

PRESENT: J. Curd, Chairman
T. Jennings, Vice Chairman
S. Bridge
L. Howdysshell
J. Wilkinson, Director of Community Development
L. Tate, Planner II

ABSENT: G. Campbell
K. Leonard
K. Shiflett

VIRGINIA: At the Regular Meeting of the Augusta County Planning Commission held on Tuesday, December 11, 2018, at 7:00 p.m. in the Board 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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MINUTES

Mr. Bridge moved to approve the minutes of the called and regular meetings held on November 13, 2018.

Mr. Jennings seconded the motion, which carried unanimously.

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NEW BUSINESS

Stuarts Draft Small Area Plan

Mrs. Tate presented maps on PowerPoint which showed the entire County and the Comprehensive Plan's planning policy areas. She indicated where the Urban Service Areas, Community Development Areas, Rural Conservation Areas, Agriculture Conservations Areas, and Public Lands are located in the County. Currently there are

approx. 39,000 acres of land (6.4%) in the Urban Service Areas and approx. 34,000 acres of land (5.5%) in the Community Development Areas. The Rural Conservation Area contains approx. 13.4% of land in the county, Agriculture Conservation Areas contain approximately 40.1% of land, and Public Lands make up about 34.6%.

Mrs. Tate defined the Urban Service Area (USA) as areas which are appropriate locations for development of a full range of public and private land uses of an urban character on public water and sewer, in either the immediate or long term future. The Comprehensive Plan also identifies that infrastructure is not in place at this time to provide utility service to every parcel identified as being in the USA. However, as development occurs the expectation is that it will be on public water and sewer services. The Comp Plan indicates development in the USA will be compact, interconnected, pedestrian oriented, and remain sensitive to the context of the surrounding development and natural features. Due to the urban nature of the development planned for these areas, intensive agricultural operations would not be encouraged to locate or expand in these areas. USA's are priority locations for significant amounts of urban residential and employment growth, expansions of public water and sewer service, local and regional public facilities, most "one-of-a-kind" public facilities such as hospitals, most industrial development with adequate facilities and buffers, larger scale urban residential and business developments, and larger scale mixed use development where different combinations of residential, business, and industrial uses will be found. The County has set a target for 80% of future growth in the USA.

Mrs. Tate defined Community Development Areas (CDA) as local community settlements which have existing public water or public sewer systems, but not both, in place or which have relatively good potential for extensions of either of those utilities. These areas are appropriate locations for future low density, rural land uses based upon road access, the existing land use pattern, and proximity to existing public facilities and services, although they are planned to remain predominantly residential in character. The CDA priority locations are for moderate amounts of small scale residential and employment growth at marginally higher densities than in the Rural Conservation Areas, limited expansions of public water or sewer service, local public facilities, and small scale, low-intensity commercial and/or light industrial developments. The County has set a target of 10% of future growth in the Community Development Area.

The Stuarts Draft Small Area Plan (SDSAP) is a recommendation of the County's Comp Plan. The advisory committee for the SDSAP was appointed by the Board of Supervisors and had their first meeting in March of 2017. Representatives on the committee are from business communities and farming communities, and also residents and transportation advisors. The committee has met monthly to work on various components of the plan. Two public meetings have been held to date relating to the plan, in which property owners were notified of the meetings. Public comments that were received at the June 2017 meeting were taken back to the advisory committee for review. Timmons Group has been retained as a consultant to advise on pedestrian accommodations in the area. In March 2018 another public meeting was held and changes that were made since the June 2017 meeting were presented.

Mrs. Tate stated the current County future land use map was adopted in 2015. She indicated on PowerPoint where the boundary is for the SDSAP and where future land use designations are. She explained the different areas on the map and what they are slated for in the Comp Plan. She presented a draft of the Stuarts Draft Future Land Use Map and indicated the areas where the advisory committee has recommended potential change within the SDSAP and what those recommended changes are. The changes presented within the proposed map are for Future Land Use Designations only. The adoption of the proposed map recognizes the fact that it has been through the public comment process and will have to go through the public comment process again before it can be adopted into the Comp Plan, which will be done at a later Planning Commission meeting.

Mr. Howdysshell had the following questions and comments: He asked if the sewage treatment plant can handle the extra capacity if the plan is approved; he asked how much agriculture land is in the SDSAP; he stated if agriculture land is included in the SDSAP, it will limit owners of that land as to what they will be allowed to do.

