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:** October 7, 2025
**SUBJECT:** Regular Meeting

The regular meeting of the Augusta County Planning Commission will be held on **Tuesday, October 14, 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 **5:00 p.m.** for a staff briefing in the **Board Conference Room**. 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, October 14, 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 September 9, 2025.
   b. Approval of the called BOS/PC worksession meeting on September 17, 2025.
4. **Public Hearing**
   a. Comprehensive Plan – Pursuant to §15.2-2223 of the Code of Virginia, review and recommendation for adoption of a revised Augusta County Comprehensive Plan. The proposed Augusta County 2025-2045 Comprehensive Plan draft includes chapters regarding agriculture, economy, community facilities and services, public education, land use and growth management, environment, energy, housing, public safety, and transportation. The revision also includes proposed changes to the future land uses and planning policy areas within the Augusta County Future Land Use Map.
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 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, September 9, 2025 at 5:00 p.m. in the Board Conference Room, Augusta County Government Center, Verona, Virginia.

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

Crosco Company
270 Keezletown Road
Mount Sidney, Virginia 24467

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

Chairman Secretary

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 Regular Meeting of the Augusta County Planning Commission held on Tuesday, September 9, 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 August 12, 2025.

Mr. Larry Howdyshell seconded the motion, which carried unanimously, 4-0.

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**PUBLIC HEARING**

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

Ms. Hensley introduced the agenda item as a rezoning request for Crosco Company and noted that the applicant was present.

Ms. Hensley stated the request is to rezone from General Industrial with proffers to General Agriculture with proffers approximately 1.476 acres of an approximately 102.84-acre parcel (TMP 027 113G) owned by Crosco Company located off Keezletown Road in Mount Sidney in the North River Magisterial District. The property is located in an Urban Service Area of the Comprehensive Plan and is planned for Industrial.

Ms. Hensley displayed the proffers associated with the property along with an aerial view of the property. Ms. Hensley noted the current ingress/egress point that is directly adjacent to the portion of the property that is being requested to be rezoned. Ms. Hensley explained the existing proffer prohibits additional ingress/egress points directly from the portion of the parcel that is being requested to be rezoned.

Ms. Hensley displayed an aerial map of the entire parcel, illustrating the parcel is sectioned off by various roadways. Ms. Hensley additionally displayed a map of the proposed section to be rezoned from General Agriculture.

Ms. Hensley displayed the proposed proffers and noted they mirror the existing proffers except with specific language about the location of that portion of the parcel.

Ms. Hensley shared aerial, zoning, Future Land Use, and Planning Policy Area maps, reiterating the parcel is zoned General Industrial with proffers, is planned for Industrial, and is located in an Urban Service Area of the Comprehensive Plan.

Ms. Hensley noted staff recommended approval of the request with proffers.

Mr. Thomas asked if the applicant wished to speak.

Mr. Jonathan Berry, Crosco Farms and Crosby Trucking, explained the property is actively being used for agricultural purposes, including storing straw, hay, and cattle trailers. Mr. Berry noted his conversations with staff and stated the approval of the request would bring the subject parcel into compliance with the Augusta County Code.

Mr. Berry stated it is their intent to get rid of the trailer beds and to build a steel building for additional agricultural storage.

Mr. Thomas asked if there was any further 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. Seeing none, Mr. Thomas closed the Public Hearing.

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

Mr. Harris seconded the motion, which carried, 4-0.

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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 no New Business to discuss and moved on to the next agenda item.

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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. Hensley for a Comprehensive Plan update.

Ms. Hensley shared there are several key dates in September and October, such as the joint Planning Commission and Board of Supervisors Worksession on Wednesday, September 17, 2025 from 5:30 to 7:30 p.m. in the Smith West Transfer meeting room.

Ms. Hensley shared the public hearing for the Comprehensive Plan in front of the Planning Commission is tentatively scheduled for the October Regular Meeting on

Tuesday, October 14th, and the Board of Supervisors will tentatively hear from the public on Wednesday, October 22nd.

Ms. Hensley noted the Commissioners will receive the final draft of the Plan on October 7th in their packets, which will include edits from the worksession and any additional feedback heard during the weeks between the worksession and the packet delivery.

Ms. Hensley additionally noted that the Plan that will be adopted will not be in its final form and that it will be professionally designed following a formal adoption.

Ms. Hensley noted the worksession would be split into two (2) segments, the proposed changes to the Planning Policy Area and Future Land Use maps and the rest of the Plan's text and goals, objectives, and strategies.

Mr. Howdyshell asked for clarification that the October Planning Commission regular meeting will be October 14, 2025.

Ms. Hensley confirmed the October Planning Commission will be on October 14, 2025.

Mr. Harris noted the materials and documents the Planning Commission received for review ahead of the worksession.

Ms. Hensley noted that staff will be available ahead of the worksession for any additional questions or comments regarding the Plan.

Mr. Doug Wolfe asked Ms. Kaitlyn Savage if the Commissioners received a summary of what changed between draft II and draft III of the Comprehensive Plan.

Ms. Savage shared that the packet the Commissioners received during the Staff Briefing included a formal invitation to the September 17th Worksession, an 11 page Executive Summary, a summary of key changes from draft II to draft III by page number, and draft III of the Comprehensive Plan.

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

Ms. Savage provided an update on the October 2025 BZA Special Use Permit requests.

Ms. Savage shared that the first application is for Richard T. or Sherrie L. Arehart. This request is located in the South River Magisterial District, in a Community Development Area. The property is located at 25 Rankin Lane in Stuarts Draft and is zoned General Agriculture. The purpose of this request is to have a building exceed the 900 square foot total aggregate allowed. Ms. Savage provided an aerial and tax map view of the property.

Ms. Savage shared that the second application is for Timothy M. or Kimberly G. Dupree. This request is located in the Beverley Manor Magisterial District, in an Urban Service Area. The property is located at 11 Old Goose Creek Road in Fishersville and is zoned General Business. The purpose of this request is to have outdoor storage of a food trailer and picnic tables and on site food sales. Ms. Savage provided an aerial and tax map view of the property.

Ms. Savage shared that the third application is for 39 Davenport, LLC. This request is located in the South River Magisterial District, in a Community Development Area. The property is located at 2564 Mt. Torrey Road in Lyndhurst and is zoned General Agriculture. The purpose of this request is to have a short term vacation rental. Ms. Savage provided an aerial and tax map view of the property.

Ms. Savage shared that the fourth application is for Robert M. or Patricia Eavers. This request is located in the Riverheads Magisterial District, in a Community Development Area. The property is located at 17 Romaine Lane in Stuarts Draft and is zoned General Agriculture. The purpose of this request is to have an RV repair shop, retail sales of RV and camping supplies, and to continue outdoor storage of construction equipment, topsoil and topsoil sifting, and outdoor storage of RVs. Ms. Savage provided an aerial and tax map view of the property.

Ms. Savage shared that the fifth application is for Vanessa McMullen Living Trust. This request is located in the South River Magisterial District, in a Community Development Area. The property is located south of the intersection of Lyndhurst Road and Diggs Lane in Stuarts Draft and is zoned General Agriculture. The purpose of this request is to have one (1) primitive campsite. 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. Harris made a motion to adjourn.

Mr. Howdyshell seconded the motion, which carried 4-0.

Chairman Secretary

PRESENT: Board of Supervisors -
J. Slaven, Past Chair
P. Carter
S. Seaton
C. Bragg
M. Shull

Planning Commission -
R. Thomas, Chairman
W. Schindler, Vice Chairman
R. Harris
L. Howdyshell
S. Lucas
K. Leonard

Staff -
T. Fitzgerald, County Administrator
N. Price, County Attorney
D. Wolfe, Director of Community Development
J. Hensley, Planner II
K. Savage, Planner I

ABSENT: Board of Supervisors -
G. Garber, Chair
B. Wells, Vice Chair

Planning Commission -
K. McComas

VIRGINIA: At the Called Meeting of the Augusta County Board of Supervisors and the Augusta County Planning Commission held on Wednesday, September 17, 2025 at 5:30 p.m. in the Smith West Transfer Meeting Room, Augusta County Government Center, Verona, Virginia.

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**CALL TO ORDER**

Mr. Jeffrey Slaven, the immediate past Chair of the Augusta County Board of Supervisors, noted the absence of the Augusta County Board of Supervisors Chair and Vice Chair.

As acting Chair, Mr. Slaven called to order the Augusta County Board of Supervisors for the September 17, 2025 Joint Board of Supervisors and Planning Commission Comprehensive Plan Worksession.

Mr. Robert Thomas called to order the Augusta County Planning Commission for the September 17, 2025 Joint Board of Supervisors and Planning Commission Comprehensive Plan Worksession.

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**WORKSESSION**

Mr. Slaven invited Ms. Julia Hensley to begin the presentation.

Ms. Hensley noted that the community meetings held in July and August covered the Comprehensive Plan's vision and key priorities, but the maps displayed were specific to the host school. Ms. Hensley shared that the first part of the worksession would be to cover all proposed changes to the Planning Policy Area and Future Land Use maps.

Ms. Hensley displayed both the Planning Policy Area (PPA) and Future Land Use maps (FLUM), depicting the entire County. Ms. Hensley and Ms. Kaitlyn Savage noted that everyone should have printed slides to follow along with, as well as an informational sheet to explain the various policy and land use terms.

Ms. Hensley, displaying a full-scale PPA map, briefly noted the intent for each of the four (4) Planning Policy Areas, which are Urban Service Area (USA), Community Development Area (CDA), Rural Conservation Area (RCA), and Agricultural Conservation Area (ACA). Ms. Hensley noted the varying percentages of expected growth for each PPA.

Ms. Hensley, displaying a full-scale Future Land Use Map, briefly noted the key areas expected to grow, including Weyers Cave, Verona, Fishersville, and Stuarts Draft. Ms. Hensley briefly noted the various Future Land Use categories. Giving specific attention to Community Mixed Use, Neighborhood Mixed Use, and Village Mixed Use, Ms. Hensley shared the intent for the FLUM categories.

Ms. Hensley noted the proposed PPA/FLUM changes would follow Augusta County in a rough north-south pattern, so Ms. Hensley displayed a PPA map of the northwestern region of the County, where it is proposed a parcel off Fadley Road go from ACA to RCA.

Ms. Hensley navigated to the Weyers Cave area and displayed a PPA map, where it was noted no PPA changes were made to the area. Ms. Hensley then displayed a map showing one (1) proposed FLUM change in the heart of Weyers Cave, where the future land use of the general area is proposed to go from Medium Density Residential to Village Mixed Use.

Ms. Hensley shared this proposed change came from a real-world experience in the Planning Office and further described the intent of a Village Mixed Use designation.

Ms. Hensley navigated to the Mount Sidney area and displayed a PPA map with three (3) proposed changes. Ms. Hensley noted that the first two (2) changes recommend extending the CDA to adjust to boundary lines, so the proposed RCA to CDA changes would be uniform to the rest of the parcels.

Ms. Hensley noted that the third change recommends changing from USA to RCA as the Augusta County Service Authority (ACSA) would not be able to easily extend lines past the railroad to service those parcels against Interstate-81.

In conjunction with the PPA changes in Mount Sidney, Ms. Hensley illustrated the three (3) FLUM changes. The first two (2) changes recommend extending the Low Density Residential Future Land Use to adjust to boundary lines and follow where the CDA would extend to. Ms. Hensley noted the third change recommended removing the Medium Density Residential FLUM category, as RCA and ACA generally do not have an associated Future Land Use (FLU) and are not intended for development and growth.

Ms. Hensley navigated to the Verona area and displayed a PPA map with three (3) proposed changes. Ms. Hensley noted the first change was by property owner request and is recommending to go from CDA to ACA. Ms. Hensley noted topographical and terrain issues with this property that would affect its developability.

Ms. Hensley discussed the second proposed PPA change would be to go from USA to CDA for a parcel that similarly to the first has topographical and terrain issues affecting its developability. Ms. Hensley noted this recommendation also came from a real-world experience in the Planning Office.

Ms. Hensley discussed the third proposed PPA change would be to go from USA to RCA, similarly noting the ACSA’s barriers to expansion beyond the railroad.

In conjunction with the PPA changes in Verona, Ms. Hensley illustrated the three (3) FLUM changes. The first is a removal of Low Density Residential as ACA has no FLU associated with it. The second recommendation is to go from Medium Density Residential to Low Density Residential. The third recommendation is a removal of Industrial and Medium Density Residential because, similarly, RCAs do not generally have a FLU associated with it.

Ms. Hensley navigated to the Harriston area and displayed a PPA map with four (4) proposed changes. Ms. Hensley illustrated that all four (4) proposals are to go from USA to RCA. For the first displayed change, Ms. Hensley noted those parcels are already subdivided lots with residential structures on septic and wells. The likelihood of their development is minimal, especially when compared to other parcels in the USA for Harriston.

Ms. Carolyn Bragg asked if the first recommendation was by landowner request.

Ms. Hensley said it was not.

Ms. Bragg asked if it was already subdivided and if there was public water and sewer.

Ms. Hensley stated there was public water available nearby but that the subject parcels were not customers as they were already on well and septic.

Ms. Hensley reiterated that should that area develop, the larger parcels not already subdivided would likely be a better fit than the already subdivided lots with residential structures on well and septic.

Ms. Hensley noted changes two (2) and three (3) were for the continuity of those parcels, keeping the PPA for those parcels consistent. For the fourth proposed change, Ms. Hensley noted the railroad serves as a barrier for the ACSA to expand service lines to reach those parcels.

Mr. Larry Howdyshell asked if the individuals on those lots were to experience failing septic systems, would they be allowed to connect.

Mr. Doug Wolfe stated they could still connect as the Augusta County Ordinance has protections in place for failing systems.

In conjunction with the PPA changes in Harriston, Ms. Hensley illustrated the four (4) FLUM changes, all of which remove the existing Low or Medium Density Residential FLU categories from the parcels.

Ms. Hensley navigated to the Dooms/Crimora area and displayed a PPA map with six (6) proposed changes. The first recommendation is to go from CDA to RCA. Ms. Hensley noted this proposal is due to the already substantially subdivided lots on wells and septic.

Ms. Hensley noted the next three (3) changes outlined on the map are recommending to go from RCA to CDA. Ms. Hensley noted these changes will accurately reflect the subject parcels that are connected to public water.

Ms. Hensley noted the fifth recommendation is to go from CDA to USA. Ms. Hensley noted this proposal was by property owner request and would ensure the residential development intended for that parcel is served by public water and sewer.

Ms. Hensley noted the sixth recommendation is to go from USA to RCA. Ms. Hensley explained this change was by property owner request, where the property owner is seeking to put the property in a conservation easement.

In conjunction with the PPA changes in Dooms/Crimora, Ms. Hensley illustrated the six (6) FLUM changes. Since the first recommendation is removing the area from a Community Development Area, the Low Density Residential FLU is recommended for removal. The next three (3) changes outlined on the map are being added to a CDA, so those parcels will have a FLU of Low Density Residential. Ms. Hensley noted the fifth proposed change would not need a FLU change and noted the sixth proposed change would be from Industrial to Urban Open Space.

Ms. Hensley navigated to the Fishersville area and displayed a PPA map with one (1) proposed change. North of Sangers Lane, Ms. Hensley noted this recommendation is for the area to go from CDA to RCA. Ms. Hensley identified the area as being heavily subdivided with a majority of the lots on wells and septic, where service from the ACSA would not be necessary.

Ms. Hensley displayed a Future Land Use Map with six (6) total proposed changes for the Fishersville area. In conjunction with the proposed PPA change along Sangers Lane, Ms. Hensley noted that area would then have its Low Density Residential FLU removed.

Ms. Hensley noted the second FLUM recommendation, which would change the FLU for the highlighted area on the map from Business to Community Mixed Use. Ms. Hensley explained this would be congruent with the surrounding parcels to the area's east. Ms. Hensley highlighted the flexibility Community Mixed Use offers the property owner and the County for the area's proximity to the City of Staunton and the interstates.

Ms. Hensley displayed a map of Tinkling Spring Road and noted a recommendation to change the FLU for the area from Medium Density Residential to Community Mixed Use. Ms. Hensley similarly noted the flexibility Community Mixed Use offers and the area's proximity to the interstate.

Dr. Scott Seaton asked how the Community Mixed Use designation would impact the church in that area.

Ms. Hensley explained that the church would not be required to do anything different and that the Community Mixed Use FLU would not affect their zoning and permissions.

Ms. Bragg asked what development around the church could look like with this FLU.

Dr. Seaton asked if this allows adjacent property owners to develop and alter the character of that historic community off Tinkling Spring Drive.

Ms. Hensley noted the existing FLU is Medium Density Residential, where three (3) to four (4) dwelling units per net acre would be encouraged.

Dr. Seaton asked how that differs from Community Mixed Use.

Ms. Hensley explained Community Mixed Use allows for a higher density and directed the group to the FLUM/PPA cheat sheet.

Dr. Seaton explained he does not feel that area should have a higher density, noting other areas in Fishersville that are better suited for such growth.

Ms. Bragg expressed her agreement with Dr. Seaton.

Dr. Seaton expressed lower density would better protect the church and the overall character of Tinkling Spring Drive.

Mr. Timothy Fitzgerald clarified whether it is discouraged for development to go along an interstate interchange.

Ms. Bragg and Dr. Seaton noted concerns with accessing the back lots closer to the interstate.

Mr. Wolfe noted VDOT has been working with the property owner to get a right-in/right-out for the parcels closer to the interstate.

Mr. Fitzgerald noted there needs to be a clear expression of not allowing business on the corner parcels if that's what is desired.

Ms. Hensley noted a Medium Density Residential FLU would not satisfy the intent to protect that area. Ms. Hensley noted the area's PPA may need to be further examined, citing the adjacent lot's Low Density Residential FLU is due to its CDA designation.

Ms. Pam Carter asked who owns the property and if they have been contacted.

Ms. Hensley stated several property owners are affected by the recommended FLU change, but the parcels closest to the interstate interchange are owned by Mr. Rupen Shah.

Dr. Seaton asked for clarification on whether Mr. Shah owns the parcels or leases them.

Mr. Fitzgerald and Ms. Hensley clarified which parcels are owned by Mr. Shah.

Ms. Carter stated Mr. Shah should be made aware of this request.

Ms. Hensley stated the recommendation was by property owner request by Mr. Shah, so he has been in contact with the Planning Office.

Ms. Hensley noted the Community Mixed Use category allows for a variety of uses, including mixed residential types at a density of six (6) to 16 units per acre, as well as a variety of business uses, such as office and retail spaces on up to 40% of the total land area of the entire Community Mixed Use area/district.

Mr. Mike Shull asked if any of the other affected property owners, aside from Mr. Shah, have been contacted.

Ms. Hensley noted the Planning Office plans to notify all affected property owners who will have a FLUM/PPA change on their property but wanted to not do that prematurely and wait for Board direction following the worksession.

Mr. Shull noted concerns with property rights.

Ms. Hensley explained she did not want to prematurely contact property owners regarding FLUM/PPA changes should that be what the Board envisioned for the overall proposed map.

Dr. Seaton asked what the zoning classification is for Mr. Shah's properties in that area.

Ms. Hensley noted it is General Agriculture.

Dr. Seaton asked what is it currently planned for.

Ms. Hensley answered it is for Medium Density Residential.

Dr. Seaton noted that is what Mr. Shah's property rights cover, and that the church will likely have something to say.

Ms. Hensley reiterated Dr. Seaton's wishes.

Ms. Carter is curious about who has talked to the church in question.

Ms. Hensley noted past rezonings the church was not in support of.

Dr. Seaton noted he has also talked with the church and know they are not supportive of development around them.

Ms. Hensley noted she did not want to talk to property owners and get anyone nervous ahead of discussions with the Board of Supervisors and Planning Commission.

Ms. Carter asked if the church is included in the Community Mixed Use proposed Future Land Use.

Ms. Hensley answered that it is.
Mr. Fitzgerald noted it can be taken out.

Ms. Savage explained if the church is removed from the Community Mixed Use FLU designation, it would still have a Medium Density Residential FLU.

Ms. Carter asked for clarification.

Mr. Shull noted the church seems to be concerned with development adjacent to them, which removing them from the Community Mixed Use designation would not change. Mr. Shull noted the need for some sort of buffer.

Mr. Shull stated this needs to be something worked out between the landowners.

Ms. Bragg explained there are already houses near the church and cemetery.

Dr. Seaton explained that on the Caldwell side of the area, the FLU does not need to look the way it has been proposed, citing traffic concerns.

Ms. Hensley shared her desire to make changes based on feedback and noted she could send an email with updates to maps to the Board and Planning Commission following the meeting.

Ms. Savage explained that any development would need to go through the rezoning process, regardless of the FLU designation, and that the rezoning process allows for staff to use strategies specifically outlined in the Plan to support sensitive design and protections surrounding historical landmarks and communities, citing Goal 15 of the draft Plan.

Ms. Hensley displayed a map of a portion US-250 in Fishersville, noting three (3) FLUM changes. The first two (2) proposals were by property owner request. Ms. Hensley noted the proposed change from Medium Density Residential to Community Mixed Use would be consistent with the property owners' additional parcels identified in the FLUM as Community Mixed Use.

Ms. Hensley noted the third request from Medium Density Residential to Low Density Residential stemmed from the break the proposed Community Mixed Use added to the FLUM, ensuring continuity across parcels.

Dr. Seaton asked Ms. Hensley to repeat herself for those three (3) changes.

Ms. Hensley repeated the three (3) proposed PPA/FLUM changes along US-250 and Goose Creek Road.

Ms. Bragg asked about the parcel closest to Goose Creek Road and was concerned with businesses locating along Goose Creek Road, which is largely comprised of residences and churches.

Ms. Hensley explained the parcels proposed to change from Medium Density Residential to Community Mixed Use would be absorbed into the greater Community Mixed Use district shown on the map, where 40% of retail or office space allowed would need to be on the total land area for that district rather than a single parcel. Ms. Hensley noted

business development along US-250 would be more economical and feasible than along Goose Creek Road.

Ms. Bragg clarified someone could put business there.

Ms. Hensley agreed that, in theory, it is possible, but Ms. Hensley stated it would have to go through the rezoning process and be approved beforehand.

Ms. Hensley navigated to the Stuarts Draft area and displayed a PPA map with one (1) proposed change. Ms. Hensley noted the subject parcels recommended to go from RCA to CDA resulted from concerns with sediment getting into the wells and private water systems of nearby residents and additional conversations with the ACSA.

Ms. Hensley displayed a FLUM for the Stuarts Draft area, illustrating six (6) proposed changes. Ms. Hensley noted the first change was from Neighborhood Mixed Use to Medium Density Residential. Ms. Hensley noted the second change was from Low Density Residential to Urban Open Space, which reflects the Board's recent vote to find the subject parcel compliant for a conservation easement. Ms. Hensley noted the third change, for the parcels with sediment issues, would be to change from no FLU to Low Density Residential.

Ms. Hensley displayed another FLUM for the Stuarts Draft Area, illustrating the last three (3) of the six (6) proposed changes. The first is a proposed change from Neighborhood Mixed Use to Medium Density Residential. The second is a proposed change from Industrial to Neighborhood Mixed Use to reflect the interests of the adjacent subdivision and the recently approved rezoning from General Agriculture to Single Family Residential and Attached Residential. The third is a proposed change from Neighborhood Mixed Use to Medium Density Residential.

Ms. Bragg asked about the ACSA's inability to expand a sewer line to a certain parcel and asked if that reasoning was similar to the Cold Springs Road proposed change, which would be due to the PPA designation of the area.

Ms. Hensley said she was not sure but that she can reach out to the ACSA.

Mr. Wolfe stated there is nothing in the Comprehensive Plan stopping the ACSA from providing sewer to the subject parcel.

Ms. Hensley reexplained the Cold Springs Road proposed PPA change for clarification.

Ms. Hensley navigated to the Afton Mountain area and displayed a FLUM with three (3) proposed changes. Ms. Hensley noted all three (3) changes are going from no FLU to Recreational Business. Ms. Hensley provided an overview of Recreational Business as a FLU. For the first site at Grey Pine Lodge, Ms. Hensley noted a recent rezoning from General Agriculture to General Business. For the next two (2) sites, Ms. Hensley noted the existed zoning and amenities that would be in line with a Recreational Business FLU.

Ms. Hensley navigated south on US-11 toward Mint Springs and displayed a PPA map with one (1) proposed change. Ms. Hensley noted the proposed change from CDA to RCA was due to the ACSA disinterest in expanding the water line, citing topography concerns. Ms. Hensley noted the significance of the property.

Ms. Bragg asked for clarification on the significance of the property.

Mr. Wolfe and Mr. Shull noted it was the Cochran Farm with the serpentine brick wall designed by Thomas Jefferson.

In conjunction with the PPA change, Ms. Hensley displayed a FLUM for the subject area and noted the FLU for the subject area would be removed from Low Density Residential.

Ms. Hensley navigated to Staunton West, around Parkersburg Turnpike, and displayed a PPA map with two (2) proposed PPA changes. Ms. Hensley noted the first proposed change would be on property along Parkersburg Turnpike and would go from USA to RCA, citing topographical concerns. Ms. Hensley noted this was by property owner request but bled to other property owners due to the overall developability of those properties.

Ms. Hensley noted the second proposed change is off Cedar Green and Buttermilk Spring Road. The proposed change is from RCA to CDA, and this recommendation comes after conversations with the ACSA.

Mr. Wolfe helped the group identify a nearby water tank on the map.

In conjunction with the PPA changes, Ms. Hensley displayed a FLUM for the subject area and noted the first change would remove the subject area from Neighborhood Mixed Use and Medium Density Residential. Ms. Hensley then noted the second change is to add a Low Density Residential FLU now that it is in a CDA.

Mr. Shull asked if the landowners were contacted.

Ms. Hensley said they were not but that property owners would be contacted following the worksession. Ms. Hensley noted the weight property owner feedback would have moving forward.

Mr. Shull expressed that he hopes the maps would be reflective of property owner feedback.

Ms. Hensley confirmed that they would and that ahead of the drafting of the maps, property owners had the chance to provide feedback by survey, email, phone call, or in-person conversations.

Mr. Shull asked if property owners had a deadline for feedback, noting some people may need to think longer on it for succession planning.

Mr. Kyle Leonard asked about the proposed change from Neighborhood Mixed Use.

Ms. Hensley noted that, due to topographical concerns, the property owner would not be interested in developing the back half, so they asked for it to be removed from the USA and from its FLU designation.

Mr. Leonard asked if the portion fronting Parkersburg Turnpike would remain Neighborhood Mixed Use.

Ms. Hensley confirmed that it would remain Neighborhood Mixed Use, citing its developability.

Ms. Hensley navigated to the Craigsville area and displayed a PPA map with four (4) proposed changes and a FLUM with four (4) proposed changes for the same subject areas. Ms. Hensley noted the first PPA change was off Little River Road and was recommended to go from USA to RCA. Ms. Hensley noted the removal of this area from a development area would then remove its Public Use FLU to no FLU.

Ms. Bragg asked what was on this property, if it was the prison.

Ms. Hensley explained it was not the prison.

Ms. Bragg asked if there was access to the property.

Ms. Hensley explained answered there is access of Little River Road. Ms. Hensley explained the water and sewer infrastructure surrounding Craigsville and that it does no go down Little River Road.

Ms. Bragg asked about the pink shaded parcel.

Ms. Hensley answered it was Planned Residential.

Dr. Seaton asked if this was by land owner request.

Ms. Hensley confirmed that it was.

Mr. Shull explained the ACSA has had trouble servicing this area and asked if they would be able to substantially support development around Craigsville.
Mr. Shull further explained the ACSA should be asked if they can service that area.

Ms. Hensley explained staff met with the ACSA on several occasions and took a deep dive on what the ACSA could service.

Ms. Bragg asked if the Town of Craigsville had their own public water system.

Mr. Shull stated the ACSA supplements water to the Town of Craigsville when they need it.

Mr. Wolfe explained the ACSA provides water to the east of the prison, where he believes they built a water tank to service that area. Mr. Wolfe continued that the Town of Craigsville has their own public water system they provide to their residents.

[Editor's note: The Augusta County Service Authority transferred ownership of the water system east of the Former Augusta Correctional Center property to the Town of Craigsville in August of 2019. These residents on Estaline Valley Rd and Troxell Gap Rd are now Town of Craigsville customers.]

Mr. Wolfe explained the proposed change from USA to RCA would be removing it from a development area, where the parcel would not need to be serviced by the ACSA.

Ms. Bragg asked if the Town served the proposed parcel off Little River Road.

Ms. Hensley said she was unsure what the Town serviced exactly and what the ACSA serviced.

Mr. Fitzgerald explained the parcels closest to the Town of Craigsville, including the Town itself, to the west were serviced by Craigsville, and the parcels to the east, closer to where the prison is and north, were serviced by the ACSA.

Mr. Fitzgerald explained the property owner is asking to be taken out of a development area, so the parcel would not need to be serviced.

Ms. Bragg asked Ms. Carter if the Town of Craigsville would not need or be interested in additional hook ups and customers.

Mr. Fitzgerald stated the Town of Craigsville owns the subject parcel.

Ms. Carter asked why the Town asked to take the parcel out of the USA.

Ms. Hensley answered it may have to do with a proposed solar project.

Ms. Bragg recalled hearing about that but cited concerns with the electric grid.

Mr. Shull made a comment about the prison.

Ms. Carter asked for confirmation that the parcel that was just discussed was owned by the Town of Craigsville.

Ms. Hensley confirmed that was correct, explaining it is approximately 118 acres.

Mr. Slaven asked Ms. Hensley to return to the Fadley Road proposed change once she is finished.

Ms. Hensley noted the remaining subject areas are recommended to go from CDA to RCA and to remove the associated Low Density Residential FLU. Ms. Hensley also showed a fifth area that is proposed to go from no FLU to Low Density Residential. Ms. Hensley noted all four of those changes were to keep FLU and PPAs consistent with the lot lines, rather than using a buffer around a water line.

Ms. Carter asked if those changes were requested by the landowners.

Ms. Hensley said they were not, that her rationale was to follow lot lines.

Mr. Slaven asked Ms. Hensley to return to the first proposed change off Fadley Road and asked for the reasoning behind the recommendation.

Ms. Hensley noted the recommendation was by property owner request but was unsure of the property owner's intentions behind the request.

Mr. Slaven noted he was uncertain of what the property owner was interested in doing but expressed his concerns.

Mr. Slaven asked what going from ACA to RCA would allow.

Ms. Hensley explained the property is still zoned General Agriculture, so they are limited.

Mr. Wolfe noted that the purchaser had in the past mentioned family subdivision of the land.

Mr. Slaven explained adding additional houses and subdividing that land into two (2) or three (3) additional lots is what he was concerned about.

Ms. Hensley explained that would fall under the Subdivision Ordinance and would not be directly influenced by the PPA.

Mr. Wolfe explained RCA does have higher density than ACA and that the property owner may be looking at that as a tool for developing an additional house or two (2).

Mr. Slaven expressed his concern with the development of any additional houses on that lot.

Mr. Wolfe noted the fill operation had approached the flood plain, so the County had to take enforcement action and get him to move back.

Mr. Slaven questioned whether the property owner understands what he's allowed to do.

Mr. Fitzgerald explained he would have to rezone for any substantial development.

Ms. Hensley explained the property owner could do agricultural splits of the land right now as he is zoned General Agriculture. Ms. Hensley further noted his reasoning for the request was still unknown.

