



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: Julia Hensley, Planner II
Kaitlyn Savage, Planner I
CC: Timothy Fitzgerald, County Administrator
Doug Wolfe, Director of Community Development
DATE: August 5, 2025
SUBJECT: Regular Meeting

The regular meeting of the Augusta County Planning Commission will be held on **Tuesday, August 12, 2025 at 7:00 p.m.** at the Augusta County Government Center in the Board Meeting Room, 18 Government Center Lane, Verona, Virginia.

The Planning Commission will meet beginning at **4:00 p.m.** for a staff briefing in the **Board Conference Room** and for a viewing of the one (1) site being considered during the public hearing. After returning from the viewing, the Planning Commission will have dinner in the Community Development Conference Room at 6:00 p.m.

Attached are the agenda and meeting materials for this meeting. If you have any questions about any of the materials, please feel free to contact us. If you won't be able to attend the meeting, please let us know as soon as possible.

JH/KS



Augusta County Planning Commission
Regular Meeting
Tuesday, August 12, 2025 – 7:00 PM
Augusta County Government Center
Main Board Room
18 Government Center Lane
Verona, VA 24482

1. **Call to Order**
2. **Determination of Quorum**
3. **Minutes**
 - a. Approval of the regular and called meeting on June 10, 2025
4. **Public Hearing**
 - a. A request to rezone from General Agriculture with proffers to Single Family Residential and Attached Residential with proffers approximately 88.302 acres (TMP 084 122C) owned by Sunrise Investors Inc. located off Locust Grove Lane in Stuarts Draft in the South River Magisterial District. The applicant intends to rezone approximately 63.15 acres to Single Family Residential and approximately 25.152 acres to Attached Residential for a proposed subdivision with amenities.
5. **Matters to Be Presented by the Public**
6. **New Business**
7. **Old Business**
8. **Matters to Be Presented by the Commission**
9. **Staff Reports**
10. **Adjournment**

Augusta County boards and commissions invite the public to attend meetings. If you have requests for accommodations to be able to attend or have questions about accessibility, please contact us at [540-245-5610](tel:540-245-5610) or coadmin@co.augusta.va.us.

PRESENT: R. Thomas, Chairman
R. Harris
L. Howdyshell
S. Lucas

J. Hensley, Planner II
K. Savage, Planner I
D. Wolfe, Director of Community Development

ABSENT: W. Schindler, Vice Chairman
K. Leonard
K. McComas

VIRGINIA: At the Called Meeting of the Augusta County Planning Commission held on Tuesday, June 10, 2025 at 4:00 p.m. in the Community Development Conference Room, Augusta County Government Center, Verona, Virginia.

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The Planning Commission reviewed the following rezoning requests and traveled to the following sites, which will be considered at the Public Hearing:

Trustee of John W. Root
2164 Lee Highway
Mount Sidney, Virginia 24467

EJ'S LLC
West High Street
Stuarts Draft, Virginia 24477

Sunrise Investors, Inc
Locust Grove Lane,
Stuarts Draft, Virginia 22980

Staff also presented a report detailing the outcomes of the June 2025 Board of Zoning Appeals meeting.

Chairman

Secretary

PRESENT: R. Thomas, Chairman
R. Harris
L. Howdyshell
K. Leonard
S. Lucas

J. Hensley, Planner II
K. Savage, Planner I
D. Wolfe, Director of Community Development

ABSENT: W. Schindler, Vice Chairman
K. McComas

VIRGINIA: At the Regular Meeting of the Augusta County Planning Commission held on Tuesday, June 10, 2025 at 7:00 p.m. in the Board Room, Augusta County Government Center, Verona, Virginia.

DETERMINATION OF A QUORUM

Mr. Robert Thomas stated that there was a quorum.

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MINUTES

Mr. Randy Harris moved to approve the minutes of the called and regular meeting held on May 13, 2025.

Mr. Larry Howdyshell seconded the motion, which carried unanimously, 5-0.

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PUBLIC HEARING

Mr. Thomas asked Ms. Julia Hensley to read the first agenda item up for Public Hearing.

Ms. Hensley noted that the rezoning request of approximately .6 acres on property owned by Jaswant Dhillon and Navinder S. Dhillon located off Hillside Drive in Verona in the Beverley Manor District has been postponed until further notice. A new ad will be placed

in the paper when a new date for the public hearing has been established. Ms. Hensley noted here would be no public hearing for this request this evening.

Ms. Hensley introduced the next item as a rezoning request from the Trustee of John W. Root. Ms. Hensley noted that the applicant was present.

Ms. Hensley stated that the request is to rezone from Single Family Residential-15 to General Business approximately .55 acres and from General Agriculture to Single Family Residential with proffers approximately 14.57 acres of an approximately 44.9-acre parcel (TMP 027 71) owned by the Trustee of John W. Root located off Route 11 in Mount Sidney in the North River Magisterial District.

Ms. Hensley noted that the property is located in an Urban Service Area of the Comprehensive Plan and is planned for Medium Density Residential. The applicant intends for approximately 1.05 acres to be dedicated General Business for access to an adjacent General Business zoned parcel and approximately 43.81 acres for single-family residential.

Ms. Hensley shared that the applicant has submitted a proffer that stipulates the minimum square footage for single-family dwellings will be 1,500 square feet, which mirrors the Single Family Residential-15 minimum dwelling size requirement on the portion of the property currently zoned SF-15.

Ms. Hensley illustrated the request by showing aerial, zoning, Future Land Use, and Planning Policy Area maps for the subject parcel. Ms. Hensley additionally included a rezoning exhibit, showing, if approved, the zoning breakdown of the property would be: 1.05 acres zoned General Business, 29.24 acres zoned Single Family Residential-15, and 14.57 acres zoned Single Family Residential with proffers for a total of approximately 44.86 acres.

Ms. Hensley concluded the presentation on this request by showing two (2) conceptual layouts depicting residential development – one with 100-foot lot frontage and the other with 75-foot lot frontage. Ms. Hensley noted the concepts depict scenarios with 86 and 108 single-family lots, respectively.

Mr. Thomas asked if the applicant wished to speak.

Mr. Frank Root, 28 Imperial Drive, Staunton, explained that the purpose of the request is to rezone a portion of the property to General Business to provide access to a business parcel to the north, with the remainder of the parcel intended for full development of single-family dwellings.

Mr. Harris asked the applicant what the timeframe is for developing out the subdivision.

Mr. Root explained that the property owner is under contract with two (2) separate buyers for both the General Business and Single Family portions. For the Single Family

portion of the parcel, the applicant noted that he expects development to start reasonably soon.

Mr. Howdyshell specified the question and asked when the property would be at total build out.

Mr. Root stated that he did not know and that the process would depend on the market and the demand.

Mr. Thomas asked if there was any discussion from the Commissioners. Seeing none, Mr. Thomas opened the Public Hearing.

Mr. Thomas asked if anyone wished to speak for or against the request.

Ms. Rebecca Glass, Lexington, Virginia, asked why the applicant's concept plan did not depict water retention strategies.

Mr. John Reno, 28 Imperial Drive, Staunton, spoke to the concept plan and noted that the full site plan would need to conform with state law and the County Ordinance and that the application is not yet at that stage in the process.

Mr. Thomas asked if anyone else wished to speak for or against the request. Seeing none, Mr. Thomas closed the Public Hearing.

Mr. Thomas commented that he would abstain from voting on the request due to having a personal relationship with the property owner.

Mr. Howdyshell noted that most of the property is already zoned Single Family. Mr. Howdyshell explained that the small portion that would go to General Business makes sense to accommodate the tract to the north of the parcel. Mr. Howdyshell further noted the request's compliance with the Comprehensive Plan Future Land Use designation.

Mr. Howdyshell made a motion to recommend approval of the request with proffers.

Mr. Harris seconded the motion, which carried 4-0 with one (1) abstention.

Mr. Harris added that the motion be amended to recommend that the Board of Supervisors take into consideration that Clymore Elementary School is at 98% capacity.

Mr. Thomas asked Ms. Hensley to present the next item up for Public Hearing.

Ms. Hensley introduced the next item as a proffer amendment request from EJ'S LLC. Ms. Hensley noted that the applicant was present.

Ms. Hensley stated that the request is to amend and restate proffers on approximately 8.90 acres (TMP 084A (13) 3) owned by EJ'S LLC located between West High Street (Rt.

1509) and East High Street (Rt. 1509) and north of Wayne Avenue (Rt. 639) in Stuarts Draft in the South River Magisterial District.

Ms. Hensley added that the property is located in an Urban Service Area of the Comprehensive Plan and is planned for Medium Density Residential. It is also located within the Urban Service Overlay District and partly within a Source Water Protection Overlay District. The proffer amendment would enable the developer to reduce the minimum square footage requirement for a single-family dwelling from 1,800 square feet to 1,300 square feet. The property was rezoned to Single Family Residential with proffers in 2004.

