



**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:** June 5, 2017  
**SUBJECT:** Regular Meeting

The regular meeting of the Augusta County Planning Commission will be held on **Tuesday, June 13, 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 **5:15 pm** in the **Board of Supervisors' Conference Room** (behind the Board Meeting Room) at the Augusta County Government Center for a staff briefing on the proposed ordinance amendments. We will have dinner in the Community Development conference room at **6:15 pm**.

Attached are the agenda and meeting materials for Tuesday's meeting and the minutes from the April and May 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

## AGENDA

### Regular Meeting of the Augusta County Planning Commission

Tuesday, June 13, 2017, 7:00 P.M.

1. CALL TO ORDER
2. DETERMINATION OF A QUORUM
3. MINUTES
  - A. Approval of the Called and Regular Meetings on April 11, 2017
  - B. Approval of the Called Meeting on May 9, 2017
4. PUBLIC HEARINGS
  - A. An ordinance to amend §25-4 of the Augusta County Code to revise the definition of Day care home occupation.
  - B. An ordinance to amend §25-72 of the Augusta County Code to clarify agriculture in addition to agriculture related uses is a permitted use in general agriculture districts.
  - C. An ordinance to amend Section §25-72.1 of the Augusta County Code to permit 6 agricultural dogs as an accessory use in general agriculture districts.
  - D. An ordinance to amend Section §25-73 of the Augusta County Code to permit the storage of commercial vehicles and/or trailers in general agriculture districts by administrative permit.
  - E. An ordinance to amend Section §25-518 of the Augusta County Code to clarify that underground petroleum storage tanks over 660 gallons require a Special Administrative Permit in Source Water Protection Area 2 designations.
5. MATTERS TO BE PRESENTED BY THE PUBLIC
6. NEW BUSINESS
  - A. Capital Improvement Plan
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  
L. Tate, Planner II and Secretary  
J. Wilkinson, Director of Community Development

ABSENT: T. Jennings  
K. Leonard

VIRGINIA: At the Called Meeting of the Augusta County Planning Commission held on Tuesday, April 11, 2017, at 6:30 p.m. in the Board of Supervisors' Conference Room, Augusta County Government Center, Verona, Virginia.

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The Planning Commission reviewed the proposed Deerfield Source Water Protection ordinance, which will be considered by the Commission.

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Chairman

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Secretary

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

ABSENT: T. Jennings  
K. Leonard

VIRGINIA: At the Regular Meeting of the Augusta County Planning Commission held on Tuesday, April 11, 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 four (4) members present, there was a quorum.

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### **MINUTES**

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

Mr. Curd seconded the motion, which carried unanimously.

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### **NEW BUSINESS**

#### **Eric Shipplett - Resolution**

Mrs. Shiflett stated that Mr. Shipplett went off the Commission after 7 years of service. She read the following resolution:

WHEREAS, the County of Augusta in consideration of the dedicated service of Eric Shipplett; and

WHEREAS, Mr. Shipplett diligently served the citizens of Augusta County for seven years in the capacity of a public servant; and

WHEREAS, Mr. Shipplett served on the Augusta County Planning Commission from January 2010 to February 2017; and

WHEREAS, Mr. Shipplett served in the office of Chairman to that same body in 2015; and

WHEREAS, the Augusta County Planning Commission is desirous of expressing their appreciation and thanks to Mr. Shipplett for his dedicated service on this commission.

NOW, THEREFORE BE IT RESOLVED that the Augusta County Planning Commission does hereby publicly thank Mr. Shipplett for his service which he has so aptly fulfilled with diligence and concern for the citizens of Augusta County.

BE IT FURTHER RESOLVED, that this resolution be adopted by the Commission, recorded in its minutes, and a copy forwarded to Mr. Shipplett.

Mr. Curd moved to adopt the resolution recognizing Mr. Shipplett for his service and to forward a copy of the signed resolution to Mr. Shipplett.

Mr. Bridge seconded the motion which passed unanimously.

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### **DEERFIELD SOURCE WATER PROTECTION**

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.

Mrs. Tate explained the request as presented on PowerPoint. She explained where the Area 1 and Area 2 Source Water Protection Overlay is located and reviewed the uses

prohibited in the Area 2. Mrs. Tate also summarized some of the uses, requiring a Special Administrative permit. She stated that agricultural and forestry uses are exempt, provided Best Management Practices are used.

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

Frank Berry of 16370 Deerfield Road, Deerfield, stated his farm is four miles from the Deerfield spring. He read the following letter written and signed by various property owners from Deerfield.

*We, as landowners in the Deerfield Valley, are concerned about the need for and utility of the proposed Special Permitting Process for the Deerfield Spring.*

*For the past 50 years, anything labeled "environmental" has been sacrosanct and unopposable in our society. This concern has done much good. The environmental movement supported radical improvements in our air and water quality. No longer are industrial emissions poured into creeks and rivers.*

*But the environmental movement will never be content, and as the big issues are resolved they are compelled to find insignificant issues to increase their own feelings of self-worth. For example: the Environmental Protection Agency says small particulates in the air are still so dangerous that they kill 8,000 Americans a year. But the EPA offers no evidence of the small-particulate deaths, nor do they show us the medical evidence on which they based their expensive new requirements for increased air quality standards.*

*Augusta County says it is now preparing to "protect" the water in the county's Deerfield Spring. But the spring is already protected by the existing water regulations in place. Eighty percent of the watershed is already national forest. Additionally, the County declared a thousand-foot circle around the spring as off-limits for any sort of disturbance. Residents were assured that the 1000-foot circle would protect the water the valley's residents drink.*

*Now, however, Augusta is proposing a new Special Administrative Permitting Process for anyone wishing to increase private groundwater use by more than 10,000 gallons. The Special Permitting will supposedly protect the Spring area from use, storage, or disposal of hazardous materials. Such land uses as chemical manufacturing, dry cleaning plants, electronic manufacturing, or commercial machine shops would be prohibited.*

*But such land uses in the Deerfield Valley already require permits, which are unlikely to be granted. Ten thousand gallons a day is enough to water two poultry houses full of turkeys. But building the poultry houses requires permits. Why then does the valley need the Special Administrative Permitting, approved by the Supervisors themselves?*

*The only Deerfield "land use" mentioned in the notice that seems a likely target is the "extraction of minerals, rocks, gravel, sand or similar materials." Does this mean, however, that a farmer would need a special permit to dig out some of his local shale to resurface his driveway? And if the new permits aren't required for this sort of "dangerous" behavior, what likely "threat" will the permits cover?*

*As landowners in a rural area who depend on the water provided by this land, no one has a greater appreciation for the need to protect this water source. We appreciate the service provided by Augusta County and the Service Authority. However, we firmly believe that a reasonable compromise can be achieved that will protect this water source, without unduly limiting our rights as landowners.*

*We urge you to delay this vote and request a second opinion from your team of engineers. Do not impose restrictions on 11,217 acres of land for short-sighted gains that could have enduring and unintended consequences for the landowners and business who call this Valley home.*

Very Sincerely,

Charles J Harris  
Edward Harris  
Wanda Edwards  
Dane D. Wade  
Janie H. Wade  
Robert Peters  
Catherine Peters  
Walter White Jr  
Joseph White  
Rhonda Skeneberry  
Melba E. Halls  
Ray W. Swats  
Steve Jack  
Janis B. Scott  
Auntie Peters  
Tom Peters  
Kenneth W. Green  
Dee Green  
E. E. Duggal Jr.

Dorothy Paul  
Dorothy Paul (POA)  
Frank & Betty  
Pamela E. Berry  
Shirley L. Barks  
Christine C. Harris  
Stacy G. Harris  
Ben Berry  
Miriam Berry

(The above letter was made part of the official record for this request.)

Dr. Scott Seaton of 25 Wellington Place, Waynesboro asked why this proposal was coming before the Commission.

Mrs. Tate explained that the Source Water Protection Overlay Ordinance was adopted in 2011. The County currently has 34 Area 1 designations, which is the 1000 feet around the public water supply and is already in existence at the Deerfield well and spring. The area being considered will be the 10<sup>th</sup> Area 2 the County is adopting.

Dr. Seaton asked what the perceived threat is if the overlay is not added.

Mrs. Tate explained the County is protecting the water supply and preventing any hazardous uses from locating there.

Mr. Seaton pointed out that most of the property in the area is farmland, privately owned property, and forest. He asked what the likelihood is that there will be a threat to the water supply.

Mrs. Tate stated it is unsure how things will develop in the future and if the properties will remain as residential uses. The Service Authority has spent a great deal of money to protect the water supply and delineate the area. Because of their expertise it has

been proven that preventing certain harmful uses is important for protecting the investment of everyone that uses the water supply.

Dr. Seaton asked what part of the land that is not National Forest is allowed to be developed for business.

Mrs. Tate stated most of the area is zoned General Agriculture. The ordinance allows for a great deal of uses through a Special Use Permit in General Agriculture Districts. There is the possibility for certain businesses to locate to this area that could cause potential harm to the water supply.

Dr. Seaton asked who approves Special Use Permits.