Mr. Slaven additionally asked Ms. Hensley to return to the maps for the Mount Sidney area. Mr. Slaven noted the first request recommending the area off Seawright Springs Road extend its CDA and go from RCA to CDA for the entire parcel. Mr. Slaven noted topographical and sprawl concerns and concerns with that recommendation, especially with how the property owner may respond to this change.

Ms. Hensley explained this request was to extend the PPA designation to the lot lines, rather than to have a buffer that follows the water line and had discussion with Mr. Slaven about the lot lines.

Mr. Leonard explained he sees no development occurring on that farm.

Ms. Hensley explained that could be changed.

Mr. Slaven explained he did not believe that was his choice to make.

Mr. Shull noted the property owner should be contacted and questioned whether they had ever been contacted about the FLU of their property.

Mr. Leonard clarified that the FLU would not affect the property owner's ability to farm.

Ms. Hensley stated that is correct.

Mr. Slaven explained the PPA extension will take development too far west beyond Route 11.

Mr. Shull explained that to retain farming, the PPA/FLUM changes the value of the land, which affects succession planning.

Mr. Slaven explained Seawright Springs Road is not a safe road meant for any sort of development.

Mr. Fitzgerald explained the Planning Commission and Board of Supervisors have the ability to utilize the worksession to say what is and is not a good idea for the County, including the PPA/FLUM changes where the property owner is unfamiliar with any proposed changes.

Ms. Carter stated that was up to the land owner.

Mr. Leonard said the proposed change of Seawright Springs Road was not a good idea.

Mr. Slaven explained he would be more comfortable leaving the parcel as is and leaving it up to the landowner down the road to make a Comprehensive Plan amendment, should that be their wishes for the land.

Mr. Shull expressed concerns with how the former PPA designations from the 1970s or 1980s respected property owner wishes. Mr. Shull explained greater protections should be put on the two (2) conservation areas, and greater input from the property owners was and continues to be necessary.

Ms. Bragg explained that since the Comprehensive Plan's initial adoption in the 1970s, property owners are, at this point, aware of whether their property is located in a development or conservation area.

Ms. Hensley added that the Augusta County Ordinance defines PPAs by public water and sewer access, so many properties are placed in either PPA based on access or future access to public water and/or sewer provided by the ACSA. Ms. Hensley explained property owner rights are important to her but that any further discussion would necessitate and review of the Augusta County Ordinance.

Ms. Bragg explained PPAs serve as a guide as to where to put infrastructure.

Mr. Shull explained his concerns lie with the expansion of the PPAs and with service lines. Mr. Shull expressed his concerns with how the PPAs encourage imminent domain or the expansion of ACSA lines and utility infrastructure on property for the sale of a part of that land at market rate values for the residential development of an adjacent parcel. Mr. Shull expressed this is what affects or hinders succession planning.

Mr. Slaven explained his concerns with the one (1) Mount Sidney proposed change was due to its steep incline and concerns with its developability. Mr. Slaven then reiterated his concerns with the request off Fadley Road.

Ms. Hensley shared figures with the Board and Commission, reflecting the percentages of the PPAs and the acreage of the proposed changes. Ms. Hensley explained ACAs take up the largest percentage of land in Augusta County, public land takes up the second largest, RCAs third, USAs fourth, and CDAs fifth. Ms. Hensley noted there are approximately 1,865 acres proposed to go from a development area (USA/CDA) to a conservation area (RCA/ACA) and 740 acres proposed to go from RCA to CDA, and nothing is being proposed to go from a conservation area to an USA.

Ms. Hensley noted that the proposed changes net the County an additional 1,125 acres in conservation areas.

Ms. Bragg asked about a comment received from a citizen in New Hope who is concerned about going from to a CDA.

Ms. Hensley noted that it is the opposite, that it is proposed that property owner be removed from the CDA. Ms. Hensley noted she forgot to include that map in the evening's presentation.

Mr. Slaven asked if there were any further comments from the Commissioners.

Mr. Leonard asked for clarification on whether there were any proposed changes in the Middlebrook or Greenville area.

Ms. Hensley confirmed there were no proposed changes to the Middlebrook or Greenville area.

Mr. Shull stated the Code of Virginia requires Comprehensive Plans to include a transportation chapter and cited concerns with the Greenville transportation corridor not being properly included. Mr. Shull expressed there needs to be a transportation and small area plan specific to that area before adopting the Comprehensive Plan.

Ms. Hensley explained it is recommended in the Plan that Greenville be the first subarea to receive a small area plan.

Mr. Shull explained there are two (2) additional areas, Verona and Weyers Cave, needing small area plans with similar traffic concerns needing immediate attention.

Ms. Hensley explained Appendix E of the draft Plan would satisfy that requirement by the Code of Virginia.

Ms. Bragg explained the transportation plan is sufficient and noted the Stuarts Draft Small Area Plan was an 18 month process.

Mr. Shull explained there is enough time because the previous 20-year plan was adopted in 2007. Mr. Shull explained that as long as staff is working on it, there should be minimal ramifications from Richmond.

Ms. Hensley explained that, while not due for the 20-year update, the County is past due for its 5-year update.

Mr. Shull explained the 5-year update does not need to be updated but reviewed.

Mr. Shull and Ms. Bragg had a conversation about the timeline of the Plan.

Mr. Shull provided feedback from Ms. Bragg's previous question about a parcel in Stuarts Draft seeking sewer line access.

Mr. Schindler asked a clarifying question about the removal of an area from USA between the railroad and the interstate.

Ms. Hensley explained the parcels to the east of the railroad are on well and septic and the railroad will make further expansion infeasible or unlikely by the ACSA.

Mr. Wolfe explained anyone wanting to develop a house there now will have to go to the County for a waiver to not access public water and sewer.

Mr. Slaven invited the group to take a short break.

Ms. Hensley and Ms. Savage welcomed everyone back in for discussion.

Ms. Savage noted the Board and Commission has had time with all three (3) drafts of the Plan. Ms. Savage noted that the most recent version is draft III, which was accompanied by a sheet summarizing the significant changes from draft II to draft III. Ms. Savage explained the time now will be spent discussing the Plan itself, including its goals, objectives, and strategies.

Ms. Bragg expressed there are three (3) things to expand on, one (1) of which is the significance of Career and Technical Education (CTE) in the Plan.

Ms. Savage explained on page 35, strategy 1.2.B. was specific to agricultural programs and supporting CTE programs specific to agriculture.

Ms. Savage navigated to page 100 to review objective 9.2. and stated this section could be strengthened even further to satisfy Ms. Bragg's request.

Ms. Bragg noted there needs to be a partnership with the schools. Ms. Bragg suggested language such as modernize and invest in. Ms. Bragg even noted the facilities available to CTE programs.

Mr. Shull noted conversations with Dr. Eric Bond.

Mr. Shull further noted the need to add agricultural laboratories to support programs and other student interests. Mr. Shull also noted competing interests among students who need credits for certain diplomas or acceptance into certain schools or programs, compared to being able to take what are considered extracurricular courses that may support vocational development and training.

Ms. Savage responded to Ms. Bragg and noted 1.2.B. Suggested Action Item #1 could be generalized and placed as its own strategy in another section of the Plan to encourage the Augusta County School Board to promote CTE programs in Augusta County Public Schools.

Ms. Savage responded to Mr. Shull and explained that Objective 1.2 in the Plan outlines strategies to facilitate the onboarding of the next generation of farmers, including assistance to retiring or soon-to-retire farmers in the area. Ms. Savage explicitly noted

that FFA, 4-H, and other student-focused initiatives are included in the Plan and align with Mr. Shull's concerns.

Ms. Savage additionally noted the Extension Office's Farm Transition workshops, where lawyers are invited to speak and offer legal advice on succession planning. Ms. Savage then highlighted the addition of 1.2.E., which came from public feedback, and identifies unique ways to find funding for young farmers who are unable to access certain resources and who need start-up investment assistance for their farming operations.

Ms. Bragg noted her previous comments would be more general and not solely agriculture- or farming-related.

Ms. Savage explained that 1.2.B. Suggested Action Item #1 could be moved to Goal 9 as a standalone, more general strategy rather than remain a Suggested Action Item.

Mr. Shull noted staff should contact the Virginia Farm Bureau for assistance with Objective 1.2.

Ms. Savage noted staff had met with the local Farm Bureau Board to present the Plan, and that Board members have been given access to the Plan and other resources, even providing feedback on the content. Ms. Savage emphasized that the Plan was developed by working with many individuals and incorporating feedback ahead of releasing the first draft.

Ms. Bragg noted that Objective 3.10, where strategies for Augusta County Public Schools are located, could more directly mention CTE programming.

Ms. Savage agreed.

Ms. Bragg noted the need to recognize the importance of fire-rescue volunteers, citing other strategies where volunteerism is mentioned but suggesting that the language is not strong enough.

Ms. Savage noted strategies 3.3.A. and 9.3.C., which reference volunteerism.

Ms. Bragg expressed that an additional strategy with stronger language should be included.

Mr. Shull suggested that staff consider reaching out to the fire-rescue volunteer association for feedback.

Ms. Carter asked if staff had reached out to that group, to which Ms. Savage replied no.

Mr. Howdyshell noted that with fire-rescue services, smaller and more rural communities in the County should not be forgotten, as they also need quality access.

Mr. Shull noted personal property tax incentives for volunteers, based on the number of calls answered, as a possible way to incentivize volunteerism.

Ms. Bragg noted that homeless people, aging populations, and other at-risk groups are mentioned throughout the Plan, and asked that veterans also be included to acknowledge their need for services.

Mr. Howdyshell agreed.

Ms. Bragg mentioned she had additional questions but would meet with staff separately to discuss them due to time constraints. She raised a concern about the strategy on page 49, 3.1.E., which references the Craigsville prison, and questioned the County's role in that matter.

Ms. Savage read 3.1.E., noting it was included to evaluate the best and highest use option for the prison.

Ms. Bragg asked whether that was a role of the County.

Ms. Carter asked if the state owned the property.

Mr. Fitzgerald and Mr. Wolfe explained that the state owns the site but that it is located within the County.

Ms. Carter asked whether the County had any role in the decision.

Mr. Fitzgerald explained that the County would have a role once the property is sold and purchased, as it would require rezoning through the County, specifically the Planning Office.

Ms. Carter asked that the language be reworded to reflect the County's actual role.

Mr. Leonard explained that nothing on the property, apart from farming, could occur without the County's approval.

Mr. Shull noted the state could override the County's decisions.

Ms. Hensley explained that the rezoning process itself essentially evaluates the best and highest use of a parcel or given area, suggesting that the language could be rephrased accordingly.

Ms. Carter and Ms. Hensley further clarified the County's role in the process, noting it is not one of ownership.

Ms. Hensley also noted the role the Town of Craigsville would play.

Mr. Fitzgerald cautioned against using the word “support” in the revised language of the strategy.

Ms. Carter asked about the role of the Mayor of Craigsville in determining the best use for the parcel and whether that could override the Board of Supervisors’ vote.

Mr. Fitzgerald explained that the Mayor could speak at a public hearing, but if rezoning were requested, the Board of Supervisors would have the final decision since the property is located in Augusta County.

Mr. Fitzgerald and Ms. Carter continued discussing the potential change of ownership and the County’s role in coordination with the state or federal government.

Ms. Bragg asked about Strategy 2.2.E., which references a privately owned site, and questioned whether such a reference should be included in the Comprehensive Plan.

Mr. Fitzgerald noted that text came directly from the Strategic Economic Development Action Plan.

Ms. Bragg reiterated her concern about citing private properties in the Plan.

Ms. Carter asked about the implementation matrix for 2.2.F.

Ms. Savage explained that a blank Suggested Action Item cell indicates the strategy is specific enough not to require additional steps or instructions.

Ms. Hensley added that a strategy itself serves as an action item when the cell is blank.

Ms. Bragg asked about strategies that involve staffing or other departmental needs, and whether such items belong in a Comprehensive Plan rather than the budget.

Ms. Hensley noted that these are largely suggestions within the Plan, but ultimately they become budget items.

Mr. Fitzgerald added that to support a goal, additional staff may be necessary.

Mr. Wolfe explained the impact the Plan can have on applying for and securing grants.

Mr. Leonard noted that after attending one of the community meetings, he felt staff did an excellent job incorporating feedback into the changes from Draft II to Draft III.

Ms. Carter asked whether there were time requirements or suggestions for reviewing each strategy and its Suggested Action Items.

Ms. Savage explained that every goal includes objectives, every objective has strategies, and every strategy includes an implementation period, suggested action items, and

stakeholders, which identify who should be involved. She added that the implementation periods serve as guiding markers for when strategies should be addressed.

Ms. Bragg noted that the five-year review provides staff an opportunity to evaluate accomplishments and identify remaining tasks.

Ms. Carter asked how each strategy is satisfied and reviewed.

Mr. Fitzgerald noted that in the past a scorecard system was used but later discontinued because it was deemed by the previous Board of Supervisors as not helpful.

Ms. Hensley explained that there are software options available to track progress across departments, which could streamline implementation.

Ms. Carter and Mr. Fitzgerald emphasized the importance of tracking progress and measuring completion of strategies.

Ms. Savage noted that until software can be utilized, Appendix H breaks out the implementation periods into sections that identify what needs to be done annually, in Year 1, and so forth, along with the responsible parties.

Mr. Shull stated that many implementation goals may be hindered by budget constraints and completed only in part.

Ms. Bragg and Ms. Carter explained that this is why the Plan sets goals.

Ms. Hensley added that strategies can also be used to request additional funding.

Mr. Shull emphasized that many individuals need visual aids when reading the Plan, such as graphics and charts, particularly in the Executive Summary. He also added the benefit of continuing to reference page numbers of the Plan in the summary.

Mr. Fitzgerald asked Ms. Savage if the Executive Summary had been sent out.

Ms. Savage confirmed that it had.

Mr. Shull noted it should be longer, with more graphics, visuals, numerical data, and specifics. He expressed interest in seeing numbers on housing units and other indicators to predict future development, citing Rockingham County’s recent growth spurt. He expressed the data should indicated where the County has been and where it wants to or is going to be.

Ms. Savage explained that pages 153–155 include housing stock information and population data, with numbers of housing units from 2010 to 2023 and housing types (80% single-family detached and mobile homes). She emphasized that this information should be included up front and compared to population and household size.

Ms. Carter noted this would provide a good basis for comparison.

Ms. Hensley added that the draft Plan is not in its final designed form, and once adopted, it will be sent to a graphic designer to enhance visuals. She provided an example of how data could be displayed more effectively.

Dr. Seaton asked about school space, housing types, and the distribution of students, noting the importance of aligning housing growth with school capacity.

Ms. Hensley explained that staff meet quarterly with school board staff and are developing an Augusta County-specific multiplier. They are also working with the subdivision administrator to track where students live using subdivision and bus log data.

Ms. Savage noted that working with staff is itself a strategy, and that build-out analysis data will be widely shared.

Dr. Seaton asked about higher-density housing and its potential impacts on growth. He also noted the relationship between house size and number of children.

Ms. Savage explained that higher-density housing is primarily used to provide “missing middle” housing that is affordable for older residents, first-time homebuyers, and those seeking accessible and affordable housing. She noted that Goal 14 also references higher-density housing not as a blanket concept, but as a tool to evaluate by subarea during the Small Area Plan process and to determine where it may be most appropriate.

Mr. Shull asked how many buildable lots exist today and could be built upon now.

Ms. Savage and Ms. Hensley explained that figure is currently unknown.

Mr. Shull stressed that a build-out analysis should be conducted ahead of other planning efforts to better understand what growth is coming. He also commented on the relationship between slowed growth and rising tax rates.

Mr. Slaven noted that keeping tax rates low for existing residents attracts outside parties who benefit from the County’s services, which appears to be a double edge sword.

Mr. Shull expressed concern about the impact of growth on property assessments.

Mr. Howdyshell noted that private and Christian schools must be factored in when analyzing school population data, as overall numbers have shown little fluctuation over the past 10 to 15 years.

Mr. Schindler explained that private school enrollment is often influenced by cultural or social factors. He noted the difficulty of operating on a progressive budget with limited funds and emphasized the importance of retaining youth.

Mr. Slaven explained that retaining youth requires job opportunities, vocational training, and investments in education. He cautioned about rapid growth driven by outside forces and national homebuilders, citing Frederick County as an example. He noted that it is not the builders' fault, but the responsibility of counties that allow it.

Mr. Howdyshell noted similar growth pressures in Rockingham County and Harrisonburg.

Mr. Shull referenced Waynesboro and Elkton.

Ms. Hensley explained Rockingham's situation, noting that Massanutten serves as a growth magnet. She emphasized that placing growth too far out invites infill development and sprawl, and stressed the need for sound growth management policies within PPAs.

Mr. Schindler shared an anecdote about his cousin, a fire-rescue volunteer, who received a financial incentive after 25 years of service.

Mr. Shull noted that a similar program exists in Denver.

Mr. Schindler reiterated that a decrease in volunteerism is a significant national concern.

Mr. Slaven asked for closing comments.

Ms. Savage reminded the group that comments on Draft IV are due September 29, 2025, and encouraged everyone to visit the office or contact staff with edits ahead of October's public hearings.

Ms. Bragg asked when the October public hearings will be held.

Ms. Savage explained that the advertisement would be sent out on Monday, September 22nd, for both hearings. The Planning Commission will hear the final draft on October 14th, and the Board of Supervisors will hear the final draft on October 22nd.

Ms. Hensley noted this would be the only item on the agenda for public hearing.

* * * * * * * * * * * *

**ADJOURNMENT**

Mr. Slaven asked the Board of Supervisors if there was a motion to adjourn.

Mr. Shull made a motion to adjourn.

Ms. Bragg seconded the motion, which carried 5-0.

Mr. Thomas asked the Planning Commission if there was a motion to adjourn.

Mr. Schindler made a motion to adjourn.

Mr. Randy Harris second the motion, which carried 6-0.

Chairman

Secretary

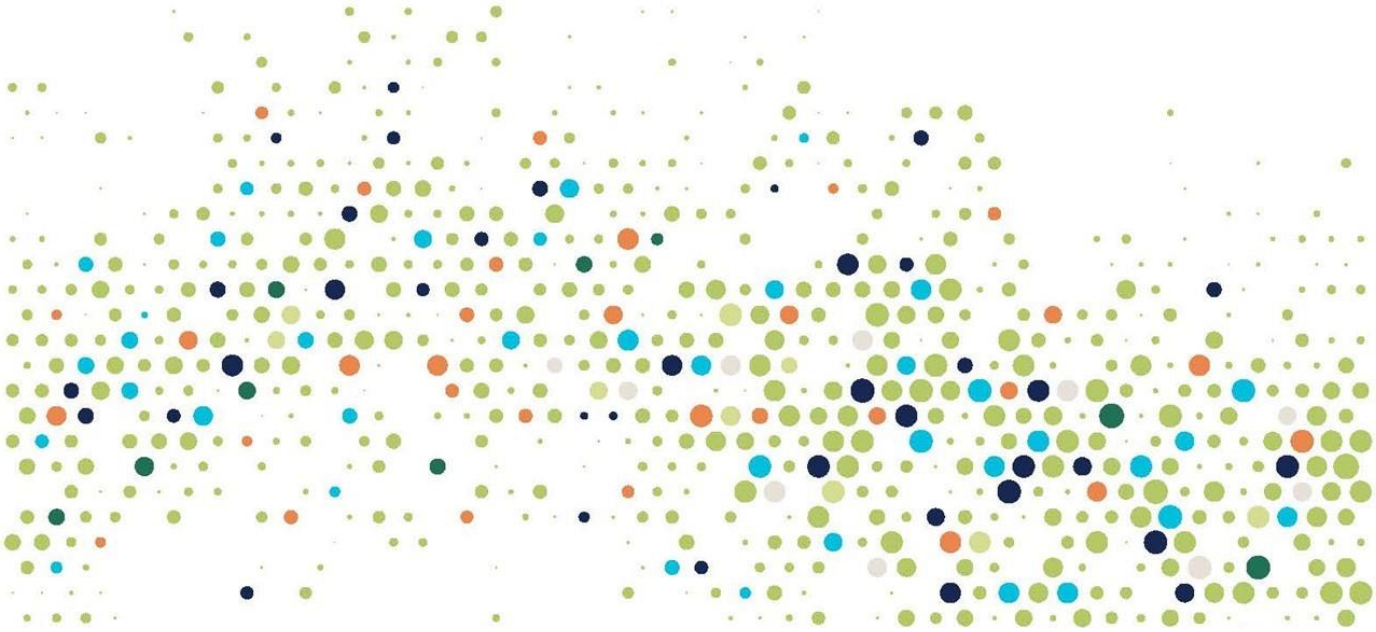
# GUIDING AUGUSTA

## PATHWAYS TO 2045

## COMPREHENSIVE PLAN

Augusta County, Virginia

**DRAFT**



# Acknowledgements

This document reflects the vision for Augusta County as expressed by hundreds—if not thousands—of individuals who shared their ideas on the development, preservation, and enrichment of the County over the next twenty (20) years. This Plan is the result of the expertise, time, and passion of Augusta County's citizens. Without the dedication of the individuals listed here, it would not have been possible.

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Additional thanks go to everyone who participated in focus groups and visioning sessions, as well as to the many members of organizations and agencies who contributed valuable insight throughout this process. This includes, but is not limited to, the Virginia Department of Transportation, Augusta Extension Office, Valley Career and Technical Center, and Augusta County Service Authority. Special appreciation is also extended to Berkley Group for support with data collection and County staff and subject matter experts from Fire-Rescue, the Library, Public Schools, Parks and Recreation, and Economic Development—this Plan would not have been possible without your support.

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# Glossary of Acronyms

Accessory Dwelling Unit (ADU)

Americans with Disabilities Act (ADA)

Agricultural Conservation Area (ACA)

Agricultural and Forestal Districts (AFD)

Augusta County Fire-Rescue (ACFR)

Augusta County Public Schools (ACPS)

Augusta County Service Authority (ACSA)

Augusta County Sheriff's Office (ACSO)

Best Management Practices (BMP)

Blue Ridge Community College (BRCC)

Board of Supervisors (BOS)

Board of Zoning Appeals (BZA)

Business Retention and Expansion (BRE)

Capital Improvement Plan (CIP)

Career and Technical Education (CTE)

Central Shenandoah Planning District Commission (CSPDC)

Community Development Area (CDA)

Electric Vehicle (EV)

Emergency Communications Center (ECC)

Emergency Operation Center (EOC)

Federal Highway Administration (FHWA)

Future Farmers of America (FFA)

Future Land Use Map (FLUM)

Geographic Information System (GIS)

Information Technology (IT)

Long Range Transportation Plan (LRTP)

Planning Commission (PC)

Planning Policy Area (PPA)

Rural Conservation Area (RCA)

Science, Technology, Engineering, Art, and Mathematics (STEAM)

Source Water Conservation District (SWCD)

Source Water Protection Overlay (SWPO)

Staunton, Augusta, Waynesboro (SAW)

Staunton, Augusta, Waynesboro Metropolitan Planning Organization (SAWMPO)

Strategic Economic Development Action Plan (SEDAP)

Total Maximum Daily Load (TMDL)

Urban Service Area (USA)

U.S. Department of Agriculture (USDA)

U.S. Department of Housing and Urban Development (HUD)

Virginia Department of Environmental Quality (DEQ)

Virginia Department of Forestry (DOF)

Virginia Department of Transportation (VDOT)

# Introduction

The Augusta County Community Development Department guided the visioning of this Comprehensive Plan, coordinating with various County departments, community organizations, and state and federal partner agencies. Utilizing extensive community engagement to plan for and guide the future of the County, a well-rounded and forward-looking Plan was adopted. The resulting document is titled *Guiding Augusta* in recognition of its intended use and purpose.

# Comprehensive Plan Purpose and Process

## Purpose

*Guiding Augusta* is a wide-ranging document that maps out the trajectory of both the development and preservation of Augusta County over the next 20 years. Serving as a guide for the future, it provides a vision and policy framework that reflects the aspirations of the County and its residents, farming community, and business owners.

The Code of Virginia requires localities to adopt a Comprehensive Plan every 20 years and to partially update the document at least once every five (5) years.

The County's first Comprehensive Plan was adopted in 1970. It was later updated in 1987, 1994, and, most recently, 2007. The 2007 Plan was officially adopted on April 25, 2007. Since then, it has received partial updates in 2014-2015, 2018-2019, and 2020, some of which included Planning Policy Area and Future Land Use Map amendments from the Fishersville and Stuarts Draft Small Area Plan adoption processes.

The Comprehensive Plan is used as a land use guide for decisions specific to housing, transportation, recreation, economic development, community services and facilities, and conservation and preservation.

When the Comprehensive Plan is adopted and adhered to in land use decisions, it enables Augusta County to be proactive in guiding where development occurs, ensuring that any future growth is carefully planned for and balanced. Whether considered in its entirety or through an individual strategy, the Plan's intent and overall vision remain the same.

This Plan utilizes several key terms to deliver well-crafted recommendations that address the community's evolving needs and aspirations, such as:

***Vision***: A statement articulating what Augusta County's priorities are over the next 20 years.

***Key Priority***: An overarching topical theme that drives the vision's purpose.

***Goal***: A broad, long-term aim that supports fulfillment of the vision and one or more of the key priorities.

***Objective***: A specific, quantifiable, and realistic milestone used to measure progress toward the goal.

***Strategy***: A policy, infrastructure improvement, partnership, or other activity required to achieve an objective, create a critical condition, or overcome a barrier.

## Process

*Guiding Augusta* was created by – and for – the residents of Augusta County. Public involvement has been a crucial part of the planning process and has, in turn, informed the vision, key priorities, and recommendations within this document.

County staff coordinated five (5) initial public input meetings and two (2) virtual input meetings in the fall of 2023. The purpose of these meetings was to hear directly from residents about their priorities and how they envision Augusta County over the next 20 years. In addition to these public forums, staff coordinated a series of focus groups, one-on-one meetings with property

owners, a community survey, a Future Land Use survey, and several pop-up engagement events.

Based on this first round of public input, staff synthesized the community's vision to shape the key components and themes of the Plan. At this stage, the County identified Rural Smart Growth as the guiding planning framework. Rural Smart Growth adapts Smart Growth principles to a rural context by directing growth to designated areas with existing infrastructure, supporting vibrant village and town centers, and preserving agricultural and rural lands.

This approach enables Augusta County to plan for growth while maintaining the character and strengths most valued by residents. With Rural Smart Growth as its foundation, staff drafted the Plan and shared it with the public at five (5) community meetings to present key priorities and proposed updates to the Planning Policy Area and Future Land Use maps. Input from these meetings, along with completed survey responses on the draft Plan, guided revisions made before its final adoption in 2025.

## Comprehensive Plan Users

A variety of people will utilize this Plan differently. Some may look to this Plan to understand the neighborhood they are looking to purchase a home in, where others may look to this document for guidance on development in the County. This Plan is intended to be a tool for everyone, including:

- County staff, boards, commissions, and other elected or appointed officials in order to
    - Identify areas that are suitable and unsuitable for growth or reinvestment
    - Manage capital projects
    - Develop budgets
    - Seek federal, state, and other grant funding
- Residents, non-profits, and business owners in order to
    - Purchase real estate
    - Predict growth patterns
    - Identify supportive resources
- Developers and builders in order to
    - Purchase real estate
    - Identify growth areas and suitable sites for development
    - Understand the County's priorities for future development

While such individuals and groups may engage with *Guiding Augusta* in different ways and for various purposes, it is essential that all involved work collaboratively to realize the visions set forth in the Plan.

# Augusta County Community Profile

In addition to public feedback received by staff, the recommendations in this Plan are based on the data most available for Augusta County as of 2025. This analysis offers insight into how the County functioned at the time the Plan was adopted.

## Local Government

Augusta County operates under a structured local government system, featuring elected officials, appointed boards, and administrative leadership that oversee growth, development, and public services. In addition, neighboring localities, along with staff and partner organizations, collaborate to ensure the efficient delivery of services and implementation of policies as the County continues to develop.

### Magisterial Districts and Board of Supervisors

Augusta County is divided into seven (7) Magisterial Districts: *Beverley Manor, Middle River, North River, Pastures, Riverheads, South River, and Wayne.* Each district elects a representative to serve on the Board of Supervisors (BOS), the County's governing body. The BOS consists of seven (7) elected Supervisors who review and make decisions on key matters, such as the Capital Improvement Plan, the annual budget, rezoning requests, ordinance amendments, and funding allocations. The BOS works directly with the County Administration.

### County Administration

County Administration is responsible for the daily operations of Augusta County's government, implementing policies set by the BOS and overseeing various departments that manage public services, development, and infrastructure.

### Planning Commission

The Planning Commission (PC) is appointed by the BOS and consists of seven (7) appointed Commissioners and serves as a recommending body. The PC reviews and provides recommendations for rezoning requests, Zoning Ordinance amendments, comprehensive plan updates, and land development proposals. Such recommendations are forwarded to the BOS or the Board of Zoning Appeals. The PC works directly with the Planning Office.

### Board of Zoning Appeals

The Board of Zoning Appeals (BZA) consists of five (5) members appointed by the Circuit Court. The BZA has the authority to review and rule on variance requests, special use permits, and appeals related to zoning decisions. The BZA works directly with the Zoning Office.

### Regional Partners and Internal Collaboration

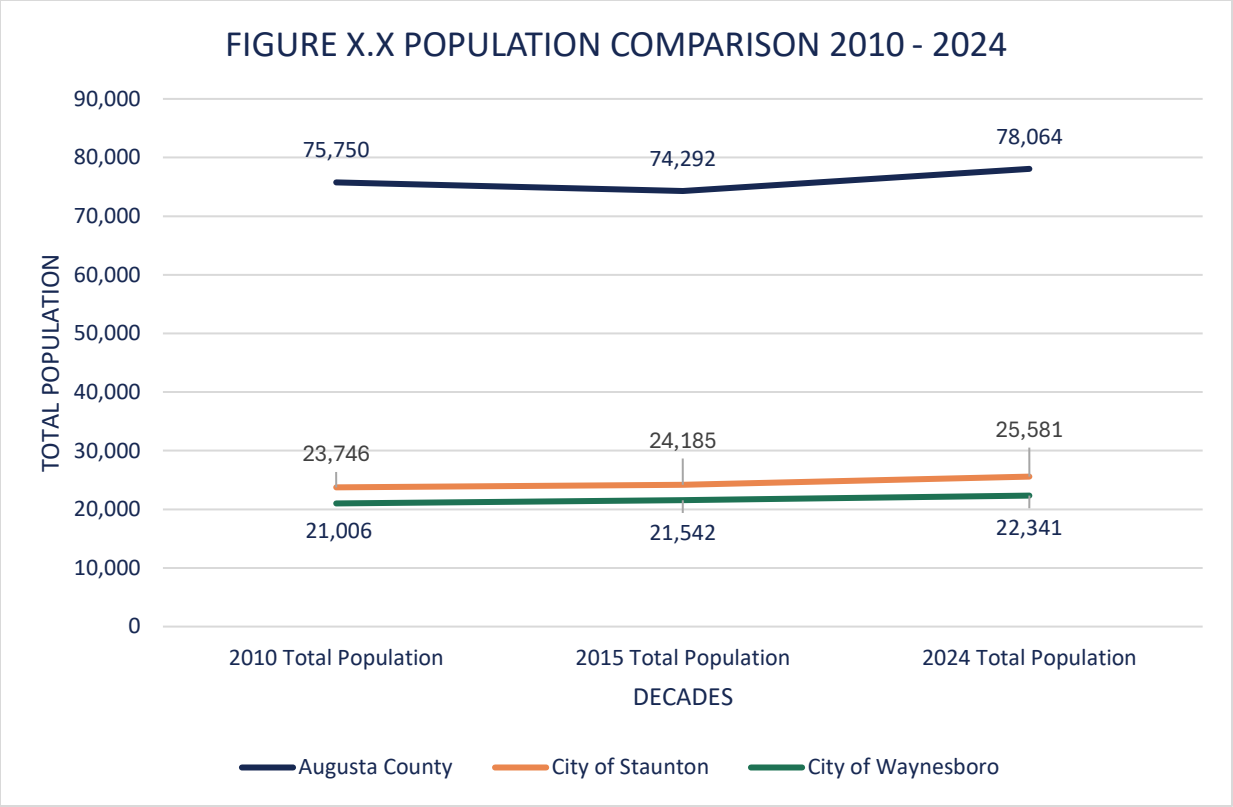
Augusta County is centrally located in the Shenandoah Valley and fully surrounds the independent cities of Staunton and Waynesboro. It shares borders with Rockingham, Nelson, Albemarle, Rockbridge, Bath, and Highland counties in Virginia, as well as Pendleton County, West Virginia. The County collaborates with neighboring localities, regional organizations, and intergovernmental partners – including the Augusta County Service Authority, Parks and Recreation, Augusta County Public Schools, and others – to manage growth, guide infrastructure investments, and support economic development. This coordinated approach is led by departments, such as Community Development and Economic Development, working alongside County Administration and appointed and elected officials to carry out the County's vision.