Ms. Hensley illustrated those designations by presenting aerial, zoning, Future Land Use, and Planning Policy Area maps on the screen. Ms. Hensley reiterated that the parcel is planned for Medium Density Residential, which permits 3 to 4 dwelling units per net acre.

Ms. Hensley also presented the applicant's concept plan, showing 26 lots located on the approximately 8.90 acres, or roughly 2.92 dwelling units per acre. Staff recommended approval of the proffer amendment reducing the minimum square footage requirement from 1,800 square feet to 1,300 square feet.

Mr. Thomas asked if the applicant wished to speak.

Mr. Barry Lotts, 21 Cambridge Drive, Stuarts Draft, identified himself as a representative of the property owner. Mr. Lotts noted that the square footage minimum should be changed from 1,800 to 1,400 rather than the presented 1,300.

Mr. Thomas asked if there was any discussion from the Commissioners. Seeing none, Mr. Thomas opened the Public Hearing.

Ms. Rebecca Angelo, 26 East High Street, Stuarts Draft, identified herself as an adjacent property owner. Ms. Angelo noted that at the time of the rezoning in 2004, the previous landowners promised the neighbors that any future development would conform to the existing dwellings in the neighborhood. Ms. Angelo, citing the applicant's concept plan, stated many of the proposed dwellings' square footage and lot sizes would not conform with the surrounding properties.

Ms. Angelo noted that the request would increase water and flooding concerns in the area and asked that the Commission consider the existing property owners when making their recommendation to ensure conformity with the existing dwellings in the neighborhood.

Mr. Randal Almarode, 140 Sylvan Drive, Stuarts Draft, echoed the previous speakers' comments. Mr. Almarode stated he was not opposed to the development but feels it necessary to conform to the character of the existing neighborhood. Mr. Almarode also noted the affect the request would have on the area's persistent water and flooding issues.

Ms. Glass, Lexington, Virginia, identified herself as a nearby property owner. Ms. Glass expressed concern with the water retention strategies, noting that the water would directly impact her parcel across from Wayne Avenue. Ms. Glass invited the County to view the area in person and for the County to resolve the problem ahead of any future catastrophes.

Ms. Roxanne Short, 33 Crestview Drive, Stuarts Draft, spoke in opposition of the request and identified herself as an adjacent property owner. Ms. Short read a letter from a neighbor, Carol Gibson. The letter further noted the water concerns that could worsen with the development. Ms. Short also shared a petition, with 50 signatures, that express concerns with the request.

Ms. Short noted that the decrease in square footage would negatively impact the character, livability, and quality of the neighborhood. Ms. Short noted that the neighborhood is not against the development or the developer but that housing at that density would affect the property values and the character of that area.

Ms. Short commented that the elementary school in the staff report is misidentified and is not reflective of the capacity at the correct elementary school.

Ms. Holly Lotts, 23 Crestview Drive, Stuarts Draft, spoke in opposition of the request. Ms. Lotts understands development is inevitable but asked that the Planning Commission consider the character of the neighborhood, as well as traffic safety, when making a recommendation on the request that could affect the density of the development.

Mr. Doug Huffman, 130 Sylvan Drive, Stuarts Draft, spoke in opposition of the request. Mr. Huffman echoed previous comments and noted his concerns with the flooding and persistent standing water along Wayne Avenue.

Mr. Huffman also expressed concerns with school size and the number of students that could potentially enroll in the nearby schools. Along with that, Mr. Huffman noted that the traffic infrastructure would not support the increase in residents and would negatively impact the property values of nearby properties.

Mr. Kenneth Moore, 43 Crestview Drive, identified himself as an adjacent property owner. Mr. Moore noted that potentially four (4) lots would abut the eastern portion of his lot alone. Mr. Moore noted the nearby community is a golf cart community and is calm and relationship-oriented.

Mr. Moore felt the addition of sidewalks in the proposed development would be out of line with the community and should not be included. Mr. Moore asked that this development mirror the rest of the community, as the Stuarts Draft Small Area Plan supports.

Ms. Karen Marvec, 170 Wayne Avenue, spoke in opposition of the request and identified herself as a nearby resident. Ms. Marvec also took the time to speak in opposition of agenda item 4.d. Ms. Marvec expressed her concerns with the overdevelopment of

residential units in Stuarts Draft without any added support being given to traffic infrastructure and public services and programs.

Ms. Marvec stated the addition of these residential units would further impact the services available to residents, decrease property value, and increase crime. Ms. Marvec expressed the negative impact this request, too, would have on the County government.

Mr. Thomas asked if anyone else wished to speak for or against the request. Seeing none, Mr. Thomas closed the Public Hearing.

Mr. Thomas invited the applicant to the podium for a rebuttal.

Mr. Lotts noted that the developer of the subject parcel also developed the Stone Valley and Seasons Ridge subdivisions. Based on development trends, he indicated that there is continued demand for smaller homes and for sidewalks, where the sidewalks have been well received in the previously mentioned communities.

Mr. Leonard commented that the prevalent water issues are a matter to be dealt with by the Virginia Department of Transportation (VDOT). Mr. Leonard noted that controlled growth is important to the fabric of the County. The subject parcel has services, is planned for residential development, and would satisfy the demand for housing.

Mr. Leonard further noted that the parcel is currently zoned Single Family Residential, and the County, especially with an influx of workers in the Stuarts Draft area, needs more housing opportunities. Mr. Leonard concluded that the County Engineer will be involved to address any stormwater concerns and that any future efforts by the public need to be directed toward VDOT.

Mr. Shannon Lucas explained that he was sympathetic to the concerns expressed by the public, sharing his own experiences navigating Wayne Avenue when it floods. Mr. Lucas noted the varying square footage of adjacent residences, highlighting some of which are less than 1,400 square feet.

Mr. Lucas explained that an 1,800 square foot dwelling unit could have a 900 square foot base and be two (2) stories in height. Mr. Lucas stated that the proposed dwelling units would be comparable to that of its neighbors.

Mr. Lucas responded to concerns with the flooding by highlighting the illustrated plan is just a conceptual plan and is not final. Mr. Lucas noted that any developed retention ponds could actually prove to be an added benefit to the neighborhood and that the County Engineering Office would play a significant role in ensuring this is properly executed.

Mr. Lucas explained there would be an added benefit to having High Street officially connect, noting it could provide relief to Wayne Avenue when there is flooding. Mr. Lucas identified the request to amend and restate the proffers as reasonable and made a motion to recommend approval of the request.

Mr. Leonard seconded the motion, which carried unanimously, 5-0.

Ms. Hensley introduced the next item as a rezoning request from Sunrise Investors Inc. Ms. Hensley noted that the applicant was present.

Ms. Hensley stated the request is to rezone from General Agriculture with proffers to Single Family Residential and Attached Residential with proffers approximately 88.302 total acres (TMP 084 122C) owned by Sunrise Investors Inc. located off Stuarts Draft Highway (US-340) and Locust Grove Lane (Rt. 1476) in Stuarts Draft in the South River Magisterial District. The property is located in an Urban Service Area of the Comprehensive Plan and is planned for Industrial and Neighborhood Mixed Use.

Ms. Hensley noted the applicant intends to rezone approximately 63.15 acres to Single Family Residential and approximately 23.152 acres to Attached Residential for a proposed subdivision with amenities.

Ms. Hensley further illustrated the aerial, zoning, Future Land Use, and Planning Policy Area designations by showing individual maps depicting each. Ms. Hensley also illustrated the rezoning acreage by presenting a rezoning exhibit.

Ms. Hensley noted that staff recommended denial of the proposed rezoning primarily due to the potential impact on school enrollment.

Mr. Thomas asked if the applicant wished to speak.

Mr. Lotts identified himself as a representative of the property owner. Mr. Lotts noted that it would likely be 3 to 5 years before the request officially starts and has a likely 15-year build out. Mr. Lotts explained that the developer runs a family-owned business and builds quality homes.

Mr. Lotts noted the proposed subdivision would be approximately 5 units per acre and would include curb, gutter, and sidewalks, as well as stormwater retention ponds.

Mr. Thomas asked if there was any discussion from the Commissioners. Seeing none, Mr. Thomas opened the Public Hearing.

Mr. Danny McAllister, 203 Stone Drive, Stuarts Draft, spoke in support of the request as an adjacent property owner. Mr. McAllister stated he retired in Stuarts Draft after coming from a farm background. Mr. McAllister enjoys the community he is in and noted his appreciation for the quality of homes that were built in the adjacent Stone Valley Subdivision.

Mr. McAllister referenced the Future Land Use Map, which has the subject parcel planned for both Industrial and Neighborhood Mixed Use. Mr. McAllister explained he would rather have houses on the subject parcel than industrial development.