Mrs. Tate stated the Board of Zoning Appeals (BZA) approves Special Use Permits.

Dr. Seaton asked if there have been any business proposals for the property in the proposed overlay area.

Mrs. Tate stated there have not been any business proposals.

Dr. Seaton asked if the Board of Zoning Appeals has the power to decline another use.

Mrs. Tate stated without spending money to delineate the area, the BZA would not be aware of potential dangers to the water supply. By putting the information out publically, the County is declaring this is the area that drains to the public water supply. As the County develops, this is the area that needs to have certain protections in place. Secondary containment or a spill prevention plan is needed to protect the water supply from potential harm.

Dr. Seaton stated he still does not understand what the harm is, if a Special Use Permit is needed to introduce anything that would be harmful to that area.

Ken Fanfoni, Executive Director of the Augusta County Service Authority stated if someone does propose a business use that may cause harm to the water source, the BZA has the ability to deny the request. Without the ordinance which identifies harmful uses, the BZA would not have anything to use as a reference. The ordinance would be the tool the BZA would use to identify harmful uses. If the BZA does not have a reference or list of prohibited uses, they will have no basis for denying a request.

Mrs. Tate explained that any of the uses allowed in the ordinance would be done through an administrative permit. A determination would be made to see if the proposed use could cause harm to the water supply based on the ordinance. If it is determined that significant harm would not be caused by the proposed use, the use could be permitted administratively.



Mrs. Shiflett asked Mr. Fanfoni to address the costs of treatment if the water supply becomes contaminated.

Mr. Fanfoni stated the main concern would be the loss of the water supply. The water supply had been operated by a private water system. When the Service Authority took over the system, all the pipes had to be replaced because of many leaks in the system. The water quality failed the requirements by the State Health Department. Several thousand dollars was spent on equipment that had to be installed in order to meet the drinking water standards that are in place now. A well also had to be installed because the spring was drying up in the summer and there was no water supply available. The reason the filtration system had to be installed is because a lot of surface water was getting into the ground water. Surface water carries a lot of contaminants. The source of the surface water was from Hamilton Branch drying up in the drier weather and it became a sinking stream. All of the surface water flowed into the creek and went directly into the ground showing up in drinking water within a matter of days. During wet weather, half of the water supply was going directly into the ground and showing up in drinking water, again within a matter of days. It is a concern there could be a chemical or fuel spill or any storage of material that could potentially leak into the creek. If any contamination gets into the creek, it is nearly 100% certainty it will get into the drinking water and may be impossible to remove.

Dr. Seaton stated he wants to make sure the proposed ordinance is not being put in place in order to interfere with the placement of the Dominion Pipeline.

Mrs. Tate explained the Source Water Protection Ordinance was adopted in 2011. The Deerfield well and spring has been set to be studied from the very beginning.

Dr. Seaton asked if the overlay was going to be used in any way to interfere with Dominion's plans.

Mrs. Tate stated the ordinance does not prohibit any type of transmission pipeline. The Board could choose to have it be known that the area is a source water protection area and they are fearful of potential impacts from the pipeline, but the ordinance does not prohibit transmission lines.

Dr. Seaton asked if there are any projected costs in implementing the ordinance.

Mrs. Tate stated the Service Authority has put money towards it but it's been matched by the Department of Health and the Department of Environmental Quality through grant funds. Each delineation in the county all have different costs associated with them. There have been significant costs in delineating the areas to protect the investment in Deerfield.

Dr. Seaton asked what the future costs may be.

Mrs. Tate stated she does not foresee any additional costs associated with the ordinance.

Dr. Seaton asked if there would be any enforcement costs.

Mrs. Tate stated everything would be handled through the Community Development office and no additional staff would be needed.

Mr. Wilkinson stated there would be very little costs, if any. He explained the process the County follows if they receive a complaint of a violation. No additional staffing is needed for this or any other ordinance.

Dr. Seaton stated he does not want to see another administrative program that would cost more money to the tax payers and prevent employees from getting raises.

Mr. Wilkinson stated in his 17 years as the Zoning Administrator, there has been no increase in staff to enforce regulations. He does not foresee this ordinance to create a need for additional staffing. It is an ordinance to protect the water supply. Farming and normal household uses are exempt from the ordinance. It will eliminate the possibility of heavy uses in the recharge areas. It is an ordinance at little or no costs to the tax payers, but is reaping great benefits to protect the water supply now and for future generations.

Mr. Berry expressed concern about livestock litter run-off and wants to make sure farming operations are exempt.

Mr. Wilkinson explained that agriculture uses were exempt as long as best management practices are being used. The ordinance does not regulate farming operations at all.

Mr. Berry stated he has a shale pit on his property that his family has used since the 1940's. He uses shale on his farm for filling in holes and ruts. He asked if he would still be allowed to do that.

Mr. Wilkinson stated mining shale would be considered through the SUP process on a case by case basis. Because of the long-term and existing use of the shale on Mr. Berry's property it would be considered a legal non-conforming use and would be grandfathered in. Only new businesses wanting to excavate shale or set up other types of operations would need to go through the SUP process.

The following letter was received by the Commissioners via email from Ms. Anne Seaton in opposition of the request. This letter has been made part of the official record.

*Dear Augusta Planning Commission,*

*It is our best understanding that a vote is being considered on April 11, at 7pm, on the implementation of a new Source Water Protection Overlay District in Augusta County. This is a lasting decision that regulates land uses within the sourcewater protection overlay district which defines sourcewater terms, mandates reporting requirements, requires additional review from public water suppliers, must provide reporting requirements for*

*regulated land uses and activities within the sourcewater protection overlay district, must provide design standards, must require spill contingency planning, and regulated substance limitations, all while ESTABLISHING THE MEANS FOR ENFORCEMENT OF THE ORDINANCE. This means vast, cost-laden implementation by leveraging our already limited tax payer dollars for an EXPENSIVE and ONGOING legal team/staff to forever change how we live and do business in Augusta County. Common requirements may include building setbacks, density standards, lot sizes, impervious surface reduction and vegetation requirements. Structure requirements could include building floor height minimums and on and on. This guarantees to only encumber Augusta County, make it more challenging financially to live here, make a decent living, and attract other business to this area.*

*If this action is in any way motivated by the temporal and minority opposition to the Atlantic Coast Pipeline, please remember that we have existing energy deficits in regions of West Virginia, Virginia, and especially North Carolina; moreover, the ACP has overwhelming bipartisan support by the tri-state area and FERC concluded in their draft environmental impact statement, that the ACP will be done safely with "no contamination risk to surrounding soil and groundwater." Pipelines have been and are a key part of our nation's infrastructure, dating back to the 1940's; a well-known and well defined, dependable technology indeed. Virginia has 2.5 times as many gas pipelines as freeways. Texas has 56,000 miles of gas pipelines alone. No equivocal replacement of coal/gas has been implemented to support our existing needs with the level of efficiency and dependability that our growing, technologically oriented society requires. Ironically, Germany is in the process of building 8 coal fired plants after experiencing rolling brown outs due to a lack of consistent power supply from wind and solar. We still need gas pipelines for our ongoing quality of life and sustainability in domestic and commercial applications, while these other green technologies are being better developed.*

*Please know that for the record, this potential implementation of a new Source Water Protection Overlay District in Augusta County, does not reflect the desires of this community, and will tie us down with legal fees and hoops for our foreseeable future. I grew up in Maryland and Scott grew up in California— both states are NOT business friendly, are laden with unbearable regulations, and now an unbearable cost of living. Please do not make Augusta County in any way reflective of burdensome regulations like these. We always want to live in Augusta County and do business here because of its conservative values and family/business friendly environment.*

*Moreover, when you look in the eyes of our county teachers, police officers, and sheriffs who desperately need pay raises, you will knowingly be redirecting this money from them and choosing burdensome regulations, necessitating more staff for enforcement of this code, more lawyers in the county, and denying your faithful public servants the sustainability that they desperately need.*

*Sincerely,*

*Dr. Scott & Mrs. Anne Seaton*

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

Mr. Bridge stated this is not the first source water protection ordinance that has come before the Commission. The Service Authority has done a good job in protecting the water source in the county. The overlay is needed not just for now, but for generations to come. He supports protecting the water supply in the Deerfield area.

Mrs. Shiflett stated it is vitally important to protect the water supply. It is important to have enough water in the future to sustain the population and to grow our food. There have been no issues with ordinances that have been passed previously for source water protection.

Mr. Bridge moved to recommend approval of the ordinance.

Mr. Campbell seconded the motion, which carried unanimously.

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**STAFF REPORTS**

A. CODE OF VIRGINIA – SECTION 15.2-2310

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

The Commission took no action on the BZA items.

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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

PRESENT: J. Curd, Vice Chairman  
S. Bridge  
G. Campbell  
T. Jennings  
L. Tate, Planner II and Secretary

ABSENT: K. Shiflett, Chairman  
K. Leonard

VIRGINIA: At the Called Meeting of the Augusta County Planning Commission held on Tuesday, May 9, 2017, at 4:00 p.m. in the Board of Supervisors' Conference Room, Augusta County Government Center, Verona, Virginia.

