

PRESENT: K. Shiflett, Chairman
J. Curd, Vice Chairman
S. Bridge
G. Campbell
T. Jennings
J. Wilkinson, Director of Community Development

ABSENT: K. Leonard
L. Tate Planner II and Secretary

VIRGINIA: At the Regular Meeting of the Augusta County Planning Commission held on Tuesday, September 12, 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 five (5) 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 August 8, 2017.

Mr. Jennings seconded the motion, which carried unanimously.

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AUGUSTA SPRINGS SOURCE WATER PROTECTION

A request to add the Source Water Protection Overlay District Area 2 designation to properties in the recharge areas for the Augusta Springs well and spring.

Mr. Wilkinson explained the request as presented on PowerPoint. He stated the overlay was created as a means to protect water sources in the County. He explained where the

well is and the 1000 feet of protected Area 1 around the well. He pointed out where the recharge area is that supplies the well. The recharge areas contain approximately 10,000 acres, of which 5,784 acres are in the George Washington National Forest and 3,000 acres are in the Little North Mountain wildlife management area. The remaining 2,000 acres are in the Augusta Spring vicinity. He stated the Service Authority has conducted the studies necessary to define this area.

Jennifer Hoover from the Augusta County Service Authority stated this overlay is the last one to be adopted, as the other public sources have been adopted into the Source Water Protection ordinance. The study for this well took one year to complete and cost approximately \$79,000. The County received \$68,000 in grant money from the Virginia Department of Health to conduct the study. The study showed the water was under the influence of surface water. It was also found to be influenced by Little Calf Pasture River where the water feeds from an aquifer underground between the river and the well and spring. While this test was not done to determine the yield of the well, it was found that the well far exceeds the demands. The primary threat to the well would be derailment of a train from the nearby railway.

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

Matthew Huffman of 2072 Little Calf Pasture Highway stated the well is special because it is a government owned well. He does not see why extra protection is needed for this well if no extra protection is needed for other wells in the County. Between DEQ, the EPA, and the Health Department the well is adequately protected and regulated and he doesn't see where additional county regulations would be helpful. The proposed ordinance would make it difficult to use his property if he or a future owner wanted to have a machine shop or repair heavy equipment.

Mrs. Hoover stated the well is a public owned well. The Service Authority has made large investments in drilling, maintaining, and treating wells in excess of \$1,000,000. If any loss of said well would occur, the Service Authority would need to make the investment again. Strictly prohibited uses are for junkyards and Class 5 EPA wells.

Mr. Wilkinson stated the proposed ordinance prohibits junkyards and heavy polluters. If a property owner would want to have a machine shop or equipment repair business, that use would be allowed through a special administrative permit. Evidence would need to be provided that a spill containment plan is in place to prevent oil or other liquids from getting into the groundwater system.

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

Mrs. Shiflett reiterated that all of the public wells already have Area 1 and Area 2 protections in place.

Mr. Jennings stated the source water protection project has been ongoing for a number of years and extensive research has gone into it. It is very important to protect our public water sources. He moved to recommend approval of the ordinance.

Mr. Bridge seconded the motion, which carried unanimously.

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STAFF REPORTS

A. CODE OF VIRGINIA – SECTION 15.2-2310

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