Ms. Wendy Thomas, 8 Mahogany Drive, Stuarts Draft, spoke in opposition of the request and noted the beauty of the subject parcel, speaking particularly to the wildlife. Ms. Thomas noted she is not in support of development on the parcel, especially as it may impact traffic and other infrastructure.

Mr. Josh Burton, 213 Locust Grove Lane, identified himself as a nearby property owner. Mr. Burton was curious as to what kind of impact this request may have on nearby schools, traffic, and other critical services. Mr. Burton is concerned with the proposed development's access on Locust Grove Lane, citing recent traffic accidents.

Mr. Burton also noted pedestrian traffic in the neighborhood and how ensuring safety for those running, walking, and playing in the neighborhood is critical. Mr. Burton also questioned how the proposed development could be classified as a separate community from the existing Stone Valley Subdivision.

Mr. Frank Micucci, 53 Marble Drive, Stuarts Draft, expressed concern with the lack of planning ahead of developing the proposed subdivision.

Ms. Leslie Edwards, 112 Sylvan Drive, Stuarts Draft, expressed concern with the available resources in Stuarts Draft, including limited places to buy groceries in Stuarts Draft.

Mr. Roscoe Harris, 134 Stone Drive, Stuarts Draft stated he knows the developer well, who he believes builds good, quality homes. Mr. Harris explained he has greater concern with the impact potential industrial developments would have on the parcel if not approved for residential instead.

Mr. Harris is worried about the traffic impact tractor trailers would have coming to and from the parcel if it were to develop to accommodate industrial uses over housing.

Ms. Miriam Messersmith, 147 Locust Grove Lane, Stuarts Draft, expressed that she would prefer residential over industrial for the subject parcels' potential use.

Mr. Thomas asked if anyone else wished to speak for or against the request. Seeing none, Mr. Thomas closed the Public Hearing.

Mr. Thomas invited the applicant to the podium for a rebuttal.

Mr. Lotts cited the Rezoning Staff Report for the request, where agencies like Augusta County Public Schools and VDOT were invited to comment on the matter. Mr. Lotts noted the level of impact this would have on the schools, which is less of a concern than expressed by the public.

Mr. Lotts reiterated that this project will not develop overnight and that roads will be required to connect as time goes on and as the area continues to develop.

Mr. Leonard asked if phasing has been considered to allow for infrastructure to catch up.

Mr. Lotts stated it was considered and could be phased at the preliminary plat stage.

Mr. Doug Wolfe stated that a preliminary plat could be amended at any time and would not be binding.

Mr. Leonard commented that a location such as this is where we want growth, especially with water and sewer access. Mr. Leonard, however, expressed concern with the other infrastructure and services needed to support this type of development. Mr. Leonard noted Stone Valley is yet to be completed.

Mr. Leonard stated he believes the property should one day become residential but would not be supported now with a lack of intentional phasing to alleviate pressures on the overall system that supports residents in the community.

Mr. Howdyshell commented that the information presented before the Planning Commission is not enough to make a good recommendation. Mr. Howdyshell further noted the presence of Class II soils on the parcel and stated he is not ready to see it turn residential. Mr. Howdyshell noted, regardless, residents need to adapt to the evolving community around them.

Mr. Lucas shared sentiments with Mr. Howdyshell and Mr. Leonard regarding the significance of the soils. Mr. Lucas also noted that there are a number of unanswered questions pertaining to the request and not enough information to move forward with.

Mr. Lucas stated that with no plan for phasing, interconnection, management of amenities and Home Owners Associations, there is not enough to support the proposal. Mr. Lucas echoed comments by the residents that he would prefer to see more housing in the area over industrial development and noted the quality of homes the property owner has built in the adjacent subdivision. Mr. Lucas concluded his remarks with a motion to recommend denial of the request.

Mr. Howdyshell seconded the motion, which carried unanimously, 5-0.

Ms. Hensley introduced the next item as an ordinance amendment to Section 25-54.1, Uses accessory to single-family residences of the Augusta County Code.

Ms. Hensley noted the amendment would permit one (1) construction material storage yard as a temporary accessory use to single-family residences. Ms. Hensley illustrated this change by showcasing the proposed redlined text.

Mr. Thomas asked if there was any discussion from the Commissioners. Seeing none, Mr. Thomas opened the Public Hearing.

Mr. Thomas asked if anyone who wished to speak for or against the request. Seeing none, Mr. Thomas closed the Public Hearing.

Mr. Harris made a motion to recommend approval of the ordinance amendment as presented.

Mr. Howdyshell seconded the motion, which carried unanimously, 5-0.

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MATTERS TO BE PRESENTED BY THE PUBLIC

Mr. Thomas moved on to matters to be presented by the public. Seeing none, Mr. Thomas moved on to the next agenda item.

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NEW BUSINESS

Mr. Thomas stated that there was a conservation easement request under New Business.

Ms. Hensley detailed the letter Mr. Wolfe received from a company wishing to place a conservation easement on a parcel in the Riverheads Magisterial District. Ms. Hensley explained that a parcel located outside of a Rural or Agricultural Conservation Area must be reviewed and determined compliant with the Comprehensive Plan by the Board of Supervisors in order to receive a conservation easement.

Ms. Hensley noted the Planning Commission's role is to provide a recommendation to the Board and that staff find it in compliance with the Comprehensive Plan due to its unique environmental character.

Mr. Wolfe identified the parcel as a wetland bank, where it is deed restricted. Mr. Wolfe stated it is adjacent to the Cowbane Prairie and within the South River floodplain, thus making it impossible to develop.

Mr. Leonard made a motion to recommend approval of the conservation easement request.

Mr. Harris seconded the motion, which carried unanimously, 5-0.

Ms. Hensley noted that the Planning Commissioners received a memorandum inviting the Commissioners to a Comprehensive Plan meeting with the Board of Supervisors on June 25, 2025. Ms. Hensley stated this meeting would follow the electronic delivery of a

draft of the Plan on Monday, June 23rd, 2025, where the meeting will be to review that draft of the Plan.

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OLD BUSINESS

Mr. Thomas stated that there was no Old Business to discuss and moved on to the next agenda item.

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MATTERS TO BE PRESENTED BY THE COMMISSION

Mr. Thomas asked if any Commissioners wished to speak. Seeing none, Mr. Thomas moved on to Staff Reports.

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STAFF REPORTS

Mr. Thomas asked Ms. Kaitlyn Savage if there were any Board of Zoning Appeals (BZA) items to review.

Ms. Savage provided an update on July 2025 BZA Special Use Permit requests. Ms. Savage shared that the first applicant is for Thony Y. and Beatriz Del Carmen Aceituno. This request is located in the Beverley Manor Magisterial District, in an Urban Service Area. The property is located at 34 Truitt Lane in Fishersville and is zoned General Agriculture. The purpose of this request is to have four (4) apartments in a pre-1980 structure. Ms. Savage provided an aerial and tax map view of the property.

Ms. Savage shared that the second applicant is on property owned by Thomas K. Patterson. This request is located in the Middle River Magisterial District, in an Agricultural Conservation Area. The property is located at 2711 Rockfish Road in Crimora and is zoned General Agriculture. The purpose of this request is to construct a 16'x28' building in order to provide restroom facilities for the farm store and event facility. Ms. Savage provided an aerial and tax map view of the property.

Ms. Savage shared that the third applicant is on property owned by VA Electric and Power Company/Dominion Energy. This request is located in the Wayne Magisterial District, in an Urban Service Area. The property is located at 115 Al Gore Lane in Waynesboro and is zoned General Agriculture. The purpose of this request is to expand the existing contractor storage yard. Ms. Savage provided an aerial and tax map view of the property.

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ADJOURNMENT

Mr. Thomas asked if there was any discussion from the Commissioners or if there was a motion to adjourn.

Mr. Howdyshell made a motion to adjourn.

Mr. Lucas seconded the motion, which carried 5-0.

Chairman

Secretary

08/27/25

ORDINANCE

A REQUEST TO REZONE FROM GENERAL AGRICULTURE WITH PROFFERS TO SINGLE FAMILY RESIDENTIAL AND ATTACHED RESIDENTIAL WITH PROFFERS APPROXIMATELY 88.302 ACRES OWNED BY SUNRISE INVESTORS INC. LOCATED OFF STUARTS DRAFT HIGHWAY AND LOCUST GROVE LANE IN STUARTS DRAFT IN THE SOUTH RIVER MAGISTERIAL DISTRICT.

AN ORDINANCE to amend Chapter 25 "Zoning" of the Code of Augusta County, Virginia.