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#### **DETERMINATION OF A QUORUM**

Mr. Curd stated as there were four (4) members present, there was a quorum.

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#### **ROUTE 616 DAMTOWN ROAD IMPROVEMENT PROJECT**

Mrs. Tate explained Virginia Department of Transportation (VDOT) is requesting to acquire land in the Middle River Agricultural Forestal District in order to make road safety improvements on Route 616 Damtown Road. She indicated on a map the parcel that would be affected by the acquisition and stated VDOT would like to acquire 1.86 acres of the parcel for the road improvements. VDOT explored several alternatives for the improvements and chose the alternative that reduced the amount of acreage needed for the improvements.

Mrs. Tate reviewed the Staff Report with the Commissioners which provided the written findings by VDOT for the proposed request. Staff feels the proposed highway improvement would have no negative impact upon the preservation and enhancement of agriculture and forestry and agricultural and forestal resources within the district. VDOT has identified the necessity of the proposed road improvement based on crash history. From 2008 to 2016 there have been 21 crashes which include 8 injuries and 2 fatalities. The road design which achieves the needed improvements with the least amount of land conversion has been chosen.

Mrs. Tate stated the Agricultural and Forestal District Committee supported the findings submitted by VDOT and recommend approval of the written findings. The Committee also recommended that a provision for the removal of future land from agricultural and forestal districts for public projects associated with an agency of the Commonwealth be added as a condition of the districts when they are renewed so as to make the property owner aware of such provision at the time they renew their land to the district. Adding such a provision will take the advisory committee and other elected and/or appointed officials out of the process as the property owner will agree to the provision at the time of their renewal.

Mr. Jennings asked if the County reached out to the property owner regarding the road improvements and land acquisition.

Mrs. Tate stated the County did not contact the property owner. VDOT has been in contact with the owner and has provided their report to the owner. She also stated as long as the Agricultural and Forestal District Committee, the Planning Commission and the Board of Supervisors are in support of the written findings, a public hearing is not required.

Mr. Bridge stated since the findings submitted by VDOT were approved by the Agricultural and Forestal District Committee, he moved to recommend approval of the request as written.

Mr. Jennings stated he would like to see the pros and cons from a Staff report before recommending approval of a provision for the removal of future land from agriculture and forestal districts as part of the agricultural forestal renewal conditions as it relates to public projects associated with an agency of the Commonwealth.

Mr. Bridge stated it is important to hear from the land owners regarding the removal of property from the agricultural and forestal districts for public projects. If it is approved to add the proposed provision to the agricultural and forestal district, the property owner will not have any say regarding a public project and withdrawal of their land from the district. He withdrew his previous recommendation for approval.

Mrs. Tate stated the Planning Commission is going through the process for this request as detailed and outlined in State Code. It is important to think into the future of what possible projects could come up and if the proposed provision would be beneficial to the property owner at that time.

Mr. Bridge stated the wording of "public projects" in the recommendation made by the Agricultural and Forestal District Committee is vague. Property owners are entitled to know the details of proposed projects and how a particular project will affect their property.

Mr. Bridge moved to recommend acceptance of the Agricultural and Forestal District Committee recommendation to allow VDOT to acquire the 1.86 acres for the Route 616 road improvements. He also moved to recommend the provision for the removal of

future land from agricultural and forestal districts for public projects associated with an agency of the commonwealth be added as a condition of the districts when they are renewed pursuant to State Code 15.2.4313.

Mr. Jennings stated the two recommendations should be voted on separately. Although he is not opposed to the second paragraph of the Agricultural and Forestal District Committee Recommendation, he would like more information on the provision and exactly how it will be worded.

Mrs. Tate stated the County Attorney would need to review and approve the wording for the provision as well.

Mr. Bridge withdrew his second motion.

Mr. Bridge moved to recommend approval of the first paragraph of the Agricultural and Forestal District Committee recommendation.

Mr. Campbell seconded the motion, which passed unanimously.

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## **STAFF REPORTS**

### **A. CODE OF VIRGINIA – SECTION 15.2-2310**

Mrs. Tate reviewed the items coming before the BZA at their June meeting.

The Planning Commission took no action on the BZA items.

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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  
Revise definition of Day Care Home Occupation  
June 13, 2017**

**An ordinance to amend Section 25-4 of the Augusta County Code to revise the definition of Day care home occupation.**

Day care home occupation. Any facility operating in the residence of the operator for the purpose of providing care and protection during a part of the day to a group of ~~six (6)~~ five (5), but not more than twelve (12) children unrelated to the operator.

**PROPOSED ORDINANCE TEXT:**

**AN ORDINANCE TO AMEND  
SECTION 25-4 OF THE  
AUGUSTA COUNTY CODE**

WHEREAS, the Augusta County Board of Supervisors has deemed it necessary to revise the definition of Day care home occupation to comply with State Code Section 15.2-2292.

NOW THEREFORE be it resolved by the Board of Supervisors for Augusta County that Section 25-4 of the Augusta County Code is amended to read as follows:

**§ 25-4. Definitions.**

Day care home occupation. Any facility operating in the residence of the operator for the purpose of providing care and protection during a part of the day to a group of ~~six (6)~~ five (5), but not more than twelve (12) children unrelated to the operator.

**COMMUNITY DEVELOPMENT STAFF COMMENTS:** This definition revision brings the Augusta County code in compliance with State Code Section 15.2-2292. Staff recommends approval.



**COUNTY OF AUGUSTA  
STAFF REPORT  
Clarify agriculture and agriculture related uses as  
permitted uses in General Agriculture Districts  
June 13, 2017**

**An ordinance to amend Section 25-72 of the Augusta County Code to clarify agriculture in addition to agriculture related uses is a permitted use in general agriculture districts.**

**PROPOSED ORDINANCE TEXT:**

**AN ORDINANCE TO AMEND  
SECTION 25-72 OF THE  
AUGUSTA COUNTY CODE**

WHEREAS, the Augusta County Board of Supervisors has deemed it desirable to clarify that agriculture and agriculture related uses are permitted in General Agriculture districts.

NOW THEREFORE be it resolved by the Board of Supervisors for Augusta County that Section 25-72 of the Augusta County Code is amended to read as follows:

**§ 25-72. Permitted uses.**

- A. **Agriculture and** agriculture related uses, including but not necessarily limited to: wildlife areas, game refuges (where shooting wildlife is not allowed), forestry, forest preserves, stables and riding academies and fish hatcheries.

**COMMUNITY DEVELOPMENT STAFF COMMENTS:** This ordinance amendment clarifies that agriculture in addition to agriculture related uses is a permitted use in General Agriculture districts. This ordinance amendment does not represent a change in interpretation but only clarifies the ordinance's intention. Staff recommends approval.

**COUNTY OF AUGUSTA  
STAFF REPORT  
Keeping of dogs used for agricultural purposes  
June 13, 2017**

**An ordinance to amend Section 25-72.1 of the Augusta County Code to permit 6 agricultural dogs as an accessory use in general agriculture districts.**

Requirements for such accessory use include the dogs be used primarily for the maintenance, protection, or herding of livestock on a bona fide agricultural operation and the parcel contain a minimum of 6 acres in area.

**PROPOSED ORDINANCE TEXT:**

**AN ORDINANCE TO AMEND  
SECTION 25-72.1 OF THE  
AUGUSTA COUNTY CODE**

WHEREAS, the Augusta County Board of Supervisors has deemed it desirable to create an accessory use for the keeping of 6 agricultural dogs in General Agriculture districts on a bona fide agricultural operation.

NOW THEREFORE be it resolved by the Board of Supervisors for Augusta County that Section 25-72.1 of the Augusta County Code is amended to read as follows:

**§ 25-72.1. Accessory buildings and uses.**

- A. Accessory buildings and uses customary and clearly incidental to a permitted use and which will not create a nuisance or hazard shall be permitted in General Agriculture Districts, subject to the applicable provisions of ARTICLE V of DIVISION A of this chapter

- G. The keeping of dogs used for agricultural purposes provided:

1. Up to six (6) dogs over the age of six months if used primarily for the maintenance, protection, or herding of livestock on a bona fide agricultural operation; and
2. The parcel contains a minimum of six (6) acres in area.

**COMMUNITY DEVELOPMENT STAFF COMMENTS:** Currently only 4 dogs are permitted in Augusta County at one residence unless a Special Use Permit is obtained for a Kennel. This ordinance amendment would allow 6 agricultural dogs in addition to the 4 dog current maximum. Agricultural dogs will only be permitted in General Agriculture zoned districts on a bona fide agricultural operation on parcels containing a minimum of six acres. Agricultural dogs must be used primarily for the maintenance, protection, or herding of livestock. A bona fide agricultural operation is defined as follows:

The agricultural operation is the primary use of the land. Factors in determining "primary use" shall be (a) the agricultural operation qualifies for land use taxation, (b) the agricultural operation is managed in good faith as a business activity, and (c) the operator can provide a Schedule F or other documentation showing gross receipts of farm income of at least \$10,000. However, an agricultural operation may never be deemed the primary use of the land if a reasonable person could conclude that the agricultural operation exists for the purpose of establishing eligibility for the exemption from local regulation under the State Code.

