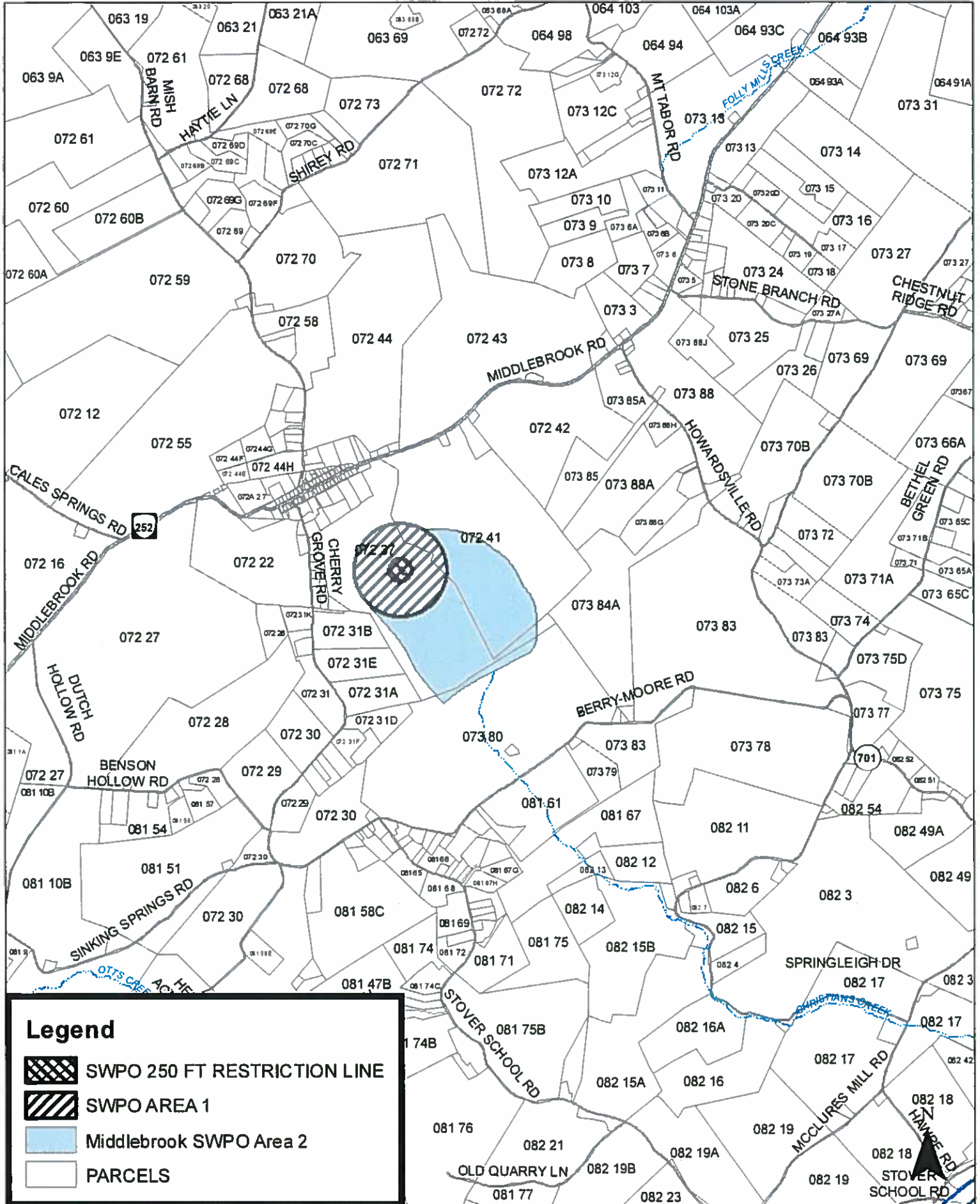
WHEREAS, engineer surveys have now identified the recharge areas for several wells that produce water for the County's public water supply; and

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 District described as Area 2 consisting of approximately 156 acres located south of Middlebrook Road (Rt. 252) and east of Cherry Grove Road (Rt. 670) in Middlebrook and highlighted in blue on a map entitled "Public Ground Water Facility Map Middlebrook Well SWP Mapset- Map #29" 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 Middlebrook well. Recommend Approval of the Area 2 designation for the properties as designated on the map.

Middlebrook Source Water Protection Overlay



Legend

-  SWPO 250 FT RESTRICTION LINE
-  SWPO AREA 1
-  Middlebrook SWPO Area 2
-  PARCELS

1 inch equals 0.5 miles