



**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:** Leslie Tate, Planner II  
**DATE:** April 3, 2017  
**SUBJECT:** Regular Meeting

The regular meeting of the Augusta County Planning Commission will be held on **Tuesday, April 11, 2017 at 7:00 p.m.**, at the Augusta County Government Center, in the Main Board Meeting Room, 18 Government Center Lane, Verona, Virginia.

The Planning Commission will meet beginning at **6:30 pm** in the **Board of Supervisors' Conference Room** (behind the Board Meeting Room) at the Augusta County Government Center for a staff briefing.

Attached are the agenda and meeting materials for Tuesday's meeting and the minutes from the March meetings. If you have any questions about any of the material, please feel free to contact me. If you won't be able to attend the meeting, please let Jean or me know as soon as possible.

LT/jm

**ADVANCED  
AGENDA**

**Regular Meeting of the Augusta County Planning Commission**

**Tuesday, April 11, 2017, 7:00 P.M.**

**1. CALL TO ORDER**

**2. DETERMINATION OF A QUORUM**

**3. MINUTES**

Approval of the Called and Regular Meetings on March 14, 2017.

**4. PUBLIC HEARINGS**

A. A request to add the Source Water Protection Overlay District Area 2 designation to properties in the recharge areas for the Deerfield well and spring, containing approximately 11,217 acres stretching from the County's western boundary east to just past Marble Valley Road (Rt. 600). The Source Water Protection Area 2 is located on both sides of the following private lanes: Phillips Lane, Claybourne Lane, Still House Lane, Radio Park Lane, and a portion of Burgandine Lane as well as Deerfield Valley Road (Rt. 629) in the Pastures District.

**5. MATTERS TO BE PRESENTED BY THE PUBLIC**

**6. NEW BUSINESS**

A. Eric Shipplett Resolution

**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, Chairman  
J. Curd, Vice Chairman  
S. Bridge  
G. Campbell  
T. Jennings  
K. Leonard  
L. Tate, Planner II and Secretary  
J. Wilkinson, Director of Community Development

VIRGINIA: At the Called Meeting of the Augusta County Planning Commission held on Tuesday, March 14, 2017, at 5:00 p.m. in the Board of Supervisors' Conference Room, Augusta County Government Center, Verona, Virginia.

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

1. Paxnfaith Investments, LLC & Eavox Endeavors, LLC

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Chairman

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Secretary

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

VIRGINIA: At the Regular Meeting of the Augusta County Planning Commission held on Tuesday, March 14, 2017, at 7:00 p.m. in the Board Room, Augusta County Government Center, Verona, Virginia.

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**DETERMINATION OF A QUORUM**

Mrs. Shiflett stated as there were six (6) members present, there was a quorum.

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**MINUTES**

Mr. Leonard moved to approve the minutes of the called and regular meetings held on February 14, 2017.

Mr. Curd seconded the motion, which carried unanimously.

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**Paxnfaith Investments, LLC & Eavox Endeavors, LLC**

- A. A request to rezone from Single Family Residential and General Business to Multi-Family Residential approximately 0.899 acres owned by Paxnfaith Investments LLC and Eavox Endeavors LLC located off Draft Avenue (Rt. 608) in Stuarts Draft approximately 120 ft. to the first parcel boundary line, south of the intersection of Draft Avenue (Rt. 608) and Manor Road in the South River District.

Mrs. Tate explained the request as presented on PowerPoint for the parcels under consideration. She indicated the parcel that is currently zoned Single Family Residential

and the parcels zoned General Business. She explained the surrounding properties are designated in the Comp Plan as business use, public use, and medium density residential, which would allow for three to four units per acre.

Barry Lotts, Surveyor from Stuarts Draft and representative of the property owner stated the property is designated as business zoning. Because of VDOT site distance restrictions and the allowance of no more than 50 trips per day, the developer decided to use the property for multi-family residential, which VDOT felt would not create more than 50 trips per day. There will be five two story units, and they will not be the 75' in height that is allowed by the County. The existing house will remain on the property.

There being no questions from the Commissioners, Mrs. Shiflett opened the Public Hearing.

Leonard Fainter of 19 Knous Ln., Stuarts Draft, stated he has lived at this address for 50 years. He lives directly behind the property where the proposed apartments will be. He is not in favor of the apartments being at this location.

