

PRESENT: K. A. Shiflett, Chairman
S. N. Bridge
T.H. Byerly
J. W. Curd
W. F. Hite
J. Shomo
D. L. Cobb, Director of Community Development and
Secretary
R. L. Earhart, Senior Planner

ABSENT: J.D. Tilghman, Vice-Chairman

VIRGINIA: At the Called Meeting of the Augusta County
Planning Commission held on Tuesday, June
8, 2004, at 3:45 p.m. in the Board of
Supervisors' Conference Room, Augusta
County Government Center, Verona, Virginia.

The Planning Commission assembled in the Augusta County Government Center to discuss a Comprehensive Plan Amendment and the upcoming items on the BZA agenda. The Planning Commission traveled to the following site which will be considered by the Commission at their regular meeting:

1. Shalom Road – Comprehensive Plan Amendment

Chairman

Secretary

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J. D. Tilghman, Vice-Chairman
T. H. Byerly
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VIRGINIA: At the Regular Meeting of the Augusta County
Planning Commission held on Tuesday, June
8, 2004, at 7:00 p.m. in the Board Meeting
Room, Augusta County Government Center,
Verona, Virginia.

DETERMINATION OF A QUORUM

Ms. Shiflett stated as there were seven (7) members present, there was a quorum.

MINUTES

Mr. Byerly made a motion to approve the minutes of the Called and Regular meeting held on May 11, 2004 and the Called worksession held on May 24, 2004. Ms. Tilghman seconded the motion, which carried unanimously.

Shalom Road – Comprehensive Plan Amendment

A request to amend the Comprehensive Plan by enlarging the Sherando/Lyndhurst Community Development Area in the South River District. Approximately 777 acres is requested to be changed from Potential Community Development Area to Community Development Area with a proposed land use designation of low density residential.

Mrs. Earhart explained the amendment and explained the five (5) different options which include the following:

Option A – this option would be to go with the request as is. That would include approximately 777 acres.

Option B – this option is to go down Shalom Road to its intersection with Hall School Road and go down Hall School Road approximately 1000'. The width of the amendment would be 250' on either side of the roads. This would encompass about 33 acres.

Option C – this option would be to go along Shalom Road and connect the two (2) existing Community Development Areas. The width of the amendment would be 250' on either side of the roads and would include approximately 89 acres.

Option D – this option would be again to connect the two (2) Community Development Areas and everything to the north of Shalom Road would be included in this expansion. It would be 250' on the south side of Shalom Road and 250' on either side of Hall School Road. This would be approximately 328 acres.

Option E – would be to not amend the plan at all.

Mrs. Earhart also explained the reason for the change is that the State Code requires public water and sewer be extended in compliance with the Comprehensive Plan. The current designation of Potential Community Development does not allow for public water to be extended. She indicated probably four (4) or five (5) years ago there was an existing 2" ACSA waterline that was replaced down Shalom Road to the intersection with Hall School Road. This was done without amending the Comprehensive Plan and is currently not in compliance with the plan. She stated there has been a request by a property owner to extend the waterline down Hall School Road to serve three (3) existing dwellings. This property owner also has plans to build two (2) additional dwellings on this property.

Bradley M. Tipler, 374 Yorkshire Ave., Waynesboro, VA 22980, stated he applied to the Augusta County Service Authority (ACSA) to have the water line extended. He indicated he owns three (3) homes and they all share a single well. He also

wants to build two (2) additional homes in this area. He would either have to put in 3 wells or extend public water. He indicated this would not cost the County anything. He would pay for it all and this would still be cheaper than drilling wells.

Ms. Shiflett asked Mr. Tipler what he would actually be paying for.

Mr. Tipler indicated he would be paying for 1000' of waterline down Hall School Road.

Brenda Holliday, 18 Heston Farm Lane, stated they did not receive the five (5) options. She only received a form letter. She indicated she does not want to deny anyone public water, but she does not want their water or land messed up like it was several years ago. Their last experience with the ACSA was not good. There was extensive damage done within the community. The director of the ACSA at that time finally came back and carried out the plan the way it should have been done originally, but not before a lot of concern and damage had been done. She asked what legal, written response could be given so the property owners can be assured the same or even worse damage would not be done again. She indicated it wasn't fair to mess up their wells for the "greater good". She again stated she didn't want to deny anyone public water, but she doesn't want to be the sacrificial lamb.

Mr. Shomo stated he didn't understand what caused the damage to the wells.

Ms. Holliday indicated Waynesboro Nurseries offered the Service Authority an opportunity to test the well. She indicated they didn't notify anyone of their intention to pump 24 hours a day. This created a sinkhole. The ACSA didn't have their best interest in mind.