## Demographics

Demographic trends – age, education, cultural background, and household types – help determine opportunities or areas to focus on when planning for balanced growth and a high quality of life for all. Looking forward, Augusta County can expect gradual but steady growth in population – along with continued diversification. While the County remains predominantly non-Hispanic/Latino white, the presence of Hispanic/Latino and multiracial populations is increasing, indicating a slow shift toward a more diverse community. With roughly 21% of residents currently aged 65 and older – and a steadily increasing median age – planning for expanded senior services, healthcare infrastructure, and age-friendly communities will be essential. At the same time, investments in education and workforce development will be key, as less than 24% of the population holds a bachelor's degree or higher. Collaboration with the County's two (2) independent cities, Staunton and Waynesboro, will be crucial to coordinate balanced growth, shared services, and economic development.

Local population comparisons show that Augusta County and the cities of Waynesboro and Staunton have grown modestly and at very similar rates since 2010. For Augusta County specifically, the population is spread throughout the boundaries of the County, with higher densities near urban areas and lower densities in the Blue Ridge and Alleghany Mountain areas. Reflective of typical population patterns, the youngest populations and overall highest concentration of population in the County are found in the census tracts near Staunton and Waynesboro and along Interstates 81 and 64.

Augusta County's population grew by 3% between 2010 (75,750) and 2024 (78,064). During the same period, Staunton grew by 8% and Waynesboro by 6%. Population projections for Augusta County show the County tracking regional and statewide trends with steady growth between 2025 and 2050. In 2030, the population is expected to reach 80,060, and in 2040, the population is expected to reach 84,728. By 2050, Augusta's population is projected to reach just over 90,000 – a 16% increase from the 2024 population.

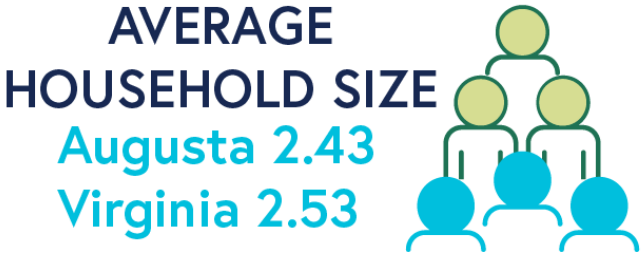



*Source: US Census Bureau*

Over the last decade, both Staunton and Waynesboro have seen their population grow younger, while the County population has tracked state and national trends and grown older. The County has the region's oldest median age of 44.7, while the City of Waynesboro has the region's lowest median age of 38.7. A majority of residents in Augusta County are between the ages of 54 and 74.

According to Weldon Cooper data, in 2022, Augusta County had 16,810 residents age 65 and older, representing about 21% of the total population—a 17% increase since 2012. By 2030, this group is projected to grow to 20,590 residents, making up nearly 26% of the population. By 2040, the impact of the Baby Boomer generation is expected to level off, with older adults continuing to represent about 25% of the population, followed by a slight decrease to 24% by 2050.

The average household size in Augusta County (2.43) is slightly lower than the state (2.53). This marks a slight decrease from the 2000 Census, where the average household size was 2.56. Total household percentages in the County and the state are close or the same in all categories except married couple households, which are 6% higher in the County. The trend toward smaller households reflects broader demographic shifts, including an aging population, a rise in single-person households, and fewer families with children. As of 2025, only about 22% of households in the County have children, while most households are without children. Over the coming decades, these evolving household dynamics will require special planning consideration. There will be a growing need for diverse housing options, such as smaller homes, apartments, and senior-friendly living arrangements.




Augusta County Public Schools' enrollment as of October 1, 2025 totals approximately 10,020 students. Elementary students (pre-kindergarten to 5th grade) total 4,704, middle school students (grades 6 to 8) total 2,312, while high school students (grades 9 to 12) total 3,004. The Weldon Cooper Center's school-age projections indicate that, between 2030 and 2050, the school-age (ages 5-19) population will steadily increase – reflective of the County's general population projection(s).

Augusta County's predominate level of education attainment is high school graduation or its equivalency. Compared to Virginia, Augusta County has higher rates of having earned only a high school diploma and lower participation in bachelor's or graduate-level education. This indicates a significant number of students immediately entering the workforce upon graduation. To ensure the County's students are adequately prepared to enter the region's workforce, Career and Technical Education (CTE) and workforce programs and partnerships are vital and should be encouraged.

## Housing

Augusta County has a stable housing market with low vacancy rates and strong demand, particularly for both owned and rented homes. However, the dominance of single-family homes, an aging housing stock, and a modest shift toward renting suggest growing challenges in affordability and lack of diverse housing options. While homeownership remains relatively affordable, renters face greater financial strain than in many nearby counties, highlighting the need for more affordable rental options.

To support a high quality of life, Augusta County should prioritize diversifying its housing stock, particularly through “missing middle” options and reinvesting in or replacing aging homes to maintain safe, accessible, and varied housing for all income levels and household types.

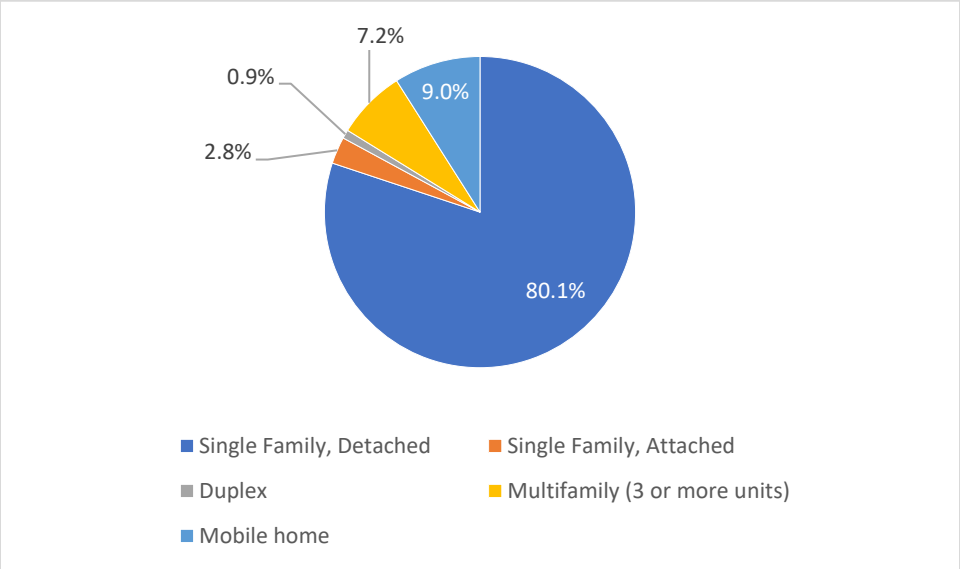
As of 2023, Augusta County had 32,890 housing units, with 93.2% units occupied and approximately 7% vacant. These figures indicate a relatively high occupancy rate compared to many peer communities and suggest a stable housing market with consistent demand. More specifically, the homeowner vacancy rate is low at 1.1%, indicating limited availability of homes for sale and strong homeownership stability. The renter vacancy rate stands at 2.8%, suggesting that rental units are generally in demand and do not remain vacant for long periods. These conditions show a strong demand for the available housing supply, which can lead to rising home prices and rental rates. This can make it more difficult for first-time buyers and households with lower incomes to find housing. Additionally, the imbalance of supply and demand can make it difficult for other individuals who face barriers to housing, such as buyers and renters with negative credit or criminal history.

Over the last decade, the share of owner-occupied units declined slightly, while the share of renter-occupied units rose slightly, suggesting a modest trend toward increased rental housing. While homeownership remains strong in Augusta County, the growing renter population may indicate changing housing preferences, affordability challenges, or demographic shifts such as younger adults or smaller households entering the market. More importantly, this shift indicates the importance of ensuring a diverse mix of housing options that support both ownership and rental opportunities.

More than one-third of the County’s housing stock was built in 1979 or earlier, resulting in a fair share of housing units that are nearly 50 years old or older. The presence of older homes may contribute to the community’s historic character, but these homes also require increased maintenance and may even require significant re-investment or modernization. The combination of an aging housing base and limited recent construction may point to emerging challenges in meeting current and future housing demand.

Augusta County’s housing stock is overwhelmingly (80.1%) composed of single-family detached homes. Manufactured homes make up the second-largest share at 9.0%, reflecting the importance of needing more affordable housing options. Multifamily buildings, duplexes, and townhomes remain relatively uncommon. This distribution highlights a predominantly low-density residential pattern, with limited availability of “missing middle” housing types, which are housing units that offer a variety of small-scale, typically more affordable home types that bridge the gap between single-family homes and large apartment complexes.

Figure X-X. Housing Types




*Source: 2023 ACS 5-Year Estimates*

As of 2023, the median home value in Augusta County was $281,400, significantly lower than the statewide median ($360,700) and well below nearby Albemarle County's median ($471,000). Yet, the County's home values are comparable to those in Rockbridge and Nelson, indicating consistency in market pricing among nearby rural localities. Overall, homeowners in Augusta County spend less when compared to the state and more urbanized or high-growth areas.

While Augusta County's housing costs remain relatively manageable for many homeowners, housing affordability is still a concern. According to the U.S. Department of Housing and Urban Development (HUD), households are considered cost-burdened if they spend more than 30% of their income on housing. In Augusta County, the share of cost-burdened homeowners with a mortgage is slightly below the statewide average (24.8%) and lower than nearby Albemarle, Nelson, and Bath counties. However, renters in Augusta County face greater affordability challenges. Although the share of cost-burdened renters is slightly better than the statewide rate (48%), it remains higher than in Nelson, Rockbridge, and Rockingham counties. Augusta County's housing cost burden data indicates that while ownership is relatively stable and affordable, the rental market continues to pose financial strain for many residents, underscoring the need for affordable rental housing options and targeted assistance.

Household composition also provides important context for housing needs. More than half of Augusta County households (55%) are married couples without school-age children or infants, while couples and individuals with such children make up only 22% of households. This indicates a community with a significant share of older adults or "empty-nester" households, alongside a smaller share of families with children.

Housing unit growth has been gradual but steady. In 2010, Augusta County had 30,768 housing units, increasing to 32,890 units by 2023. This represents modest growth, particularly when compared to the projected demographic shifts the County faces. By 2030, residents 65 and older will make up nearly 26% of the population. With a growing share of older adults, shrinking household sizes, and long-term population growth projected at 16% between 2024 and 2050,

Augusta County will need to adjust its housing strategies to house an approximately additional 12,000 residents over the next 25 years.

Ensuring more affordable and diverse “missing middle” housing options will be critical for older adults looking to downsize and remain in the community, while also making the market more attractive to families with children who hope to locate and stay in Augusta County. Denser, mixed-use development and reinvestment in aging housing stock will help meet both current and future demand, creating a balanced and resilient housing market. Assuming the County’s average household size remains at 2.43, the County will need to add a minimum of roughly 4,100 housing units over the next 25 years—bringing the total to about 37,000—to meet the anticipated and growing demand. This projection already accounts for housing units built in the last (2) years and housing units and platted subdivisions that are approved and in the process of being built at the time the Plan is adopted, and it emphasizes guiding growth toward development areas near existing infrastructure and major corridors, while also expanding “missing middle” housing options.

## Economy

Augusta County has demonstrated steady economic growth across several sectors, yet underlying challenges remain that could hinder long-term prosperity if not addressed. Identifying and addressing these issues is essential to ensure that Augusta County's economy is dynamic. While the County benefits from low unemployment, strong manufacturing gains, and a robust agricultural base, there are areas that warrant strategic attention; these include educational attainment gaps, relatively low labor force participation, a declining number of farms, and an overreliance on outbound commuting. To support long-term growth, Augusta County should focus on enhancing educational opportunities, aligning workforce skills with local industry needs, and diversifying its economy. Strengthening infrastructure and the transportation network, supporting small businesses, and investing in agriculture and tourism will be key to building a more resilient economy.

Per 2023 data, Augusta County's labor force participation rate stands at 60.4%, which is below the state average (65.6%) but higher than some surrounding counties. The unemployment rate is at a decade-low of 2.3%, surpassing pre-pandemic levels. The County's median household income is $72,831 – lower than Virginia's $89,864 but second-highest among surrounding counties, highlighting the County's regional strength. The County boasts the lowest regional poverty rate at 8.2% – also lower than the state by 2%.

Commuting data shows a net outflow of workers, indicating that nearly half the local workforce is employed outside of Augusta County; less than 10,000 workers live and work in the County. This means that approximately 46% of Augusta County's workforce resides in the County but commutes to another locality for work. The top three (3) destinations for out-commuters from Augusta County are Rockingham County, the City of Staunton, and the City of Waynesboro. Conversely, most in-commuters to Augusta County are from the City of Staunton and the City of Waynesboro. Looking ahead, Augusta County should focus on increasing the number of residents who both live and work locally by aligning job opportunities with the skills of its outbound commuters. While Augusta County partners with the cities of Staunton and Waynesboro and is a job center within the region overall, expanding employment in key sectors and enhancing amenities can help retain talent, reduce commuting burdens, and strengthen the local economy.

Top employers span healthcare, education, and manufacturing. Manufacturing saw a 58.2% job increase from 2013 to 2023. Transportation and warehousing experienced the highest growth (122.1%), while sectors like information (-81.7%) and education/healthcare (-29.0%) declined. Projections suggest an 11% job growth regionally from 2020 to 2030, indicating a need for workforce alignment with emerging industry demands. For Augusta County specifically, ten-year projections for 2030 indicate continued growth in the manufacturing, transportation, and warehousing sectors, as well as significant growth in the accommodation and food services (19.8%) and arts, entertainment, and recreation sectors (36.9%). Continued growth at this rate will require a skilled workforce and strategic planning to support evolving industry demands, such as work force housing.

Industry and manufacturing play a vital role in Augusta County's economic foundation and development, providing stable employment opportunities and supporting local supply chains. The County's logistical appeal is enhanced by its strategic access to assets such as Interstates 81 and 64, multiple rail lines, and proximity to the Virginia Inland Port. The County has cultivated

a strong industrial base that includes advanced manufacturing, food processing, and distribution. Key industrial hubs include Mill Place Commerce Park, the Stuarts Draft manufacturing cluster, Lifecore (health sciences), and an aviation cluster near the Shenandoah Valley Regional Airport.

Agriculture remains vital to Augusta County's economy, generating $448 million in sales in 2022—second highest in Virginia—driven largely by poultry and egg production at $315 million. With over 243,000 acres of farmland, agriculture dominates the County's landscape, covering approximately 92% of its land area. The 2022 data reflects consistent trends, with Augusta County regularly ranking second among Virginia localities for total agricultural sales. The County leads the state in beef cattle, sheep, and lamb production, and ranks second in milk cow production.

From 2017 to 2022, the number of farms declined by 12%, reflecting statewide and national trends. However, smaller farms (1–9 acres) held steady at 14% of total farms, 10–49-acre farms increased slightly to become the largest share, and 1,000+ acre farms grew modestly, suggesting both consolidation and growth at opposite ends of the spectrum. While these shifts signal change, they also highlight the growing need to support the transition of agricultural operations from retiring farmers to the next generation. Preserving opportunities for young and beginning farmers is critical to maintaining the County's agricultural base.

Employment in the broader category of agriculture, forestry, fishing, and hunting is projected to grow by 9.11% in Augusta County. Agriculture alone is only one component of this sector, but the projection underscores the potential for growth. To support this trend, local efforts must focus on enhancing agriculture as a core industry, encouraging employment growth, fostering innovation, and preserving large-scale farms, defined either by acreage or income, that are crucial to the County's economic and land-use future.

Tourism is rebounding post-COVID, with spending and tax revenues rising steadily since 2021. Direct employment from tourism, however, has not fully returned to pre-pandemic levels. This indicates that, while overall spending and activity is up, there are fewer individuals working in the industry. With the projected increase in sectors that include tourism-related jobs – including arts, entertainment, recreation, and accommodation and food services – the County can focus on leveraging partnerships and supporting local businesses that boost the County's tourism.

Sustaining economic growth depends on a skilled and adaptable workforce, and the County has multiple assets that support the development of a highly trained talent pool. A variety of programs and facilities within the County help prepare workers with the skills needed to meet the demands of today's job market. Blue Ridge Community College (BRCC) is in the northern portion of the County's Interstate 81 corridor and provides workforce programs and career training, including aviation, healthcare, manufacturing, teaching, transportation, and trades licensure. The Shenandoah Valley Center for Advanced Learning offers education and training for high school students and adults in the area. This education center is located in Fishersville and serves the public-school systems in Augusta County, Staunton, and Waynesboro. The Adult and Continuing Education Department provides various programs for career development including GED preparation and technical apprenticeship training through partnership with the Virginia Department of Labor.

## Transportation

The characteristically rural roadway network in Augusta County is predominantly comprised of two-lane roadways and the occasional divided highway. For the most part, traffic volumes on streets are minimal to moderate, and roadway congestion is infrequent. While there has been considerable development on several of the major corridors that intersect or run parallel to Interstate 64 and 81, such as US-11, US-250, US-340, and State Route (SR) 285/608, the majority of the County's transportation system remains rural in character. On roadways serving many of the newly developed areas, traffic volumes have increased, and there are periods of the day when intersection congestion is commonplace.

The County's highway network is comprised of two (2) interstate facilities, the State Primary System, and the State Secondary System. Decisions regarding changes to, and modifications of, interstate routes are made by the Virginia Department of Transportation (VDOT) and the Federal Highway Administration (FHWA). US Highways and State Primary Routes are entirely the responsibility of VDOT in coordination with the County, while the State Secondary System is maintained by VDOT with cooperative oversight by the County. There are approximately 406 lane miles of primary roads and 2,052 lane miles of secondary roads in Augusta County.

State Primary Routes include the network of major US and state routes throughout the County. These roadways are owned and maintained by VDOT. By facility type, this system includes principal arterials, minor arterials, and major collectors. These facilities are paved and most have two-lane undivided cross sections. Typically, these roads have higher traffic volumes and carry a more significant proportion of through traffic than State Secondary Roads. Many of these routes have substantial horizontal and vertical alignment deficiencies, not to mention substandard travelway widths, despite being included in the State Primary System. Examples of primary routes include US-250, US-340, US-11, SR-42, SR-252, and SR-285.

State Secondary Routes include the network of minor state routes throughout the County. Similar to the State Primary System, facility types within this system include arterials, major and minor collectors, and local streets. Unlike primary routes, not all secondary roads are paved; however, some are eligible to be improved under VDOT's Rural Rustic Road Program.

Similar to most other rural counties, Augusta County historically has had only a limited number of sidewalks and no designated on-street bikeways. While opportunities exist to walk and bicycle, they have traditionally been primarily focused on recreation, not transportation. In recent years, however, additional sidewalks and bikeways have been installed, both as retrofits and as part of new subdivision development. Since the last Comprehensive Plan update, paved shared use paths along SR-636 (Lifecore Drive) and SR-285 (Tinkling Spring Road), as well as a significant extension of sidewalks in Verona and Stuarts Draft, were completed. In total, records show just under 30 (29.3) miles of sidewalk or public walks paths in the County.

Many of the County's quiet rural roads are used by advanced cyclists. The Central Shenandoah Valley Bicycle Plan (CSPDC 2006) identified many of these routes through collaborative work with Augusta County and citizen input, with the SAWMPO Bicycle Pedestrian Gap Analysis (2022) further refining regional connectivity priorities with the cities of Staunton and Waynesboro. Popular with local bicycle advocacy groups, these are unsigned, on-street bicycle routes within and running through the County, including a segment of the Transamerica Route/Route 76.

Public transit in Augusta County consists of fixed-route bus lines with additional call stops. Transit operates along a fixed alignment or path at certain times and with fixed stop locations. There are optional “call stop” locations where the service only stops if there is a rider requesting pick-up or drop-off. Additional public transit service within the cities of Staunton and Waynesboro provides connections to the County routes. The following lines offer fixed-route service:

BRITE Transit 250 Connector – Provides service between the cities of Staunton and Waynesboro along US-250, stopping at Augusta Health and the Woodrow Wilson Campus. This shuttle service runs throughout the day, Monday through Friday, with a separate schedule for Saturday.

BRITE Transit Stuarts Draft Link – Provides service between Stuarts Draft, Fishersville, and Waynesboro, operating along Rt-285/608, Augusta Farms Rd, US-340 and US-250. This shuttle service runs throughout the day, Monday through Friday.

BRITE Transit Blue Ridge Community College Shuttles – The Blue Ridge Community College (BRCC) Shuttle offers two (2) buses on a loop route from JMU Godwin Transit Center in Harrisonburg to the Lewis Street Hub in Staunton via BRCC. This shuttle service runs Monday through Friday from 7:00 AM to 7:00 PM.

BRITE Transit Afton Express – Afton Express provides a weekday commuting connection between Staunton and Charlottesville as well as a link between the BRITE and CAT systems. Three (3) stops are available in the Valley, one (1) at Augusta Health, one (1) at the Staunton Crossing Park & Ride, and one (1) at the Waynesboro Park & Ride. This shuttle service runs Monday through Friday from 5:00 AM to 8:50 PM (Schedule is under review, and the approved schedule will be reflected in the final document).

Virginia Breeze – Operated by Megabus, Virginia Breeze connects cities and towns throughout western and central Virginia through daily service 7 days a week, 365 days a year along four (4) routes. One route, the Valley Flyer (Blacksburg to Washington DC), stops at Staunton Crossing where connection to the BRITE system is possible.

## Environment

Augusta County's natural resources – including its mountains, forests, rivers, diverse habitats, and agriculturally significant soils – are vital to the County's overall environmental health. These assets play a key role in providing for clean water, flood resilience, agricultural productivity, and preserved landscapes. Preserving the County's ecological integrity is essential when caring for current and future generations. Protection is further achieved when development is encouraged in targeted growth areas.

The County is located within the Headwaters Soil and Water Conservation District, which provides technical assistance, education, and conservation programs that support landowners and local governments in protecting soil and water resources. The District plays a key role in promoting sustainable agricultural practices, encouraging groundwater protection measures, and helping implement best management practices (BMPs) to reduce contamination risks to local water resources.

Augusta County encompasses two (2) distinct physiographic provinces: the fertile, agriculturally rich Valley and Ridge province in the west and the rugged, forested Blue Ridge province in the east. Within these landscapes, limestone and dolomite bedrock form karst aquifers, particularly in the Valley and Ridge. The Beekmantown, Elbrook, and Conococheague formations, particularly, store and transmit groundwater that supplies private wells and sustains agriculture, industry, and ecosystems. Nearly 45% of the County lies atop karst, making it central to both water supply and land use planning. Because water in these systems moves rapidly, contaminants from septic failures, runoff, waste disposal, or leaking tanks can spread quickly. Protecting these aquifers requires careful land use, consistent monitoring, and public education to safeguard drinking water, agricultural reliability, and natural resources.

The County is also physically defined by significant natural features, including the Middle and South Rivers, George Washington National Forest, Shenandoah National Park, and the Blue Ridge Parkway. Most of Augusta County's land is forested, ranging from private working lands to large public tracts. These forested areas provide habitat for a wide variety of wildlife and pollinators, which can be vital to local agriculture, air and water purification, carbon sequestration, and soil stabilization. Forested riparian zones – wooded areas along streams and rivers – are especially important for protecting water quality in the County's aquifers and water tables. Several areas in Augusta County also contain steep slopes that require soil stabilization and protection. These include the rugged terrain of the Blue Ridge Mountains in the east, as well as the Allegheny Mountains in the west. These steep slopes make development difficult due to limited access, erosion risks, and increased infrastructure costs. Where clearing, grading, and land disturbance is necessary on steep slopes, erosion and sediment control measures should be strictly enforced to prevent unnecessary degradation and hazards. All development within sloped areas – steep or not – should include appropriate mitigation measures to prevent erosion, septic system failures, downstream flooding, and other hazards.

A small percentage (~10%) of the County's soils are classified as "prime farmland." Prime farmland, as defined by the U.S. Department of Agriculture, is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops. Beyond their agricultural value, prime farmland provides important environmental benefits – including biodiversity, storing carbon, and promoting groundwater recharge. The County's prime farmland can be found throughout the central Shenandoah Valley floor and

along fertile river floodplains. While prime soils are limited, Augusta County's productive agricultural sector depends heavily on large, contiguous tracts of land that support high-output operations such as livestock, hay, and row crops. Farmland designated as prime or of statewide importance (identified by the designated state agency as meeting specific criteria for the production of food, feed, forage, fiber, and oilseed crops) further elevates the value of these areas, reinforcing their significance in both economic and land use planning. As future development occurs, the County must strike a careful balance between preserving these critically important agricultural lands, especially those with high productivity potential, and accommodating incoming growth.

## Land Use

As the County continues to grow, Zoning districts, Future Land Use categories, and Planning Policy Areas are essential tools used to guide and anticipate development. From the Community Development Department to the Augusta County Service Authority, these frameworks help shape decisions that make Augusta County a beautiful, abundant, and accessible place to live and visit.

The zoning classifications, outlined in the Zoning Ordinance, regulate permitted and prohibited structures, uses, and activities to ensure a sense of harmony and order. There are four (4) main Zoning district categories: residential, business, industrial, and agriculture.

Residential zoning districts range anywhere from Single-Family Residential to Manufactured Home Park, each with specific regulations governing permitted uses and structures. While most residential zoning districts share similar restrictions to promote peaceful living and community stability, zoning classifications primarily define housing types, design, and density.

Business and industrial zoning districts regulate land use based on the intensity of operations, traffic impact, and visual aesthetics. For example, the Zoning Ordinance specifies what is permitted within General Business zones—whether by right, through administrative approval, or by Special Use Permit. These districts are strategically positioned along major thoroughfares, adjacent to one another, and in areas suited for commercial and industrial activity.

General Agriculture zoning, alternatively, accommodates both active farming operations and residential properties, offering broad permissions regarding activities, structures, and lot sizes. General Agriculture zoning primarily covers large-acre tracts in rural areas, separate from residential, business, and industrial zones.

Zoning districts are amendable and property owners may request amendments to the County's Zoning Ordinance and map, which require approval from the Board of Supervisors. Planning staff partially evaluate these requests based on the Future Land Use and Planning Policy Area maps to determine feasibility and alignment with the County's vision.

As part of this Comprehensive Plan, the County utilizes 13 Future Land Use designations and four (4) Planning Policy Areas to guide long-term development. These tools define intended land use and density while coordinating growth management efforts.

The four (4) Planning Policy Areas—Urban Service Area (USA), Community Development Area (CDA), Rural Conservation Area (RCA), and Agricultural Conservation Area (ACA)—interact with and support the County's vision and key priorities. Each Area absorbs a certain share of development, particularly residential, with higher levels directed to the USAs and CDAs. Aligned with water and sewer infrastructure and major transportation corridors, the Planning Policy Areas guide where growth and development are to occur, and where agriculture and open space are to flourish and be maintained, respectively.

*Guiding Augusta* includes updates to the Future Land Use and Planning Policy Area maps, illustrated below, reflecting community priorities and the County's desire for balanced growth.

# Planning Policy Area and Future Land Use Maps

The Planning Policy Areas and Future Land Use categories are utilized to enact the overall vision of this Plan. There are four (4) Planning Policy Areas and thirteen (13) Future Land Use categories. The *Guiding Augusta* Future Land Use Story Map is an interactive tool designed to navigate the Planning Policy Area and Future Land Use Map proposed changes.

## Planning Policy Areas

The four (4) policy areas identified on the Planning Policy Area Map include:

- Urban Service Areas (80% of future growth)
- Community Development Areas (10% of future growth)
- Rural Conservation Areas (5% of future growth)
- Agricultural Conservation Areas (5% of future growth)

In order to drive growth into designated Growth Nodes within the County, particularly surrounding the cities of Staunton and Waynesboro and Interstates 81 and 64, approximately 90% of future development is planned to occur in either the Urban Service or Community Development Areas.

***Map A: Planning Policy Areas***

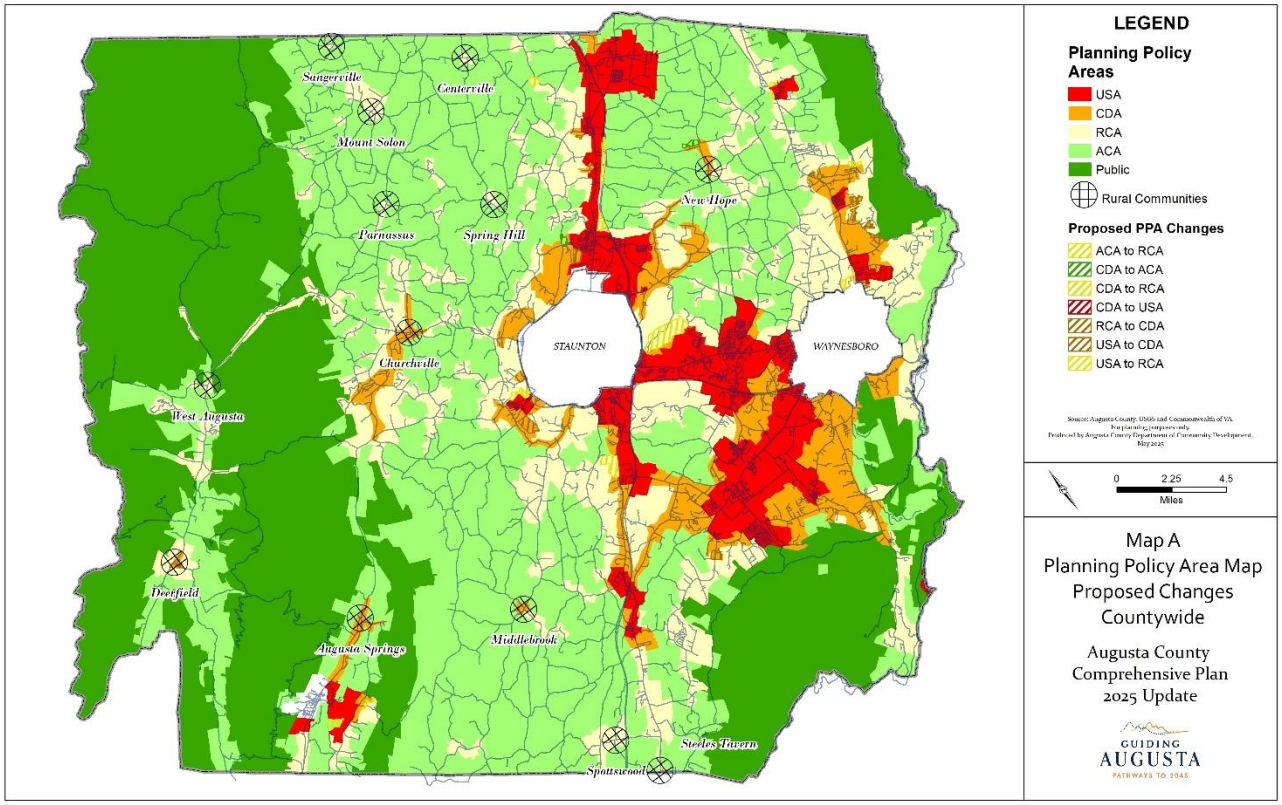


Figure X.X provides a statistical breakdown of the County by Planning Policy Area. These policy areas have been modified as part of the comprehensive plan update process. Changes to the Urban Service and Community Development Areas have been made in areas east and west of Staunton, Dooms/Crimora, Stuarts Draft, Greenville, Fishersville, Harriston, Craigsville, Mount Sidney, Verona, and Weyers Cave. Changes to the Rural Conservation and Agricultural Conservation Areas have been made due to conservation easements placed on properties and the feasibility of future expansions of infrastructure.