June Cohron, owner of the veterinarian office at 209 Draft Avenue and whose residence is located at 211 Draft Avenue stated she has lived at her residence for 50 years. She currently serves on the Stuarts Draft Small Area Plan Development Committee. At a recent town hall meeting, there was discussion on what the residents of Stuarts Draft want the town to look like. They love the fact that Stuarts Draft is a village. They like the way it looks and they like Draft Avenue because of its historic nature and the beautiful historic homes. They have a desire to maintain the area as it is. She, nor the residents are against development, but they would like any new development to match what is there now. The house currently on the property has been there longer than 50 years and is a two story home. Surrounding properties also have older two story homes. They would like to see whatever development happens represent the town and keep it looking like a village.

Jane Fainter of 19 Knous Ln., Stuarts Draft, stated she is concerned about the increase in traffic if the property is rezoned to multi-family residential. The property is not large and is quite compact and restricted. If rezoned, the apartments will back up against her side yard. With the rescue squad being next door to this property, there will be a lot of traffic generated if the apartments are allowed. She recently became aware that the existing house is already being used as a multi-family dwelling. With the school on one side of the road and the fire department and rescue squad on the other side, there is already a lot of traffic, especially in the mornings and evenings. She stated if the site is rezoned to multi-family, it will be difficult to get out of the proposed driveway and she feels there will be an increase in accidents at the entrance of the site.

There being no one further to speak in opposition of the request, Mrs. Shiflett closed the Public Hearing.

Mr. Bridge stated after viewing the property and talking with the residents of Stuarts Draft, there is not a lot of support for a multi-family building. The Planning Commission has a responsibility to anticipate the maximum that could happen on the property and this is considerably more than what has been proposed by the applicant. The rezoning does not meet the Comprehensive Plan designation and is not compatible with the surrounding properties.

Mr. Curd stated he agrees with Mr. Bridge's comments. They have to consider the request at face value. Even though VDOT limits the density, occasionally VDOT will grant waivers or change their opinion on the entrance. The rezoning is not compatible with surrounding properties and is not in compliance with the Comprehensive Plan.

Mr. Jennings stated we have a Comp Plan that talks about what we want to see in future development. This rezoning is not what we see as the future for Draft Avenue. He stated there have been questions raised if this request would be considered spot zoning. He is unsure if it is spot zoning or not, but the Planning Commission needs to be careful to avoid spot zoning.

Mr. Bridge moved to recommend denial of the request.

Mr. Campbell seconded the request, which carried unanimously.

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## **STAFF REPORTS**

### **17-12 Randall A. or Patty Simmons**

The Planning Commission recommends to the Board of Zoning Appeals that they consider the impact of the proposed use on adjacent properties which are within the North River Agricultural and Forestal District.

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

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Chairman

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Secretary

**COUNTY OF AUGUSTA  
STAFF REPORT  
SOURCE WATER PROTECTION OVERLAY DISTRICT  
DEERFIELD AREA 2 DESIGNATION  
APRIL 11, 2017**