Nearly 95% of Augusta County is zoned General Agriculture. The Augusta County Comprehensive Plan states that "agriculture will continue to be the predominant land use in the county and a major part of the economy." Staff feels that this amendment will provide for a use that may be desirable for some farmers without them having to go through the Special Use Permit process; therefore, staff recommends approval.

**COUNTY OF AUGUSTA  
STAFF REPORT  
Permit storage of commercial vehicles and/or trailers in  
General Agriculture Districts by administrative permit  
June 13, 2017**

**An ordinance to amend Section 25-73 of the Augusta County Code to permit the storage of commercial vehicles and/or trailers in general agriculture districts by administrative permit.**

Requirements for an administrative permit to store commercial vehicles and/or trailers in general agriculture districts include: the parcel is at least 6 acres in area, a maximum of 2 vehicles and/or trailers shall be permitted, the vehicles and/or trailers are setback 200 feet from all property lines, the sale of goods and services related to the commercial vehicles and/or trailers is not permitted on site, and no more than 2 employees pick up or drop off the commercial vehicles and/or trailers.

**PROPOSED ORDINANCE TEXT:**

**AN ORDINANCE TO AMEND  
SECTION 25-73 OF THE  
AUGUSTA COUNTY CODE**

WHEREAS, the Augusta County Board of Supervisors has deemed it desirable to create a procedure for the storage of commercial vehicles and/or trailers with an administrative permit for lots of at least six (6) acres in area in General Agriculture districts.

NOW THEREFORE be it resolved by the Board of Supervisors for Augusta County that Section 25-73 of the Augusta County Code is amended to read as follows:

**§ 25-73. Uses permitted by administrative permit.**

The uses listed in this section shall be permitted within General Agriculture Districts only upon the issuance of an Administrative Permit by the Zoning Administrator pursuant to the provisions of ARTICLE LVI of DIVISION I of this chapter. Administrative Permits are to be issued only for uses where they applicant can demonstrate that the proposal meets the standards required by this chapter and the uses will not have an undue adverse impact on the surrounding neighborhood. Among matters to be considered in this connection are traffic congestion, noise, lights, dust, odor, fumes and vibration.

**O. Storage of commercial vehicles and/or trailers.**

**Storage of commercial vehicles and/or trailers shall be permitted on lots at least six (6) acres in area in General Agriculture districts by Administrative Permit provided:**

- 1. There shall be no more than two (2) commercial vehicles and/or trailers permitted per lot; and**
- 2. The commercial vehicles and/or trailers are setback two hundred (200) feet from all property lines; and**
- 3. The sale of goods and services related to the commercial vehicles and/or trailers shall not be permitted on site; and**
- 4. No more than two (2) employees will pick up or drop off the commercial vehicles and/or trailers.**

**COMMUNITY DEVELOPMENT STAFF COMMENTS:** Currently, the storage of commercial vehicles and/or trailers in General Agriculture districts is permitted through the Special Use Permit process. This amendment would provide for the storage of up to 2 commercial vehicles and/or trailers on lots that can meet a 200 ft. setback from all property lines with an administrative permit. In addition, the sale of goods and services related to the vehicles is not permitted on site and no more than 2 employees will pick up or drop off the commercial vehicles and/or trailers. Staff believes that the setback requirement and limit on the number of vehicles mitigates impacts to surrounding property owners. For property owners unable to meet setback requirements, or other established conditions, the Special Use Permit process is still available. Staff recommends approval.

**COUNTY OF AUGUSTA  
STAFF REPORT  
Clarification for underground petroleum storage tanks over  
660 gallons in Source Water Protection Area 2  
June 13, 2017**

**An ordinance to amend Section 25-518 of the Augusta County Code to clarify that underground petroleum storage tanks over 660 gallons require a Special Administrative Permit in Source Water Protection Area 2 designations.**

**PROPOSED ORDINANCE TEXT:**

**AN ORDINANCE TO AMEND  
SECTION 25-518 OF THE  
AUGUSTA COUNTY CODE**

WHEREAS, the Augusta County Board of Supervisors has deemed it desirable to clarify that underground petroleum storage tanks *over 660 gallons* may be permitted by a Special Administrative Permit, but underground petroleum storage tanks less than 660 gallons shall be permitted by-right.

NOW THEREFORE be it resolved by the Board of Supervisors for Augusta County that Section 25-518 of the Augusta County Code is amended to read as follows:

**§ 25-518. Uses Permitted by Special Administrative Permit in Area 2.**

The uses listed in this section shall be permitted within Area 2 only upon the issuance of a Special Administrative Permit by the Director of Community Development in a manner consistent with the provisions of article LVI of division I of this chapter. Special Administrative Permits are to be issued only for uses where the applicant can demonstrate that the proposal meets the standards required by this chapter and the uses will not have an undue adverse impact on the public water supply.

The County may grant approval for a Special Administrative Permit only after written findings of fact are made that all of the following are true:

1. The proposed use is not expected to detrimentally affect the quality of the groundwater contained in the aquifer by directly contributing to pollution or by increasing the long-term susceptibility of the aquifer to potential pollutants; and

2. Sufficient recharge to the aquifer is not expected to be inhibited or prevented; and
3. The proposed use complies with all other applicable sections of this ordinance.

The Director of Community Development shall make a determination of whether or not to issue a Special Administrative Permit within 30 days of the receipt of an application.

A. Chemical manufacturing; dry cleaners; electrical or electronic manufacturing, on-site recycling or disposal; or electroplating facilities; which involve the collection, handling, manufacture, use, storage, transfer or disposal of any hazardous materials may be permitted by Special Administrative Permit provided:

1. The use is connected to public sewer; and
2. The use installs a secondary containment and spill detection and control system for any bulk storage of chemicals, whether underground or above ground; and
3. The applicant submits a Spill Containment and Prevention Plan; and
4. The use is otherwise permitted by the underlying district regulations or the required permits of the underlying district regulations are obtained.

B. Asphalt processing plants; extraction of minerals, rocks, gravel, sand, or similar materials; facilities with underground petroleum storage tanks **over 660 gallons**; commercial fertilizer storage facilities; commercial machine shops; railroad or heavy equipment maintenance or fueling facilities; storage of chemicals or petroleum products in structures for subsequent resale to distributors or retail dealers or outlets; and wood preserving facilities which involve the collection, handling, manufacture, use, storage, transfer or disposal of any hazardous materials may be permitted by Special Administrative Permit provided:

1. The use installs a secondary containment and spill detection and control system for any bulk storage of chemicals, whether underground or above ground; and
2. The applicant submits a Spill Containment and Prevention Plan; and
3. The use is otherwise permitted by the underlying district regulations or the required permits of the underlying district regulations are obtained.

C. Funeral homes and photo processing labs which involve the collection, handling, manufacture, use, storage, transfer or disposal of any hazardous materials may be permitted by Special Administrative Permit provided:

1. The use is connected to public sewer; and
2. The use is otherwise permitted by the underlying district regulations or the required permits of the underlying district regulations are obtained.

D. All such uses listed in §25-516 which do not involve the collection, handling, manufacture, use, storage, transfer or disposal of any hazardous materials may be permitted by Special Administrative Permit provided:

1. The applicant certifies that the use does not involve the collection, handling, manufacture, use, storage, transfer or disposal of any hazardous materials; and
2. The use is otherwise permitted by the underlying district regulations or the required permits of the underlying district regulations are obtained.

**COMMUNITY DEVELOPMENT STAFF COMMENTS:** Currently, the Source Water Protection ordinance prohibits underground petroleum storage tanks over 660 gallons in Area 1 but does not regulate underground petroleum storage tanks that do not reach that threshold. The way the ordinance currently reads, all underground petroleum storage tanks require a Special Administrative Permit in Area 2, which is intended to be less restrictive than Area 1. This amendment clarifies that only those underground petroleum storage tanks over 660 gallons in Area 2 require the Special Administrative Permit not those that do not meet that threshold. This ordinance amendment is correcting a mistake in which the language of the ordinance does not reflect the intent. Staff recommends approval.



# COUNTY OF AUGUSTA, VA

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March 27, 2017

## M E M O R A N D U M

**TO: BOARD OF SUPERVISORS**

**FROM: Timothy K. Fitzgerald, County Administrator**

**COPY: Augusta County Planning Commission**

**SUBJECT: CAPITAL IMPROVEMENTS PLAN AND BUDGET**

The recommended Capital Improvements Budget for Fiscal Year 2017-18, along with the Capital Improvements Plan for the five years 2017-18 through 2021-22, is submitted for the Board of Supervisors' consideration (**attachment**). I am also forwarding the CIP to the Planning Commission for their review and consideration as it relates to the Comprehensive Plan.