As a result of the Planning Policy Area modifications, approximately 1,865.82 acres were removed from either an Urban Service or Community Development Area and placed into a Conservation Area, while approximately 668.72 acres were shifted from a Rural Conservation Area to a Community Development Area. No Conservation Areas were converted into an Urban Service Area. Overall, this process resulted in a net increase of approximately 1,196.90 acres designated as part of a Conservation Area Planning Policy Area, reflecting the County's ongoing commitment to managing growth in a way that preserves its rural character.

*Figure X.X: Acreage by Planning Policy Area*

| Policy Area | Acres | Percent |
|---|---|---|
| Urban Service Area | 38,027.32 | 6.14% |
| Community Development Area | 34,571.04 | 5.58% |
| Rural Conservation Area | 84,300.71 | 13.60% |
| Agricultural Conservation Area | 248,413.68 | 40.08% |
| Public Land | 214,410.25 | 34.60% |
| **TOTAL** | **619,723.00** | **100.00%** |

Source: Augusta County GIS, Augusta County Community Development Department

### *Urban Service Areas*

Urban Service Areas encompass a full range of urban public and private land uses and are intended to be served by public water and sewer systems, either in the short term or through long-range planning.

Urban Service Areas are characterized by relatively substantial amounts of existing development and public utilities and facilities, substantial amounts of available developable land, and sufficient transportation access. Areas designated as USA are those appropriate for urban development on public water and sewer within the 20-year timeframe of this Plan. The infrastructure is not in place at this time to serve every parcel located in an Urban Service Area. However, as development occurs, the expectation is that all parcels in a USA will one day be on public water and sewer service. It is also recognized that not every parcel of land in an USA will be sold for development within the next 20 years, and not every parcel, due to site-specific considerations, is appropriate for development at the densities proposed.

The development that is expected to take place in the USAs is expected to be compact, interconnected, and pedestrian-oriented, while remaining sensitive to the context of the surrounding development as well as the surrounding 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.

Urban Service Areas 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 (e.g. hospitals)
- Most industrial development – light, medium, and heavy, with adequate facilities and buffers
- Larger scale mixed use developments, where different combinations of residential, business, and industrial uses will be found within a development

### *Community Development Areas*

Community Development Areas are local community settlements with existing public water *or* sewer systems 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.

Most Community Development Areas have only public water service. The New Hope area has only public sewer service. Community Development Areas do not have both public water and sewer service; therefore, they are only suitable for lower-density, primarily residential uses. As development occurs over the long term and public water and sewer service is extended, some CDAs may evolve to the point that they are designated Urban Service Areas. The infrastructure is not in place at the time of this Plan to provide service to every parcel identified as being in the Community Development Area. However, as development occurs, the expectation is that it will be on public water or sewer service. It is also recognized that not every parcel of land in a CDA will be sold for development within the next 20 years, and not every parcel, due to site-specific considerations, is appropriate for development at the densities proposed.

Future development in Community Development Areas is expected to be compact, interconnected, and pedestrian oriented, while remaining sensitive to the context of the surrounding development, as well as the surrounding natural features. Clustered developments would be encouraged in these areas.

As they are existing local community settlements and areas where the County wishes to continue to promote residential development, intensive agricultural operations would not be encouraged to locate or expand in the Community Development Areas.

Community Development Areas are priority locations for:

- Moderate amounts of small scale residential and employment growth at marginally higher densities than in Rural Conservation Areas
- Limited expansions of public water or sewer service
- Local public facilities

- Small scale, low-intensity commercial and/or light industrial developments

### *Rural Conservation Areas*

Rural Conservation Areas are substantially subdivided and/or developed with residential uses. These areas have no public water or sewer service and have few existing intensive agricultural operations. They are, therefore, priority locations for moderate amounts of future rural residential development. Ideally, any development would be in the form of incremental additions to existing settlements.

Any development taking place in RCAs would be expected to be sensitive to the context of the surrounding agricultural areas, as well as the surrounding natural features. Such development would primarily be in the form of Rural Residential subdivisions, as well as business uses related to agriculture or outdoor recreation.

Recognizing the potential conflicts between residential and agricultural operations, new intensive farming operations would not be encouraged to locate in these areas. However, existing operations are recognized to have priority for expanding their operations.

Rural Conservation Areas are priority locations for:

- Moderate amounts of low density rural residential development on individual wells and septic fields, including clustered development
- Non-intensive agricultural and forestry activities

### *Agricultural Conservation Areas*

Agricultural Conservation Areas are characterized by active farm and forest uses, limited residential development, no public water or sewer service, and the presence of most of the County's intensive agricultural operations. These areas are intended to remain predominantly in agricultural and forestal use, with very minimal additional residential growth.

Any new development in ACAs should be compatible with surrounding agricultural uses and natural features. Development would primarily consist of new dwellings on minor subdivision lots and agriculture-related uses. Clustered subdivisions and conventional residential rezonings would not be encouraged in these areas.

Agricultural Conservation Areas are priority locations for:

- Minimal, incremental amounts of very low density, rural residential development on individual wells and septic fields
- A full range of long term agricultural, forestry, and natural resource activities, including intensive agricultural operations.

### *Rural Communities (Overlay)*

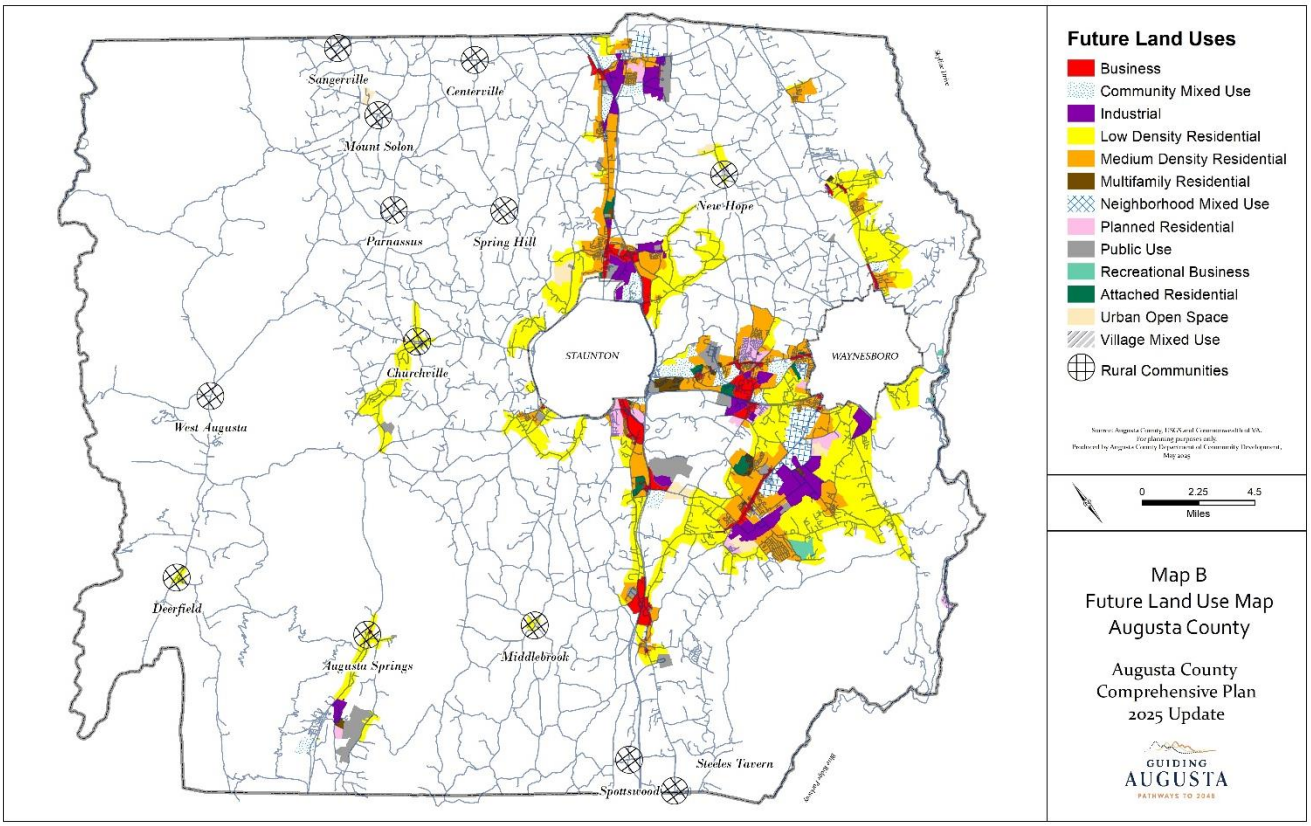
Rural Communities include many local community settlements that serve as cultural, historic, social, or economic focal points for surrounding rural areas. While most do not have public water or sewer service and are located in the Rural Conservation or Agricultural Conservation Areas, a few have public utilities and are located within a Community Development Area.

These communities are generally suitable for limited future rural development, taking into account existing road access, infrastructure, and available services. Any new development should reflect the community's established pattern and character. Rural Communities may also support small-scale businesses that meet local needs. These areas are identified with a Rural Community Overlay on the Planning Policy Area/Future Land Use maps.

## Future Land Use Categories

The Future Land Use categories indicate the type of use and level of density considered appropriate for each parcel in the Urban Service and Community Development Areas. They are not regulatory, such as a zoning classification, but serve as a guide if and when property owners seek rezoning.

***Map B: Future Land Use Map***



There are thirteen (13) Future Land Use categories identified by the Planning Policy Area/Future Land Use Map. Those areas include:

- **Business**, where business uses of varying scale and scope would be appropriate.
- **Community Mixed Use,** which may include a variety of residential uses at a density of six (6) to sixteen (16) dwelling units per acre and, on up to 40% of the total land area, retail and office uses and in some, but not all cases, industrial uses.
- **Industrial**, where industrial uses of varying scale and scope would be appropriate.
- **Low Density Residential**, which may include detached residential units at a density of between one-half (1/2) and one (1) dwelling unit per acre; will be found only in the Community Development Area.
- **Medium Density Residential**, which may include single-family residential units at a density of between two (2) and five (5) dwelling units per acre.
- **Multifamily Residential**, which may include residential buildings housing between nine (9) and twenty (20) dwelling units per acre, as well as manufactured home developments.
- **Neighborhood Mixed Use,** which may include a variety of residential uses at a density of four (4) to eight (8) dwelling units per acre and convenience retail and office uses on up to 20% of the total land area.
- **Planned Residential,** which may include a variety of residential uses at a density of four (4) to twelve (12) dwelling units per acre.
- **Public Use**, which identifies land owned by, or utilized by, a federal, state or local government agency.
- **Recreational Business**, which may include business development on a limited scale, within close proximity to important natural resource recreation opportunities; may be found in Conservation Areas.
- **Single-Family Attached Residential**, which may include attached residential units like townhouses and duplexes at a density of between four (4) and twelve (12) dwelling units per acre; will be found only in the Urban Service Area.
- **Urban Open Space**, which identifies land permanently set aside for open space uses such as conservation easements and County recreation areas.
- **Village Mixed Use,** which encourages the adaptive reuse of existing structures, as well as infill development conforming to the existing or historic development pattern in the community; will be found only in the Community Development and Urban Service Areas.

Figure X.X: Future Land Use Residential Density

| Future Land Use Category | Minimum Units Per Acre | Maximum Units Per Acre |
|---|---|---|
| Community Mixed Use | 6 | 16 |
| Low Density Residential | 1/2 | 1 |
| Medium Density Residential | 2 | 5 |
| Multifamily Residential | 9 | 20 |
| Neighborhood Mixed Use | 4 | 8 |
| Planned Residential | 4 | 12 |
| Single-Family Attached Residential | 4 | 12 |

Like the Planning Policy Areas, the Future Land Use categories are not zoning classifications. Instead, they act to inform the decision-making process on rezoning and development applications. Since the land located in the Rural and Agricultural Conservation Areas is expected to remain rural in character, those Planning Policy Areas generally do not have designated Future Land Uses. **Figure X.X** provides a statistical breakdown of the Future Land Use categories.

*Figure X.X: Acreage by Future Land Use Category*

| Future Land Use Category | Acres | Percent of Future Land Uses | Percent of Total Land Area |
|---|---|---|---|
| Business | 4,119.01 | 5.53% | 0.66% |
| Community Mixed Use | 4,203.74 | 5.64% | 0.68% |
| Industrial | 5,703.25 | 7.65% | 0.92% |
| Low Density Residential | 32,669.38 | 43.82% | 5.27% |
| Medium Density Residential | 14,872.46 | 19.95% | 2.40% |
| Multifamily Residential | 833.44 | 1.12% | 0.13% |
| Neighborhood Mixed Use | 2,743.72 | 3.68% | 0.44% |
| Planned Residential | 2,314.28 | 3.10% | 0.37% |
| Public Use | 4,053.64 | 5.44% | 0.65% |
| Recreational Business | 473.30 | 0.63% | 0.08% |
| Single-Family Attached Residential | 740.88 | 0.99% | 0.12% |
| Urban Open Space | 1,483.59 | 1.99% | 0.24% |
| Village Mixed Use | 337.45 | 0.45% | 0.05% |
| **TOTAL** | **74,548.16** | **100.00%** | **12.03%** |

Source: Augusta County GIS, Augusta County Community Development Department

As depicted in **Figure X.X**, approximately 11.99% of the total land area within the County is planned for development, with Low Density Residential and Medium Density Residential uses comprising approximately 7.67% of total land area, or approximately 64.00% of all Future Land Uses. All other land uses make up less than 1% of total land area in the County, or 36.00% of all Future Land Uses.

# Augusta County's Vision and Key Priorities

Augusta County embraces its enduring rural charm, promotes thoughtful development, and fosters an environment where residents, visitors, and businesses feel valued.

As a way to achieve that vision, this Plan identifies five (5) key priorities, each with their own unique vision and set of goals. The key priorities guide this Plan and will be achieved through concrete, actionable goals, objectives, and strategies.

Balanced Growth: Augusta County commits to a diverse economy by supporting agricultural vitality and aligning residential, commercial, and industrial development with plans, resources, and infrastructure.

Environmental Stewardship: Augusta County preserves its unique natural resources through strategically planned development that maximizes open space and maintains its rural character.

Quality of Life: Augusta County provides residents with a variety of housing, employment, and recreational opportunities. Facilities and services are accessible, reflect the mission of each organization or agency, and protect the rural lifestyle and character that define daily life in the County.

Sense of Place: Augusta County celebrates the unique traditions and qualities of its rural communities by encouraging and nurturing a strong sense of place, culture, and connection.

Transportation Network: Augusta County prioritizes the safety, efficiency, and accessibility of its transportation network, while respecting the unique character of both developed and rural areas.

The concrete, actionable goals, objectives, and strategies in this Plan are significantly shaped by the four (4) Planning Policy Areas – Urban Service Areas, Community Development Areas, Rural Conservation Areas, and Agricultural Conservation Areas. In order to promote compact, coordinated, orderly, and balanced patterns of development, the Plan clearly distinguishes between Urban Service and Community Development Areas and Rural Conservation and Agricultural Conservation Areas. These designations establish distinct areas for both rural development and denser development, as well as areas for a full range of agricultural and forestal uses. Where Urban Service Areas are intended to accommodate significant residential development, Rural Conservation Areas are recommended for clustered development patterns only. Using a reasonable combination of voluntary and mandatory measures, the goals, objectives, and strategies detailed in this Plan effectively implement the County's vision and key priorities.

# Priority and Goal Chart

| | | |
|---|---|---|
| Balanced Growth | Goal 1 | Proactively support and grow agricultural vitality in Augusta County. |
| | Goal 2 | Coordinate commercial, industrial, and residential development with available resources, infrastructure, and growth objectives. |
| | Goal 3 | Facilitate and support the maintenance and development of plans, resources, and infrastructure that are cost-efficient and effective in better serving the community as it continues to grow and develop. |
| Environmental Stewardship | Goal 4 | Preserve the integrity of the County's natural environmental systems for the long-term health and benefit of the community. |
| | Goal 5 | Prioritize preserving open space and farmland to support a community where the access to and protection of unique natural resources promote sustainability and provide lasting benefits for residents, agriculture, recreation, and scenic beauty. |
| | Goal 6 | Energy infrastructure and initiatives in the County will be strategically planned to protect natural resources, adapt to evolving technologies, and meet the community's future needs. |
| Quality of Life | Goal 7 | Ensure an adequate supply of safe, suitable, and affordable housing for all County residents. |
| | Goal 8 | Where feasible per Planning Policy Area designation, ensure residents have access to safe and quality utility services. |
| | Goal 9 | Expand unique and engaging opportunities for residents of all ages to promote community connection, retention, and a sense of value. |
| | Goal 10 | Advance the overall wellness of the County's residents and visitors through well-maintained parks, programs, and services. |
| | Goal 11 | Establish and maintain library facilities that provide efficient, effective, and readily available services to all County residents in accordance with Planning for Library Excellence: Standards for Virginia Public Libraries. |
| | Goal 12 | Ensure that all human services and programs are accessible, inclusive, and of high quality. |
| | Goal 13 | Ensure the efficient and responsive delivery of public safety services. |
| Sense of Place | Goal 14 | Guide long-range planning and development efforts to protect the unique identity of each community in Augusta County. |
| | Goal 15 | Acknowledge and celebrate Augusta County's cultural and historic resources, emphasizing their lasting significance and expanding the ways in which the narrative is shared and embraced by all. |
| | Goal 16 | Ensure residents and visitors can safely access and connect to resources and amenities throughout the County. |
| Transportation Network | Goal 17 | Ensure Augusta County's transportation network addresses congestion, development, and other system demands with user safety as the highest priority. |
| | Goal 18 | Promote and support fixed route and on-demand/paratransit public transit services in Augusta County. |
| | Goal 19 | Recognize non-motorized traffic, such as walking and biking, as essential modes of transportation by enhancing its safety, connectivity, and integration throughout the County. |
| | Goal 20 | Ensure farmers operating farm vehicles and equipment on local roadways have the necessary support and resources to travel safely. |

## Balanced Growth

*Vision:* Augusta County commits to a diverse economy by supporting agricultural vitality and aligning residential, commercial, and industrial development with plans, resources, and infrastructure.

Augusta County is a premier destination for economic development as it invests in and is in support of key sectors, including agriculture and manufacturing, that drive the local economy. Balanced growth builds on this strength through intentional planning that aligns with the County's goals, creating economic opportunities for individuals, neighborhoods, communities, landowners, and developers alike.

## Goal 1. Proactively support and grow agricultural vitality in Augusta County.

Objective 1.1. Ensure that the agricultural and forestry industries in Augusta County have a wide array of methods for maintaining a viable agricultural economy.

*1.1.A.* Support an in-depth analysis or study of the agricultural and forestry industries to provide insights that inform the future direction and growth of farming and the agricultural sector in the County.

*1.1.B.* Coordinate and collaborate with economic development officials, locally and regionally, to understand and boost agriculture as a primary economic driver.

*1.1.C.* Work with stakeholders in the farming community to identify challenges, desired direction, barriers, and future opportunities for agriculture.

*1.1.D.* Advance traditional agricultural operations and related industries (e.g., beef, dairy, swine, sheep, crops, food and beverage production, and textile manufacturing) while promoting industry diversification.

*1.1.E.* Identify opportunities for farms to diversify and grow their businesses. Explore opportunities for the use of locally grown agricultural products by local restaurants, industries, schools, and health and government institutions (e.g., VDOE Virginia Farm to School Week).

*1.1.F.* Identify and evaluate opportunities, grants, and programs that support farmers with capital investment for acquiring essential assets to enhance agricultural growth and productivity.

*1.1.G.* Market agricultural and natural resources as valued amenities and destinations. Promote agritourism and small-scale supplemental activities on actively farmed land that enhance public understanding and appreciation of safe agricultural practices while respecting the character and well-being of the local community.

*1.1.H.* Evaluate and update land management codes and land conservation tools to facilitate advancement of agriculture (e.g. agricultural forestal districts, conservation subdivisions incorporating agriculture, etc.).

| *Strategy* | *Implementation Period* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *1.1.A.* | Year 2 to 5 | 1. Identify what elements would need to be included in an in-depth analysis or study, such as necessary acreage for cost-effective production compared with average acre size farms in the County.<br>2. Survey acreage and production data from existing farms in Augusta County and compare with USDA Census of Agriculture data in order to identify the minimum amount of acreage needed to support a farm family.<br>3. Recommendations and strategies for any relevant parties are to follow an in-depth analysis. | Augusta Extension Office, Economic Development |

| | | | |
|---|---|---|---|
| *1.1.B.* | Year 2 to 5 | 1. Identify local and regional economic development partners and keep an up-to-date contact list.<br>2. Schedule regular times to meet with partners to develop actionable steps to boost agriculture as a primary economic driver. | Augusta Extension Office, Economic Development |
| *1.1.C.* | Year 2 to 5 | 1. Identify stakeholders in the farming community.<br>2. Establish a form of communication that allows for transparency in feedback between farmers and the Extension Office. | Augusta Extension Office |
| *1.1.D.* | Continuous | 1. Encourage development of new crops, products, and processes. Collaborate with Augusta Extension Offices, educational institutions, and farmers' markets to promote and market local agriculture. | Augusta Extension Office, Economic Development |
| *1.1.E.* | Continuous | 1. Identify key stakeholders in the farming community and keep an up-to-date contact list.<br>2. Engage stakeholders on a scheduled basis to identify needs, challenges, concerns, successes, etc. | Augusta Extension Office |
| *1.1.F.* | Continuous | | Augusta Extension Office |
| *1.1.G.* | Year 2 to 5 | 1. Utilize printed media in the Government Center, at suite windows, and other display areas in County owned facilities to market such resources.<br>2. Utilize digital media on the County's website and social media pages to market such resources. | Augusta Extension Office, Community Development, Communications Manager, Economic Development & Tourism, Ordinance Working Group |
| *1.1.H.* | Year 5 to 10 | | Community Development, Ordinance Working Group |

Objective 1.2. Pursue programs that help foster a smooth transition of agricultural land ownership from one generation of farmers to the next, utilizing local, state, and federal agencies to sustain farming as a leading economic sector in Augusta County.

*1.2.A.* The County and the Agriculture Industry Board shall continue to support agricultural education and youth programs (e.g., FFA, 4-H, Young Farmers, BRCC's agriculture program) to foster entrepreneurial skills, mentorship, and innovative agricultural enterprises among young people.

*1.2.B.* Work with the Augusta County School Board to support Career and Technical Education (CTE) Agriculture programs within Augusta County Public Schools.

*1.2.C.* Connect local farms needing support managing operations and production with new farmers and youth looking for school credit, paid apprenticeships, or internships.

*1.2.D.* Promote awareness of and participation in the Extension Service's Farm Transition workshops.

*1.2.E.* Collaborate with partner organizations and agencies to identify financial resources, grants, and cost-share programs to help next generation farmers manage start-up expenses, invest in equipment, and sustain long-term operations.

| *Strategy* | *Implementation Period* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *1.2.A.* | Continuous | 1. Promote and attend student competitions. Promote competitions via printed and digital media. Printed media can be displayed in facilities, at suite windows, and other display areas. Digital media can utilize social media pages and the Augusta County website.<br>2. Encourage the reservation or construction of spaces designed to facilitate youth farming or agricultural exercises, such as agricultural laboratories (ag labs). | ACPS, Augusta Extension Office, Communications Manager, Economic Development |
| *1.2.B.* | Year 2 to 5 | 1. Identify additional ways such programs need support and assess County's role. | ACPS, Augusta Extension Office, County Administration |
| *1.2.C.* | Year 2 to 5 | 1. Strengthen the partnerships between the Agriculture Industry Board, Economic Development, and ACPS.<br>2. Identify - via survey, conversations, or other methods – farmers needing support.<br>3. Identify curriculum opportunities at ACPS, Valley Career and Technical Center, and BRCC to add a program for school credit, internships, or apprenticeships, and connect the farmers and students. | ACPS, Augusta Extension Office, Economic Development |

| | | | |
|---|---|---|---|
| | | 4. Review and utilize national resources, such as the American Farmland Trust. | |
| *1.2.D.* | Continuous | 1. Utilize printed and digital media to promote the Farm Transition workshops. Printed media can be displayed in facilities, at suite windows, and other display areas. Digital media can utilize social media pages and the Augusta County website.<br>2. Utilize print media to attract farmers as well as agricultural law attorneys and other professional consultants in the field. | Augusta Extension Office, Communications Manager, Economic Development |
| *1.2.E.* | Continuous | 1. Identify and strengthen partnerships with existing organizations and agencies to expand the support network for beginning farmers.<br>2. Compile available financial resources, grants, and cost-share programs, and identify the most feasible options for young farmers in Augusta County.<br>3. Promote these resources through print and digital media, as well as direct outreach and engagement with beginning farmers. Printed media can be displayed in facilities, at suite windows, and other display areas. Digital media can utilize social media pages and the Augusta County website. | Augusta Extension Office, Communications Manager, Economic Development |

Objective 1.3. Maintain an organizational framework that fosters leadership and advocacy to support the success of the agricultural and forestry industry in Augusta County.

*1.3.A.* Sustain agricultural programs and improve the economic viability of agriculture and forestry in Augusta County. Collaborate with the Virginia Cooperative Extension Service, Virginia Farm Bureau, and interested landowners to ensure agricultural lands remain productive.

*1.3.B.* The County should work collaboratively with the Agriculture Industry Board, the Extension Service, and other state and federal agencies to inform agricultural landowners on the importance of keeping their land in agricultural and forestry production.

*1.3.C.* Continue to support the Agriculture Industry Board and provide funding for its public engagement initiatives. The Agriculture Industry Board should strengthen public connections to agriculture's history and culture, support the preservation of the agricultural and forestry industry, and advance agriculture as a vital part of the County's economy.

*1.3.D.* Support the Augusta Extension Office developing a program designed to educate non-farming residents, especially those adjacent to active farming operations, on the benefits of the agricultural economy.

*1.3.E.* Review the County Ordinance to determine whether it is restrictive or discourages new, appropriate agricultural operations, and revise if deemed necessary.

| *Strategy* | *Implementation Period* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *1.3.A.* | Year 1, Year 2 to 5 | 1. Increase funding for required matching on AFID projects to grow and promote agri-business.<br>2. Identify existing agricultural programs. Keep an up-to-date tracking sheet of such programs.<br>3. Research what similar or adjacent localities are doing to support agricultural production and work. Compare efforts with what can best be used in the County.<br>4. Promote the strategies outlined in Objective 5.2. in this Plan to support productive agriculture. | Augusta Extension Office, Economic Development, Farm Bureau |
| *1.3.B.* | Year 2 to 5 | 1. Utilize printed and digital media campaigns to outline the benefits of keeping land in agricultural and forestry production. Identify available resources to enhance production. Printed media can be mailed or displayed in facilities, at suite windows, and other display areas. Digital media can utilize social media pages and the Augusta County website. | Augusta Extension Office, Communications Manager, Economic Development |

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| | | 2. Promote the strategies outlined in Objective 5.2. in this Plan to support productive agriculture. | |
| *1.3.C.* | Continuous | | Augusta Extension Office, County Administration |
| *1.3.D.* | Year 5 to 10 | 1. Coordinate with the Augusta Extension Office as they identify benefits and promotional strategies. Assist where feasible. | Augusta Extension Office, Economic Development |
| *1.3.E.* | Year 2 to 5 | 1. Review the County Ordinance and work with the Augusta Extension Office and local farmers to determine whether the County Ordinance is restrictive or discourages new, appropriate agricultural operations.<br>2. Revise and update the County Ordinance as deemed necessary. | Augusta Extension Office, Ordinance Working Group |

## Goal 2. Coordinate commercial, industrial, and residential development with available resources, infrastructure, and growth objectives.

Objective 2.1. Attract and retain well-planned commercial and industrial development that strengthen the County's economic foundation and protect the harmony, safety, and character of adjacent properties.

*2.1.A.* Promote the development of businesses that support and enhance the activities of existing businesses in the area.

*2.1.B.* Attract and retain industries that align with and strengthen the County's economic climate, while preserving its environmental, scenic, agricultural, and historic character.

*2.1.C.* Larger commercial activities should be limited to designated business areas within Urban Service Areas (USA), where growth and necessary services are concentrated. Smaller neighborhood businesses may be located in USAs or Community Development Areas (CDA). Business uses are also permitted in Mixed Use areas, as shown on the Planning Policy Area/Future Land Use maps (PPA/FLUM), provided they maintain compatibility with surrounding uses.

*2.1.D.* Industrial uses should be concentrated in designated areas within USAs, where the infrastructure can support them. New or expanded industrial development should not conflict with residential neighborhoods or amenities and should align with the Planning Policy Area/Future Land Use maps (PPA/FLUM), the Plan's recommendations, and available infrastructure.

*2.1.E.* Limited, small-scale rural businesses may be permitted in Rural Conservation and Agricultural Conservation Areas (RCA/ACA) if they ensure adequate buffers, road access, and on-site well and sewage systems for public health and safety. Compatible home-based businesses should be considered.

*2.1.F.* Natural resource industries (e.g. quarry mining operations) requiring large buffers and aligning with agriculture and forestry may locate in RCAs and ACAs, provided they protect communities and environmental resources and ensure proper road access.

*2.1.G.* Update the 'Better Models' product to guide desired site development practices, such as discouraging strip development to reduce traffic congestion and promoting access from secondary collector roads instead of arterial roads.

*2.1.H.* Continue to expedite the economic development review and permitting processes for attraction and expansion projects by fostering collaboration among County departments and County-supported agencies to streamline and enhance efficiency.