Mr. Byerly asked if the waterline crossed her property.

Ms. Holliday stated the waterline did not cross her property yet.

Tom Brown, 426 Shalom Road, stated he also just received the form letter. He asked how we've gone from one landowner needing 1000' of water line to all these options.

Mr. Cobb indicated the property owner would like to have the waterline extended 1000' feet to his property. When staff was approached by the ACSA about this extension it came up that they had replaced a 2" line with a 12" line. He also indicated the ACSA stated it would be beneficial to them if they could hook the two (2) systems together. With that, staff looked at this request and put together as many different options as they could. The Planning Commission will review these options and based on public input will make a recommendation to the Board of Supervisors on which option to pursue, if any.

Mr. Brown asked if the Waynesboro Nurseries well was needed to meet the landowner's request.

Mr. Cobb indicated the ACSA could answer that question.

Martha Laub, 126 Shalom Road, Waynesboro, VA 22980, stated she came to Community Development and was given the copies of the options yesterday. She stated she and her husband reviewed this information with another neighbor in the area. She indicated the north side of the road is already developed. The south side of the road is considered to have Class I, II and III soils and in the comments this soil quality is best for farming purposes. She understood that Option B would give Mr. Tipler the ability to extend water but it would also preserve the farmland in the area. Option B would be their preference. She indicated Option C would also be an acceptable option. This option would not allow for additional development. She also indicated Option D would not allow for a whole lot of development. She commented if the County is interested in developing this property residentially the speed limit needed to be lowered or better enforced.

Fred Powell stated his family has had a farm there for along time. The house on it was built in 1892 by his great-grandfather. His son currently lives there. He would hate to see anything that would bring houses close to this farm. He stated he thought it didn't seem sensible to change the Comprehensive Plan designation for Waynesboro Nurseries when that property won't be developed any time soon.

Philip Zodiates, 274 Shalom Road, Waynesboro, VA 22980, stated he was actively farming property in the area. He indicated he is opposed to any development around him. He doesn't see why this is needed.

Tom Carper, 5 Spring Branch Lane, Waynesboro, VA 22980, stated his concern was two-fold. One is Route 632 is a dangerous road, particularly from South River to Route 340. The road is not conducive to further development. He indicated there were a lot of tractor trailers using this as a cut through. He would like the County to do something to eliminate this. He explained he wasn't part of the Heston Farm Subdivision when the ACSA did their pumping but it was his understanding there was little thought or concern given to the homeowners that had wells. He stated he thinks that needs to be considered. He indicated he thought Option B made the most sense. This would get the County in compliance and allow Mr. Tipler to extend public water to his homes.

Mr. Tipler indicated he did not get a copy of the five (5) options. He stated he asked for only 1000' of waterline. He doesn't want the land developed. He would prefer Option B.

Dorothy Browning, 96 Shalom Road, stated her concern was if they change the Comprehensive Plan to allow Mr. Tipler to extend water it would also be saying they are going to accommodate 20% of the County's future residential growth and 10% of its commercial growth. She indicated if they allow this to go through they would have several horror shows like the Special Use Permit that was granted to a property owner in front of her house. She has no problem with Mr. Tipler extending the waterline.

William Monroe, ACSA, Senior Project Engineer, stated he would answer any questions.

Ms. Shiflett asked if the Waynesboro Nursery well is needed at this time.

Mr. Monroe indicated it was not.

Mr. Bridge asked why the ACSA would like this loop to be connected.

Mr. Monroe indicated it would be a good opportunity having the corridor changed now rather than in the future when it would be needed. He also stated the current 12" waterline is not in compliance with the Comprehensive Plan.

Mr. Shomo asked what size line Mr. Tipler would be required to put in.

Mr. Monroe indicated it would be an 8" line.

Mr. Shomo asked how much development could occur on the 8" line in the future.

Mr. Monroe indicated it could be a substantial amount.

Mr. Shomo stated it was mentioned about the ACSA tearing up yards. He asked if the ACSA would clean up any damage that was made.

Mr. Monroe stated the ACSA would absolutely clean up any disruption that would occur. He indicated he was uncertain what the right-of-way width was, but they normally like to stay within the right-of-way. Sometimes this is not possible. They would replace or repair any damage that would be done.

Mr. Shomo asked if Mr. Monroe was with the ACSA at the time the damage that was mentioned happened.

Mr. Monroe indicated he was not but he did have some limited knowledge of what happened. The pumping test that was done, was done at a rate over the yield of that well and it did cause the water table to drop which created some problems on the properties and the roadways. He stated that is no longer the way the ACSA operates. The way they develop wells now is they use a geologist to assist them in installing monitors on the local wells in the area. The ACSA

would perform the pumping test while monitoring the depths in those existing wells. This would help them determine a safe yield and then they would set it based on that. It is a very involved process.