A CIP offers a systematic approach to planning and financing capital improvements. Although capital improvement programming cannot totally eliminate inefficiencies and the element of chance, a well-prepared CIP can offer advantages such as:

- ..Anticipating future capital facility needs
- ..Correlating projects to community goals, financial capabilities and anticipated growth
- ..Eliminating duplication and poorly planned expenditures
- ..Encouraging cooperation with other governmental units
- ..Establishing work schedules and cost estimates
- ..Facilitating Federal and State Grants
- ..Facilitating private sector improvements consistent with the Comprehensive Plan
- ..Developing public support for capital expenditures

A funded or partially funded CIP can also serve as a "rainy day" fund for operating budgets in times of fiscal stress. Since 1990, there has been seven times that CIP earmarked funding has been used to offset operating budget revenue needs:

FY93-94	\$ 400,000
FY03-04	\$ 278,000
FY09-10	\$ 751,750
FY10-11	\$ 623,000
FY11-12	\$ 834,913
FY12-13	\$ 277,940
FY14-15	<u>\$1,296,421</u>
	\$4,462,024

This represents a reduction of \$4,462,024 in previously committed Capital funding. To re-establish this funding source would require adding 6.5¢ to our 58¢ existing tax rate (\$690,000 = 1¢). To equalize with School Capital funding, it would take an additional 13¢.

The relationship between Capital and Operating budgets is always fluid. When "year end" fund balances occur, the CIP's depreciation accounts (DA) have been the primary beneficiary. These accounts include: Electoral Board Automation, Sheriff's Department Equipment, Fire/Rescue Equipment, Emergency Communications Equipment, Geological Information System (GIS) Equipment, Information Technology (IT), Library Automation, Vehicle Depreciation, Security Equipment, Parks and Recreation and Building Maintenance (HVAC, Roof, Carpet and Tile, Lighting, etc.).

### 2017-18 CAPITAL BUDGET SUMMARY

Specifically, the proposed capital improvement budget for Fiscal Year 2017-18 identifies needs totaling \$21,119,000. The amount of funds represented by the five-year CIP is \$78,982,900. Because the CIP is a multi-year planning document, the Board has the flexibility to modify its five-year priorities as circumstances dictate. To fund the capital budget, year-end fund balances and reassessments revenues have been supplemented by designated revenues, i.e., one third of consumer utility taxes, one third of BPOL license taxes, 90% of meal taxes, a portion of lodging taxes, rental income and the 1997 NADA TPP adjustment.

For Fiscal Year 2017-18, the following funding sources are earmarked for capital projects:

<u>General Operating</u>	<u>FY17-18</u>
Consumer Utility (1/3) (1993)	\$ 817,000
Business, Professional & Occupational License Tax (BPOL) (1/3) (1993)	1,133,000
Meals Tax (90%) (1992/1998)	2,187,000
General Reassessment (1993)	2,300,000
General Reassessment (1997)	1,210,000
TPP NADA Adjustment (1997)	950,000
General Reassessment (1/2-2001)	919,000
General Reassessment (2005)	2,424,000
Rental Income	256,000
Lodging Taxes	10,000
Revenue Recovery	200,000
Real Estate (2015)	898,350
	- 400,000 (1)
	- 278,000 (2)
	- 751,750 (3)
	- 623,000 (4)
	- 834,913 (5)

- 277,940 (6)  
-1,296,421 (7)  
-7,256,250 (8)  
\$ 1,586,076

- (1) Reflects FY 93-94 CIP reductions to offset operating budget needs.
- (2) Reflects FY 03-04 CIP reductions to offset operating budget needs.
- (3) Reflects FY 09-10 CIP reductions to offset operating budget needs.
- (4) Reflects FY10-11 CIP reductions to offset operating budget needs.
- (5) Reflects FY11-12 CIP reductions to offset operating budget needs.
- (6) Reflects FY12-13 CIP reductions to offset operating budget needs.
- (7) Reflects FY14-15 CIP reductions to offset operating budget needs (School Board).
- (8) School Debt – Phases I, II, III, IV, V and VI.

In 1993 and 1997, the Board authorized 100% of the general reassessment for capital improvements. In 2001, the Board authorized 50% of the general reassessment for capital improvements (the remaining 50% was earmarked for teacher salaries). With the construction of Wilson Middle School, and renovations/expansions to Stuarts Draft and Wilson Memorial High Schools, \$2,424,000 of the 2005 reassessment was earmarked for school debt.

As previously stated, the CIP is a plan (versus the Capital budget) and it is a valuable exercise to identify needs regardless of the current funding availability. Doing so ensures that capital and infrastructure needs are not ignored and reminds us what future needs are on the horizon. The Capital Budget Fund had a December 31<sup>st</sup> balance of \$30.4 million. This fund can be broken down into a number of categories:

1. Infrastructure Accounts
2. Matching Grants (Recreation, ACSA and VDOT)
3. Depreciation Accounts
  - Board of Elections Automation
  - Library Automation
  - Fire-Rescue Equipment
  - Emergency Communications
  - Sheriff's Department Equipment
  - GIS Equipment
  - Parks and Recreation
  - IT Equipment
  - Security Equipment
  - Vehicles
  - Building/HVAC
4. Specific Capital Projects:
  - Landfill
  - Courthouse
  - Solid Waste Centers
  - County Schools
  - Flood Control Dams/Stomwater Management
  - Fire Training Center
  - Government Center
5. Grant Matches
  - Fire and Rescue Equipment - Volunteers

- Hazardous Materials and Equipment
  - Roads
6. Debt
- Regional Jail
  - Juvenile Detention Home
  - Blue Ridge Community College
  - County Court Complex
  - Route 636 Road Project
  - Mill Place Commerce Park Water Tank
7. Reserves
- Comprehensive Services Act
  - Department of Social Services
  - Economic Development
8. Regional Projects
- Tourist Information Center
  - Firing Range

Also attached is a list of CIP projects and allocations based upon available Fund Balance and reoccurring CIP funding availability (**attachment**). It is significant to note that the CIP has an "unfunded" balance of \$10.1 million.

The following is an overview of the CIP by project area:

**INFRASTRUCTURE**

The seven infrastructure accounts allow Board members the flexibility to address unique problems and needs in their magisterial districts. These accounts have also been used to study problems, leverage other funding sources and expedite projects. Since FY2010, funding for this account has been substantially reduced:

	<u>Per District</u>	<u>Total</u>
FY2009	\$200,000	\$1,400,000
FY2010	\$100,000	\$ 700,000
FY2011	\$100,000	\$ 700,000
FY2012	\$ 50,000	\$ 350,000
FY2013	\$ -0-	\$ -0-
FY2014	\$ -0-	\$ -0-
FY2015	\$ 25,000	\$ 175,000
FY2016	\$ 50,000	\$ 350,000
FY2017	\$ 50,000	\$ 350,000

**PUBLIC WORKS**

A) **Stormwater**

Stormwater management continues to be a State and local problem. Many of our older subdivisions have inadequate storm drainage systems, or the systems are in need of repair. In addition, regional stormwater management planning, especially for areas in industrial, commercial, and small lot residential subdivisions,

continues to hold promise, especially when a public/private partnership presents itself as a viable option. This account provides seed money or leverage to address these issues.

Up to \$40,000 a year has been earmarked in the past to fund Stormwater projects under this program, individual projects up to \$20,000 have been eligible for this funding. Projects above this amount require Supervisor funding from their individual infrastructure accounts or public-private partnerships.

**B) MS4**

In 2014, the County became a regulated Municipal Separate Storm Sewer System (MS4) community and a Virginia Stormwater Management Program (VSMP) Authority. These programs, which are mandated by state code, will significantly increase the level of investment in stormwater management infrastructure, and will require that the county plan for the associated long term maintenance responsibilities. The VSMP program will lead to additional privately funded facilities for the county to maintain in residential subdivisions. The MS4 program, in order to meet yet to be determined Total Maximum Daily Load (TMDL) discharge limits, will require significant investment on the County's part for planning, design, construction and maintenance. The MS4 area is approximately 8,800 acres with less than 100 acres outside of the Urban Service Areas designated by the County. While the MS4 plan has not yet been fully developed, it is likely that the county will need to retrofit the old plan and develop new stormwater management measures to meet the required pollutant reductions.

The County is developing and implementing a MS4 program to minimize the discharge of pollutants through and from the MS4 area into state waters. This program must include six elements, or "Minimum Control Measures"

- Public Education and Outreach
- Public Participation / Involvement
- Illicit Discharge Detection and Elimination
- Construction Site Runoff Control
- Post-Construction Runoff Control
- Pollution Prevention / Good Housekeeping

The County has designated operating budget funding for the MS4 program in both FY14-15, FY15-16 and FY16-17. In order to determine the precise needs and priorities for improvements, the County can explore the feasibility of carrying out more detailed studies of countywide stormwater management needs. The cost of a countywide study could exceed \$1 million. The cost to fund regional stormwater detention facilities, both MS4 and non MS4 storm sewers, could exceed \$25 million. The industry standard to maintain stormwater infrastructure averages \$30/acre/year to \$150/acre/year depending upon density. Considering the acreage for both the MS4 regulated area and the Urban Service Areas (41,000 acres plus/minus) the cost would be \$1,230,000 to \$6,150,000 annually. Many communities are enacting stormwater management fees to offset the construction

and maintenance cost of these facilities. Funding for ongoing maintenance of programs will be included in future operating budgets.