*2.1.I.* Explore initiatives to address and revitalize blighted commercial properties.

| *Strategy* | *Implementation Period* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *2.1.A.* | Continuous | 1. Identify themes and patterns within business activity in the County.<br>2. Identify what complements and/or enhances such business activity. | Economic Development |

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| | | 3. Compare against target sectors recommendations in the SEDAP action matrix. | |
| *2.1.B.* | Continuous | 1. Reference the Target Sectors Review section (p. 13-18) of the SEDAP for key sectors to attract. Additionally, identify and review the County's key assets in attracting businesses.<br>2. Develop a retention policy that outlines ways in which to care for existing and incoming businesses. Utilize community feedback from existing businesses, especially locally owned businesses, to identify areas for improvement. | Economic Development |
| *2.1.C.* | Continuous | | Community Development, Economic Development |
| *2.1.D.* | Continuous | | Community Development, Economic Development |
| *2.1.E.* | Continuous | | Community Development, Economic Development |
| *2.1.F.* | Continuous | | Community Development, Economic Development |
| *2.1.G.* | Year 10 to 15 | | Community Development, Economic Development |
| *2.1.H.* | Continuous | | Community Development, Economic Development |
| *2.1.I.* | Year 1 | 1. Consider the adoption of a property maintenance ordinance (same as *7.3.A.*) to address blighted or unsafe commercial properties. | Building Inspection, Community Development, Economic Development |

Objective 2.2. Align commercial and industrial development with the Strategic Economic Development Action Plan (SEDAP), prioritizing specific locations and targeting key sectors identified in the Action Plan.

*2.2.A.* Identify and implement industry and industrial site recommendations set forth in the SEDAP.

*2.2.B.* Identify and implement target sector recommendations set forth in the SEDAP.

*2.2.C.* Identify and implement organizational recommendations set forth in the SEDAP.

*2.2.D.* Regularly update the SEDAP with a focus on target sectors, products, and organizational readiness to support the County's economic development goals.

*2.2.E.* Promote Augusta County's natural and recreational attractions more effectively, including Afton Mountain around Interstate-64 Exit 99.

*2.2.F.* Partner with Greater Augusta Regional Tourism to leverage and invest in Tourism as a growing economic sector in the County.

| *Strategy* | *Implementation Period* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *2.2.A.* | Year 2 to 5 | 1. Acquire a new site for development that already has key assets/infrastructure to shorten the time to project-ready status.<br>2. Develop a long-term industrial/commercial product strategy.<br>3. Develop or join one (1) or more RIFAs (Regional Industrial Facilities Authorities) to share risks and rewards in acquiring and developing sites and buildings.<br>4. Develop building stock through a shell building program and/or identification of and reuse of existing buildings (private or publicly owned; including unique buildings).<br>5. Develop a deep knowledge/understanding of "aspirational" sector and conduct asset inventories for each niche opportunity sectors to determine which to elevate as a focus sector. | Economic Development |
| *2.2.B.* | Year 2 to 5 | 1. Make manufacturing a priority sector for both attraction and Business Retention and Expansion (BRE) efforts. Within the general BRE program, implement BRE activities specifically for businesses within the recommended target sectors. | Economic Development |

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| | | 2. Develop a comprehensive and data-based marketing approach for each core sector (Advanced Mfr., Agriculture and Forestry, Food and Beverage, Life Sciences, and Supply Chain).<br>3. Conduct comparative incentives review for each target sector and modify or create new incentives for each (Budgetary; include data centers). | |
| *2.2.C.* | Year 2 to 5 | 1. Create a written and more formal BRE plan and diligently implement it.<br>2. Increase the operating budget incrementally over a 5-year period to add economic development and tourism staff, and to enhance the BRE program.<br>3. Increase the operating budget incrementally to enhance direct target sector research and marketing/promotion effort.<br>4. Conduct comparative incentives review for each target sector and modify or create new incentives for each. | Economic Development |
| *2.2.D.* | Continuous | 1. Regular updates should be every five (5) to ten (10) years. | Economic Development |
| *2.2.E.* | Year 1 | 1. Develop a comprehensive marketing strategy to promote Augusta County's natural and recreational attractions more effectively; and invest in product development, particularly for the Afton Mountain site adjacent to the Blue Ridge Parkway.<br>2. Review the SAWMPO Afton Mountain Study for guidance. | Economic Development |
| *2.2.F.* | Year 1 | | Economic Development |

Objective 2.3. Ensure residential development aligns with growth plans, available resources, and infrastructure capacity to support housing needs across all densities.

*2.3.A.* Maintain the current goal percentages of new residential units, with 80% located in USAs and 10% in CDAs, while exploring the feasibility of increasing residential development in USAs over the lifespan of the Plan.

*2.3.B.* Maintain the current target percentages for new residential lots in RCAs and ACAs while providing opportunities to evaluate the feasibility of further reductions in these percentages.

*2.3.C.* Track the percentage of residential growth in each designated PPA annually, regardless of rezoning or by-right, by preparing an annual housing report.

*2.3.D.* Use collected data to inform Future Land Use decisions and adjust development strategies as needed.

*2.3.E.* Promote transitional residential development and gradual density planning to safeguard rural and agricultural lands from urban and suburban sprawl.

*2.3.F.* Consider a tiered approach to Single-Family Residential zoning that manages density levels.

*2.3.G.* Continue to examine possible amendments to the Subdivision Ordinance that would assist the County in reducing the amount of new residential development taking place in the RCAs and ACAs.

*2.3.H.* Promote Rural Smart Growth principles by encouraging compact, walkable communities near existing infrastructure, ensuring housing development aligns with available water, wastewater, roads, schools, and emergency services.

*2.3.I.* Use population and housing growth projections to forecast future demand on infrastructure systems. Ensure that infrastructure is capable of supporting expected growth.

*2.3.J.* Promote the development of senior housing to accommodate the growing older population. Encourage senior housing in locations that will provide seniors with easy access to medical offices and facilities and shopping areas.

*2.3.K.* Explore financial incentives for new housing development by researching grants, tax abatements, revenue bonds, and land support mechanisms.

*2.3.L.* Consider having a dedicated funding stream to housing and utility development initiatives.

| *Strategy* | *Implementation Period* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *2.3.A.* | Continuous, Year 2 to 5 | 1. Identify costs and benefits to increasing residential development in USAs, while taking into consideration ACSA, existing green space and GA zoned lots, and remaining Planning Policy Areas.<br>2. Based on the County's population, home types, home needs, and population projections, consider establishing a target number of residential units by housing | Community Development |

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| | | type. Consider percentage of cost-burdened residents and household/family sizes.<br>3. Utilize the housing report in *2.3.C.*<br>4. Planning staff shall cite this strategy during rezoning requests. | |
| *2.3.B.* | Continuous, Year 2 to 5 | 1. Compare against the analysis done for *2.3.A.*<br>2. Identify the costs and benefits of reducing the percentage of new residentials lots in RCAs and ACAs.<br>3. Compare this strategy against others in the Plan that discourage residential development in ACAs.<br>4. Planning staff shall cite this strategy during rezoning requests. | Community Development |
| *2.3.C.* | Continuous | 1. Schedule a time to annually compile data to then report on.<br>2. Utilize the data when making decisions in the Community Development Department. | Community Development |
| *2.3.D.* | Continuous | 1. Collected data should include information from/on the housing report, ACSA Master Plan, anticipated or existing road projects, and ACPS Master Plan. | Community Development |
| *2.3.E.* | Continuous | 1. Regularly cite and utilize the Planning Policy Area and Future Land Use maps during conversations on development.<br>2. Update such maps as needed and allowed when patterns of gaps and inconsistencies rise to the surface during said conversations. | Community Development |
| *2.3.F.* | Year 2 to 5 | 1. Research similar or adjacent localities that offer this tiered approach to residential zoning. Consider positive and negative consequences during research.<br>2. Evaluate the process and language for new residential zoning districts. | Community Development, Ordinance Working Group |
| *2.3.G.* | Year 2 to 5 | 1. When evaluating proposed changes to the Zoning and Subdivision ordinances, the County should assess the potential impact on housing density, types, and prices. Changes to the ordinances should be analyzed for both | Community Development, Ordinance Working Group |

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| | | initial developer costs and long-term implications for homebuyers, renters, and the County. This should be to increase residential development in USAs and CDAs and away from RCAs and ACAs. | |
| *2.3.H.* | Continuous | 1. Review Rural Smart Growth principles and identify areas in the County where such principles can be further promoted and encouraged.<br>2. Add principles to Small Area Plans and utilize during development proposals/requests. | Community Development |
| *2.3.I.* | Continuous | | Community Development |
| *2.3.J.* | Continuous | 1. Utilize the Small Area Plan process to encourage and plan for this type of residential development. | Community Development |
| *2.3.K.* | Continuous | 1. Encourage local developers, builders, and financiers to participate in federal and state housing programs that target homeownership for residents with low-and-moderate-incomes. | Community Development |
| *2.3.L.* | Year 2 to 5 | 1. Identify existing dedicated funding streams in the County. Assess how the functions of those streams can be utilized to support a standalone funding stream for housing and utility development initiatives.<br>2. Research what similar or adjacent localities do and compare against the County's vision and capacity.<br>3. Partner with the cities of Staunton and Waynesboro to assess the benefits of cost-sharing for utility and infrastructure expansions. | Community Development, County Administration, Finance |

Objective 2.4. Promote balanced mixed-use development in the County's growth areas, aligned with planned capacity and long-term growth strategies.

*2.4.A.* Conduct a Land Use Build Out Analysis to determine existing land capacity for development in USAs.

*2.4.B.* Update zoning regulations to allow higher-density or mixed-use development in USAs, making them more attractive for both residential and commercial projects.

*2.4.C.* Rezoning requests for specific sites should be evaluated in terms of the Planning Policy Area/Future Land Use maps, the pattern of existing development in the vicinity of the site, road access, and available and planned public facilities.

*2.4.D.* Expand assessments of existing infrastructure—including water, sewer, transportation, schools, and utilities—by prioritizing targeted studies, such as the East Stuarts Draft Sewer Feasibility Study, to identify and guide specific improvements needed to support USAs.

*2.4.E.* The County should consider enhancing existing Buffer Yard requirements.

*2.4.F.* Encourage carefully designed infill development.

*2.4.G.* Ensure that development regulations maintain a fair balance between the long-term public health, safety, convenience, and welfare of the community and the rights of individual landowners.

*2.4.H.* Reevaluate shared parking provisions in the County Ordinance to allow greater flexibility in parking requirements and support new development.

| *Strategy* | *Implementation Period* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *2.4.A.* | Year 1 | 1. Share Build Out Analysis with partner agencies and departments, such as ACPS, ACSA, ACFR, etc.<br>2. Utilize data from build out analysis to create or strengthen a growth management plan. | Community Development |
| *2.4.B.* | Year 2 to 5 | 1. Create Neighborhood Mixed Use and Community Mixed Use zoning districts within the Zoning Ordinance.<br>2. Update the Zoning Ordinance to reflect overall recommendations outlined in this Plan. | Community Development, Ordinance Working Group |
| *2.4.C.* | Continuous | | Community Development |
| *2.4.D.* | Continuous | 1. Conduct annual inventories and evaluations of infrastructure projects to monitor progress and adjust investments based on evolving conditions and development opportunities. | ACPS, ACSA, Community Development, VDOT |
| *2.4.E.* | Year 2 to 5 | 1. Review existing buffer yard requirements across zoning districts and compare. | Community Development, |

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|---|---|---|---|
| | | 2. Weigh costs and benefits to enhancing buffer yard requirements.<br>3. Look to similar or adjacent localities' buffer yard requirements and compare. | Ordinance Working Group |
| *2.4.F.* | Continuous | | Community Development |
| *2.4.G.* | Continuous | | Community Development |
| *2.4.H.* | Year 1 | 1. Review the Ordinance with developers, VDOT, and relevant County staff and agencies to assess the feasibility of expanding shared parking flexibilities.<br>2. Update the Ordinance as needed. | Community Development |

Goal 3. Facilitate and support the maintenance and development of plans, resources, and infrastructure that are cost-efficient and effective in better serving the community as it continues to grow and develop.

Objective 3.1. Manage the County's expenditures and investments to ensure resource allocations prioritize long-term community benefits and fiscal sustainability.

*3.1.A.* The County should continue to develop, refine, and use its Capital Improvement Plan (CIP) as a planning and budgeting tool for all capital investment decisions. The CIP, based on the strategies set forth in this Comprehensive Plan, should be revised annually and should forecast capital expenditures for five-year periods.

*3.1.B.* The County should prepare service guides for its departments to set clear service standards for key programs. Service plans should align with the Comprehensive Plan and CIP and be updated regularly with public involvement.

*3.1.C.* Allocate new investments in public facilities and services based on population growth, local demand, and need, in alignment with the Comprehensive Plan and Capital Improvements Program policies, while exploring innovative funding mechanisms to support additional facilities and services in areas with specific needs.

*3.1.D.* The County should evaluate needs of Government Center buildings and property periodically.

*3.1.E.* Provide insight as the vacant Augusta Correctional Center in Craigsville is evaluated and considered for the highest and best use of the property.

*3.1.F.* Coordinate the planning, funding, and delivery of public facilities and services with the cities of Staunton and Waynesboro, as well as other applicable neighboring localities to maximize economies of scale and minimize redundancies.

*3.1.G.* Maintain a property tax rate necessary to provide a level of public facilities and services desired by County citizens and required in order to protect public health and safety.

| *Strategy* | *Implementation Period* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *3.1.A.* | Continuous | | County Administration |
| *3.1.B.* | Year 2 to 5 | 1. Each department should identify key programs and services with intent and missions for each.<br>2. Compile data and develop service standards as a tool guide for partnering departments and colleagues. This tool can also be used during the Comprehensive Plan and CIP processes.<br>3. Update guide/tool as services or programs change. | County Administration, County Departments |
| *3.1.C.* | Continuous | | County Administration, County Departments |

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| *3.1.D.* | Annual | | Community Development, County Administration |
| *3.1.E.* | Year 1 | 1. Assess infrastructure capacity and improvement needs (roads, water, sewer, broadband) to support future uses.<br>2. Work with the Town of Craigsville and the potential next owner of the property with any potential analyses, rezonings, or other requests that may come forward. | Community Development, County Administration, Town of Craigsville |
| *3.1.F.* | Continuous | 1. Identify points of contact and keep up-to-date contact lists.<br>2. Set scheduled times for the localities to convene to coordinate the planning, funding, and delivery of public facilities and services. | County Administration, County Departments |
| *3.1.G.* | Continuous | | Commissioner of the Revenue, County Administration |

Objective 3.2. Assess current and future community facility needs to guide strategic investments and ensure efficient, phased improvements to public resources.

*3.2.A.* Identify key organizations and stakeholders responsible for assessing community service needs and available resources in Augusta County.

*3.2.B.* Evaluate and prepare inventory of existing facilities, documenting their location, size, condition, current use, and capacity. Determine which facilities should be retrofitted or replaced, and develop a timeline for improvements and replacements based on priority needs and available resources.

*3.2.C.* Determine priorities for investment.

*3.2.D.* Provide financial estimates for each proposed improvement, along with potential funding sources. Assess the availability of funding (e.g. grants, local budget) and opportunities for partnerships with private or nonprofit entities.

*3.2.E.* Assign responsibilities, timelines, and performance measures for tracking progress.

| *Strategy* | *Implementation Period* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *3.2.A.* | Year 1 | | County Administration |
| *3.2.B.* | Year 2 to 5, Continuous | | County Administration |
| *3.2.C.* | Year 2 to 5, Continuous | | County Administration |
| *3.2.D.* | Year 2 to 5, Continuous | | County Administration |
| *3.2.E.* | Year 2 to 5 | | County Administration |

Objective 3.3. Maintain and improve fire-rescue facilities and services.

*3.3.A.* The County should support and foster the implementation of, and regular updates to, the Fire-Rescue System Comprehensive (Strategic) Plan, which includes strategies for staff (career and volunteers), infrastructure, equipment, and funding.

*3.3.B.* Support the Augusta County Fire-Rescue (ACFR) department with the multi-phase implementation process of the six (6) strategic initiatives set forth in the 2024 Fire-Rescue System Comprehensive (Strategic) Plan.

*3.3.C.* Identify and implement near, mid, and long-term staffing recommendations outlined in ACFR's Fire-Rescue System Comprehensive (Strategic) Plan.

*3.3.D.* Pursue the "Hub Deployment Model" recommended by the 2024 Fire-Rescue System Comprehensive (Strategic) Plan (p. 167-170) that correlates and consolidates certain emergency services in identified, central hub locations to more effectively and efficiently serve populated or developed areas of the County.

*3.3.E.* Ensure ACFR stations and facilities are cost-efficiently maintained and built for longevity through regular cost-benefit analyses, such as prioritizing the regional fire and rescue training facility's upkeep, planning for a durable, centrally located new facility, and enhancing the burn building center for long-term training needs.

*3.3.F.* Ensure departmental coordination and cooperation for all changes in and decisions regarding land use and major development initiatives continue between the County and ACFR.

| *Strategy* | *Implementation Period* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *3.3.A.* | Continuous | 1. Regularly coordinate with ACFR staff to assess priorities, timelines, and current efforts to remain up-to-date and provide support where possible. | ACFR, Community Development, County Administration |
| *3.3.B.* | Continuous | 1. Regularly coordinate with ACFR staff to assess where support can be given. | ACFR, Community Development, County Administration |
| *3.3.C.* | Continuous, Year 5 to 10 | | ACFR, Community Development, County Administration |
| *3.3.D.* | Year 1, Year 2 to 5, Year 5 to 10 | 1. Regularly coordinate with County Administration on the remodeling and construction of hub stations. | ACFR, County Administration |
| *3.3.E.* | Continuous | 1. Continue to assess station and training facility needs for the overall system. | ACFR, Community Development, County Administration |
| *3.3.F.* | Continuous | 1. Regularly coordinate with ACFR staff regarding land use and development. | ACFR, Community Development, County Administration |

Objective 3.4. Ensure a comprehensive state of readiness through coordinated emergency management services and effective public safety response, supported by strategic resource and infrastructure investments across the County.

*3.4.A.* Maintain an Emergency Operation Center (EOC) equipped with trained staff assigned specific roles and responsibilities, and integrate data collection software with a dashboard interface to maintain accurate data on FEMA's eight (8) community lifelines and 17 emergency support functions.

*3.4.B.* Maintain essential emergency response capabilities, including disaster response activities, a mobile command unit or mobile EOC, and backup communication systems to ensure efficient operations during emergencies.

*3.4.C.* Fund and maintain a robust mass notification system that utilizes a multi-channel emergency notification system, including software, social media, and news outlets, to ensure timely and accurate public communication during emergencies.

*3.4.D.* Maintain continuous coordination with federal, state, and Staunton, Augusta, Waynesboro (SAW) region partners through active communication and collaboration to ensure effective, regulation-compliant emergency response.

*3.4.E.* Continue to meet and exceed the requirements to become a StormReady community.

*3.4.F.* Plan and administer comprehensive emergency management policies and programs, while continuously evaluating and enhancing Emergency Operation Plans to maintain optimal community preparedness.

*3.4.G.* The County should continue to maintain backup Emergency Communications Center (ECC) coverage with the City of Staunton.

| *Strategy* | *Implementation Period* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *3.4.A.* | Year 2 to 5, Continuous | 1. Explore funding opportunities to develop and maintain the necessary equipment and furniture needed for the EOC.<br>2. Develop a manual on training guidelines.<br>3. Research similar or adjacent localities to identify best practices or things to avoid when maintaining an EOC.<br>4. Identify the Center's "needs" list for development and maintenance. | Emergency Management |
| *3.4.B.* | Year 1, Continuous | 1. Create an inventory of current emergency response resources. Identify gaps.<br>2. Utilize live experiences and data to help fill gaps to build a more resilient community. | ECC, Emergency Management |
| *3.4.C.* | Continuous | 1. Test existing notification systems on a scheduled/routine basis. | ECC, Emergency Management |

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| | | 2. Create pre-scripted messages for common emergency scenarios for rapid deployment.<br>3. Train staff in use of all communication platforms during emergency situations.<br>4. Identify and evaluate software tools.<br>5. Map priority gathering locations.<br>6. Train personnel on using the chosen software. | |
| *3.4.D.* | Continuous | 1. Maintain an up-to-date contact list and distribute to relevant partners.<br>2. Schedule routine calls or meetings. | ECC, Emergency Management |
| *3.4.E.* | Continuous | 1. Annually assess StormReady Community requirements and maintain registration. Compare against existing County practices. Improve where necessary.<br>2. Re-apply for StormReady Community status every 4 years. | Emergency Management |
| *3.4.F.* | Continuous | 1. Review the Emergency Operation Plans every 4 to 5 years and update as needed. Maintain a document or file that tracks all plan revisions and progress. | Emergency Management |
| *3.4.G.* | Continuous | 1. Maintain an up-to-date contact list.<br>2. Schedule regular or routine times to discuss the details of the partnership. | ECC, Emergency Management |

Objective 3.5. Ensure efficient, well-planned utility infrastructure by prioritizing strategic investments, guiding expansion into growth areas and maintaining reliable capacity for consumptive use and fire safety to meet the community's needs.

*3.5.A.* Coordinate with the Augusta County Service Authority (ACSA) to determine and compare institutional goals.

*3.5.B.* Continue collaborating with the ACSA to model public water systems and implement measures that support reliable fire flow across all areas served by public water, while encouraging innovations that enhance the efficiency and effectiveness of fire flow delivery.

*3.5.C.* The County should continue its efforts to provide partial financial support for fire flow upgrades, leveraging private and other public dollars where possible. The County should incorporate fire flow upgrades into its CIP.

*3.5.D.* The County should collaborate with the ACSA and private developers to design, fund, and implement strategic water and sewer infrastructure projects that serve the full development potential of planning areas. This effort should leverage diverse funding sources, including state and federal grants, loans, service districts, and privilege fees, to support targeted growth while minimizing fiscal impacts on ratepayers and citizens.

*3.5.E.* Prioritize phased water and sewer expansions that anticipate future development in high-growth or high-priority areas. Concurrently, update the PPA map to reflect these phased expansions.

*3.5.F.* Development occurring in USAs are expected to utilize public water and sewer within the 20-year timeframe of this Plan and should develop at densities commensurate with those recommended in this Plan. Designated USAs are considered first priority locations for the provision and expansion of public water and sewer facilities. Designated CDAs are considered second priority locations for the provision and expansion of public water or sewer service.

*3.5.G.* Explore options for developing the infrastructure needed to deliver fire and rescue services to rural and agricultural areas. Additionally, further opportunities for placing dry hydrants and underground cisterns in key locations throughout the County should be examined.

*3.5.H.* The County should work with the ACSA to upgrade and expand the Weyers Cave Wastewater Treatment Plant in accordance with current waste load allocations and anticipated future growth in the Weyers Cave area.

*3.5.I.* All new public water and sewer facilities in the County must be owned and operated by the ACSA or another municipality. Private community water and sewer systems shall not be allowed.

*3.5.J.* In areas where new public water and/or sewer facilities are provided, connections of structures to the system(s) should, in a manner provided for in the Code of Virginia, be mandatory. Waivers may be granted by the Board of Supervisors after consulting with the Augusta County Service Authority.

*3.5.K.* Facilitate easements for future ACSA infrastructure expansion with new residential developments in USAs and CDAs.

*3.5.L.* Conduct, or review existing, cost-benefit analyses of service line construction within and outside road networks, considering impacts on the ACSA, developers, property owners, and nearby residents and drivers.

*3.5.M.* Public water and sewer facilities will not be provided or extended to the designated RCAs or ACAs during the timeframe of this Plan, except when necessary to mitigate an imminent and severe public health hazard.

*3.5.N.* When beneficial and aligned with this Plan's strategies, additional utility connections may be established to improve efficiency and provide backup capacity. Board of Supervisors approval is required for line extensions crossing RCAs or ACAs.

*3.5.O.* Extensions or installations of new public utilities will require Planning Commission approval, pursuant to State Code §15.2-2232.

| *Strategy* | *Implementation Period* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *3.5.A.* | Continuous | 1. Refer to Appendix E. Priority Locations for Augusta County Service Authority System Expansions. | ACSA, Community Development |
| *3.5.B.* | Continuous | 1. Continue to work with the ACSA to prioritize capital projects that address fireflow deficiencies and explore opportunities to pilot innovative fire flow delivery technologies. | ACSA, Community Development, County Administration, Economic Development |
| *3.5.C.* | Continuous | 1. Seek matching funds from state or federal programs for high-priority upgrades.<br>2. Work with developers to establish cost-share agreements where fireflow improvements are tied to new construction. | ACSA, Community Development |
| *3.5.D.* | Annual | 1. Identify gaps in water and sewer service in high-priority development areas.<br>2. Create a funding framework that includes grants, loans, and private contributions. | ACSA, Community Development |
| *3.5.E.* | Annual | 1. Use population and development trend data to rank or prioritize high-growth areas for water and/or sewer expansion.<br>2. Coordinate with ACSA to align their infrastructure planning with the County's PPA/FLUM. | ACSA, Community Development, County Administration Economic Development |
| *3.5.F.* | Continuous | | ACSA, Community Development |

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| *3.5.G.* | Annual | 1. Identify high priority rural areas underserved by traditional fireflow infrastructure.<br>2. Map priority locations for alternative fireflow infrastructure.<br>3. Coordinate with ACFR and DOF. | ACFR, ACSA, Community Development |
| *3.5.H.* | Year 1 | 1. Develop a phased plan for capacity expansion in partnership with ACSA engineers.<br>2. Analyze population and employment projections in Weyers Cave to inform design capacity.<br>3. Apply for and secure funding through federal and state programs for wastewater infrastructure. | ACSA, Community Development, County Administration, Economic Development |
| *3.5.I.* | Continuous | | ACSA, Community Development |
| *3.5.J.* | Continuous | | ACSA, Community Development |
| *3.5.K.* | Continuous | 1. Coordinate early on with developers during rezoning and site plan requests to map out utility corridors and easement needs.<br>2. Utilize housing report and other development trackers alongside the FLUM to anticipate future ACSA infrastructure expansion. | ACSA, Community Development |
| *3.5.L.* | Year 2 to 5 | 1. If available, compile and evaluate existing cost-benefit analyses (CBA) from comparable localities or projects to identify best practices and lessons learned. Compare data and costs to County averages.<br>2. If conducting a new CBA, develop a standardized methodology for evaluating service line construction costs and benefits both within and outside of road networks. Engage relevant stakeholders in the analysis process to ensure accurate representation of costs and impacts.<br>3. Document potential community impacts, including effects on traffic, road maintenance, and adjacent residents or property owners. | ACSA, Community Development |

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| | | 4. Review findings and recommendations to guide future utility expansion and infrastructure planning. | |
| *3.5.M.* | Continuous | | ACSA, Community Development |
| *3.5.N.* | Continuous | | ACSA, Community Development |
| *3.5.O.* | Continuous | | ACSA, Community Development |

Objective 3.6. Continue to update, with public involvement, the County's Solid Waste Management Plan to ensure that solid waste disposal service is provided in a manner that is environmentally safe, adequate in capacity, and economical to local residents for the long-term.

*3.6.A.* Continue current plans for developing and using the expanded regional landfill site to meet short- and medium-term local solid waste disposal needs.

*3.6.B.* The County should regularly assess solid waste collection site capacities, updating plans with waste agencies as needed. All new sites should be strategically located and properly screened to minimize impact on surrounding properties.

| *Strategy* | *Implementation Period* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *3.6.A.* | Continuous | 1. Review and update those plans on a periodic basis, particularly in regards to the efficient use and accessibility of the landfill site and its access roads. | ACSA, Community Development, County Administration |
| *3.6.B.* | Continuous | 1. Review and update solid waste collection sites periodically based on capacities, type of waste being collected, etc. | ACSA, Community Development, County Administration, Facilities Management |

Objective 3.7. Develop Parks and Recreation plans and initiatives to assess current facilities and inventory, ensuring future development aligns with available resources, funding, and the community's best interests.

*3.7.A.* Create a Parks and Recreation Master Plan.

*3.7.B.* Establish formal agreements for new facilities and programs, including a regional sports tourism initiative. Strengthen communication with Staunton and Waynesboro, and develop a regional recreation plan to identify gaps and reduce duplication in programs and facilities. Foster collaboration among the County, cities, and private sector to expand public parks and recreational opportunities.

*3.7.C.* The County should develop a Greenways Plan that incorporates existing trails, parks, recreational areas, and historic and natural resources. It should include bikeway design standards, signage, support facilities, and road crossing safety measures. The Plan should align with existing and planned sidewalks and bikeways and be integrated with greenway plans of neighboring localities and organizations.

*3.7.D.* Commit resources and funding to parks and facilities that generate revenue to help further offset expenditures.

| *Strategy* | *Implementation Period* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *3.7.A.* | Year 1 | | Parks and Recreation |
| *3.7.B.* | Year 2 to 5 | 1. Convene a working group with Staunton, Waynesboro, and County representatives to draft a regional recreation and sports tourism plan.<br>2. Schedule follow-up meetings on a routine basis.<br>3. Engage private sector partners.<br>4. Develop and sign memorandum(s) of understanding. | Parks and Recreation |
| *3.7.C.* | Year 1, Year 2 to 5 | 1. Map existing trails, parks, recreational areas, and historic and natural resources.<br>2. Identify and include planned sidewalks, paths, and bicycle routes from the Mobility Plan.<br>3. Draft a Greenways Plan and conduct public outreach before Plan is adopted.<br>4. Seek funding. | Community Development, County Administration, Parks and Recreation |
| *3.7.D.* | Year 2 to 5, Continuous | 1. Identify sites that generate significant revenue and allow for the revenue to fund other expenditures, such as Natural Chimneys Park.<br>2. Track revenue and expense trends annually to guide future resource allocation. | Parks and Recreation |

Objective 3.8. Establish and maintain parks and recreational facilities that are efficient, effective, and readily available to all County residents in accord with state service standards.

*3.8.A.* Determine priorities for land investment and facility maintenance, and develop a land acquisition policy with clear criteria for evaluating opportunities and strategies to acquire key parcels that support Parks and Recreation's mission for the County. Ensure sufficient land is acquired for future parks and recreation facilities in line with this policy.

*3.8.B.* The County should develop or identify "linear" facilities, which provide their own recreational opportunities and may provide connections between other recreational facilities and resources.

*3.8.C.* Explore further developing the south-end of the Government Center campus for indoor and outdoor recreational opportunities.

*3.8.D.* Emphasize the importance of maintaining existing facilities as a way to make efficient use of limited financial and physical resources.

*3.8.E.* Coordinate with, and seek the assistance of, regional, state, and federal recreation and natural resource agencies in planning, funding, and providing parks and recreational facilities and services.

*3.8.F.* Consider enterprise budgeting for Parks and Recreation to support programming, fund improvements, and achieve financial goals for facility enhancements.

| *Strategy* | *Implementation Period* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *3.8.A.* | Year 2 to 5 | 1. Establish a scoring matrix.<br>2. Identify and seek funding opportunities. | County Administration, Parks and Recreation |
| *3.8.B.* | Continuous | 1. Conduct an inventory of County and adjacent locality facilities.<br>2. In coordination with transportation plans and the Greenway Plan, identify potential corridors. | County Administration, Parks and Recreation |
| *3.8.C.* | Year 1 | | County Administration, Parks and Recreation |
| *3.8.D.* | Continuous | 1. Create a routine maintenance schedule, regularly tracking needs and upgrades upon visits.<br>2. Utilize best practices to upkeep facilities and promote to staff.<br>3. Incorporate sustainability practices to reduce long-term maintenance costs. | Facilities Management, Parks and Recreation |
| *3.8.E.* | Continuous | 1. Maintain an up-to-date contact list of partner agencies and maintain regular communication. | Parks and Recreation |

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| *3.8.F.* | Year 2 to 5 | 1. Conduct a financial feasibility study to assess the potential facilities and programs have of generating revenue.<br>2. Develop a pilot enterprise budget for one (1) facility or program and track cost recovery rates and user fees.<br>3. Adjust budget structures as needed to allow facility-generated revenue to be reinvested into parks. | County Administration, Finance, Parks and Recreation |

Objective 3.9. Develop and implement a comprehensive and forward-thinking Augusta County Library Strategic Plan that integrates long-term facility planning, community partnerships, modernized services, and sustainable resource management to meet the evolving needs of all citizens.