Mr. Shomo asked what the production was of the well at Waynesboro Nurseries.

Mr. Monroe indicated he didn't know the safe yield of that well. He stated it is known to be a very high producing well.

Mr. Shomo asked what was high producing.

Mr. Monroe stated they would consider a very good producing well to be 1,000,000 gallons per day.

Mr. Bridge asked if the connection of the loop was out of convenience or out of a specific need.

Mr. Monroe indicated it was out of convenience.

Ms. Tilghman asked what year the 12" line was put in.

Mr. Monroe indicated he did not know.

Ms. Shiflett asked what the general policy was when someone made a request for water.

Mr. Monroe explained they would go through a petition process. He indicated there would need to be some minimums met. In this case neither the Augusta County Service Authority Board nor the Board of Supervisors would agree to pay for it.

Ms. Shiflett commented that is how we came to Mr. Tipler paying for the extension.

Mr. Monroe stated that was correct. He indicated the church was on the petition but once they found out how much the fees were they withdrew their interest in the project.

Mr. Shomo asked if the ACSA contracted out the work or does the ACSA use its own equipment or does Mr. Tipler get a private contractor to do the work.

Mr. Monroe indicated in this particular case the ACSA would be performing the work. Typically petition type work is done by the ACSA.

Mr. Curd asked if they were proposing to loop the system in order to tap into the well.

Mr. Monroe indicated that was correct. Currently they do not have any waterline beyond Hall School Road.

Mr. Curd asked how the well was currently used.

Mr. Monroe indicated it was not currently being used.

Mr. Curd asked if the Service Authority planned on running sewer in this area.

Mr. Monroe stated they didn't have any plans at this time to extend sewer in that area.

Mr. Curd asked if neighboring wells would not be affected at all or would they just be limited in the affect.

Mr. Monroe stated he believed the goal would be to not affect them adversely.

Mr. Bridge asked what the timeframe was as to when the Waynesboro Nursery well may be needed.

Mr. Monroe stated he was not aware of a timeframe.

There being no one else desiring to speak in favor of, or in opposition to, the amendment, Ms. Shiflett declared the public hearing closed.

Ms. Tilghman stated she thought she understood Mr. Monroe to say there is not a need for the use of the Waynesboro Nursery well at this time. She stated she did realize the 12" waterline is there, but there is nothing they can do about that now. She indicated she didn't feel like the plan needed to be changed now. She also indicated she thought changing the plan would be opening the door for development in this area. She commented this is prime farmland.

Mr. Byerly asked if Mr. Tipler understood that if the plan wasn't amended, there would not be a waterline extension.

Mr. Tipler indicated he understood that. He stated he would prefer Option B.

Mr. Bridge stated he did not want to open it up to development. He asked if we could open it up enough so Mr. Tipler could get the waterline extended and if so, would this negatively impact the area too much.

Mr. Byerly indicated he agreed with Mr. Bridge. He stated his option would be Option B versus more wells being drilled.

Mr. Curd indicated his concern was if we consider requests from citizens all over Augusta County they could be opening up a can of worms.

Mr. Shomo stated he agreed with Mr. Curd. As a taxpaying citizen he would also have to drill wells.

Ms. Tilghman made a motion to recommend to the Board of Supervisors Option E and not amend the plan at all.

Mr. Curd seconded the motion.

Mr. Byerly asked how critical it is to have a 12" waterline where it isn't supposed to be.

Mr. Cobb indicated he was not an attorney and couldn't comment on that.

Motion carried with a 5 to 2 vote with Mr. Bridge and Mr. Hite opposed.

STAFF REPORTS

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

Ms. Shiflett asked if there were any comments regarding the upcoming items on the BZA agenda. The Commission took the following action:

04-46 David G. and Sharon S. Motes

Mr. Byerly made a motion, seconded by Mr. Bridge, for the BZA to give strong consideration to the appropriateness of this type of business at a residence. Motion carried unanimously.

04-47 Charles F., III & Mary Bryant Urguhart

Ms. Tilghman made a motion, seconded by Mr. Byerly, for the BZA to give strong consideration to the appropriateness of this type of business at a residence. Motion carried unanimously.

B. **Certified Planning Commissioners Course**

Mrs. Earhart congratulated Ms. Shiflett and Mr. Curd for becoming Certified Planning Commissioners and successfully completing the Certified Planning Commissioners Course.

C. Survey

Mrs. Earhart informed everyone there would be receiving a survey from Mike Chandler asking for their opinions on the existing goals and objectives that are included in the Comprehensive Plan.

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

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Chairman

Secretary