WHEREAS, application has been made to the Board of Supervisors to amend the Augusta County Zoning Maps,

WHEREAS, the Augusta County Planning Commission, after a public hearing, has made their recommendation to the Board of Supervisors,

WHEREAS, the Board of Supervisors has conducted a public hearing,

WHEREAS, both the Commission and Board public hearings have been properly advertised and all public notice as required by the Zoning Ordinance and the Code of Virginia properly completed,

WHEREAS, the Board of Supervisors has considered the application, the Planning Commission recommendation and the comments presented at the public hearing;

WHEREAS, the Board of Supervisors has determined that the public necessity, convenience, general welfare, or good zoning practice require, the governing body may by ordinance amend, supplement, or change the regulations, district boundaries, or classifications of property;

NOW THEREFORE BE IT ORDAINED, by the Board of Supervisors that the Augusta County Zoning Maps be amended as follows:

Parcel number 122C on tax map number 084 containing approximately 88.302 acres in total, is changed from General Agriculture to Single Family Residential with proffers approximately 63.150 acres and from General Agriculture Attached Residential with proffers approximately 25.152 acres. The following conditions, which were voluntarily proffered in writing by the applicant, are approved and shall be pertinent to the rezoning of the property.

1. The minimum square footage for single-family dwellings will be 1,400 square feet.
2. The minimum square footage for Attached Residential dwellings will be 900 square feet.
3. Recreational areas and amenities are to be provided and include the following:
 - a. Common Area of approximately 10,000 square feet for a playground area will be developed (Locations to be determined at preliminary plat preparation and approval). Playground equipment: Swing set, dome, climber, slide.
 - b. Picnic shelter - 16'x24' picnic shelter shall be constructed in a common area (location to be determined at preliminary plat preparation and approval).

Picnic shelter shall have a concrete slab floor and a minimum of four picnic tables within the shelter.

- c. Common area of approximately 2,500 square feet for a dog park (location to be determined at preliminary plat preparation and approval).
4. First building permit will not be applied for until or after July 1, 2027.
5. No more than 50 lots per calendar year will be platted for the Single Family Residential section, starting on or after July 1, 2027.
6. No more than 50 lots per calendar year will be platted for the Attached Residential section, starting on or after July 1, 2027.
7. Public Streets: Curb & Gutter with Sidewalks.
8. Driveways to be: Asphalt, Concrete, Driveway pavers, Brick pavers
9. Locust Grove Drive and Route 340 Pavement Striping as shown on plans by EGS & Assoc. Dated 10/14/08 (Traffic Control – Striping Plan for Stone Valley Subdivision, Phase II) Will be completed when the construction begins for Stone Valley Subdivision Two.



**COUNTY OF AUGUSTA
REZONING STAFF REPORT
JILL ARGENBRIGHT
MAY 30, 2025**

**REVISED:
JUNE 11, 2025
AUGUST 1, 2025
AUGUST 4, 2025**

SUMMARY OF REQUEST	A request to rezone from General Agriculture to Single Family Residential and Attached Residential with proffers approximately 88.302 acres (TMP 084 122C) owned by Sunrise Investors Inc. located off Stuarts Draft Highway (US-340) and Locust Grove Lane (Rt. 1476) in Stuarts Draft in the South River Magisterial District. The property is located in an Urban Service Area of the Comprehensive Plan and is planned for Industrial and Neighborhood Mixed Use. The request is to rezone approximately 63.15 acres to Single Family Residential and approximately 25.152 acres to Attached Residential for a proposed subdivision with amenities.
REZONING NUMBER	25-12
CURRENT ZONING	General Agriculture w/ Date
VICINITY ZONING	Planned Unit Development to the west. General Agriculture to the north, south, east, and west. General Industrial to the southeast.
CURRENT PROFFERS	1. No use will be permitted on the property shown as "94.993 acres, to remain general agriculture with proffers" on the plan entitled "Master Plan for Stone Valley Subdivision" prepared by EGS and Associates, Inc. and dated November 22, 2006, last revised April 19, 2007, that generates more than 50 vehicle trips per day without rezoning approval by the Board of Supervisors. 2. The cost of installing a traffic signal at the intersection of US Route 340 and Stone Drive shall be at the cost of the owner at the time of the Development. Prior to beginning construction, the owner shall enter into VDOT's form "Signal Agreement" and post security acceptable to VDOT for installation of the signal

	in an amount to be determined at the time of the request.
PROPOSED PROFFERS	1. The minimum square footage for single-family dwellings will be 1,400 square feet. 2. The minimum square footage for Attached Residential dwellings will be 900 square feet. 3. Recreational areas and amenities are to be provided and include the following: a. Common Area of approximately 10,000 square feet for a playground area will be developed (Locations to be determined at preliminary plat preparation and approval). Playground equipment: Swing set, dome, climber, slide. b. Picnic shelter - 16'x24' picnic shelter shall be constructed in a common area (location to be determined at preliminary plat preparation and approval). Picnic shelter shall have a concrete slab floor and a minimum of four picnic tables within the shelter. c. Common area of approximately 2,500 square feet for a dog park (location to be determined at preliminary plat preparation and approval). 4. First building permit will not be applied for until or after July 1, 2027. 5. No more than 50 lots per calendar year will be platted for the Single Family Residential section, starting on or after July 1, 2027. 6. No more than 50 lots per calendar year will be platted for the Attached Residential section, starting on or after July 1, 2027. 7. Public Streets: Curb & Gutter with Sidewalks. 8. Driveways to be: Asphalt, Concrete, Driveway pavers, Brick pavers 9. Locust Grove Drive and Route 340 Pavement Striping as shown on plans by EGS & Assoc. Dated 10/14/08 (Traffic Control – Striping Plan for Stone Valley Subdivision, Phase II) Will be completed when the construction begins for Stone Valley Subdivision Two.
OVERLAY DISTRICTS	N/A
COMPREHENSIVE PLAN PLANNING POLICY AREA /	Urban Service Area / General Industrial and Neighborhood Mixed Use

FUTURE LAND USE DESIGNATION	
SOILS	The parcel is in land use. Soil information is listed below.
OTHER INFORMATION	Not Applicable
SUMMARY OF STAFF RECOMMENDATION	Staff recommends approval of the request with proffers.

AGENCY COMMENTS

SOILS

Soils information is listed in the table below.

TAX MAP PARCEL	CLASS I	CLASS II	CLASS III	CLASS IV	FOREST	TOTAL ACREAGE
084 122C	0.0	79.0	8.0	1.321	0.0	88.321

SCHOOL BOARD STAFF COMMENTS

Property Owner/Applicant: Sunrise Investors, Inc./Samuel Argenbright

Schools: SDES, SDMS, SDHS

Impact: The request to rezone the property from General Agriculture to Single-Family and Attached Residential for a proposed subdivision with approximately 400 units would have a moderate to significant impact on the three (3) schools' enrollments (table below).

The table below indicates the enrollment as of April 28, 2025.

School	Enrollment	Capacity
Stuarts Draft Elementary School (SDES)	597	960
Stuarts Draft Middle School (SDMS)	510	960
Stuarts Draft High School (SDHS)	651	940

AUGUSTA COUNTY FIRE-RESCUE

After review of the above project, the Augusta County Fire-Rescue Department provides the following comments:

- This request could create an increase of call volume to the station which serves this area, which could lead to increased staffing and apparatus needs.
- This request could lead to increased traffic volume in the area.
- Adequate fire flow must be available in compliance with § 24-2 of the Augusta County Code.

- All structures must be built in compliance with the Virginia Statewide Fire Prevention Code (SFPC) and International Fire Code (IFC).
- At site plan stage, the Fire-Rescue Chief or his authorized representative will make additional comments. Per Augusta County Code, the developer and/or builder may be required to install additional fire suppression equipment or systems to provide for public safety and welfare considerations.

Fire-Rescue has no further comment at this time. If you have further questions, please contact 540-245-5624.

TRAFFIC DATA

Rte. 340 (Stuarts Draft Highway)

- AADT: 15000 (2021)
- Speed Limit: 45 MPH (Posted)
- K-factor: .0936, Direction Factor: .5133
- Funct. Minor Arterial

Rte. 1476 (Locust Grove Lane)

- AADT: N/A
- Speed Limit: 25 MPH (Posted)
- K-factor: N/A, Direction Factor: N/A
- Funct. Local

VDOT COMMENTS

VDOT understands that the above referenced applicant is requesting to rezone the property from General Agriculture to Single-Family and Attached Residential. VDOT is providing the following comments and/or concerns pertaining to the request:

1. The proposed rezoning would not require a Traffic Impact Analysis (TIA) and is not expected to negatively impact the adjacent roadway. However, with the increased volume, the signal timings at the Locust Grove and Rte. 340 intersection need to be evaluated. A turn lane warrant for the Locust Grove approached to Rte. 340 should be included.
2. Any new streets proposed to be taken into the VDOT secondary system will need to be constructed to SSAR standards and must satisfy VDOT's connectivity requirements.
3. Any access to a State maintained roadway must be in accordance with Appendix F of the VDOT Road Design Manual.