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

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

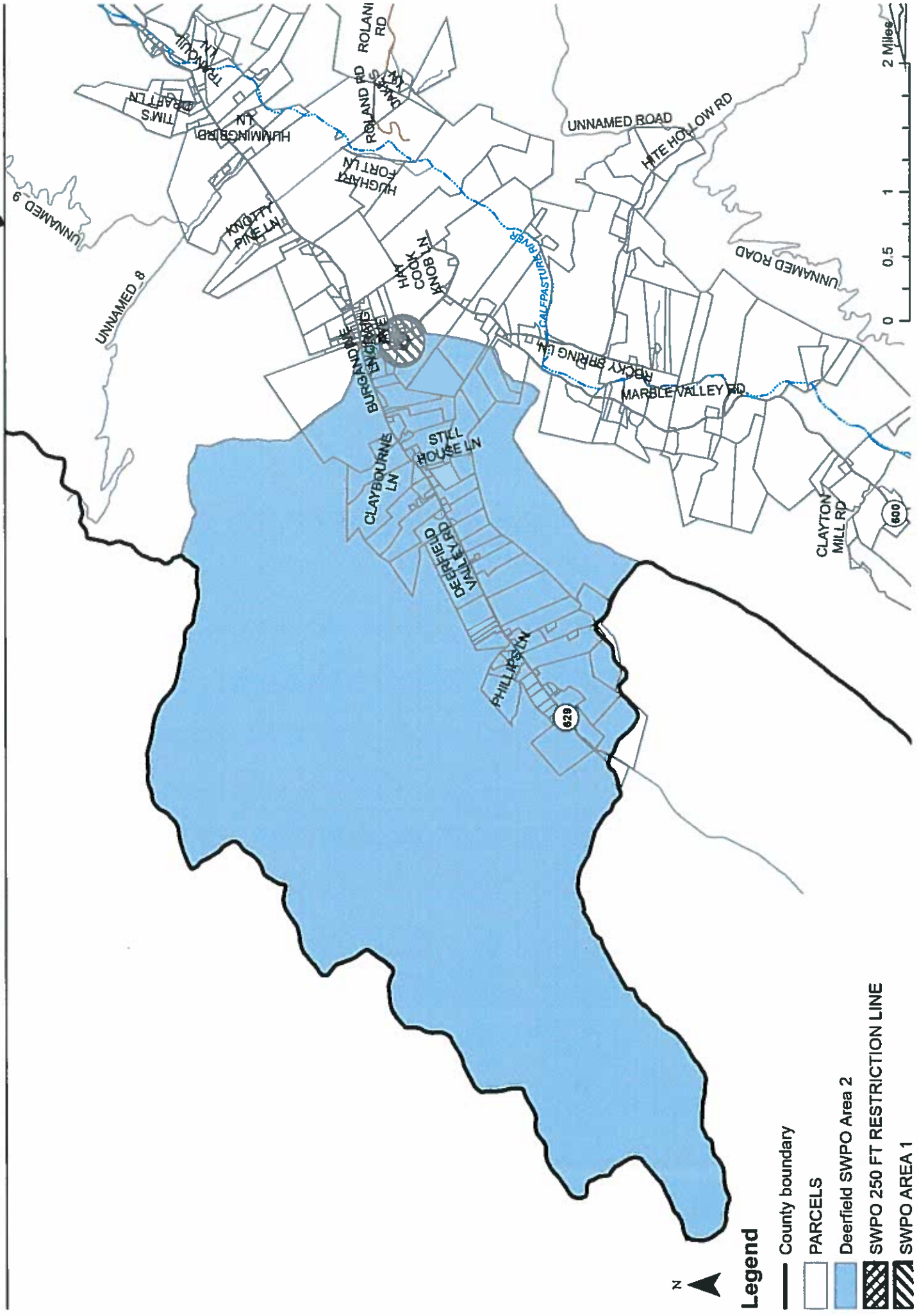
WHEREAS, engineer studies have now identified the recharge areas for several wells that produce water for the County's public water supply; and

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 be established consisting of approximately 11,217 acres stretching from the County's western boundary east to just past Marble Valley Road (Rt. 600). The Source Water Protection Area 2 is located on both sides of the following private lanes: Phillips Lane, Claybourne Lane, Still House Lane, Radio Park Lane, and a portion of Burgandine Lane as well as Deerfield Valley Road (Rt. 629) and highlighted in blue on a map entitled "Public Ground Water Facility Map Deerfield Wells & Spring SWP Mapset-Map #30" which is declared part of this ordinance and which shall be kept on file in the Offices of the Department of Community Development.

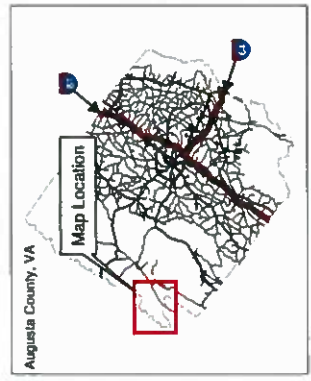
**COMMUNITY DEVELOPMENT STAFF COMMENTS:** The Service Authority has conducted the necessary studies to define the Area 2 boundary for the Deerfield well and spring. Recommend Approval of the Area 2 designation for the properties as designated on the map.