*3.9.A.* Update the Library Strategic Plan to expand participation from public agencies, including social services, public safety, schools, civic organizations, and County planning departments.

*3.9.B.* Create a long-term (5-10 years) facilities and services plan that addresses collections, programs, and shared community services, with a focus on underserved areas and innovative service delivery methods.

*3.9.C.* Identify opportunities for shared physical facilities and outreach of community services by coordinating efforts with other agencies or offices and developing formal agreements, such as Memorandums of Agreement (MOAs).

*3.9.D.* Establish a capital improvement plan for facilities and equipment, including measures to protect rare and valuable library materials, and procedures for their management.

*3.9.E.* Engage the Board of Supervisors and County Administration to endorse and support the Strategic Plan, facilitating collaboration with other County departments and stakeholders.

*3.9.F.* Monitor and evaluate progress through annual work plans and periodic updates, ensuring the Strategic Plan remains responsive to community needs and achieves standards set by the Planning for Library Excellence.

*3.9.G.* Strive to achieve and maintain high service standards (A or AA status) over the next five (5) to ten (10) years, adapting plans to sustain these levels as the population grows.

| *Strategy* | *Implementation Period* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *3.9.A.* | Year 1, Year 2 to 5 | 1. Host a stakeholder workshop with representatives from social services, public safety, relevant civic organizations, Library Board of Trustees, patrons, and the Planning Office.<br>2. Request further input in the Library Strategic Plan from these groups following a draft.<br>3. Develop annual action plans based on assessment of previous years' plans and the finalized strategic priorities. | Augusta County Library, County Departments, Planning Office |
| *3.9.B.* | Continuous | 1. Conduct a facilities and service gap analysis to identify priority facilities and services.<br>2. Conduct an ADA assessment of facilities.<br>3. Prioritize locations that have a significant increase in usage.<br>4. Host a stakeholder workshop with representatives from community organizations, library users, and non-library | Augusta County Library |

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| | | users in the identified target areas. | |
| *3.9.C.* | Continuous | 1. Maintain an up-to-date contact list of partner agencies/departments.<br>2. Meet with partners to explore share-used or co-located spaces.<br>3. Draft MOAs and develop pilot programs for services with the greatest need. | Augusta County Library, County Departments |
| *3.9.D.* | Continuous | 1. Identify items in the collection that are “rare and valuable.”<br>2. Research best practices for maintaining such items.<br>3. Develop a plan and advocate for resources necessary to protect the items. | Augusta County Library |
| *3.9.E.* | Continuous | 1. Prepare a presentation summarizing the updated Strategic Priorities and annual action plans with clear benefits for broader County goals.<br>2. Request a formal resolution of support. | Augusta County Library, County Administration |
| *3.9.F.* | Continuous | 1. Create annual work plans with clear tasks and responsible parties identified.<br>2. Collect data on usage, satisfaction, program reach, etc. | Augusta County Library |
| *3.9.G.* | Year 2 to 5, Continuous | 1. Conduct an initial assessment to determine where Augusta County Library can currently rank on the Planning for Library Excellence scale.<br>2. Use benchmarking tools and incremental targets to meet or exceed standards. | Augusta County Library |

Objective 3.10. Support Augusta County Public Schools by aligning facilities, staffing, and resources with the ACPS 2027 Comprehensive Plan and future needs.

*3.10.A.* Collaborate with ACPS to develop and implement the 2025-2035 Capital Facilities Plan, ensuring alignment with projected growth and infrastructure needs.

*3.10.B.* Prioritize staffing needs through strategic budget planning, addressing critical areas such as Special Education, Mathematics, Science, Preschool, Foreign Language, English Language Learners, and Career and Technical Education (CTE).

*3.10.C.* Sustain partnerships with community agencies to enhance shared facilities and resources, including opportunities for libraries, public safety departments, and recreation centers to support educational needs.

*3.10.D.* Work with ACPS to integrate Comprehensive Needs Assessments and Continuous School Improvement Plans into resource planning efforts.

*3.10.E.* Continue participation in regional planning efforts and partnerships to coordinate resources, facilities, and services that meet the County's educational priorities.

*3.10.F.* Encourage the Augusta County School Board to place a stronger emphasis on CTE programs within Augusta County Public Schools.

| *Strategy* | *Implementation Period* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *3.10.A.* | Continuous | 1. Meet with ACPS staff on a quarterly basis to best align anticipated growth with ACPS' needs.<br>2. Provide updates on development proposals for ACPS planning purposes.<br>3. Utilize County or region-specific multiplier to predict the number of students per residential development to anticipate needs. | ACPS, Community Development, County Administration |
| *3.10.B.* | Continuous | 1. Analyze staffing trends and shortages across subject areas using ACPS data.<br>2. Identify hard-to-fill positions and create a targeted hiring and retention plan.<br>3. Include staffing as a recurring topic in budget development workshops between the County and ACPS. | ACPS |
| *3.10.C.* | Continuous | 1. Evaluate opportunities for co-locating programs and engage agency partners. | ACPS, County Departments |
| *3.10.D.* | Continuous | 1. Engage with ACPS and ask where help from the County could best be used. | ACPS, County Administration |
| *3.10.E.* | Continuous | 1. Identify opportunities to work together on shared programs or | ACPS |

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| | | facilities, such as joint use-buildings.<br>2. Remain in regular contact with regional partners to ensure there is an alignment on educations needs and services. | |
| *3.10.F.* | Continuous | 1. Utilize data gathered through the Comprehensive Plan drafting process to highlight workforce, educational, and other demographic trends to note the growing importance of having a skilled, local workforce.<br>2. Work with the ACPS to explore incentives and other initiatives to make CTE program enrollment more attractive and feasible for students. | ACPS, County Administration |

## Environmental Stewardship

*Vision:* Augusta County preserves its unique natural resources through strategically planned development that maximizes open space and maintains its rural character.

As the County grows and adapts to technological and developmental advancements, it remains committed to resilience, ensuring that progress strengthens rather than diminishes the landscapes and communities that define it. This commitment includes compliance with regulatory standards that safeguard environmental quality and sustainability and harness responsible development.

## Goal 4. Preserve the integrity of the County's natural environmental systems for the long-term health and benefit of the community.

Objective 4.1. Protect and enhance the quality of surface and groundwater resources to ensure environmental health, sustainable water supplies, and compliance with regulatory standards, promoting responsible development practices and recognizing the role of residents in conservation efforts.

*4.1.A.* Continue participation in state and regional programs to protect local waterways, the James and Shenandoah Rivers, and the Chesapeake Bay.

*4.1.B.* Monitor effectiveness of current Source Water Protection Overlay (SWPO) districts and work with the Augusta County Service Authority (ACSA) to study and refine existing or adopt new SWPO districts as needed.

*4.1.C.* Promote the protection of private well water quality by encouraging regular testing, monitoring potential contamination sources, and strengthening policies to reduce risks to groundwater.

*4.1.D.* Update and maintain policies for pro-rata share contributions and other funding systems to support watershed-based stormwater plans for the MS4 Area and Urban Service Areas. Additionally, the County should pursue public/private partnerships to implement these plans.

*4.1.E.* Annually assess, maintain, and update the Chesapeake Bay Total Maximum Daily Load (TMDL) Action Plan as required by the MS4 General Permit.

*4.1.F.* Coordinate with the Virginia Department of Environmental Quality (DEQ), Headwaters Soil and Water Conservation District (SWCD), and other partners to implement TMDL measures.

*4.1.G.* Seek grants and in-kind funding for innovative best management practices (BMP's) and demonstration projects for regional and state conservation programs.

*4.1.H.* Consider partnerships with other entities for the implementation of MS4 program plans. Partnerships may include private developers, local governments, and conservation agencies.

*4.1.I.* Continue compliance with federal and state MS4 minimum control measures. Conduct programs through partnerships with the Central Shenandoah Planning District Commission (CSPDC) and neighboring localities to reduce costs and ensure consistency.

| *Strategy* | *Implementation Period* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *4.1.A.* | Annual | 1. Work with the Virginia DEQ, Friends of the Middle River, South River Coalition, and local Ruritan Clubs. | Engineering Office |
| *4.1.B.* | Year 2 to 5 | 1. Coordinate with the ACSA.<br>2. Review and edit the SWPO Ordinance to allow for greater prohibitions in locations designated as Area 2. | Engineering Office |
| *4.1.C.* | Continuous | | Engineering Office |

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| *4.1.D.* | Year 2 to 5 | | Engineering Office |
| *4.1.E.* | Continuous | | Engineering Office |
| *4.1.F.* | Continuous | 1. Maintain an up-to-date contact list for partners.<br>2. Set a routine point in time for when to coordinate with partners. | CSPDC, Engineering Office |
| *4.1.G.* | Continuous | 1. Apply for DEQ grants for Stormwater TMDL action plans for water quality for projects, such as Jennings Branch and Dooms Crossing.<br>2. Apply for DuPont NRDAR Settlement money. | Engineering Office |
| *4.1.H.* | Year 5 to 10 | 1. Consider partnerships with VDOT, the City of Staunton, the City of Waynesboro, and other MS4 entities that are local to the County. | Engineering Office |
| *4.1.I.* | Continuous | 1. Continue to develop an MS4 Annual Action Plan, TMDL Action Plan, Recycling Rate Report, and public outreach to stay in compliance.<br>2. Have townhall discussions with MS4 managers in neighboring localities (Staunton, Waynesboro, Harrisonburg) to review their MS4 programs and compare practices. | Engineering Office |

Objective 4.2. Promote efficient and effective stormwater management strategies appropriate to each Planning Policy Area to protect water quality and control flooding.

*4.2.A.* Update policies in the Environmental, Zoning, and Subdivision Ordinances to incentivize naturalized floodplains, riparian buffers, and stream restoration. Incentives could include density bonuses, “Clean Water Sites” recognition, and cost-share funds.

*4.2.B.* Keep abreast of changes to stormwater regulations at the state level and modify County ordinances and programs to be consistent with state programs. Monitor County expenditures for stormwater projects and maintenance and consider the implementation of a stormwater utility fee as a funding source.

*4.2.C.* Implement stormwater site design techniques and practices consistent with the Virginia Stormwater Management Handbook to conserve natural areas, preserve stream and wetland buffers, and protect karst features that are important for groundwater recharge.

*4.2.D.* Work with the Virginia Department of Forestry (DOF), Department of Conservation and Recreation, Headwaters SWCD, Natural Resources Conservation Service, the Virginia Department of Transportation (VDOT), and other agencies to fund and install appropriate stream and riparian buffer restoration projects.

*4.2.E.* Assist the Headwaters SWCD with dam safety improvements and the updating of mapped breach inundation zones.

*4.2.F.* Work with partners to raise awareness of inundation zones and prevent hazardous development.

*4.2.G.* Consider regional coordination of Floodplain Overlay District provisions with the cities of Waynesboro and Staunton.

*4.2.H.* Continue involvement in the FEMA Cooperating Technical Partners (CTP) program to support accurate flood hazard mapping.

*4.2.I.* Monitor upstream development to ensure flows do not compromise flood control structures.

*4.2.J.* Consider using the Stormwater CIP account to fund improvements in areas vulnerable to flooding.

| *Strategy* | *Implementation Period* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *4.2.A.* | Year 2 to 5 | 1. Review existing ordinances.<br>2. Review other localities’ ordinances.<br>3. Draft language appropriate to the County and adopt. | Community Development, Ordinance Working Group |
| *4.2.B.* | Continuous | | Engineering Office |
| *4.2.C.* | Continuous | | Engineering Office |
| *4.2.D.* | Continuous | 1. Create and maintain a contact list for partners.<br>2. Identify projects and rank from highest to lowest priority.<br>3. Identify grant opportunities and apply, utilizing partners as | Engineering Office |

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| | | resources for competitive applications. | |
| *4.2.E.* | Year 5 to 10 | 1. Share the updated map of breach inundation zones with Emergency Management. | Engineering Office |
| *4.2.F.* | Continuous | 1. Identify partners and keep an up-to-date contact list.<br>2. Develop an awareness campaign to distribute, especially to affected property owners and incoming developers. | Engineering Office |
| *4.2.G.* | Year 10 to 15 | | Engineering Office |
| *4.2.H.* | Continuous | | Emergency Management, Engineering Office |
| *4.2.I.* | Continuous | | Engineering Office |
| *4.2.J.* | Continuous | 1. Identify high-risk residential areas prone to flooding throughout the County, such as neighborhoods in Stuarts Draft, Churchville, and Lyndhurst. | Engineering Office |

Objective 4.3. Protect the fundamental integrity of the County's natural environmental systems for the enjoyment and benefit of local citizens, businesses, tourism, and recreation while accommodating new development.

*4.3.A.* Inform citizens and decision-makers about the economic benefits provided by the County's natural resources and rural character.

*4.3.B.* Integrate published map services from various agencies into the County's Geographic Information System (GIS) to develop a natural resources GIS. This system will provide readily available data for comprehensive planning, development review, and education. While multiple federal, state, regional, and local agencies maintain GIS layers, no single entity consolidates those relevant to the County.

*4.3.C.* Encourage best management practices for the land application of biosolids and other potential pollutants to protect soil, water, and air quality.

*4.3.D.* Encourage conservation measures that improve biodiversity and aesthetics, while promoting the use of Virginia Native Species to enhance the resilience of the County's natural ecosystems.

*4.3.E.* Continue to recommend adherence to the Performance Standards Table. These can be applied to projects subject to rezoning requests, special use permits, and other non-administrative approvals (with the exception of any agricultural and forestry activities). The Performance Standards Table can serve as a guideline. It is not expected that every development design will incorporate all of the natural resource features in the Table. County staff and the developer should consider the most salient natural resources features for each development site.

| *Strategy* | *Implementation Period* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *4.3.A.* | Continuous | 1. Utilize data on the direct and indirect economic benefits provided by the County's natural resource base, including prime farmland, forestry, tourism, recreation, water supply, water quality, and flood control.<br>2. Communicate these benefits effectively to ensure natural resource issues are fairly considered in land use and growth discussions. | Community Development, County Administration, Engineering Office |
| *4.3.B.* | Year 5 to 10 | 1. Create an inventory of existing GIS layers from agencies, such as DEQ, USDA, etc.<br>2. Utilize data from the data provided in *4.3.A.*<br>3. Coordinate with IT to develop a "Natural Resources" GIS viewer for internal and public use. | Engineering Office |
| *4.3.C.* | Continuous | 1. Coordinate with state agencies, Extension Service, and local conservation partners to provide | Engineering Office |

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| | | education and outreach on best management practices. | |
| *4.3.D.* | Continuous | 1. Partner with organizations, such as the Virginia Department of Forestry, Extension Service, and local conservation groups to promote the use of native species in landscaping, reforestation, and habitat restoration projects. | Augusta Extension Office, Engineering Office |
| *4.3.E.* | Continuous | 1. Utilize the Performance Standards Table during staff review of rezonings, Special Use Permit requests, and site plans.<br>2. Provide guidance to applicants on how to best address relevant natural resource features.<br>3. Track the frequency in which each performance standard is adhered to inform future updates to the Table. | Engineering Office |

Table #. Performance Standards

| Natural Resources Feature | Urban Service Area | Community Development Area | Rural Conservation Area | Agricultural Conservation Area |
|---|---|---|---|---|
| **Riparian Buffers** | 35 feet on either side of stream. To extent feasible, make sure that impervious areas do not short-circuit buffers (e.g., carried in pipe through buffer) | 35 feet on either side of stream; ensure that impervious areas do not short-circuit buffer | 100 feet on either side of stream or limit of floodplain (wider of the two); ensure that impervious areas do not short-circuit buffer | 100 feet on either side of stream or limit of floodplain (wider of the two); ensure that impervious areas do not short-circuit buffer |
| **Floodplains** | No habitable structures<br><br>Develop greenways & recreation areas | No habitable structures<br><br>Develop greenways & recreation areas | No development or filling in floodplain<br><br>Develop small-scale trails<br><br>Promote reforestation | No development or filling in floodplain<br><br>Promote reforestation |
| **Flood Control Dam Inundation Zones** | Allow expansions to existing development with education and possible mitigation measures<br><br>For new residential development, locate habitable structures outside of zone if reasonable alternatives exist | Allow expansions to existing development with education and possible mitigation measures<br><br>For new residential development, locate habitable structures outside of zone if reasonable alternatives exist | No habitable structures if reasonable alternatives exist | No habitable structures if reasonable alternatives exist |
| **Natural Heritage Resources & Critical Habitat** | Preserve in open space to the extent feasible.<br><br>Work with DCR on conservation management plans | Preserve in open space to the extent feasible.<br><br>Work with DCR on conservation management plans | Preserve through cluster design<br><br>Work with DCR on conservation management plans | Preserve through development layout and adequate lot sizes<br><br>Work with DCR on conservation management plans |

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| **Slopes** | Avoid slopes > 25%, especially associated with stream valleys | Avoid slopes > 25%, especially associated with stream valleys | Set aside slopes >25% and ridgelines through cluster design | No grading, roads, building sites on slopes > 25% and ridgelines |
| **Source Water Protection Areas** | Restrict land uses that pose contaminant threat<br><br>Avoid stormwater practices that infiltrate or can contaminate groundwater; ensure adequate water quality treatment<br><br>Encourage revegetation | Preserve as open space to the extent feasible<br><br>Restrict land uses that pose contaminant threat<br><br>Avoid stormwater practices that infiltrate or can contaminate groundwater; ensure adequate water quality treatment<br><br>Encourage revegetation<br><br>Provide enhanced on-site sewage disposal system design | Set aside critical areas through cluster design<br><br>Encourage reforestation<br><br>Provide enhanced on- site sewage disposal system design | Limit clearing on lots to minimum necessary<br><br>Encourage reforestation<br><br>Provide enhanced on- site sewage disposal system design |
| **Wetlands** | Obtain all required federal and state permits<br><br>Provide 35-foot buffer from edge of wetlands | Obtain all required federal and state permits<br><br>Provide 35-foot buffer from edge of wetlands | Obtain all required federal and state permits<br><br>Provide 100-foot buffer from edge of wetlands<br><br>Provide enhanced water quality treatment | Obtain all required federal and state permits<br><br>Provide 100-foot buffer from edge of wetlands<br><br>Provide enhanced water quality treatment |
| **Unique Natural Features (e.g., caves, major karst features, critical habitat)** | Tie in with greenways, active and passive recreation, and floodplain preservation | Tie in with greenways, active and passive recreation, and floodplain preservation | Use cluster design to protect the features listed in this table to the extent achievable, as well as active agricultural and forestry uses | Provide open space amenities through development layout and lot sizes; maximize continued use of active agricultural and forestry areas |

Objective 4.4. Continue to promote and advocate for recycling and other environmentally sustainable initiatives, working with public facilities to meet and exceed state and federal regulations.

*4.4.A.* The County will continue providing public environmental programs, including those on recycling and sustainable initiatives.

*4.4.B.* The County will continue to participate in events that will encourage, promote, and provide education on recycling and other environmental initiatives.

*4.4.C.* Promote educational efforts regarding the safe and proper disposal of household hazardous waste materials. Continue support for annual collection efforts.

*4.4.D.* Provide written procedures on how hazardous and non-hazardous material are to be stored and/or disposed within public facilities.

*4.4.E.* Work with public facilities to ensure any environmental risks are corrected in a timely manner and measures are put into place to prevent reoccurrence.

*4.4.F.* Continue to promote and expand local recycling efforts for residential, business, and industrial users and continue to exceed the state's mandatory recycling rate. Consider options for expanding the list of materials that can be recycled at County recycling centers, such as plastics.

*4.4.G.* Conduct environmental compliance audits periodically to ensure management programs and procedures are being followed.

| *Strategy* | *Implementation Period* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *4.4.A.* | Continuous | 1. Provide a list of all public environmental programs to promote through printed and digital media. | Engineering Office |
| *4.4.B.* | Continuous | 1. Revise current educational materials.<br>2. Programs and initiatives can include the Augusta County Fair, Hazardous Waste Day, Spring Cleanup, and Earth Day. Research additional opportunities.<br>3. Consider options to participate in school and other events that discuss why, how, and where to recycle. | Engineering Office |
| *4.4.C.* | Annual | 1. Create graphics, videos, or other promotional materials to display this information to the public.<br>2. Utilize local media outlets as a means of promoting such efforts. | Engineering Office |

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| *4.4.D.* | Annual | 1. Utilize printed and digital media. | Communications Manager, Engineering Office |
| *4.4.E.* | Year 10 to 15, Continuous | 1. Create a standard response check-list/form.<br>2. Identify corrective actions.<br>3. Create a schedule for when to assess public facilities. | Engineering Office |
| *4.4.F.* | Continuous | 1. Research funding opportunities. | Engineering Office |
| *4.4.G.* | Year 2 to 5, Continuous | 1. Create an audit checklist based on state and federal environmental requirements. | Engineering Office |

## Goal 5. Prioritize preserving open space and farmland to support a community where the access to and protection of unique natural resources promote sustainability and provide lasting benefits for residents, agriculture, recreation, and scenic beauty.

Objective 5.1. Enhance the agricultural and forestry industry in Augusta County while maintaining a balance with environmentally responsible practices.

*5.1.A.* The County should facilitate the continuation of existing Agricultural and Forestal Districts (AFD), encourage qualifying landowners to join, and promote the creation of new districts in Rural and Agricultural Conservation Areas (RCA/ACA).

*5.1.B.* In RCAs and ACAs, adopt policies to maintain parcel sizes and numbers of parcels that allow for meaningful agricultural and forestry operations.

*5.1.C.* The County should encourage landowners to develop a resource management plan, conservation plan or forest management plan for their farming and forestry operations.

*5.1.D.* Encourage BMPs through cooperation with federal, state and County agencies, including the Headwaters SWCD, the Natural Resources Conservation Service, Farm Service Agency, and the Virginia Department of Forestry, that provide technical assistance to the farming and forestry industries.

*5.1.E.* Work with the VA DOF and the US Forest Service to identify areas needing tree plantings and encourage local groups to plant them.

*5.1.F.* Help protect water quality and game and non-game wildlife through the promotion of woodlots and sound forestry management on large parcels of land outside of public land to sustain a healthy forestry economy.

| *Strategy* | *Implementation Period* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *5.1.A.* | Continuous | 1. Maintain and promote up-to-date maps of existing AFDs.<br>2. Promote AFD enrollment when allowed through mailings and printed and digital media that give a basic overview of AFDs and their benefits. | Augusta Extension Office, Engineering Office |
| *5.1.B.* | Year 2 to 5 | | Augusta Extension Office, Ordinance Working Group |
| *5.1.C.* | Continuous, Year 5 to 10 | 1. Identify what a resource management plan would include and develop a sample plan.<br>2. Distribute and promote the sample plan to relevant land owners. | Augusta Extension Office |
| *5.1.D.* | Continuous | 1. Centralize all BMP resources and contacts and distribute to local farmers and foresters.<br>2. Develop outreach materials highlighting local success | Augusta Extension Office, Engineering Office |

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| | | stories of BMP adoption in farming and forestry operations.<br>3. Promote cost-share, grant, and technical assistance programs available through unique agencies, such as the Headwaters SWCD.<br>4. Work with partner agencies to track participation in BMP programs and share results that demonstrate environmental and operational benefits. | |
| *5.1.E.* | Year 15 to 20 | 1. Request a list of priority planting areas from the VA DOF and the U.S. Forest Service.<br>2. Identify community groups or school programs that are interested in planting events.<br>3. Provide assistance for at least one (1) local tree planting project and assess regularity of the plantings. | Augusta Extension Office, Engineering Office |
| *5.1.F.* | Continuous | 1. Utilize printed and digital media to highlight woodlots and sound forestry management, looking to success stories on occasion. | Augusta Extension Office, Engineering Office |

Objective 5.2. Promote strategic development that prioritizes both existing and future farming operations, as well as the needs of future residents.

*5.2.A.* Designate Agriculture as a Future Land Use category.

*5.2.B.* Periodically study the effectiveness of the County's Zoning Ordinance in protecting all types of agricultural land uses, including production agriculture.

*5.2.C.* Continue exploring and implementing methods to reduce the creation of lots through the minor subdivision process in RCAs and ACAs.

*5.2.D.* The County should permit only single-family detached dwellings in rural areas, with accessory dwelling units allowed where appropriate.

*5.2.E.* Study the effectiveness of reciprocal setbacks for single-family and multi-family housing located in or adjacent to RCAs or ACAs, including well and housing construction.

*5.2.F.* Encourage clustering of new dwellings in RCAs on two-acre tracts, preserving 80% of the parent tract as permanent open land and locating developments at the edges of existing communities. The use of preserved land should be considered to prevent potential nuisances to residential areas, agricultural neighbors, or the County.

*5.2.G.* In ACAs, new cluster developments and conventional residential rezonings should be discouraged to protect agricultural operations and the rural landscape.

*5.2.H.* Should new development in and adjacent to communities within the County's RCAs and ACAs occur, it should be planned to align with the established development patterns of those communities.

| *Strategy* | *Implementation Period* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *5.2.A.* | Year 2 to 5 | 1. Clearly define Agriculture as a Future Land Use category.<br>2. Work with property owners and other stakeholders to identify optimal locations and parcels.<br>3. Assess alternatives for parcels that are not planned for Agriculture or any other development, especially in USAs and CDAs.<br>4. Utilize the first five-year update of the Plan to update the Future Land Use Map. | Augusta Extension Office, Planning Office |
| *5.2.B.* | Continuous | 1. Annually review the Planning Commission Index for rezonings.<br>2. Establish strong relationships with farmers and welcome their feedback.<br>3. Assess and amend the Augusta County Code as necessary. | Augusta Extension Office, Engineering Office, Ordinance Working Group |
| *5.2.C.* | Year 5 to 10 | 1. Consider new lot size limits, restrictions on family exceptions, boundary line adjustments, and parcel consolidation to preserve larger | Engineering Office |

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| | | tracts of land. Additionally, review regulations on lot configurations. | |
| *5.2.D.* | Continuous | 1. Review existing Zoning Ordinance and confirm there is consistency. Amend as necessary.<br>2. Cite this strategy during rezoning and Administrative or Special Use Permit requests. | Engineering Office, Ordinance Working Group, Planning Office, Zoning Office |
| *5.2.E.* | Year 5 to 10 | 1. Review setback regulations for neighboring or similar localities.<br>2. Review site plans and building permits that have been approved within the last 10 years, paying attention to setbacks.<br>3. Provide a recommendation based on findings. | Engineering Office |
| *5.2.F.* | Continuous | 1. Invoke cluster subdivision requirements per §25-77.1. Cluster subdivision option of Augusta County Code. | Engineering Office |
| *5.2.G.* | Continuous | 1. Document the number and type of residential rezonings proposed in ACA from the last 5-10 years. Continue to document. | Engineering Office |
| *5.2.H.* | Continuous | 1. Identify and define established development patterns.<br>2. Collaborate with VDOT through the rezoning process to ensure that any transportation expansions or improvements are designed to be consistent with the existing patterns of development. | Engineering Office, Planning Office |

Objective 5.3. Preserve farmland of varying importance to support agriculture, protect ecosystems, and maintain the rural landscape.

*5.3.A.* Identify prime farmland, farmland of statewide importance, and locally important farmland, and study best methods and strategies for preservation and management.

*5.3.B.* Provide information on the County website that outlines the various land preservation programs and how landowners can access key information and resources.

*5.3.C.* Conduct research on the feasibility of implementing a Purchase of Development Rights or a Transfer of Development Rights program to preserve agricultural lands.

| *Strategy* | *Implementation Period* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *5.3.A.* | Year 1 | 1. Prepare a map of such farmland in Augusta County.<br>2. Look to similar or neighboring localities to review best practices on preservation and management.<br>3. Develop recommendations and share across departments involved in development. | Augusta Extension Office, Engineering Office, Planning Office |
| *5.3.B.* | Year 2 to 5 | 1. Identify key land preservation programs.<br>2. Promote key programs via printed and digital media, highlighting the basic points of the programs and how to benefit from them. | Augusta Extension Office, Communications Manager, Engineering Office, Planning Office |
| *5.3.C.* | Year 2 to 5 | 1. Research the Purchase of Development Rights program and look to similar counties, such as Rockbridge County.<br>2. Research the Transfer of Development Rights program and look to similar counties.<br>3. Compare the two (2) programs to see if either is best suited for the County in preserving agricultural lands.<br>4. Research the relationship such programs can have with housing and Community Land Trusts. | Augusta Extension Office, County Administration, Ordinance Working Group, Planning Office, Ordinance Working Group |

Objective 5.4. Encourage the preservation of open space and the development of greenways to enhance and maintain the rural character and natural beauty of the County.

*5.4.A.* Emphasize environmental resources and connectivity in discussing new development plans.

*5.4.B.* The County should promote the use of conservation easements and land acquisition programs to protect active agricultural lands, large interconnected forest patches, natural heritage sites, scenic vistas, and important stream valleys.

*5.4.C.* Connect development to natural resources through greenways by soliciting funding for implementation.

*5.4.D.* Reevaluate and research taxation methods to encourage the preservation of productive agricultural and forestal areas and open space, ensuring fair and equitable land assessment, including parcels with significant open space value in the Land Use Taxation Program.

| *Strategy* | *Implementation Period* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *5.4.A.* | Continuous | 1. Once available, regularly utilize the map from *4.3.B.* to find a balance between new development and open space and connectivity. | Engineering Office |
| *5.4.B.* | Continuous | 1. These programs should be encouraged broadly in both RCAs and ACAs and on a case-by-case basis in the USAs and CDAs, subject to Board of Supervisors approval.<br>a) Maintain an up-to-date inventory of properties with conservation easements and prioritize outreach in RCAs and ACAs through printed and digital media.<br>2. As additional land is preserved, it should be designated as Urban Open Space on the Planning Policy Area/Future Land Use Map to enhance recreational use, open space, source water protection, and natural resource conservation.<br>3. Explore unique incentives to encourage residents to place land under conservation easements. | Engineering Office, Planning Office |
| *5.4.C.* | Continuous | 1. Apply for and utilize unique funding tools, such as the Virginia Outdoors' Get Outdoors Fund, DOI Land and Water Conservation Fund, and CIP. | Engineering Office, Parks and Recreation |
| *5.4.D.* | Year 2 to 5 | 1. Review the County's existing land use taxation policies and compare them with those in similar or neighboring localities. | Augusta Extension Office, Commissioner of the Revenue, |

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| | | 2. Assess current effectiveness of program to find gaps or areas for improvement and provide recommendations based on findings. | County Administration |

Goal 6. Energy infrastructure and initiatives in the County will be strategically planned to protect natural resources, adapt to evolving technologies, and meet the community's future needs.

Objective 6.1. Participate in the planning of utility-scale energy infrastructure to ensure grid stability, long-term reliability, and the effective fulfillment of the County's future energy needs.

*6.1.A.* Collaborate with utility providers and other relevant agencies to understand and plan for the County's existing and future energy needs.

*6.1.B.* Annually assess emerging technologies to enhance grid stability, and update County guidelines and ordinances as needed.

*6.1.C.* Monitor and coordinate with utility providers and other relevant stakeholders on planned substation expansions.

*6.1.D.* Collaborate with relevant agencies and stay informed on potential gas line developments.