Please feel free to contact 540-248-1631 if you have any questions or concerns.

AUGUSTA WATER COMMENTS

Augusta Water has reviewed this potential rezoning request and has the following comment(s):

1. Water and sewer capacities are not reserved until system adequacy is determined (supply, treatment, transmission) and payment of the connection fees has been received in accordance with Augusta Water Policy. Augusta Water Policies and Procedures can be found at <http://acsawater.com/oppm>.
2. Any engineering evaluations and upgrades or extensions would be the responsibility of the owner/developer and are subject to Augusta Water review and approval.
3. Investigation of available fire flow is recommended to ensure that the system is capable of providing the needed fire flow to comply with Chapter 24 of the Augusta County Code requirements for the proposed use of the property. Any upgrades or extensions would be the responsibility of the owner/developer and are subject to Augusta Water review and approval.
4. There is an existing 8" waterline along Locust Grove Lane across from the subject parcel. There is an existing 12" waterline along Marble Drive ending at the west side property line of the subject parcel.
5. There is an existing 8" sewer line along Marble Drive ending just short of its intersection with Locust Grove Lane. There is an existing 12" sewer line located on the adjacent property (Tax Map # 84-122A) under the same ownership.
6. Augusta Water has no comments regarding the proposed proffers.

ENGINEERING COMMENTS

Applicant/Owner: Sunrise Investors Inc./Samuel Argenbright

TM 84-Parcel 122C

Zoning: General Agriculture

Overall Rezoning Description

Applicant is interested in rezoning 63.16 acres to Single-Family Residential and 25.152 acres to Attached Residential from General Agriculture for a proposed subdivision with approximately 400 units.

This request was included in June 2025 and the applicant has submitted several additional proffers that warrant returning the request to the Planning Commission.

The applicant is proffering a 1,400 square foot minimum requirement for the single-family dwellings and a 900 square foot minimum requirement for the Attached Residential dwellings. The applicant is also proffering a playground, dog park, and picnic shelter within the proposed subdivision. The HOA will be developed to manage and maintain the proposed amenities.

In addition, the neighboring Stone Valley Subdivision will allow the residents of this subdivision to use amenities upon obtaining a pass.

Chapter 9: Environment Ordinance Considerations

Proposed subdivision will require a full Erosion and Stormwater Management plan.

The applicant is advised to contact the U.S. Army Corps of Engineers and the Virginia Department of Environmental Quality for any requirements related to proposed work in wetland areas or adjacent to any streams.

This property drains to South River which is listed on the Virginia DEQ 2022 Impaired Waters List. This impaired segment extends from its confluence with Stony Run downstream to its confluence with the Back Creek. The impaired use is recreation, the specific impairment is E. coli., The sources of the impairment are: On-site Treatment Systems (Septic Systems and Similar Decentralized Systems), Wildlife Other than Waterfowl, Non-Point Source, Livestock (Grazing or Feeding Operations), and Agriculture. Numerous TMDLs have been approved for this segment for each of the impairments and must be considered by the applicant.

Additionally, the Augusta County Comprehensive Plan lists the South River-Canada Run watershed as a Priority Watershed for Groundwater Protection due to the presence of karst features and the location of Source Water Assessment Program zones. While infiltration BMPs may not be advised due to the prevalence of karst, it is recommended that water quality treatment be provided onsite vs. purchasing offsite credits.

Overlay Ordinance Considerations

This property lies outside of the Source Water Protection Overlay (SWPO), Airport Overlay District (APO), Floodplain Overlay (FPO) Ordinance and Urban Service Overlay Districts (USO).

Chapter 21: Subdivision Ordinance Considerations

Please see § 21-9.1. Streets and Street Connections of the Augusta County Code.

1. Where such adjacent property is a subdivision which is the subject of an approved master plan, preliminary plat or final plat, or such adjacent property is the subject of an approved site plan, the street layout should be coordinated with existing or planned streets or access points, as shown on such approved master plan, preliminary plat, final plat or site plan, to facilitate street connections between developments.
2. In any zoning district except General Agriculture (GA), no new lots may directly access existing public streets designated as arterial or collector streets as defined by the Virginia Department of Transportation. Instead, access must be provided from an existing entrance location or a new or existing public or private street. Lots created in residentially zoned subdivisions must access a subdivision street or an internal road system.

Natural Resources Recommendations from the Comprehensive Plan

The Augusta County Comprehensive Plan recommends performance standards to protect natural resources. For Urban Service Areas, a riparian buffer of 35 feet on either side of a stream is encouraged, and where feasible, stormwater should not be piped through in a manner to short-cut the buffer. Additionally, floodplain areas should have no habitable structures, but should instead be utilized for greenways & recreation areas.

ZONING ADMINISTRATOR COMMENTS

The property is surrounded by agricultural and residentially zoned property. If the property is rezoned to Attached Residential and Single Family Residential, the neighboring General Agriculture zoned properties could be affected by the construction of public streets, traffic congestion, noise, lights, and fumes from the increased traffic created by the larger density of Attached Residential and Single Family Residential. Zoning does not feel the request would adversely affect the adjacent parcels currently zoned for residential use.

COMPREHENSIVE PLAN CONSIDERATIONS

The subject parcel is located within the Urban Service Area of the Comprehensive Plan, which is expected to accommodate up to 80% of the County's future growth. The parcel is currently planned for both Industrial and Neighborhood Mixed Use. Neighborhood Mixed Use allows for moderate density residential development, anticipating four (4) to eight (8) dwelling units per net acre devoted to residential use. A portion of the parcel aligns with this designation, making the request partially compatible with the Comprehensive Plan. However, the majority of the parcel is designated for Industrial use and does not align with the Plan. Staff determined that a Comprehensive Plan amendment was not necessary at this time, as the 2025–2045 Comprehensive Plan is currently being drafted. As part of that process, staff has proposed amending the Future Land Use Map to include Tax Map 084 Parcel 122C in the Neighborhood Mixed Use designation and to remove it from the Industrial Future Land Use designation.

PLANNING STAFF COMMENTS

PROS

1. The proposed rezoning would not require a Traffic Impact Analysis (TIA) and is not expected to negatively impact the adjacent roadway. The applicant has proffered to place pavement markings on Locust Grove Ln delineating incoming, left and right turn lanes at US 340 to address VDOT's comments regarding the turn lane warrant for Locust Grove Ln.
2. The request should not adversely affect the adjacent parcels zoned for residential use.
3. Adequate water and sewer infrastructure are located close to the subject property.
4. There is a need for a diversity of housing types in the County.

5. The applicant has proffered that no more than 50 lots per calendar year will be platted for the Single Family Residential section and no more than 50 lots per calendar year will be platted for the Attached Residential section, starting on or after July 1, 2027 which could alleviate stress on the school system.

CONS

1. This request could create an increase of call volume to the station which serves this area, which could lead to increased staffing and apparatus needs.
2. Pedestrian accommodations have not been provided.

STAFF RECOMMENDATION

Rezoning the subject parcel from General Agriculture to Single Family Residential and Attached Residential with proffers could lead to an increase in call volume to the fire-rescue station serving the area and may have a moderate to significant impact on enrollment at nearby schools. In addition, the subject parcel is designated for Neighborhood Mixed Use and Industrial in the Comprehensive Plan's Future Land Use Map, with Industrial comprising a majority of the parcel. As a result, the proposed subdivision is not fully consistent with the Plan's Future Land Use designation at this time. However, staff has proposed amending the Future Land Use Map during the current Comprehensive Plan update to change the Future Land Use designation to solely Neighborhood Mixed Use. If approved by the Board of Supervisors upon adoption of the Plan, this request would be compatible with the Future Land Use Map.