Mrs. Tate stated the sewage treatment plant has been upgraded and is operating at one-fourth of its capacity. Not only will it meet the demands of this plan, but will also meet the requirements of the Chesapeake Bay Watershed Act. She stated she does not have the specific percentage of agriculture zoned land in the SDSAP, but zoned agricultural property will not be affected by the SDSAP. Properties will not be rezoned, so what is currently permitted will continue to be permitted. The future land use designates what properties are designated for in the future. This plan is planning the future development as it relates to the Comp Plan, but the property owner has all rights and regulations as to the underlying zoning.

Mr. Wilkinson stated the plan does not affect agriculture property. It is lessening projected future land uses and agriculture uses will not be restricted in any way.

Mr. Bridge asked if the changes the advisory committee made were minimal, with no major changes from what exists now.

Mrs. Tate stated the planning policy area was not changed. It did change some densities to higher or lower, depending on the vision for each area. It will affect individual landowner interest as it relates to future development.

Mr. Bridge asked if the Urban Service Area was expanded in any way.

Mrs. Tate stated it was not expanded in the proposed plan. The only thing that was changed in the Urban Service Area was future land use designations.

Mr. Bridge asked the overall opinion of Staff regarding the proposed plan.

Mrs. Tate stated the advisory committee input has been very well done. They meet frequently and are very involved. They have reached out to the public by sending letters

to keep the public updated on the process and upcoming meetings, however, as is common, there has been relatively little written feedback from the public, although a good turnout of people at the public meetings.

Mr. Curd stated in regard to the section north of Rt. 340, he agrees that area should be made medium density, which will reduce the number of units currently allowed with mixed use.

East Stuarts Draft Sewer Feasibility – Phase I

Mrs. Tate gave the background of the East Stuarts Draft Sewer Feasibility study. The study included areas east of Stuarts Draft (Mt. Vernon Road) and west and south of Waynesboro. The study includes drainage sheds north of Rt. 340 and bounded on the south side by the Norfolk Southern Railroad. The study area is approximately 8 square miles and is drained by the South River. Phase I of the study identifies collection alternatives for the study area. The Board of Supervisors directed Staff to present the study to the Planning Commission.

The study identifies system design challenges that arise in providing sewer services. Mrs. Tate reviewed the challenges as presented on PowerPoint.

Mrs. Tate discussed the recommendations made by the study and referred to maps produced by the results of the study, as presented on PowerPoint. The maps show areas recommended for public sewer improvements and areas not recommended for public sewer improvements. There are areas not recommended for future public sewer improvements due to floodplain, access, etc. and these areas are being evaluated for amendment to a Community Development Area.

Mr. Bridge asked why property in the floodplain would be changed to be used for development.

Mrs. Tate stated sewer sheds #4 and #8 on the map could be developed as residential because of the amount of land not in the floodplain in those areas.

Mrs. Tate stated they will need to consider how the Comp Plan will be affected by the Urban Service Areas not being recommended for sewer improvements and also how the recommendations from the study will overlap with the Augusta Solar LLC SUP application. She referred to maps that show the areas that are involved in the SUP request. She stated it is important to know how the recommendations will effect each area in relation to the SUP request, because the Planning Commission will need to make a determination that the application is in substantial accord with the Comp Plan.

Mr. Howdysshell expressed his concerns that there are areas in the floodplain where development will be allowed.

Mrs. Tate stated if development were to take place in the floodplain areas, the conditions set forth in the floodplain ordinance would be required to be met. The consultants for the

sewer study evaluated the floodplain barriers as it relates to future industrial development in sewer sheds #2, #8, #9, and the southern portion of #4, as shown on the maps. Staff will be recommending that these areas go from an Urban Service Area to a Community Development Area, and that the industrial future land use be changed to low density residential.

Mr. Jennings asked if the Commission will be making a recommendation on how the proposed comp plan amendment changes shall relate to the proposed solar project.

Mrs. Tate stated the changes to the Comp Plan will need to be made first before the solar project is approved, in order to meet State regulations as it applies to solar generation. It will be the role of the Commission to determine if the solar project would be a good fit in an Urban Service Area and if it is in accord with the Comp Plan.

Mr. Howdysshell asked if the County participated in the funding of the new sewer projects.

Mr. Wilkinson stated funding is done by the Service Authority and the Board of Supervisors supplies funding the Service Authority.

Mrs. Tate stated the Service Authority uses the County Comp Plan to determine where improvements and services will be made available. They have been involved in the study and discussions regarding the proposed changes.

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STAFF REPORTS

A. CODE OF VIRGINIA – SECTION 15.2-2310

Mr. Wilkinson reviewed with the Commissioners the requests coming before the BZA at the January 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.

Chairman

Secretary