*6.1.E.* Be prepared for the development of electric vehicle (EV) infrastructure locating in the County.

| *Strategy* | *Implementation Period* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *6.1.A.* | Year 2 to 5 | 1. Identify energy uses and needs.<br>2. Maintain a database of ongoing and future development projects.<br>3. Update public outreach strategies, ordinances, and procedures to address energy opportunities and needs.<br>4. Research similar or adjacent localities' efforts on utilizing energy needs to determine a cap on solar projects.<br>5. Incorporate insights from utility providers and agencies to plan for energy needs in a way that optimizes cost, reliability, and efficiency. | Community Development, County Administration, Economic Development |
| *6.1.B.* | Annual | 1. Emerging technologies may include battery storage, small modular reactors, wind power, and other alternative energy solutions. Look to similar or adjacent localities for guidance.<br>2. Keep abreast state and federal policy changes specific to energy technology.<br>3. Update the Ordinance and other policies as deemed necessary. | Community Development, County Administration, Economic Development |
| *6.1.C.* | Continuous | 1. Maintain an up-to-date contact list with utility providers and relevant stakeholders to stay in the know and make periodic check-in calls. | Community Development, County Administration, Economic Development |

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| *6.1.D.* | Continuous | 1. Maintain an up-to-date contact list with relevant agencies to stay in the know and make periodic check-in calls. | Community Development, County Administration, Economic Development |
| *6.1.E.* | Continuous | 1. Coordinate with the CSPDC on regional EV charging infrastructure planning and site identification. | CSPDC, Community Development, County Administration, Economic Development |

Objective 6.2. Promote education and long-range resiliency planning both at the citizen level and as a part of government policies to ensure informed decision-making and sustainable energy practices.

*6.2.A.* Encourage the use of energy-efficient technologies and energy-efficient homes to help residents monitor their energy use and explore simple ways to reduce consumption, while supporting efforts to reduce reliance on natural resources through practical, cost-effective choices.

*6.2.B.* Regularly evaluate the County's progress in contributing to Virginia's statewide energy policy goals.

*6.2.C.* The County should explore practical measures to reduce energy and fuel consumption within County facilities, where cost-effective, and aim to implement operational policies that prioritize efficiency.

*6.2.D.* When purchasing new public vehicles, the County should, where practical and allowable, consider fuel efficiency, the potential for using alternative fuels, and the vehicle's expected use and cost.

*6.2.E.* The County will evaluate and consider constructing new buildings, and renovating existing buildings, to Leadership in Energy and Environmental Design (LEED) Certification standards.

| *Strategy* | *Implementation Period* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *6.2.A.* | Continuous | 1. Energy-efficient homes may get their energy from solar rooftops or geothermal heat pumps. | Engineering Office |
| *6.2.B.* | Continuous | 1. Compare the County's usage data gathered from energy providers with County energy projects. Evaluate and assess goals as needed. | Engineering Office |
| *6.2.C.* | Year 5 to 10 | 1. Conduct a feasibility analysis on the cost-benefit relationship between non-renewable consumption within County facilities and renewable consumption.<br>2. Identify costs and benefits of developing EV infrastructure at County facilities, such as the Government Center, libraries, courthouse, and schools.<br>3. If determined cost-efficient, develop an EV Plan. | County Administration, Engineering Office, Facilities Management, Finance |
| *6.2.D.* | Year 2 to 5 | | County Administration, Finance |
| *6.2.E.* | Year 5 to 10 | | County Administration, Facilities |

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| | | | Management, Finance |

Objective 6.3. Ensure the siting of solar projects demonstrates a balance between renewable energy and environmental resources, while minimizing impacts on community resources and current and future residents and businesses.

*6.3.A.* Discourage the siting of solar projects in USAs and CDAs.

*6.3.B.* Consider existing and planned water and sewer infrastructure.

*6.3.C.* Discourage solar project footprints where more than 10% of the fenced project area, including any supportive infrastructure outside of the fenced area, occupies prime farmland and/or where there is an adjacent Agricultural and Forestal District.

*6.3.D.* Projects should protect the area's rural viewshed and make use of existing vegetation and be shielded or screened from view to minimize visual impacts on neighboring properties and developments and public rights-of-way.

*6.3.E.* The County strongly discourages projects that are more than 200 acres within the fenced project area, including any supportive infrastructure outside of the fenced area.

*6.3.F.* The County strongly discourages projects that are located in SWPO districts.

*6.3.G.* Projects should be designed, sited, and constructed to protect and preserve the County's valuable resources, including streams, rivers, wetlands, habitats, native vegetation, forests, and historic and archaeological sites. Projects should enhance natural resource benefits by incorporating native vegetation and creating wildlife corridors. Projects are encouraged to actively create opportunities and partnerships for natural open spaces, greenways, and wildlife observation areas, especially when in close proximity to publicly accessible lands and rights-of-way.

*6.3.H.* Projects should be sited at least two (2) miles from existing or approved solar facilities and no less than 1,000 feet from a platted residential subdivision to avoid significantly altering the character of the community.

*6.3.I.* Projects should not be submitted in phases and are discouraged from being applied for incrementally. Future adjoining projects will be considered independently by staff and reviewed as separate requests.

| *Strategy* | *Implementation Period* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *6.3.A.* | Continuous | 1. When given a Special Use Permit application for a solar energy system, utilize this policy, in conjunction with the rest of this Plan, when preparing project recommendations.<br>2. Utilize the Future Land Use and Planning Policy Area maps. | Planning Office, Zoning Office |
| *6.3.B.* | Continuous | 1. When given a Special Use Permit application for a solar energy system, utilize this policy, in conjunction with the rest of this Plan, when preparing project recommendations. | Planning Office, Zoning Office |

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| *6.3.C.* | Continuous | 1. When given a Special Use Permit application for a solar energy system, utilize this policy, in conjunction with the rest of this Plan, when preparing project recommendations.<br>2. Utilize the map of prime farmland detailed in *5.3.A.*<br>3. As a means of protecting agricultural land, review the Solar Ordinance and explore incentives for placing solar panels on already impervious surfaces. | Planning Office, Zoning Office |
| *6.3.D.* | Continuous | 1. When given a Special Use Permit application for a solar energy system, utilize this policy, in conjunction with the rest of this Plan, when preparing project recommendations. | Planning Office, Zoning Office |
| *6.3.F.* | Continuous | 1. When given a Special Use Permit application for a solar energy system, utilize this policy, in conjunction with the rest of this Plan, when preparing project recommendations. | Planning Office, Zoning Office |
| *6.3.E.* | Continuous | 1. When given a Special Use Permit application for a solar energy system, utilize this policy, in conjunction with the rest of this Plan, when preparing project recommendations. | Planning Office, Zoning Office |
| *6.3.G.* | Continuous | 1. When given a Special Use Permit application for a solar energy system, utilize this policy, in conjunction with the rest of this Plan, when preparing project recommendations. | Planning Office, Zoning Office |
| *6.3.H.* | Continuous | 1. When given a Special Use Permit application for a solar energy system, utilize this policy, in conjunction with the rest of this Plan, when preparing project recommendations.<br>2. Assess the feasibility of a solar overlay district that pre-selects optimal locations for solar projects so as not to alter the character of the community. | Planning Office, Zoning Office |
| *6.3.I.* | Continuous | 1. When given a Special Use Permit application for a solar | Planning Office, Zoning Office |

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| | | energy system, utilize this policy, in conjunction with the rest of this Plan, when preparing project recommendations. | |

Objective 6.4. Ensure data center development prioritizes the preservation of the County's limited resources and rural character.

*6.4.A.* Develop an overlay district to regulate data center development including designated suitable sites and water use provisions, to protect the County's water resources, grid stability, and overall character.

| *Strategy* | *Implementation Period* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *6.4.A.* | Year 1 | 1. Update the County Ordinance to establish pre-selected sites and operational and design standards for data centers, given that data centers are, at the time this Plan was adopted, permitted by-right in General Industrial districts.<br>2. Operational and design standards should address visual impacts, water usage, height limits, noise monitoring, and other factors to ensure data centers are safely and appropriately sited. | Community Development, County Administration, Economic Development |

## Quality of Life

*Vision:* Augusta County provides residents with a variety of housing, employment, and recreational opportunities. Facilities and services are accessible, reflect the mission of each organization or agency, and protect the rural lifestyle and character that define daily life in the County.

The Augusta County motto – nec debunt quamvis redeant in aurum Tempora priscum – roughly translates to “let the ages return to the first golden period.” Referring to Roman Emperor Augustus’ golden age of imperial peace, the County has long sought to foster a community that prioritizes happiness and well-being. Whether through access to quality housing, public safety, or well-maintained parks, quality of life in Augusta County means having peace of mind in each moment.

## Goal 7. Ensure an adequate supply of safe, suitable, and affordable housing for all County residents.

Objective 7.1. Ensure the provision of a variety of housing types and values to meet the needs of County residents.

*7.1.A.* Utilize the data and recommendations set forth in the *Central Shenandoah Regional Housing Study* when making decisions on housing in Augusta County.

*7.1.B.* Explore the feasibility of adopting a cottage-court ordinance, unique to the County, that promotes and regulates cottage-style and cluster housing developments.

*7.1.C.* Explore incentives to encourage narrower lot widths, promoting the development of smaller, more affordable residential lots.

*7.1.D.* Explore reducing the minimum square footage requirements for residential units.

*7.1.E.* Encourage the exploration of initiatives and grant opportunities specific to workforce housing.

*7.1.F.* Facilitate the development of accessory dwelling units (ADUs) to provide diverse housing options, increase density where appropriate, and offer flexible living arrangements.

| *Strategy* | *Implementation Period* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *7.1.A.* | Continuous | 1. Establish measurable indicators (e.g. number of affordable units built per year) to track progress on meeting the goals and recommendations outlined in the Study and be prepared to adjust goals based on real-time data and feedback.<br>2. Consider preparing an Augusta County Housing Plan with up-to-date data and strategies, similar to the 2014/2015 Housing Plan. | Engineering Office, Planning Office |
| *7.1.B.* | Year 2 to 5 | 1. Consult with adjacent localities, such as the City of Waynesboro, on the process, challenges, benefits, and language used for their cottage-court development.<br>2. Research other adjacent or similar localities' ordinances.<br>3. Consult with local organizations, such as the SAW Housing group, for ideas and feedback.<br>4. Consult with developers experienced in cottage court development in nearby or similar localities to assess challenges, benefits, and other key takeaways. | Nonprofit Housing Organizations, Ordinance Working Group, Planning Office |
| *7.1.C.* | Year 1, Year 2 to 5 | 1. Review the County's Ordinance and analyze potential | Community Development, |

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| | | alternatives to further incentivize smaller lot widths in development areas (e.g. USA/CDA).<br>2. Research other adjacent or similar localities' ordinances.<br>3. Work with developers and associations to explore unique incentives. | Ordinance Working Group |
| *7.1.D.* | Year 1 | 1. Analyze the pros and cons of the 900 sqft minimum dwelling size in the County.<br>2. Assess the costs and benefits for reducing the minimum.<br>3. Consider the square footage minimum requirement for only specific zoning districts or Planning Policy Areas.<br>4. Explore and be mindful of local creative housing solutions that utilize flexible design standards, such as the Valley Career and Technical Center Community Blitz Build. Consider on-site visits to interact with the smaller home sizes and determine its feasibility and appropriate placement in Augusta County. | Planning Office, Zoning Office |
| *7.1.E.* | Continuous | | County Administration, Economic Development, Planning Office |
| *7.1.F.* | Continuous | 1. Review and update the Zoning Ordinance as it pertains to ADUs to allow greater flexibility in their location, design, and use. | Planning Office, Zoning Office |

Objective 7.2. Encourage the increase in the supply of affordable, long-term rental housing opportunities that are equitable and accessible to all individuals.

*7.2.A.* Promote mixed-use developments where residential rental units are built alongside commercial or retail spaces, increasing supply and adding vitality to key areas.

*7.2.B.* Research the feasibility of amending the County Ordinance to allow the conversion of vacant office buildings, warehouses, or other commercial spaces into rental multi-family housing, specifically in designated growth areas, using a review process such as a Special Use Permit.

*7.2.C.* Affirm fair housing practices that prohibit discrimination in rental housing based on race, color, national origin, religion, sex, familial status, or disability.

| *Strategy* | *Implementation Period* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *7.2.A.* | Continuous | 1. Update the Zoning Ordinance to respond to density and zoning needs across growth areas in the County.<br>2. Work with interested developers to promote such development. | Planning Office, Engineering Office, Ordinance Working Group |
| *7.2.B.* | Year 2 to 5 | 1. Research other localities that have done similar initiatives.<br>2. Consult with the City of Staunton on the conversion from Staunton Steam Laundry to apartments.<br>3. Weigh the costs and benefits of the initiative, including Building Code and the age of buildings. | Building Inspection, Planning Office, Ordinance Working Group, Zoning Office |
| *7.2.C.* | Continuous | | Community Development, County Administration |

Objective 7.3. Support the rehabilitation of aging or blighted properties to promote the safety and quality of homes in the County.

*7.3.A.* Examine the feasibility of adopting and administering a property maintenance code to encourage property owners to upgrade existing substandard and unsafe housing, including manufactured homes.

*7.3.B.* Utilize resources, including the resources available in the *Central Shenandoah Regional Housing Study*, to replace or preserve homes, such as manufactured or mobile homes, as a lower-cost solution to homeownership in the County.

*7.3.C.* Support regional partners actively involved in the rehabilitation of homes in the County.

| *Strategy* | *Implementation Period* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *7.3.A.* | Year 1 | 1. Identify other localities in the region that have a similar ordinance and assess challenges, benefits, enforcement capacity, etc.<br>2. Assess how the enforcement is different across residential type.<br>3. Promote the use of unique local resources to support the maintenance and rehabilitation of substandard or unsafe housing stock in Augusta County as a resolute of a property maintenance ordinance. | Building Inspection, Community Development, Ordinance Working Group |
| *7.3.B.* | Year 5 to 10 | 1. Pursue grant opportunities, such as those available through Virginia Housing, to retrofit older homes as a means to meet the needs of County residents, including seniors or working adults. | Community Development, County Administration |
| *7.3.C.* | Continuous | 1. Promote the efforts of the groups by printed or digital media.<br>2. Serve as a liaison for grant applications for community-wide rehabilitation projects. | Community Development, Communications Manager, County Administration |

Objective 7.4. Participate in and promote housing initiatives that are collaborative and serve all individuals in the Staunton, Augusta, Waynesboro region.

*7.4.A.* Provide the necessary tools and resources for public education campaigns to raise awareness about homelessness, housing instability, and the services available to help unsheltered and cost-burdened residents, combating stigma and encouraging community involvement.

*7.4.B.* Play an active role in data sharing across municipalities to better track homelessness trends, service needs, and outcomes, and to ensure resources are effectively and efficiently allocated.

*7.4.C.* Continue engagement in the Staunton, Augusta, Waynesboro housing ecosystem where County involvement enhances services for unsheltered residents and those at risk of housing instability or homelessness.

*7.4.D.* Encourage public/private initiatives to provide affordable housing and rehabilitate substandard stock, including housing trust funds, cooperative projects, transitional housing, volunteer efforts, self-help groups, and apprenticeship programs. These efforts should also include housing for individuals with disabilities, such as group homes and universally designed residences.

*7.4.E.* Further explore the feasibility of supporting and participating in a regional housing or community land trust fund, or other similar program, to assist in financing affordable housing efforts.

| *Strategy* | *Implementation Period* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *7.4.A.* | Continuous | | Community Development, County Administration |
| *7.4.B.* | Continuous | | Community Development, County Administration |
| *7.4.C.* | Continuous | 1. Have at least one (1) representative from the County serve a role in a local housing organization, such as serving on the SAW Housing Steering Committee. | County Administration, Nonprofit Housing Organizations, Planning Office |
| *7.4.D.* | Continuous | | Community Development |
| *7.4.E.* | Year 5 to 10 | 1. Work with local groups, such as the SAW Housing organization and regional housing authorities, to assess local government role in the process. | Community Development, County Administration, Nonprofit Housing Organizations |

## Goal 8. Where feasible per Planning Policy Area designation, ensure residents have access to safe and quality utility services.

Objective 8.1. Ensure that all County residents have access to a safe and adequate water supply and that private water and wastewater systems do not pose long-term public health or environmental threats to the County and its residents.

*8.1.A.* The Augusta County Service Authority (ACSA) should continue its efforts to identify new sources that can be developed to meet the anticipated demands for public water.

*8.1.B.* Update the hydrological study to identify the most likely sources of deep-water wells and ensure they meet the County's current and future demand for a safe drinking water supply.

*8.1.C.* Update the County Code to ensure that wastewater storage is not allowed to remain in areas where it could threaten the health and safety of residents, contaminate private wells, or otherwise impact groundwater and the surrounding environment.

| *Strategy* | *Implementation Period* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *8.1.A.* | Continuous | | ACSA |
| *8.1.B.* | Year 5 to 10, Year 15 to 20 | | ACSA, Engineering Office |
| *8.1.C.* | Year 5 to 10, Year 15 to 20 | | ACSA, Ordinance Working Group |

Objective 8.2. Coordinate with non-public utility providers, including telephone, broadband, and gas services, in order to ensure adequate provision of services.

*8.2.A.* Evaluate co-location opportunities before permitting new wireless communication towers and promote designs that can accommodate County emergency communication systems.

*8.2.B.* Improve the telecommunications infrastructure in the County to enhance economic growth, public safety, and communications services Countywide.

*8.2.C.* Expand public/private partnerships for broadband communications infrastructure expansion to serve underserved areas.

| *Strategy* | *Implementation Period* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *8.2.A.* | Continuous | 1. Keep an up-to-date tracking list of communication towers in the County.<br>2. Update the Augusta County Code. | Ordinance Working Group, Zoning Office |
| *8.2.B.* | Year 10 to 15 | 1. Conduct an assessment of existing infrastructure and identify where there are gaps, service issues, etc.<br>2. Consider different negotiation agreements with providers for future contracts. | County Administration, Zoning Office |
| *8.2.C.* | Year 1, Year 2 to 5 | 1. Identify existing partnerships and continue to identify underserved areas throughout the County. | County Administration, Zoning Office |

## Goal 9. Expand unique and engaging opportunities for residents of all ages to promote community connection, retention, and a sense of value.

Objective 9.1. Support the creation of activities and programs that inspire creativity and provide engaging entertainment for youth.

*9.1.A.* Integrate interactive and educational elements into public facilities across the County to engage young visitors in meaningful learning experiences.

*9.1.B.* Consider hands-on learning installations in parks, libraries, and community centers, such as science, technology, engineering, art, and mathematics (STEAM) exploration zones, musical play structures, or public art projects that encourage participation.

*9.1.C.* Explore incorporating STEAM into youth activities when developing and promoting programs throughout the County.

*9.1.D.* Support and further develop traditional and non-traditional sports programming for youth.

| *Strategy* | *Implementation Period* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *9.1.A.* | Year 5 to 10 | 1. Take inventory of public facilities that can accommodate interactive educational elements, such as the Augusta County Government Center, ACFR stations, Parks and Recreation, and Augusta County Library stations.<br>2. Implement elements and experiences by high-usage locations. | ACFR, Augusta County Library, Community Development, County Administration |
| *9.1.B.* | Year 2 to 5 | 1. Research what similar or regional localities are doing.<br>2. Inspect how learning installations differ by building or service type, weather, age, etc.<br>3. Assess desire for full implementation. | Augusta County Library, County Administration, Parks and Recreation |
| *9.1.C.* | Year 2 to 5 | | Augusta County Library, Parks and Recreation |
| *9.1.D.* | Continuous | 1. Identify traditional and non-traditional sports.<br>2. Assess what sports the County can offer individually and what would benefit from public/private partnership. | Parks and Recreation |

Objective 9.2. Support the expansion and development of career and technical programs aimed at broadening occupational opportunities for youth and young adults.

*9.2.A.* Continue to support and encourage the growth of programs at the Shenandoah Valley Center for Advanced Learning, emphasizing skills and career pathways that encourage students to remain in the region following graduation.

*9.2.B.* Strengthen partnerships with organizations and employers in Augusta County to prepare students with skills that meet current and future workforce needs at the local and state levels, while promoting opportunities that incentivize young adults to live and work in the County.

*9.2.C.* Facilitate educational and youth programs that develop entrepreneurial skills, foster mentorship, and encourage innovative career pathways for young people, helping them build unique opportunities in Augusta County.

| *Strategy* | *Implementation Period* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *9.2.A.* | Continuous | 1. Stay up-to-date on programs being offered within the Center.<br>2. Manage the supportive partnership by regularly asking how the County can be of help.<br>3. Incorporate suggested ways to help where feasible. | ACPS, County Administration, Economic Development |
| *9.2.B.* | Continuous | 1. Identify regional organizations and employers that prepare students with workforce skills.<br>2. Regularly ask identified groups in what ways the County can support their efforts.<br>3. Incorporate suggested ways to help where feasible.<br>4. Explore existing available opportunities designed to support young adults entering the workforce. Promote and/or develop other programs/initiatives as necessary. | ACPS, County Administration, Economic Development |
| *9.2.C.* | Continuous | 1. Promote events, programs, or other opportunities either for youth and young adults or of their work/program experiences. Utilize printed or digital media. | ACPS, Communications Manager, County Administration, Economic Development |

Objective 9.3. Promote initiatives and programs for adults to gain access to educational and developmental opportunities and resources.

*9.3.A.* Encourage participation in programs that provide financial literacy education, real-world financial simulations, and technical guidance on homeownership, renting, and home maintenance to help individuals and families make informed financial decisions.

*9.3.B.* Promote accessible and affordable job training and skill development programs that create employment and volunteer opportunities for all individuals, including those with disabilities, such as those at Wilson Workforce Rehabilitation Center, Blue Ridge Community College, and the Shenandoah Valley Center for Advanced Learning.

*9.3.C.* Continue efforts to recruit, train, and retain volunteers in essential community services, such as fire-rescue, while exploring ways to improve system efficiency and capabilities.

| *Strategy* | *Implementation Period* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *9.3.A.* | Continuous | 1. Identify programs that offer such guidance.<br>2. Regularly ask the identified groups in what ways the County can support their efforts.<br>3. Incorporate suggested ways to help where feasible. | Community Development, County Administration |
| *9.3.B.* | Continuous | 1. Utilize printed and digital media to promote such programs.<br>2. Utilize suite windows in the Government Center and other County facilities to distribute printed media. | Communications Manager, County Administration, Economic Development |
| *9.3.C.* | Continuous | 1. Identify similar groups or localities with the same efforts and assess ways to improve. | ACFR, Augusta County Library |

Objective 9.4. Assist in the peaceful living of older adults in the County.

*9.4.A.* Continue to provide recreational and educational opportunities, volunteer programs, and library services to adults ages 50 and older.

*9.4.B.* Support local initiatives that improve home accessibility for older adults.

| *Strategy* | *Implementation Period* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *9.4.A.* | Continuous | | Augusta County Library, Parks and Recreation |
| *9.4.B.* | Continuous | 1. Stay aware of what initiatives exist in the area that can utilize support.<br>2. Regularly ask identified groups in what ways the County can support their efforts.<br>3. Incorporate suggested ways to help where feasible. | Community Development, County Administration |

## Goal 10. Advance the overall wellness of the County's residents and visitors through well-maintained parks, programs, and services.

Objective 10.1. Provide a variety of recreational amenities, activities, and programs that are appropriate and adequate in number, size, type, and location to accommodate the needs of all County residents.

*10.1.A.* Regularly assess, adapt, and develop recreational offerings to meet the evolving needs of the County's residents.

*10.1.B.* Continue to facilitate and cultivate partnerships with schools, community agencies, and private entities to develop, administer, offer, and maintain cooperative programming to reach a broader spectrum of the population.

| *Strategy* | *Implementation Period* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *10.1.A.* | Continuous | | Parks and Recreation |
| *10.1.B.* | Continuous | 1. Identify the broader spectrum of the population that is not being reached and identify as a target.<br>2. Create a master list of existing partners with relevant contact info to support regular engagement. | Parks and Recreation |

Objective 10.2. Enhance existing recreational amenities and programs while considering new ones to promote healthy lifestyles, personal growth, and social connection.

*10.2.A.* Promote healthy lifestyles by expanding opportunities, such as fitness and wellness education programs, and by installing signage in parks and throughout the County that recommend proper and safe exercise techniques.

*10.2.B.* Further develop and maintain locations where amenities, equipment, and space are provided and consistently available for general public physical activity.

| *Strategy* | *Implementation Period* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *10.2.A.* | Continuous, Year 5 to 10 | | Parks and Recreation |
| *10.2.B.* | Continuous | 1. Prioritize identifying locations for parks that are ADA compliant.<br>2. Consider developing splash pad parks, pickleball courts, basketball courts, and skateboard parks to meet the general public's physical activity interests. | Parks and Recreation |

Objective 10.3. Ensure accessibility and affordability for County residents when evaluating amenities, activities, and programs, with careful attention to diverse physical and intellectual abilities, socioeconomic backgrounds, and generational interests and familiarity.

*10.3.A.* Continue to disseminate printed media and use the website and social media platforms to inform County residents and visitors about County Parks and Recreation opportunities. Provide information at community events regarding Parks and Recreation programs and services.

*10.3.B.* Continue existing and explore new promotional strategies and efforts to increase awareness of programs and services and implement those which are most cost-effective.

*10.3.C.* Conduct an annual market analysis to ensure that charged fees always reflect value for the experience while remaining reasonable, and consider establishing a scholarship program to make all activities and programs accessible to users regardless of cost.

| *Strategy* | *Implementation Period* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *10.3.A.* | Continuous | | Parks and Recreation |
| *10.3.B.* | Continuous | 1. Identify programs and services to promote, including a partnership with Emergency Management programs, such as Pulse Point, CPR, etc.<br>2. Identify existing promotional strategies, while reviewing what similar or adjacent localities do.<br>3. Conduct a cost-benefit analysis, which will compare existing and potential promotional strategies.<br>4. Implement the promotional strategies with the best cost-benefit ratios. | Emergency Management, Parks and Recreation |
| *10.3.C.* | Annual | 1. Identify what programs would most utilize the scholarship program, while also paying attention to any correlations between age groups and programs.<br>2. Utilize the Augusta County Library as a resource and partner when offering free or low-cost services and programs.<br>3. Assess various funding streams to support the scholarship program. | Augusta County Library, Parks and Recreation |

Goal 11. Establish and maintain library facilities that provide efficient, effective, and readily available services to all County residents in accordance with Planning for Library Excellence: Standards for Virginia Public Libraries.

Objective 11.1. Strive to provide exceptional public library services and programs for all citizens.

*11.1.A.* The Library should continue to foster lifelong learning for all Augusta County residents, including, but not limited to, school curriculum, school readiness, early literacy, and social learning opportunities for all community members.

*11.1.B.* Enhance services to targeted populations and ensure that libraries have the tools to be able to be responsive to shifting needs and populations within the community.

*11.1.C.* Make all library facilities clean, safe, attractive, in compliance with the Americans with Disabilities Act (ADA), and adaptable to new technologies and new uses.

| *Strategy* | *Implementation Period* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *11.1.A.* | Continuous | 1. Continuously engage with community members and community organizations to identify areas of interest. | Augusta County Library |
| *11.1.B.* | Continuous | 1. Continuously engage with community members and community organizations to identify areas of interest.<br>2. Annually develop an action plan based on community feedback and strategic priority to identify community-responsive services.<br>3. Advocate for the resources needed to support community-responsive services. | Augusta County Library |
| *11.1.C.* | Continuous | 1. Stay up-to-date on and regularly assess ADA compliance laws.<br>2. Annually develop an action plan based on assessment of ADA compliance to ensure all Augusta County Library buildings are compliant.<br>3. Identify assistive technologies and make available at all Augusta County Libraries that aid patrons of varying abilities. | Augusta County Library |

Objective 11.2. Explore opportunities to expand and enhance the programming, services, spaces, resources, collections, and accessibility available through the public library system.

*11.2.A.* Provide access to resources and materials to further exploration and opportunities for life-long learning in a flexible, equitable, and collaborative capacity.

*11.2.B.* Continue to increase outreach efforts and service delivery to underserved groups.

*11.2.C.* Expand mobile library services and prioritize the creation of a bookmobile for areas within the County that do not have an easily accessible branch or library station nearby.

*11.2.D.* Continue to financially support the Talking Book Center, which provides access to materials for the visually and physically impaired.

*11.2.E.* Provide meeting room facilities that are adequate in size, have the necessary technology, and are safe and accessible for the wide variety of public activities conducted in library facilities.

*11.2.F.* Develop partnerships with other public and private sector agencies and groups to leverage resources, expertise, and work toward common goals by providing access to library resources, spaces, and materials inhouse and in an outreach capacity.

*11.2.G.* Continue to cooperate with neighboring libraries (the Valley Libraries Connection and surrounding library systems, such as Rockbridge Regional Library, Massanutten Regional Library, and Jefferson Madison Regional Library) in sharing materials, technology, and services. Economies of scale that may be achieved through further sharing or combining of resources should be explored.

*11.2.H.* Increase efforts to promote library services and programs through targeted marketing and advocacy. Utilize storytelling and other strategies to highlight the accessibility of Augusta County Library's programming, services, spaces, resources, and collections.

*11.2.I.* Utilize awareness campaigns, library users, Friends of the Augusta County Library Foundation, and other library supporters to advocate for expanded library services.

| *Strategy* | *Implementation Period* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *11.2.A.* | Continuous | 1. Continuously engage with community members and community organizations to identify areas of interest.<br>2. Explore the expansion of courier services to more rural locations to increase accessibility to library materials. | Augusta County Library |
| *11.2.B.* | Continuous | 1. Engage with the public on a regular or semi-regular basis (annual or bi-annual) to survey what works, what doesn't work, what could be better, etc.<br>2. Continuously engage with community members and community organizations to identify areas of the County without equitable access to library resources and services. | Augusta County Library |

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| | | 3. Develop an annual action plan for expanding service delivery to underserved groups.<br>4. Advocate for the resources needed to support service delivery expansion efforts. | |
| *11.2.C.* | Year 1, Year 2 to 5, Continuous | 1. Identify possible partners, including adjacent localities.<br>2. Identify priority locations within the County that would benefit from this service.<br>3. Evaluate cost of providing this service.<br>4. Establish a schedule/calendar for this service, noting its frequency of stops to each location. | Augusta County Library |
| *11.2.D.* | Continuous | 1. Annually evaluate Augusta County community member usage and advocate for proportional funds to support access to Talking Book Center resources. | Augusta County Library |
| *11.2.E.* | Continuous | 1. Identify and develop opportunities to expand or create flexible meeting spaces.<br>2. Identify solutions for small group and single person study space.<br>3. Advocate for the resources needed to support meeting and study room enhancements. | Augusta County Library |
| *11.2.F.* | Continuous | 1. Identify existing partners and use network to further identify what voices are missing from the conversation and what gaps could be filled. | Augusta County Library |
| *11.2.G.* | Continuous | 1. Research the feasibility of regional interlibrary loan services with nearby library systems. | Augusta County Library |
| *11.2.H.* | Year 1, Year 2 to 5, Continuous | 1. Research what other County departments or neighboring localities do to highlight programming.<br>2. Continue to utilize the Parks and Recreation Activities Guide to promote Library services and programs.<br>3. Identify preferred methods of communication for target populations and align message delivery. | Augusta County Library |
| *11.2.I.* | Continuous | 1. Identify community groups in the area that are seeing an increase in library usage. | Augusta County Library |

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| | | 2. Develop a mechanism to collect impact stories and additional needs for identified areas.<br>3. Provide advocacy and awareness training for Friends of the Augusta County Library Foundation and the Augusta County Library Board of Trustees. | |

Objective 11.3. Expand and enhance the technological and digital services available throughout Augusta County Libraries, recognizing the Library's continued and expanding role of providing access to high-speed internet and devices.