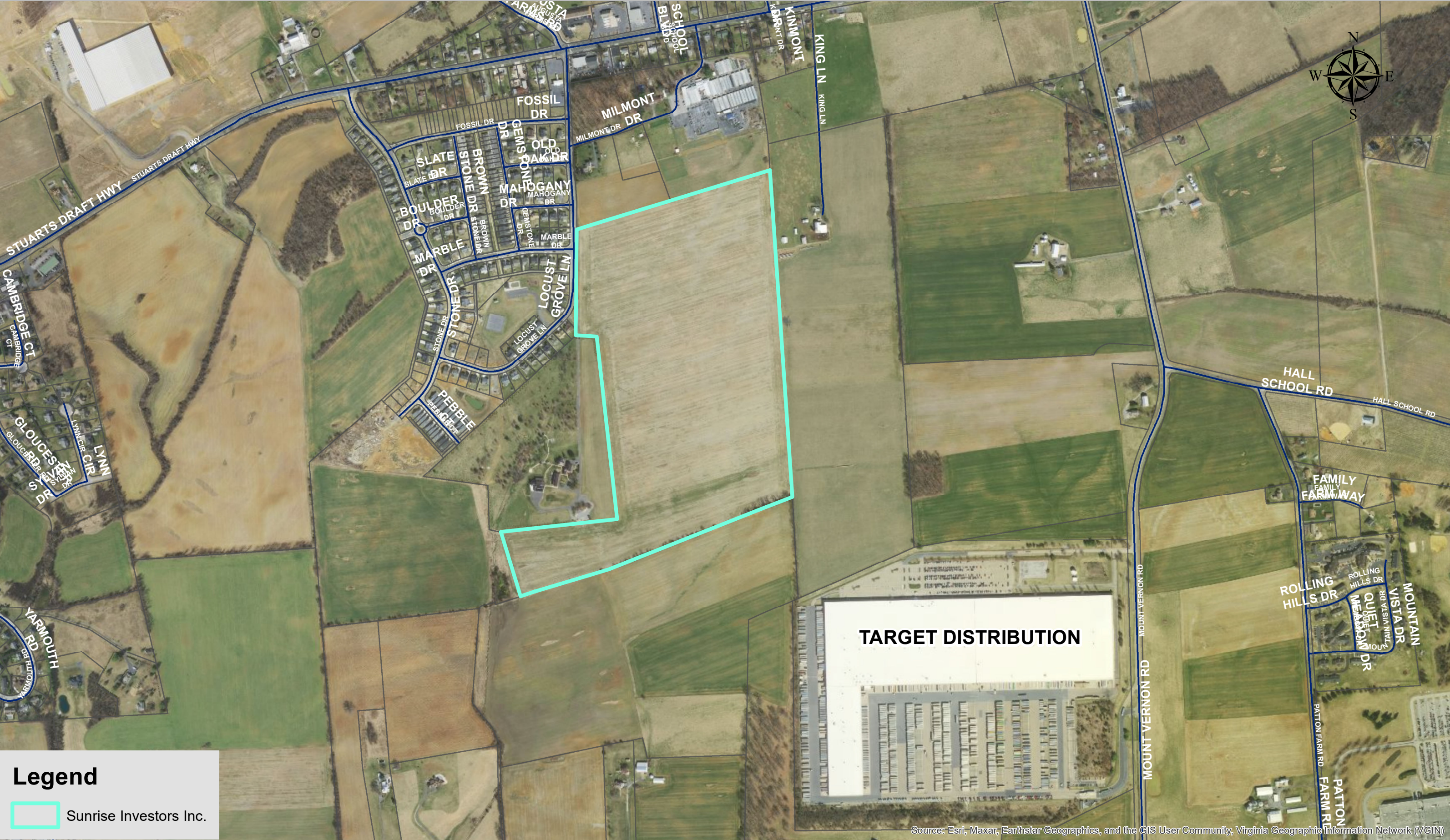
The applicant has proposed a phasing plan intended to help the school system absorb anticipated additional enrollment associated with the development that was noted in previous versions of this report. The proposed subdivision would be adjacent to the Stone Valley Subdivision and would include similar housing types, with provisions for the cross-use of amenities. These factors could help integrate the development with surrounding residential areas.

The project would expand the range of available housing options in the County and could serve as a complementary addition to the area by providing development consistent with the nearby Planned Unit Development.

It is also noted that 79 acres of the parcel are identified as Class II soils. Because the property is located within a designated development area, this did not play a role in staff's recommendation.

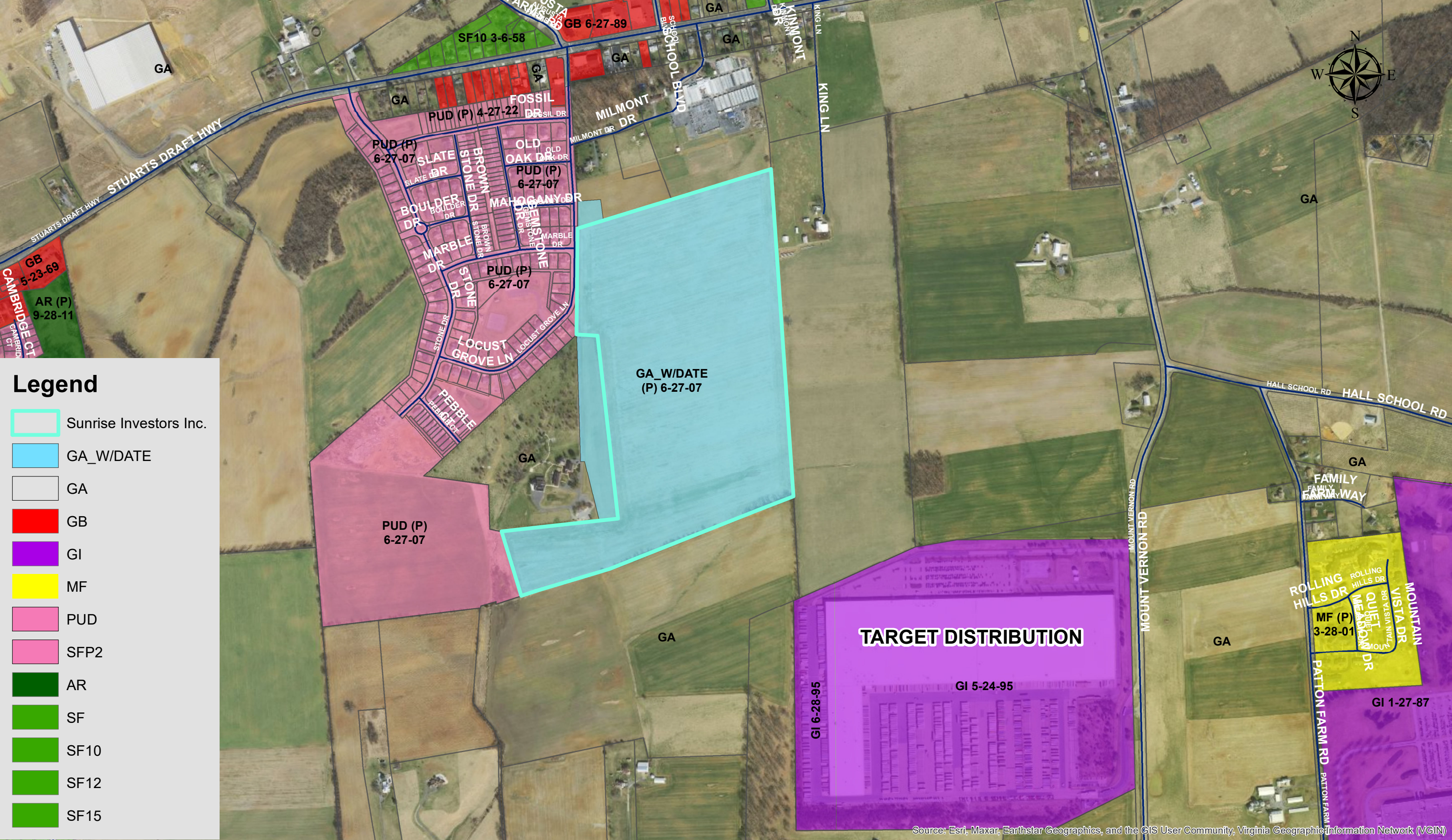
For these reasons, staff recommends **approval** of the request with proffers.