# Deerfield Source Water Protection Overlay

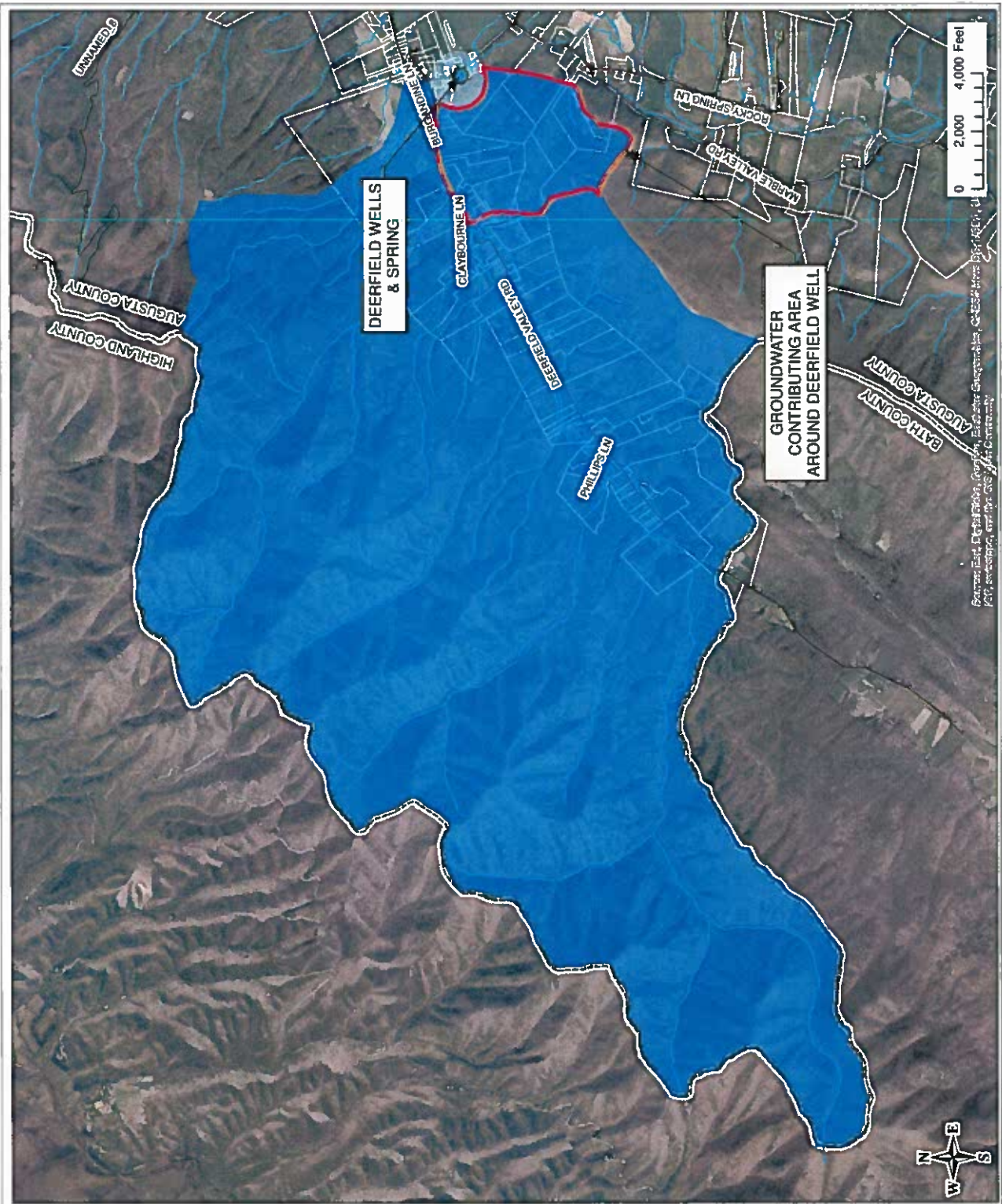




**Augusta County Service Authority  
Public Ground Water Facility Map  
Deerfield Wells & Spring  
SWP Mapset - Map #30**



- Spring Building
- Well
- Area 1
- Area 2
- Rivers/Streams



See "Metadata for Augusta County SWP Mapset" for data source information.  
Mapset created at Augusta County Service Authority  
January-February 2007  
Revised September 2009, January 2011, October 2015,  
July 2016, August 2016, March 2017.