C) **Roads**

Roads continue to be a priority of the Board and our citizens. Statewide, the competition for Smart Scale and Revenue Sharing funding is intense. Augusta County has aggressively sought additional VDOT funds by participating in the Revenue Sharing program (50% local match). This past year VDOT implemented a new funding plan across the state to provide for transportation funding. This plan entitled HB2 uses criteria specific to regions to establish a ranking system for potential projects.

The County has been successful in applying for and receiving funding for projects through the Smart Scale funding process. Smart Scale funding has been approved on Route 610, Route 616, and Lifecore Drive. Projects that are currently listed on the recommended list for this year are the I-81 exit 235 turn lanes and the intersection of Mill Place Parkway and Route 612.

In the future, Smart Scale funding will be open for application every two years. We will continue to develop projects and prepare them in order to have solid applications for funding in the future.

**EDUCATION**

Since 1992, the County has authorized \$182.2 million in bonds for School construction projects. Projects include:

**PHASE I (\$2.4M)**

Stuarts Draft Middle  
Cassell Elementary  
Riverheads Elementary  
Beverley Manor Middle  
Wilson Elementary

**PHASE II (\$14.7M)**

Stuarts Draft Elementary  
Clymore Elementary

**PHASE III (\$25.2M)**

Ft. Defiance High  
Buffalo Gap High  
Riverheads High

**PHASE IV (\$24.3M)**

North River Elementary  
Craigsville Elementary  
Stump Elementary  
Churchville Elementary

**PHASE V (\$55.1M)**

Wilson Middle School  
Stuarts Draft High  
Wilson High

**PHASE VI (\$60.5M)**

Wilson Middle School  
Wilson Elementary School  
Riverheads Elementary School  
Cassell Elementary School

In June 1990, School debt totaled \$5,639,604. As of June 2016, School debt totaled \$71.5 million. Since 1990, principal and interest costs have increased from \$876,000 in FY90 to \$7,265,600 in FY16.

The Board, on September 22, 2010, authorized the School Board to proceed with Capital Improvements within the Board of Supervisors currently authorized annual debt appropriation (\$7,256,250). Currently, construction is underway for a new Riverheads Elementary School, a new Cassell Elementary School, and construction has been completed on the expansion to Wilson Middle School.

**PUBLIC SAFETY**

A) **Detention**

With the opening of the Regional Jail in 2006, the rated capacity increased from 90 to 402. With double bunking, and the use of dormitory style bunking, we are able to house 904 prisoners. The bonded cost of the Regional Jail is \$22.9 million. The debt payment is \$1,953,000 annually of which Augusta County's share is \$576,026 based upon our three-year average of prisoner days (29.5%). The DOC's "out-of-compliance" backlog in local and regional jails continues to exist and is forecasted to increase over the next several years. With Rockingham and Harrisonburg joining the Authority, our percentage of debt has dropped from 39.41% to 27%. We will continue to seek "rentals" from the State and non-participating jurisdictions in the State to assist in generating additional revenues to reduce local member contributions (as space is available).

The County's share of annual debt for the Middle River Regional Jail and the Shenandoah Valley Regional Detention Home is \$692,729:

MRRJ	\$576,026
SVRDH	<u>116,703</u>
	\$692,729

The actual local cost for Debt is largely determined by what revenue can be generated from rentals from outside jurisdictions and Federal/State agencies.

B) **E-911**

Augusta County Emergency Communications Center is upgrading the current Motorola analog UHF wide band simulcast radio system to a narrowband system. The FCC mandated that by January 2013 radio systems will have to be converted to narrow band operation, whether they are analog or digital. To achieve the mandate, the FCC will stop approving wide band (25 KHz) analog radio licenses. Augusta County currently leases a microwave system and tower sites from Shentel. Shentel leases are near expiration and Shentel has no plans to continue using microwave as they are migrating over to fiber. Shentel has requested the County purchase and maintain its own microwave system and equipment.

The County will maintain the four existing conventional microwave tower sites, and added two additional communication sites in Deerfield and Troxell Gap to

enhance the radio coverage after the narrow-band migration. All the pagers, mobiles and portables radios for law enforcement, fire and rescue have been replaced with new equipment that is narrow-band capable.

The County requested a waiver from the FCC to grant an extension for narrow banding beyond the January 1, 2017 date. The County has contracted with Motorola to replace the simulcast microwave system and site work shelters have been completed to date. Field testing will be performed before and after the upgrades to evaluate the communication coverage. All the upgrades will have to meet the new restrictions mandated by the National Radio Quiet Zone (NRQZ) in Greenbank, West Virginia. The project is expected to be completed in 2017.

#### C) **FIRE AND RESCUE**

The recommendations proposed in previous fire and rescue studies, as well as the Strategic Plan recommendations suggested in recent years, continue to impact the operating budget, as well as the capital budget. While this is recognized and accounts have been established in capital for apparatus, the Training Center, and volunteer equipment, the needs associated with maintaining and supporting a combination system continue to escalate.

Fire and rescue station infrastructure; 17 stations total countywide, 4 of which are County owned, are aging and need to be considered with regard to future upgrades and/or construction of new centrally located stations. Projected cost per station up to \$2.4 Million.

In addition to having County owned fire apparatus; 4 Engines, 1 Tanker, 2 Squads, 1 Ladder Truck, and numerous other support fire related apparatus, Augusta County Fire-Rescue has acquired eight (9) County owned ambulances over the past several years that are providing service delivery from both County owned stations, as well as through partnerships with volunteer stations.

The Training Center and Training Division, inclusive of both fire and EMS remain a key element in assuring that both the career and volunteer system have the resources and facilities to deliver necessary training to provide skilled and capable personnel to meet present and future public safety needs.

The capital accounts set aside, as well as all other available funding sources for fire and EMS apparatus should be under constant review regarding replacement needs as the County grows and develops. Apparatus needs will continue to evolve as to apparatus type and placement, dependent on development and growth in given areas.

#### D) **COURTS**

With the November referendum being unsuccessful courts still remain a concern. Capital costs to address courts will be significant in plans moving forward.



## E) LANDFILL

Over \$15.4 million has been expended by the County to purchase additional land, to close the “old” landfill, develop a public use site, and construct an environmentally responsible “new” Regional Landfill. Phase 1 of the “new” landfill was opened in the fall of 1998. ACSA is currently filling in Phases 1-3 which are contiguous and expects to continue filling in these phases for the next year. Construction of Phase 4 is complete. ACSA believes that the construction of Phase 5 would be at the end of or just beyond the five-year plan. The delay can be attributed to a number of factors:

- Reduced Tonnage (economy driven)
- Improved compaction
- Change in daily cover from 6 inches of topsoil to a spray substance
- DEQ approval of slope modification resulting in additional fill area

The Regional Landfill includes Staunton and Waynesboro, which share in capital and operating costs. All three member jurisdictions are also required to set aside funding for closure and post closure expenses of the new landfill. The County and Staunton are obligated to fund all post closure expenses on the old landfill.

## OTHER CATEGORIES

This category represents funding for a variety of County projects. The following is a brief synopsis:

- A) **IT/GIS** – With technology rapidly changing, it is imperative we stay proactive in order to provide the best resources to both County staff and County residents. With Server and PC platforms changing so quickly, we find ourselves in a near constant cycle of replacement and upgrading of our equipment. We have also added all door security and cameras in the recent years. This equipment resides on our network and is our responsibility. During the past several years we have assigned toughbooks to over 100 users between Sheriff’s office and Fire/Rescue personnel. We have moved our network to a virtual environments in hopes of providing the most stable backbone possible. At the same time, we move forward with Disaster Recover needs with ‘Off Site’ replication, for both the network and financial system. Our web usage continues to improve the communication between the county, citizens and businesses. This year we implemented a new and improved site with many more interactive options. GIS continues to be a dependable resource for staff and citizens. Improved efficiency and quality of our data have come as a result of the high demand.
- B) **BLUE RIDGE COMMUNITY COLLEGE** – The current capital program identifies projects over \$70 million; \$18 million of these recently completed projects include an \$8 million 21,000 gross square foot (gsf) Advanced Technology Center (2012), an

\$11 million 34,000 gsf Fitness and Recreation Center (2014) and a 4,000 gsf leased space facility for a Welding Center (2014). The state of the art Advanced Technology Center serves local manufacturing industry and continues to have a positive influence on economic development in the region. \$38 million of these projects are in-process and include a \$15 million, 40,000 gsf, Classroom and Student Services Administration addition to the Houff Student Center, a \$5 million non-general fund Parking Structure, under design and scheduled for early 2018 completion), and an \$18 million, 40,000 gsf Bioscience Center under design (currently funded by the State for design only). Localities served by the Community College are responsible for the non-general costs of site work associated with projects, i.e. utility extensions, parking lots, roadways, external lighting, sidewalks, etc. Augusta County's share would be \$137,585 a year.

- C) **LIBRARY** – The Library Board of Trustees and staff are working with various community groups to explore the creation of a library in the Stuarts Draft community, a growing commercial and residential hub. To accommodate changes in use, a study of operational hours at the five Library facilities was conducted to provide convenient hours and to place staff where they will best be utilized.