Sunrise Investors Inc. | TMP 084 122C | Aerial



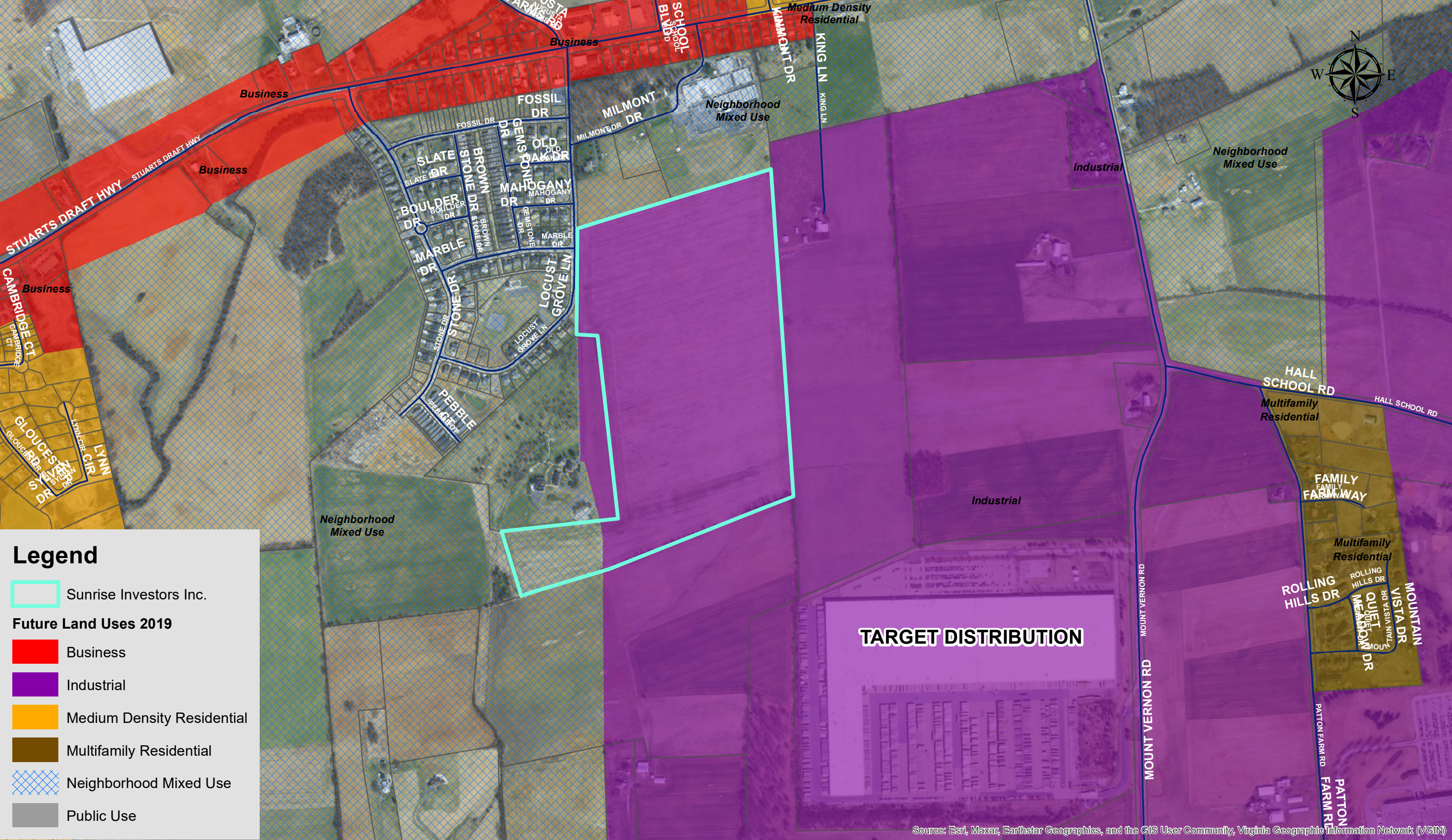
0 0.1 0.2 0.4 Miles

Sunrise Investors Inc. | TMP 084 122C | Zoning

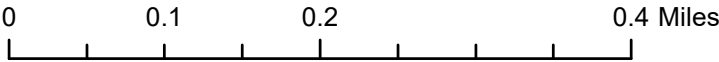


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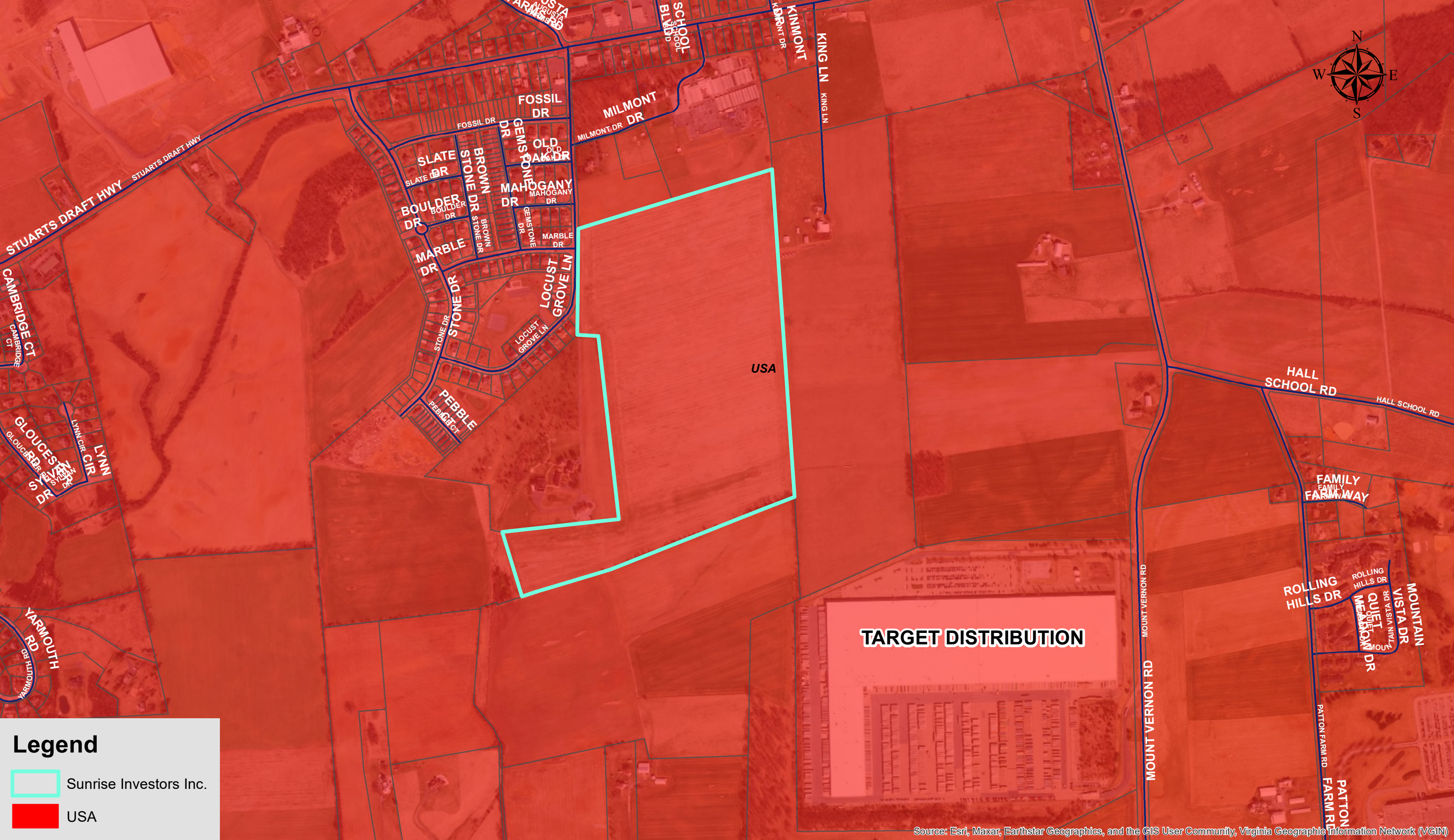
Sunrise Investors Inc. | TMP 084 122C | Future Land Use Map



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Virginia Geographic Information Network (VGIN)



Sunrise Investors Inc. | TMP 084 122C | Planning Policy Areas



LINE	BEARING	DISTANCE
L-1	N 89°27'05" W	150.00'
L-2	N 02°06'38" E	314.98'
L-3	N 01°55'00" E	2.83'

GARY E. MARTIN &
DALE L. MARTIN
D.B. 1337, PG. 118
TAX MAP 84, PARCEL 117
ZONED: GA

SUNRISE INVESTORS, INC.
INSTRUMENT No. 070004823
TAX MAP 84, PARCEL 122A
ZONED: PUD

S 69°52'28" W 1480.37'

25.152 ACRES TO BE REZONED
TO: ATTACHED RESIDENTIAL

S 87°47'34" W 1338.20'
PROPOSED ZONING LINE

JAMES LEE KINDIG &
LUCY K. COYNER
WILL INSTRUMENT No. 110020623
TAX MAP 84, PARCEL 115
ZONED: GA

S 02°12'26" E 2442.17'

88.302 ACRES
INSTRUMENT No. 140005516
INSTRUMENT No. 070004823
TAX MAP 84, PARCEL 122A

63.150 ACRES TO BE REZONED
TO: SINGLE FAMILY RESIDENTIAL

COLTER FARM, LLC
INSTRUMENT No. 160008077
TAX MAP 84, PARCEL 122
ZONED: GA

434.46'

950.45'

N 04°40'04" W 1384.91'

139.07'

732.77'

N 85°19'56" E 871.84'

S 74°45'21" W 684.64'



STONE VALLEY SUBDIVISION
PHASE III, SECTION 4 - ZONED: PUD
LOCUST GROVE LANE

MARBLE
DRIVE
(60'
RIGHT-OF-WAY)

N 02°03'12" E
491.74'

LOCUST
GROVE LANE
(VARIABLE WIDTH RIGHT-OF-WAY)

U.S. ROUTE 340
+/- 0.25 MILE TO

WILLIS E. & SALINA E. MILLER
INSTRUMENT No. 030009090
SEE PLAT BOOK 1, PAGE 9797
TAX MAP 75, PARCEL 581
ZONED: GA

N 75°13'02" E 1504.81'

MILMONT PROPERTIES, LLC
INSTRUMENT No. 180004191
TAX MAP 75, PARCEL 585
ZONED: GA

NOTES:

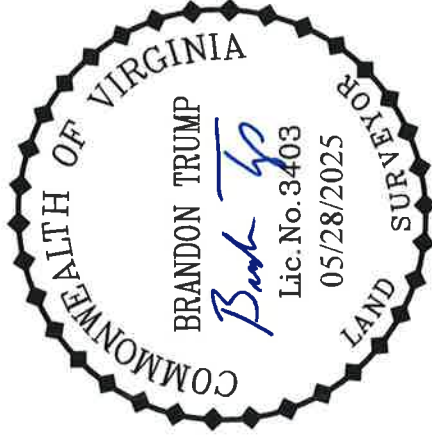
1. DATUM AS SHOWN HEREON IS ACCORDING TO RECORDED INFORMATION AND A FIELD SURVEY ON AUGUST 22, 2014.
2. BEARINGS ARE ROTATED TO PLAT RECORDED IN PLAT BOOK 1, PAGE 7971 & PAGE 7972.
3. NO TITLE REPORT HAS BEEN FURNISHED.
4. ANY EASEMENT SHOWN HEREON IS BASED ON RECORDED INFORMATION. THIS PROPERTY MAY BE EXPRESSLY SUBJECT TO EASEMENTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN DULY RECORDED DEEDS, PLATS AND OTHER INSTRUMENTS CONSTITUTING CONSTRUCTIVE NOTICE IN THE CHAIN OF TITLE TO THE PROPERTY HEREBY SURVEYED THAT ARE NOT SHOWN. THIS PROPERTY MAY BE SUBJECT TO OTHER EASEMENTS NOT OF PUBLIC RECORD.
5. THE REQUIREMENTS OF ARTICLE L, "URBAN SERVICE OVERLAY (USO) DISTRICTS," OF CHAPTER 25 "ZONING," OF THIS CODE HAVE BEEN MET.
6. THERE WAS NO EVIDENCE OF ANY GRAVE, OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL OBSERVED.

Lotts & Associates, P.C.

Land Surveying - Land Planning
21 Cambridge Drive * P.O. Box 1167
Stuarts Draft, Virginia 24477
Phone (540) 337-0012 Fax (540) 337-1455

LEGEND

- IRON PIN FOUND
- POST
- ▲ IRON PIPE FOUND
- POINT

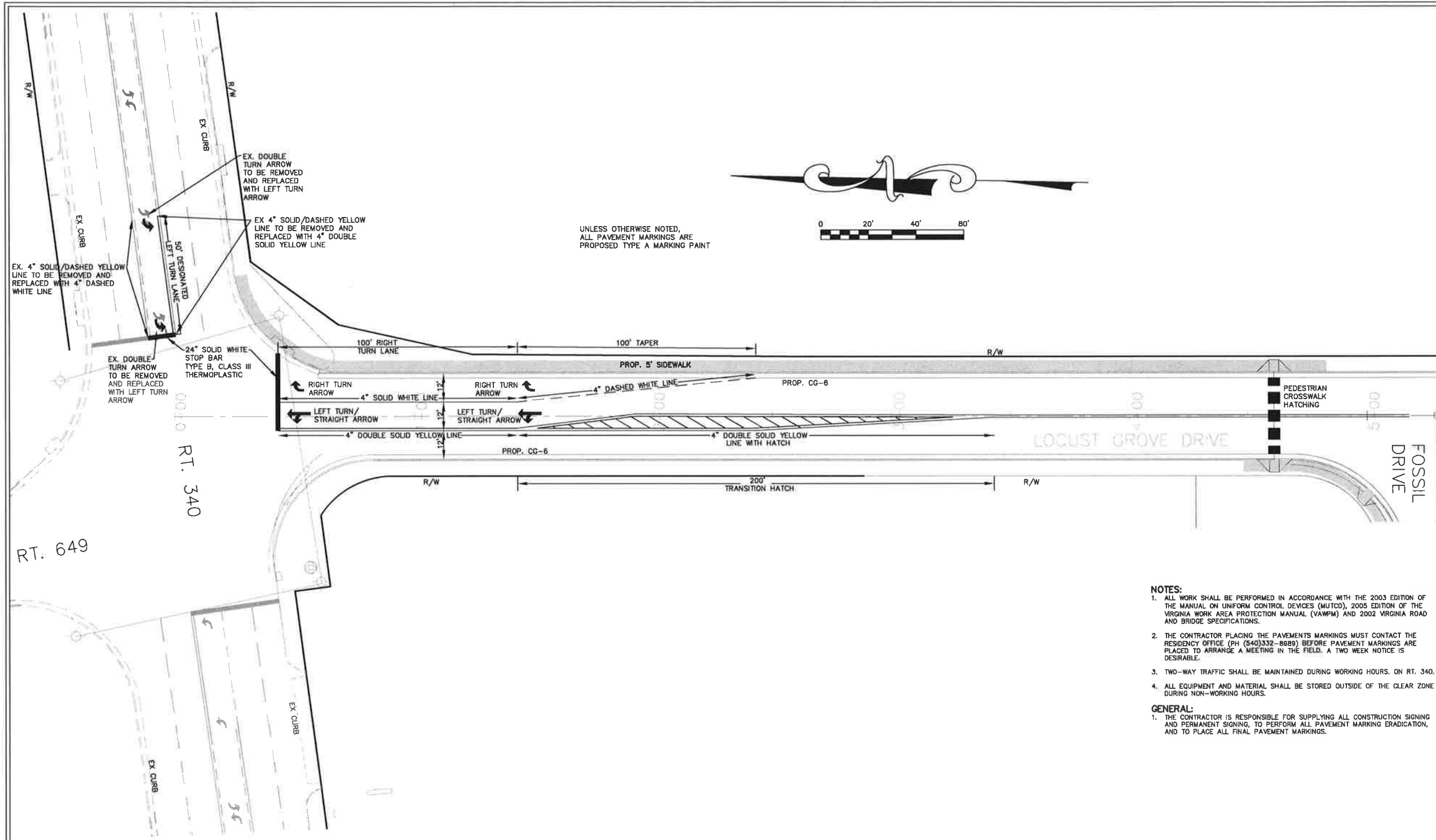


REZONING PLAT FOR 88.302 ACRES OF LAND PRESENTLY IN THE NAME OF SUNRISE INVESTORS, INC.

SOUTH RIVER DISTRICT, AUGUSTA COUNTY, VIRGINIA

SCALE 1" = 300'
MAY 28, 2025





UNLESS OTHERWISE NOTED,
ALL PAVEMENT MARKINGS ARE
PROPOSED TYPE A MARKING PAINT



- NOTES:**
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2003 EDITION OF THE MANUAL ON UNIFORM CONTROL DEVICES (MUTCD), 2005 EDITION OF THE VIRGINIA WORK AREA PROTECTION MANUAL (VAPWM) AND 2002 VIRGINIA ROAD AND BRIDGE SPECIFICATIONS.
 2. THE CONTRACTOR PLACING THE PAVEMENTS MARKINGS MUST CONTACT THE RESIDENCY OFFICE (PH (540)332-8888) BEFORE PAVEMENT MARKINGS ARE PLACED TO ARRANGE A MEETING IN THE FIELD. A TWO WEEK NOTICE IS DESIRABLE.
 3. TWO-WAY TRAFFIC SHALL BE MAINTAINED DURING WORKING HOURS, ON RT. 340.
 4. ALL EQUIPMENT AND MATERIAL SHALL BE STORED OUTSIDE OF THE CLEAR ZONE DURING NON-WORKING HOURS.
- GENERAL:**
1. THE CONTRACTOR IS RESPONSIBLE FOR SUPPLYING ALL CONSTRUCTION SIGNING AND PERMANENT SIGNING, TO PERFORM ALL PAVEMENT MARKING ERADICATION, AND TO PLACE ALL FINAL PAVEMENT MARKINGS.

DATE: SEPT. 11, 2008		DATE: 10/14/08	
SCALE: 1" = 30'		SCALE: 1" = 30'	
SHEET 1 OF 1		SHEET 1 OF 1	

EGS & Assoc., Inc.

15 Terry Street
Staunton, VA 24401
Tel: 540-885-8844
Fax: 540-885-8847

ENGINEERING

GPS SERVICES

PROFESSIONAL ENGINEER

LIC. NO. 003377

10/14/08

TRAFFIC CONTROL - STRIPING PLAN FOR
STONE VALLEY SUBDIVISION, PHASE II
SOUTH RIVER DISTRICT
AUGUSTA COUNTY, VA