The Library's five physical locations are community hubs and technology centers for county residents, while self-service online collections cater to area residents who are unable to travel to the library in person. As technology evolves, so do the unique needs of the Augusta County residents who feel the effects of the digital divide due to financial restraints or lack of digital literacy.

While several improvements and upgrades have been made, Library staff are currently able to meet the needs of only a portion of the county's citizens -- those within a convenient drive of our current locations. Every day we provide classes or one-on-one support to those in need of new technology skills as they face changes in conducting business, navigating government services, or achieving educational goals. In order to meet the needs of the rest of the county, the Library will explore various options for establishing a library in Stuarts Draft and develop a master plan for future locations, including branches or stations to serve the Northern end of the county where locals currently do not have ready access to our trained information professionals.

In addition, the Library will also create a master plan for facility upgrades to keep pace with the demands for more community space and varied technological needs. In the six years since the Fishersville Main Library underwent complete renovations, Augusta County Library has only performed general cosmetic and security updates to its buildings and thus needs to plan for future facility maintenance and changes to keep locations convenient, healthy, and comfortable for visitors.

By investing in improved facilities, more locations, and technology, we can provide Augusta County residents with better access to technology resources, trained and knowledgeable staff, and community resources to further increase this area's viability for industry and economic development.

**RECREATION FACILITIES** - The County's Comprehensive Parks, Recreation, & OpenSpace Master Plan is being revisited and updated. It is anticipated that this plan will be ready for the Board of Supervisor's review at the conclusion of the first quarter

of the 2017-2018 fiscal year. This plan will continue to serve as the "blue print" for future recreation facilities. In the meantime, staff have completed a number of park projects since 2012 and continue to progress on others.

At Natural Chimneys Park, a state of the art and technologically advanced water filtration system was installed for the well water system in 2012. This project was made possible with the generosity, knowledge, and skills of the Augusta County Service Authority and its employees. Also in the fall of 2012, an addition to the Pool House was constructed to provide shade to pool patrons via a covered patio. In the spring of 2013 staff completed renovations to the performance stage. In 2014, six additional sewer hookup camping sites were completed and added to the campground inventory. In 2015, the water filtration system was replaced with a more efficient system manufactured in Pennsylvania thus providing quicker and more responsive maintenance service. Also in 2015, staff replaced approximately 600 feet of water and sewer lines in the park. In FY 16-17, the septic systems for shower-house A and shower-house B had extensive repairs completed and 900 feet of new water line was buried to provide the swimming pool with non-treated water to reduce the burden on the park's filtration system. In this same time period more than \$37,000 in electrical repairs and upgrades have been completed including Shelter #3, the Performance Stage, and camping loops E and F. Staff have determined that the most essential capital needs for the park are:

- a) Renovations to the swimming pool, to include liner replacement and rehabilitation of the separate 'tot pool'
- b) Phased replacement of picnic tables and campfire rings at all campsites
- c) Renovation of J-Loop restrooms and expansion of facility to include showers
- d) Further development and enhancement of the existing trail network

At Augusta Springs Park, the initial two phases of construction and development were completed and the park experienced its first full year of operation for recreational purposes in 2012. Since then staff have added additional wooden rail fencing in areas for security and safety purposes along with grills at the picnic shelter. Staff have determined that the most essential capital needs for the park are:

- a) Replacing the walking trail material/surface with something other than 'crusher run' that is a better alternative for leg health, handicap accessibility, and long-term maintenance costs.
- b) Constructing a low-fence/guardrail perimeter around the parking area

At Deerfield Park, construction and development was completed in the summer of 2014. This project included construction of a picnic shelter and a walking trail that traces the property boundary, along with significant stump removal and minor grading. In 2015 staff added landscaping, a grass volleyball court, benches along the walking trail, grills, and a new 4-swing swing-set. In FY16-17, staff removed an old storage building and tore up its concrete foundation/slab. Staff also replaced the inherited old wooden playground structure with an extensive, modern and durable playground structure appropriate for children multiple ages.

This new bordered play-area was completed at an approximate cost of \$31,500. Staff have determined that the most essential capital needs for the park are:

- a) Replacing the walking trail material/surface with something other than 'crusher run' that is a better alternative for leg health, handicap accessibility, and long-term maintenance costs.
- b) Accessibility to public restrooms during park hours.

At Crimora Park, there have been no capital projects completed in the past four fiscal years. Staff have been able to maintain the facilities and amenities with routine repairs and maintenance operations while observing public use slowly but surely increase. Staff have determined that the most essential capital needs for the park are:

- a) Replacing the walking trail material/surface with something other than 'crusher run' that is a better alternative for leg health, handicap accessibility, and long-term maintenance costs.
- b) Installation of a public boat launch and construction of a fishing deck.

At Stuarts Draft Park, considerable resources were expended in 2014 and 2015 to improve the playability of Kiser Soccer/Activity field and the 2 softball fields. These improvements included border fencing, addition of infield dirt/material, disking and tilling, addition of topsoil, and hydra-seeding of playing surface. In FY16-17, staff supervised a \$40,000 project involving the construction of a new amphitheater and event seating. Staff also coordinated a \$7,000 effort of replacing the chlorination system for the swimming pool. Staff have determined that the most essential capital needs for the park are:

- a) Replacement of the windows and floor surface in the office and program portion of the pool house.
- b) Permanent restroom facility, accessible during park hours, year round.
- c) Irrigation systems for the two soccer/activity fields
- d) Additional parking, convenient to sports/activity fields
- e) Replacing the walking trail material/surface with something other than 'crusher run' that is a better alternative for leg health, handicap accessibility, and long-term maintenance costs.
- f) Replacement of the existing playground and swings

In the Recreation Gym, located in Fishersville, during FY15-16 staff oversaw the replacement of the 4 heaters for the facility, of which the school system did contribute about 35% of the total cost. Staff have seen a significant increase in requests for use and actual use of this facility over the past two years. This increase is reflective of the deficit in gym space that the County has compared to demand, especially within its urban growth areas. Staff expect this need to be accurately reflected and conveyed through the revised Master Plan based on the initial citizen survey responses and then the public meeting stage. Major renovations would be needed for this facility to continue hosting the current uses and meet code while providing a safe and comfortable environment for citizens. Staff have determined that the most essential capital needs for the facility are:

- a) Replacement of the gym floor/playing surface
- b) Extensive renovations to the restrooms including new sinks, commodes, flooring, and stalls
- c) Electrical rewiring and new interior lighting plan
- d) Replacement of all exterior windows and doors

In FY16-17, staff continued to work on the development of a pocket park within Mill Place Commerce Park. The core amenity of this park/recreational area is a loop walking trail around an established BMP area using property that the County will need to own and manage for storm water runoff. This area will also feature a small shelter/pavilion ideal for lunch breaks or small families and a separate parking lot accessible from Centerview Drive. This project was able to benefit immensely from economic development activity and new construction on Lot #13, including fill and topsoil

relocation. Initially, \$119,400 was committed to this project with at least an additional \$10,000 in private dollars having been committed.

The Parks and Recreation Commission continues to serve as a resource for the allocation of recreation grants to community groups which have dedicated their time and energy to promoting recreation opportunities for our citizens. Since the program was initiated, over \$2.5 million has been authorized leveraging an estimated \$4.8 million in community, individual and corporate contributions.

- E) **SHENANDOAH VALLEY REGIONAL AIRPORT COMMISSION** - The Airport Commission has been successful over the past several years leveraging local funds to secure significant State and Federal Grants to improve facilities at the Shenandoah Valley Regional Airport (SHD). Projects underway or recently completed include renovations to passenger facilities, expansions and rehabilitation of aircraft and vehicle parking areas, and airfield pavements. More recently the Airport Commission undertook a comprehensive update to the Master Plan for the Airport which identifies existing conditions, forecast demand and facilities that will be necessary to meet such demand over the next 15-20 years. The previous Master Plan review was conducted in the late 1990's and most of the projects identified have been completed. The development and approval of this more recent plan update is required by both the Federal Aviation Administration and Virginia Department of Aviation in order for the Commission secure funding for future projects from both agencies. Initial projects identified include, expansion of facilities to handle increasing demands for space to park aircraft, upgrades to the aviation fueling systems, and potential aircraft hangar construction. The first project to follow the Master Plan update will be a required Environmental Assessment regarding projects identified in the plan. The Commission also intends to complete updating and replacement of critical Aircraft Fire/Rescue apparatus and Snow Removal equipment, both of which are critical to maintaining Federal compliance regarding public safety and insuring the all-weather capabilities of the of the Airport. Augusta County partners with Rockingham County, Staunton, Waynesboro and Harrisonburg to operate the Airport.
- F) **UTILITIES** – The County's Infrastructure Accounts have traditionally covered minor water and sewer extensions. The County's Comprehensive Plan, as well as Economic Development initiatives, often requires a financial commitment from the Service Authority. In such circumstances, it would be appropriate to participate in cost sharing proposals. Additionally, the issue of fire flow may require public-private and County-ACSA partnerships to address. In 2015, ACSA provided the County with a detailed list of potential fire flow improvement projects in each district, noting those that also had economic development benefits as well. The County's prioritization of Weyers Cave as the focus of new industrial and commercial growth will also require an expansion of the Weyers Cave wastewater treatment plant, which cannot be funded solely through increased sewer rates for ACSA customers. County participation in the funding of this project will be critical in order to move forward.
- G) **BUILDING SINKING FUND** – The Building Sinking Fund has been established based upon depreciation costs associated with HVAC, carpet and tile, roofs, lighting and painting. Replacement costs associated with solid waste/recycling container sites are also included in this account. Revenues generated from the rental of space at

Government Center to State and Federal agencies contributes funding for this sinking fund.

- H) **GOVERNMENT CENTER** – Functionality of the Government Center continues to evolve. This account allows for funding of renovations and improvements to address Governmental space needs.
- I) **SOCIAL SERVICES BUILDING** – The current offices are located in a circa 1965 warehouse. The roofing system, along with HVAC systems, makes it extremely difficult to maintain and efficiently operate. We continue to look for opportunities to provide a consolidated facility at some point in the future.
- J) **ECONOMIC DEVELOPMENT** – This account has been used to purchase and develop Mill Place Commerce Park. Funding from this account has been used in the past to grade several sites in the Commerce Park to make them “shovel ready.” Currently, the County is completing a Master Plan update for the Commerce Park. Additionally, funds from this account assists in progressing the site readiness of other key sites throughout the County. Funding from this account can be used to provide the required local match should Governor’s Opportunity Fund (GOF), Industrial Road Access, Rail Access, or as other similar projects present themselves.
- K) **TOURISM**  
The goal is help attract new visitors to Augusta County and enhance their visitor experience with tourist information centers and support of other key attractions. In an effort to meet our moral obligation, any tourism funding not spent in any given fiscal year as part of the general fund is moved into a tourism CIP for significant tourism projects.
- L) **GOVERNMENT BUILDINGS SECURITY** – It is important to monitor activities in and around various governmental buildings. Funding has been used to upgrade cameras and equipment to integrate it with our access control system. Since 2001, Homeland Security has been a high priority and we continue to see a need for security equipment.
- M) **FLOOD CONTROL DAMS** – NRCS has completed improvements to Robinson Hollow, Inch Run, Toms Branch, Mills Creek, AND Todd Lake dams. Hearthstone Lake is in the planning phase. The non-Federal share for bringing dams into compliance is 35%. The State has been requested to participate with Augusta County in helping to offset the non-local costs for the facility (25%).
- N) **SOLID WASTE TRANSFER RECYCLING LOCATIONS** – The recycling committee and staff continues to seek a site in Deerfield to construct a new transfer station. Staff continually monitors demand and functionality of sites and assess existing and future locations as necessary. The Recycling Committee continues to provide recycling at 9 locations throughout the County and the Landfill. Staff monitors commodity markets and manages revenues and expenses. Staff continually accesses the need for additional plastic recycling throughout the County.

- O) **VEHICLE SINKING FUND** – A depreciation account has been established for the replacement of law enforcement and other County vehicles.

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**COUNTY OF AUGUSTA**  
**CAPITAL IMPROVEMENTS PLAN**  
**FISCAL YEARS 2018-2022**

PROJECT	FISCAL YEAR ENDING JUNE 30TH					TOTAL
	2018	2019	2020	2021	2022	
<b>PUBLIC WORKS:</b>						
INFRASTRUCTURE	1,400,000	1,400,000	1,400,000	1,400,000	1,400,000	7,000,000
STORMWATER MANAGEMENT	180,000	200,000	200,000	200,000	200,000	980,000
LANDFILL	529,000	435,000	520,000	742,000	2,604,000	4,830,000
REVENUE SHARING-ROADS	500,000	500,000	500,000	500,000	500,000	2,500,000
<b>SUB-TOTAL</b>	<b>2,609,000</b>	<b>2,535,000</b>	<b>2,620,000</b>	<b>2,842,000</b>	<b>4,704,000</b>	<b>15,310,000</b>

<b>SCHOOL PROJECTS:</b>	<b>7,256,000</b>	<b>7,256,000</b>	<b>7,256,000</b>	<b>7,256,000</b>	<b>7,256,000</b>	<b>36,280,000</b>
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**PUBLIC SAFETY:**

JAIL EXPANSION (DEBT)	576,000	576,000	576,000	576,000	576,000	2,880,000
JUV. DETENTION HOME (DEBT)	116,000	116,000	116,000	116,000	116,000	580,000
COURTHOUSE (DEBT)	150,000	150,000	150,000	150,000	150,000	750,000
EMERGENCY COMMUNICATIONS (DA)	2,109,000	449,000	445,000	412,000	340,000	3,755,000
FIRE & RESCUE APPARATUS (DA)	2,870,000	670,000	539,000	368,000	317,000	4,764,000
FIRE/ RESCUE TRAINING CENTER II	40,000	40,000	40,000	40,000	40,000	200,000
FIRE/ RESCUE CAPITAL (VOL.)	200,000	200,000	200,000	200,000	200,000	1,000,000
SHERIFF'S DEPARTMENT (DA)	313,000	85,000	65,000	31,000	30,000	524,000
FIRING RANGE	10,000	10,000	10,000	10,000	10,000	50,000
<b>SUB-TOTAL</b>	<b>6,384,000</b>	<b>2,296,000</b>	<b>2,141,000</b>	<b>1,903,000</b>	<b>1,779,000</b>	<b>14,503,000</b>

**OTHER COUNTY PROJECTS:**

G. I. S. (DA)	0	11,000	8,100	6,900	4,400	30,400
BLUE RIDGE COMM. COLLEGE	138,000	138,000	138,000	138,000	138,000	690,000
LIBRARY AUTOMATION/TECHNOLOGY (DA)	35,000	8,000	4,500	1,000	1,000	49,500
RECREATIONAL MATCHING GRANTS	210,000	210,000	210,000	210,000	210,000	1,050,000
RECREATIONAL COMM. CENTERS	20,000	20,000	20,000	20,000	20,000	100,000
RECREATION (DA)	1,387,000	67,000	67,000	67,000	67,000	1,655,000
SHEN. VAL. REG. AIRPORT COMM.	134,000	134,000	134,000	134,000	134,000	670,000
UTILITIES	200,000	200,000	200,000	200,000	200,000	1,000,000

DA=Depreciation Account



**COUNTY OF AUGUSTA**  
**CAPITAL IMPROVEMENTS PLAN**  
**FISCAL YEARS 2018-2022**

PROJECT	FISCAL YEAR ENDING JUNE 30TH					TOTAL
	2018	2019	2020	2021	2022	
<b>OTHER COUNTY PROJECTS (CONTINUED):</b>						
INFORMATION TECHNOLOGY (DA)	543,000	50,000	30,000	10,000	5,000	638,000
ECONOMIC DEVELOPMENT	300,000	300,000	300,000	300,000	300,000	1,500,000
TOURIST INFORMATION CENTERS	10,000	10,000	10,000	10,000	10,000	50,000
GOVERNMENT CENTER SECURITY (DA)	66,000	28,000	19,000	18,000	17,000	148,000
VEHICLE SINKING FUND (DA)	880,000	523,000	500,000	461,000	442,000	2,806,000
FLOOD CONTROL DAMS	465,000	100,000	100,000	100,000	100,000	865,000
BUILDING SINKING FUND (DA)	292,000	290,000	252,000	237,000	209,000	1,280,000
ELECTORAL BOARD VOTING EQUIPMENT (DA)	190,000	42,000	42,000	42,000	42,000	358,000
<b>SUB-TOTAL</b>	<b>4,870,000</b>	<b>2,131,000</b>	<b>2,034,600</b>	<b>1,954,900</b>	<b>1,899,400</b>	<b>12,889,900</b>
<b>USES - GRAND TOTAL</b>	<b>21,119,000</b>	<b>14,218,000</b>	<b>14,051,600</b>	<b>13,955,900</b>	<b>15,638,400</b>	<b>78,982,900</b>
SCHOOL BORROWING	7,256,000	7,256,000	7,256,000	7,256,000	7,256,000	36,280,000
V. D. O. T.	500,000	500,000	500,000	500,000	500,000	2,500,000
RENTS	256,460	256,460	256,460	256,460	256,460	1,282,300
REVENUE RECOVERY	200,000	200,000	200,000	200,000	200,000	1,000,000
GENERAL FUND REVENUE	1,035,935	1,035,935	1,035,935	1,035,935	1,035,935	5,179,675
GENERAL FUND BALANCE	11,860,605	4,959,605	4,793,205	4,697,505	6,380,005	32,690,925
TOURISM (MEALS/LODGING)	10,000	10,000	10,000	10,000	10,000	50,000
<b>SOURCES - GRAND TOTAL</b>	<b>21,119,000</b>	<b>14,218,000</b>	<b>14,051,600</b>	<b>13,955,900</b>	<b>15,638,400</b>	<b>78,982,900</b>

DA=Depreciation Account