*11.3.A.* Ensure technology at library locations is updated and relevant and meets the needs of the community served, ensuring equitable access.

*11.3.B.* Continue to offer individualized computer and technology training to assist community members in navigating an increasingly digital environment.

*11.3.C.* Expand the Library's hotspot circulation service to assist residents without internet access at home.

*11.3.D.* Continue to ensure, through increased financial support, that library staff are trained to enhance customer service and stay current with technology and library service trends.

| *Strategy* | *Implementation Period* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *11.3.A.* | Continuous | 1. Ensure all public-facing technology access is meeting community needs and upgrade as necessary.<br>2. Evaluate the use of 3D printing services and expand to other parts of the County as necessary.<br>3. Advocate for the resources needed to support technology and digital services at all 7 locations, including staff time. | Augusta County Library |
| *11.3.B.* | Continuous | 1. Evaluate the use of the Book a Librarian service and expand as necessary.<br>2. Advocate for the resources needed to support technology and digital services at all 7 locations, including staff time. | Augusta County Library |
| *11.3.C.* | Continuous | 1. Identify gaps for improvement.<br>2. Identify best practices for expansion.<br>3. Evaluate the use of mobile hotspots and expand service as needed. | Augusta County Library |
| *11.3.D.* | Continuous | 1. Advocate for increased financial support for technology training for all library staff.<br>2. Stay up-to-date with technology trends and develop a long-term plan for enhancing staff knowledge and increased technology support at all 7 locations. | Augusta County Library |

## Goal 12. Ensure that all human services and programs are accessible, inclusive, and of high quality.

Objective 12.1. Maintain partnerships that enhance services and improve the quality of life for all citizens.

*12.1.A.* Collaborate with state and federal agencies, regional organizations and non-profits, and neighboring localities to ensure that human service needs are effectively met.

*12.1.B.* Seek all available funding from federal, state, and private sources to supplement local resources for health and human services programs.

*12.1.C.* Support the efforts of the Community Action Partnership of Staunton, Augusta, and Waynesboro (CAPSAW) to address programmatic needs and improve service delivery efficiency.

*12.1.D.* Encourage innovative and collaborative efforts to address the needs of a healthy community.

*12.1.E.* Continue to assist and promote awareness of the Department of Social Services and its programs, such as Supplemental Nutrition Assistance Program (SNAP), Medicaid, and other child and adult services.

*12.1.F.* Continue to assist and promote awareness of the Virginia Department of Health and its efforts to promote proper nutrition, immunizations, family planning, environmental health, cancer screening, and other public health programs.

*12.1.G.* Promote awareness of Augusta Health's community-based care initiatives.

*12.1.H.* Continue to promote and expand services and programs that support and enhance the quality of life for veterans in Augusta County.

| *Strategy* | *Implementation Period* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *12.1.A.* | Continuous | 1. Identify existing partners and keep an up-to-date contact list.<br>2. Communicate with partners about human service needs. | County Administration |
| *12.1.B.* | Continuous | | County Administration |
| *12.1.C.* | Continuous | | County Administration |
| *12.1.D.* | Continuous | 1. Identify groups and partners, such as Project GROWS and Augusta Health, where assistance can be given.<br>2. Regularly ask identified groups in what ways the County can enhance their efforts.<br>3. Incorporate suggested ways to help where feasible.<br>4. Utilize suite windows in the Government Center to display printed media and the County | Augusta County Government Center, Communications Manager, County Administration |

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| | | website and social media to display digital media. | |
| *12.1.E.* | Continuous | 1. Remain in regular contact with DSS and ask in what ways the County can enhance their efforts.<br>2. Incorporate suggested ways to help where feasible.<br>3. Utilize suite windows in the Government Center to display printed media and the County website and social media to display digital media. | Augusta County Government Center, Communications Manager, County Administration |
| *12.1.F.* | Continuous | 1. Remain in regular contact with VDH and ask in what ways the County can enhance their efforts.<br>2. Incorporate suggested ways to help where feasible.<br>3. Utilize suite windows in the Government Center to display printed media and the County website and social media to display digital media. | Augusta County Government Center, Communications Manager, County Administration |
| *12.1.G.* | Continuous | 1. Work with Augusta Health to further identify such initiatives, such as the Neighborhood Clinic or Remote Area Medical.<br>2. Utilize suite windows in the Government Center to display printed media and the County website and social media to display digital media. | Augusta County Government Center, Communications Manager, County Administration |
| *12.1.H.* | Continuous | 1. Remain in regular contact with veteran partners and organizations and ask in what ways the County can enhance their efforts.<br>2. Incorporate suggested ways to help where feasible.<br>3. Utilize suite windows in the Government Center to display printed media and the County website and social media to display digital media, if necessary. | Augusta County Government Center, Communications Manager, County Administration |

Objective 12.2. Maintain quality public health and social services for residents of all ages and needs in the County, in conjunction and cooperation with local, state, and federal agencies.

*12.2.A.* Expand remote options for accessing government services and programs.

*12.2.B.* Ensure community service facilities and digital programs are ADA-compliant and meet all security standards for employees, clients, and records. Provide resources for services in clients' languages.

*12.2.C.* Promote and enhance human service programs that enhance the ability of area residents to achieve economic security, defined as meeting basic needs, such as housing, utilities, food, transportation, childcare, household essentials, healthcare, and savings for emergencies and the future.

*12.2.D.* Facilitate programs and partnerships that expand access to affordable, quality child care and early childhood education, including services for infants, toddlers, and school-aged children, to support working families and promote healthy child development.

*12.2.E.* Promote and enhance behavioral health, developmental disability, and substance abuse services offered by federal, state, local, and non-profit agencies.

*12.2.F.* Advocate for and promote government, private, and nonprofit programs that provide services to physically, behaviorally, and intellectually disabled individuals.

*12.2.G.* Prioritize local youth needs through collaboration among schools, public safety, social services, civic groups, and youth-focused entities. Support career readiness, family health education, substance use prevention, and juvenile intervention. Strengthen leadership development, volunteer opportunities, and support for traditionally underserved youth and families.

*12.2.H.* Promote and enhance public and private services, initiatives, and policies that assist and engage older adults, including transportation and housing support, ways to combat loneliness, adult day programs, and resources to prevent fraudulent behavior and scams.

| *Strategy* | *Implementation Period* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *12.2.A.* | Year 2 to 5 | 1. Identify what is currently offered remotely.<br>2. Assess accessibility of existing remote options by surveying what works and does not work.<br>3. Research what similar or adjacent localities offer. | County Administration, IT |
| *12.2.B.* | Continuous | 1. Stay up-to-date on ADA compliance.<br>2. Identify what languages are present in the County/community through conversations and data sharing with DSS and other partners. | County Administration |
| *12.2.C.* | Continuous | | County Administration |
| *12.2.D.* | Continuous | 1. Identify what services are being offered by what agencies and | County Administration |

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| | | stay up-to-date on needs and demands for services. | |
| *12.2.E.* | Continuous | 1. Identify what services are being offered by what agencies and stay up-to-date on needs and demands for services. | County Administration |
| *12.2.F.* | Continuous | 1. Identify what services are being offered by what programs and stay up-to-date on needs and demands for services. | County Administration |
| *12.2.G.* | Continuous | 1. Identify and stay up-to-date on both partners and needs.<br>2. Regularly assess ways in which the County can be involved. | County Administration |
| *12.2.H.* | Continuous | 1. Stay up-to-date on and in contact with partners.<br>2. Regularly assess needs and ways to provide support or promotional efforts. | County Administration |

Objective 12.3. Consider the feasibility of centralizing certain community resources based on the service delivery objectives, mission, and purpose of each office or agency.

*12.3.A.* Encourage collaboration among agencies – including the Library, emergency services, Sheriff's Office, Augusta County Public Schools (ACPS), social services, and Parks and Recreation – to improve access to services and develop shared strategies for meeting community needs, enhancing facilities, and expanding outreach.

*12.3.B.* Conduct a cost-benefit analysis to assess the potential cost savings of consolidating resources and facilities.

*12.3.C.* Launch pilot programs to centralize certain services (e.g., consolidating youth programs and senior services into one location) and monitor performance, usage rates, and community feedback.

*12.3.D.* Explore the utilization of modular and adaptable spaces, such as trailers, to assess community needs and service access to evaluate the feasibility of consolidating certain services and determine the most effective locations for centralized resources.

| *Strategy* | *Implementation Period* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *12.3.A.* | Year 5 to 10 | 1. Agencies come together and identify shared goals, missions, themes, service users, high demand locations, etc. | ACFR, Augusta County Library, ACPS, ACSO, County Administration, Parks and Recreation |
| *12.3.B.* | Year 5 to 10 | | County Administration, Identified Departments |
| *12.3.C.* | Year 10 to 15 | 1. Conduct surveys, focus groups, and public meetings to gauge community interest in centralized resources. Understand concerns about convenience, service quality, and potential challenges. | County Administration, Identified Departments |
| *12.3.D.* | Year 10 to 15, Year 15 to 20 | 1. Utilize the data gathered from *12.3.C.* and look to similar or adjacent localities to identify priorities for locations and services. | County Administration, Identified Departments |

## Goal 13. Ensure the efficient and responsive delivery of public safety services.

Objective 13.1. Enhance the County's emergency communications systems and public safety coordination to ensure efficient, effective, and economical services for Augusta County and neighboring localities.

*13.1.A.* Continuously evaluate and update public safety infrastructure and systems to adapt to evolving community needs and maintain optimal service levels.

*13.1.B.* Continue to involve public safety agencies, including the Augusta County Sheriff's Office (ACSO), Augusta County Fire-Rescue (ACFR), Augusta County Emergency Management, and Emergency Communications Center (ECC), in strategic planning efforts to address facilities, equipment, and staffing needs.

*13.1.C.* Explore innovative funding and resource-sharing opportunities to support improvements in emergency services and communication systems across the region.

*13.1.D.* Continue collaboration with Staunton, Waynesboro, and neighboring localities to enhance emergency service delivery and resource efficiency through shared services, mutual aid agreements, and coordinated ECC coverage.

*13.1.E.* Maintain robust emergency communications systems, including radio coverage in rural areas.

| *Strategy* | *Implementation Period* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *13.1.A.* | Continuous | 1. Follow the Fire-Rescue Comprehensive Strategic Plan and other guiding tools. | ACFR, ACSO, County Administration, ECC, Emergency Management |
| *13.1.B.* | Continuous | 1. Utilize Comprehensive Plan updates, CIP, budget requests, rezonings, etc. to involve public safety agencies in strategic planning efforts. | ACFR, ACSO, County Administration, ECC, Emergency Management, Finance, Planning Office |
| *13.1.C.* | Continuous | 1. Research what similar or adjacent localities apply for and assess competitiveness as applicants. | ACFR, ACSO, County Administration, ECC, Emergency Management |
| *13.1.D.* | Continuous | 1. Maintain a working relationship with the leadership of neighboring jurisdictions and attend regularly scheduled meetings. | ACFR, ACSO, ECC, Emergency Management |
| *13.1.E.* | Continuous | 1. Continuously asses systems for effectiveness. | ECC, Emergency Management |

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| | | 2. Maintain a log of communications disruptions to assess cause and potential improvements. | |

Objective 13.2. Maintain and improve the services provided by ACFR to maximize the protection and safety of all residents and visitors.

*13.2.A.* Maintain the Officer Candidate School to prepare career and volunteer staff for leadership and general training needs. Continue supporting the Augusta County Fire-Rescue Combined System's volunteer program by enhancing recruitment, training, and retention efforts while exploring ways to improve efficiency and capabilities.

*13.2.B.* Encourage collaboration between developers, Virginia Department of Transportation (VDOT), ACSA, Emergency Management, and ACFR to ensure effective fire-rescue service delivery.

*13.2.C.* Continue to support the Tanker Strike Team's efforts to enhance fire protection in areas without sufficient fire flow.

*13.2.D.* Continue to promote lifesaving initiatives, such as the free smoke alarm service available to all County residents.

*13.2.E.* Consider implementation recommendations outlined in the Fire-Rescue System Comprehensive (Strategic) Plan.

*13.2.F.* Consider implementing the recommendations from the Community Wildfire Protection Plan developed by the Central Shenandoah Planning District Commission and other hazard and emergency response-based plans and regularly assess needs as the plans are updated.

*13.2.G.* Continue to recognize the critical role of fire-rescue volunteers in keeping Augusta County safe, especially in rural communities.

| *Strategy* | *Implementation Period* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *13.2.A.* | Continuous | | ACFR |
| *13.2.B.* | Continuous | 1. Have a ready-to-go and up-to-date contact list to give to developers when they seek development approval, rezonings, etc. | ACFR, ACSA, Community Development, Emergency Management, VDOT |
| *13.2.C.* | Continuous | | ACFR |
| *13.2.D.* | Continuous | 1. Review initiatives and use the Government Center suite windows and other display areas to inform the public about available services and initiatives, and to share seasonal fire prevention messages during periods of higher fire risk. | ACFR, Communications Manager, County Administration |
| *13.2.E.* | Continuous | | ACFR, County Administration |
| *13.2.F.* | Continuous | 1. Other hazard and emergency response-based plans include: Threat and Hazard Identification & Risk Assessment, Hazard | ACFR, Emergency Management |

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| | | Mitigation Plan, Emergency Operation Plan, Hazardous Material Emergency Response Plan, Traffic Incident Safety Plan, and Dam Safety. Regularly assess and implement recommendations. | |
| *13.2.G.* | Continuous | 1. Explore incentives to attract new volunteers and strengthen efforts to recruit and train those willing to serve. Couple with efforts in *13.2.A.* | ACFR, County Administration |

Objective 13.3. Continue to strengthen law enforcement, detention services, and animal control initiatives to ensure public safety.

*13.3.A.* Maintain accreditation from the Virginia Law Enforcement Professional Standards Commission.

*13.3.B.* Continue and enhance innovative law enforcement efforts, such as Neighborhood Watch and Business Watch programs.

*13.3.C.* Continue active participation as a member agency of the Central Shenandoah Criminal Justice Training Academy, supporting its training programs and initiatives.

*13.3.D.* Continue to coordinate public safety and service needs with the County Sheriff and continue to incorporate identified equipment and positions in the County budget and Capital Improvement Plan.

*13.3.E.* Explore new programs and technologies aimed to enhance public safety, improve efficiency, and address long-term detention capacity needs.

*13.3.F.* Continue to raise public awareness through information dissemination on responsible pet ownership, animal welfare, and safety regulations.

| *Strategy* | *Implementation Period* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *13.3.A.* | Continuous | 1. Stay up-to-date on any changes to standards and regularly assess protocols and policies. | ACSO |
| *13.3.B.* | Continuous | 1. Identify neighboring or like-sized localities with innovative efforts and assess feasibility of duplicating efforts in the County. | ACSO |
| *13.3.C.* | Continuous | | ACSO |
| *13.3.D.* | Continuous | | ACFR, ACSO, Community Development, County Administration, Emergency Management |
| *13.3.E.* | Continuous | 1. Identify neighboring or like-sized localities with new programs and technologies and assess feasibility of duplicating efforts in the County. | ACSO |
| *13.3.F.* | Continuous | 1. Utilize printed or digital media to disseminate information. For printed media, utilize Government Center suite windows and other display areas. | Animal Control, ACSO, Communications Manager |

## Sense of Place

*Vision*: Augusta County celebrates the unique traditions and qualities of its rural communities by encouraging and nurturing a strong sense of place, culture, and connection.

Augusta County is home to distinct communities, each proud of its unique identity. The variety of histories, cultures, and traditions across the County help shape a shared identity. While each Community is celebrated for its uniqueness, all are connected by a strong sense of belonging. Through thoughtful development, storytelling, and improved connectivity, Augusta County remains true to its past while growing with purpose – allowing residents to maintain pride in their communities and offering visitors an immersive, authentic experience.

## Goal 14. Guide long-range planning and development efforts to protect the unique identity of each community in Augusta County.

Objective 14.1. Preserve rural areas through strategic land use decisions and development practices.

*14.1.A.* Promote sustainable development that reflects the character of each community by focusing growth inward through infill and thoughtful expansion, helping to reduce low-density sprawl.

*14.1.B.* Encourage any development that occurs in or near identified Rural Communities to incorporate creative and sensitive design so as to limit the visual impact on the surrounding area and maintain its distinguishing features.

*14.1.C.* Ensure any new development in and adjacent to communities within the County's Rural and Agricultural Conservation Areas (RCA/ACA), or with significant historic structures, sites, and features, aligns with the established development patterns of those communities.

*14.1.D.* Existing natural and cultural features should serve as the foundation for site design and development. New development should prioritize preserving topography, woodlands, view sheds, natural drainage channels, and historic structures and objects. To minimize clearing and grading, use strategies such as clustering, flexible street standards, phased development, and shared parking.

| *Strategy* | *Implementation Period* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *14.1.A.* | Continuous | 1. Utilize Small Area Plans to identify or define the character of certain communities.<br>2. Use Small Area Plans to guide higher-density and/or mixed-use development in areas best suited for such growth. Utilize rezoning and development requests to encourage infill development. | Community Development |
| *14.1.B.* | Continuous | 1. Collaborate with VDOT to ensure that any transportation expansions or improvements are designed to be consistent with the existing patterns of development.<br>2. Utilize rezoning and site plan comments to encourage sensitive design and buffering. | Community Development |
| *14.1.C.* | Continuous | 1. Identify and provide examples of development patterns to share with developers.<br>2. Utilize rezoning and site plan comments to encourage those development patterns. | Community Development |

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| *14.1.D.* | Continuous | | Community Development |

Objective 14.2. Prioritize the adoption and implementation of Small Area Plans to guide targeted and strategic development in the County's growth areas.

*14.2.A.* Review existing Small Area Plans and identify strategies for implementation.

*14.2.B.* Identify additional growth areas and develop additional Small Area Plans.

*14.2.C.* Expand the Planning Office to support the additional responsibilities associated with Small Area Plan efforts.

| *Strategy* | *Implementation Period* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *14.2.A.* | Year 2 to 5 | 1. Review recommendations and implementation matrices in existing Small Area Plans. Assess new strategies to achieve.<br>2. Include comprehensive involvement from the affected community. | Planning Office |
| *14.2.B.* | Year 1, Continuous | 1. Develop and adopt Small Area Plans for each of the designated subareas in Appendix B, including Greenville and the four (4) growth areas on a rotating basis, focusing on goals like public services, the economy, and parks and recreation, ensuring each Plan captures the essence of each community.<br>2. Seek funding for implementation.<br>3. Include comprehensive involvement from the affected community. | Planning Office |
| *14.2.C.* | Year 2 to 5 | 1. Request funds in the annual budget to support additional planning staff and office space. | Planning Office |

## Goal 15. Acknowledge and celebrate Augusta County's cultural and historic resources, emphasizing their lasting significance and expanding the ways in which the narrative is shared and embraced by all.

Objective 15.1. Broaden the ways in which the County's diverse history is shared and celebrated.

*15.1.A.* Further document and emphasize the histories of specific communities, such as Indigenous, African American, agricultural, and various religious histories.

*15.1.B.* Explore diverse methods of gathering and communicating Augusta County's stories, making them accessible to all ages and learning styles. This may include digitizing archives, creating innovative interactive platforms, and using technology to engage audiences in new and effective ways.

*15.1.C.* Update existing methods of telling Augusta County's stories (e.g. museum exhibits, historical markers, and/or commemorative places, lesson plans, published materials, etc.) to integrate new or expanded information and perspectives to complement and enhance the existing stories.

*15.1.D.* Consider integrating local stories and hands-on learning into the school curriculum to make regional, state, and national events more relevant to Augusta County students. Use field trips to museums, exhibits, and historic or cultural sites to enhance learning across grade levels.

*15.1.E.* Consider becoming a Certified Local Government as designated by the Virginia Department of Historic Resources.

*15.1.F.* Encourage the collection, cataloging, and online availability of resources in a centralized repository to improve accessibility. Promote public awareness and use of the collection through regular research training events and by featuring aspects of the collection on social and traditional media.

| *Strategy* | *Implementation Period* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *15.1.A.* | Year 5 to 10 | 1. Identify all community histories that should be included.<br>2. Partner with members of these communities to collect their stories and conduct oral histories and document the material culture and contributions of these groups to the history and culture of the community. | Community Development, Communications Manager, County Administration, Non-profit History Organizations |
| *15.1.B.* | Year 5 to 10 | 1. Research unique ways to engage audiences about local histories.<br>2. Research similar or nearby localities for best practices and other methods on story-telling.<br>3. Research and assess the feasibility of digitizing historical markers or other historical pieces (e.g. using QR codes for | Community Development, Communications Manager, County Administration, Economic Development, Non-profit History Organizations |

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| | | a short clip of the history's story). | |
| *15.1.C.* | Year 10 to 15 | 1. Research similar or nearby localities for unique and best practices.<br>2. Research and assess the feasibility of digitizing historical markers or other historical pieces (e.g. using audio tools for historical plaques in the Augusta County Government Center). | Community Development, Communications Manager, County Administration, Economic Development, Non-profit History Organizations |
| *15.1.D.* | Year 10 to 15 | | Augusta County Public Schools |
| *15.1.E.* | Year 5 to 10 | 1. Investigate the requirements and necessary steps to become a Certified Local Government as designated by the Virginia Department of Historic Resources. | Community Development, Communications Manager, County Administration, Economic Development, Non-profit History Organizations |
| *15.1.F.* | Continuous | 1. Identify the best location for a centralized repository.<br>2. Utilize printed and digital media to bring awareness to the resources and events. | Augusta County Circuit Court Clerk's Office, Augusta County Library, Communications Manager, Non-profit History Organizations |

Objective 15.2. Identify and protect the basic physical integrity of the County's significant historic and prehistoric sites, structures, and objects.

*15.2.A.* Work with federal, state, regional, neighboring, and other agencies to coordinate and reinforce efforts to promote historic preservation efforts and programs.

*15.2.B.* Work with land owners who wish to conserve and preserve their historic sites and buildings.

*15.2.C.* Consider adopting an ordinance that sets forth a register of identified cemeteries, graveyards, or other places of burial located on private property not belonging to any memorial or monumental association.

*15.2.D.* During the development review process, work with developers and agencies like VDOT to preserve significant on-site or adjacent historic structures, sites, and features. Promote design flexibility in new development and road improvements, including adjustments to curve radii and pavement width, to protect the character and integrity of historic resources.

*15.2.E.* Consider a balanced approach to building permitting and code enforcement that upholds safety standards while helping preserve the historic fabric and character of these structures.

*15.2.F.* Consider developing and implementing a historic documentation protocol for demolition projects to ensure architectural, cultural, and historical elements are thoroughly documented and archived before physical structures are removed.

| *Strategy* | *Implementation Period* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *15.2.A.* | Continuous | 1. Identify and keep up-to-date contacts lists of group and agency partners.<br>2. Assess programmatic needs and find areas needing support.<br>3. Consult with other localities, such as the City of Lexington regarding Historic Downtown Lexington. | Community Development, County Administration, Economic Development |
| *15.2.B.* | Continuous | | Community Development |
| *15.2.C.* | Year 10 to 15 | 1. Review Virginia Code § 15.2-978.<br>2. Research what other localities have adopted ordinances that follow the Virginia Code section and assess whether it is a good fit for Augusta County. | Ordinance Working Group |
| *15.2.D.* | Continuous | | Community Development |
| *15.2.E.* | Year 2 to 5 | 1. Research parking flexibility for development near or revitalization of historic structures.<br>2. Review Building Inspection's practices and identify potential | Building Inspection, Community Development |

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| | | areas for improvement related to the matter. | |
| *15.2.F.* | Year 2 to 5 | 1. Research other localities that have a historic documentation protocol for demolition projects or something similar.<br>2. Identify pros and cons, and assess how such practices could best be incorporated into the County. | Community Development |

Objective 15.3. Promote initiatives that celebrate and honor the diverse cultures and histories represented across Augusta County.

*15.3.A.* Promote new community events and activities that celebrate Augusta County's unique stories, people, places, and products, such as those themed around agriculture, local goods, history trails, and cultural traditions.

*15.3.B.* Promote events held in locations across the County where themes are most relevant, helping to educate residents and visitors about each region's unique culture, traditions, and resources.

*15.3.C.* Facilitate the activities of community organizations as they seek to study, collect, preserve, publish, educate, and promote the history of Augusta County and its communities.

| *Strategy* | *Implementation Period* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *15.3.A.* | Continuous | 1. Utilize printed and digital media to promote events and activities. | Communications Manager, Economic Development & Tourism |
| *15.3.B.* | Continuous | 1. Stay up-to-date on events and activities and utilize printed and digital media to promote them. | Communications Manager, Economic Development & Tourism |
| *15.3.C.* | Continuous | | County Administration, Economic Development & Tourism |

## Goal 16. Ensure residents and visitors can safely access and connect to resources and amenities throughout the County.

Objective 16.1. Improve wayfinding to help residents and visitors easily navigate to and within communities.

*16.1.A.* Establish clear visual identity in rural communities and growth areas through distinctive branding markers and gateways.

*16.1.B*. Develop a Wayfinding Plan that makes information about County attractions, historic and cultural sites, and amenities easily accessible to the public. Explore interactive and user-friendly platforms, such as social media and technology tools, that can be adapted to include updated information.

*16.1.C.* Consider design standards and other tools to guide the appearance and functionality of corridors and designated roadways.

*16.1.D.* Continue to promote local attractions and events with materials that help residents and visitors carefully access amenities throughout the County.

*16.1.E.* Foster a positive coexistence between residents and visitors in shared spaces.

| *Strategy* | *Implementation Period* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *16.1.A.* | Year 1, Year 2 to 5 | 1. Develop branding that is cohesive yet defined for each of the different areas. | Community Development, Economic Development & Tourism |
| *16.1.B.* | Year 5 to 10 | 1. Collaborate with the Virginia Department of Tourism and VDHR to explore potential grant opportunities for funding this initiative.<br>2. Consult with adjacent or similar localities, such as the City of Waynesboro.<br>3. Identify historical markers in Wayfinding Plan.<br>4. Work with an external firm to decide where, what, and how. | Community Development, Communications Manager, Economic Development & Tourism |
| *16.1.C.* | Year 2 to 5 | 1. Research form-based code, corridor overlays, and other regulatory tools to guide additional design standards for signage, landscaping, building materials, and more for properties along designated roadways or corridors. Look to adjacent or similar localities, such as the City of Staunton, during research process.<br>2. Consider benefits and costs to such regulations, and determine if this approach is appropriate for the County. | Community Development, County Administration, Economic Development & Tourism, Ordinance Working Group |

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| | | 3. Update Zoning Ordinance or other policies as needed. | |
| *16.1.D.* | Continuous | 1. Work with local partners and vendors to stay in-the-know on upcoming events. | Economic Development & Tourism |
| *16.1.E.* | Continuous | 1. Market events to better keep the community in-the-know.<br>2. Coordinate events (by Special Use Permit application) with Emergency Management. | Community Development, Communications Manager, Economic Development & Tourism, Emergency Management |

## Transportation Network

*Vision:* Augusta County prioritizes the safety, efficiency, and accessibility of its transportation network, while respecting the unique character of both developed and rural areas.

From farm vehicle protections in rural areas to new sidewalks in Urban Service Areas, Augusta County prioritizes projects that support an easily navigable transportation network for all users, regardless of travel mode. As transportation modes and preferences evolve, the County remains committed to fostering harmonious coexistence among all users.

## Goal 17. Ensure Augusta County's transportation network addresses congestion, development, and other system demands with user safety as the highest priority.

Objective 17.1. Work with the Virginia Department of Transportation (VDOT) and the Federal Highway Administration (FHWA) as they deliver interstate projects and improvements in Augusta County.

*17.1.A.* Continue to support VDOT's I-81 Corridor Improvement Project.

*17.1.B.* Collaborate with neighboring localities to identify additional improvements for the I-81 Corridor Improvement Project that address regional needs.

*17.1.C.* Collaborate with VDOT and other agencies to address I-81 interchange safety concerns.

*17.1.D.* Continue to support VDOT's I-64 safety improvements.

*17.1.E.* Work with VDOT and FHWA to enhance freight safety, improve truck parking, and strengthen access to commercial and industrial uses.

| *Strategy* | *Implementation Period* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *17.1.A.* | Continuous | 1. Promote and be involved in public engagement opportunities for the Improvement Project. | Community Development, County Administration, VDOT |
| *17.1.B.* | Year 2 to 5 | 1. Collaborate with Staunton, Waynesboro, Albemarle, Nelson, Rockingham, Rockbridge, Highland, and Bath. | Community Development, County Administration, VDOT |
| *17.1.C.* | Continuous | 1. Research third-party applications and software that detail accident info for travels via digital messaging. | Community Development, County Administration, Emergency Management, VDOT |
| *17.1.D.* | Continuous | 1. Promote and be involved in public engagement opportunities for improvements. | Community Development, County Administration, VDOT |
| *17.1.E.* | Year 1 | 1. Identify areas needing the greatest amount of attention.<br>2. Partner with the CSPDC.<br>3. Support a regional truck parking needs assessment with other I-81 corridor localities. | CSPDC, Community Development, County Administration, Economic Development, FHWA, VDOT |

Objective 17.2. Maintain and improve the County's primary and secondary systems through cooperative oversight with VDOT and other organizations.

*17.2.A.* Collaborate with VDOT on network development needs, including road construction, upgrades, and spot improvements.

*17.2.B.* Actively participate in and coordinate with the Staunton-Augusta-Waynesboro Metropolitan Planning Organization (SAWMPO).

*17.2.C.* Continue working with VDOT to develop supplemental roadway networks to provide alternate routes in growth areas.

*17.2.D.* Work with VDOT and emergency service providers to address congestion on roads parallel to I-81 and I-64.

*17.2.E.* Work with VDOT in expanding flexible standards for rural road improvements to maximize cost-efficiency, preserve existing topography and vegetation, and maintain the area's rural character.

*17.2.F.* Collaborate with VDOT to pursue spot safety funding for smaller projects and strengthen the competitiveness of larger projects for implementation funding.

| *Strategy* | *Implementation Period* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *17.2.A.* | Continuous | 1. Utilize the Mobility Plan in Appendix E. | Community Development, County Administration, VDOT |
| *17.2.B.* | Continuous | 1. Attend monthly SAWMPO meetings with prepared input on County development projects.<br>2. Incorporate public input from all users during the transportation planning process.<br>3. Utilize Small Area Plans and growth areas to ensure County transportation priorities are integrated into the planning and implementation of the region's Long Range Transportation Plan and Transportation Improvement Program. | CSPDC, Community Development, County Administration, SAWMPO |
| *17.2.C.* | Continuous | 1. Identify roadway networks needing alternate routes.<br>2. Utilize the Mobility Plan in Appendix E.<br>3. Incorporate supplemental roadway connections into the design of new residential subdivisions to help divert local traffic from major roads. | Community Development, County Administration, VDOT |
| *17.2.D.* | Year 2 to 5 | 1. Coordinate and facilitate meetings to identify areas of greatest concern and come up with actionable solutions. | Augusta County Fire Rescue, Community Development, County Administration, |

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| | | | Emergency Management, VDOT |
| *17.2.E.* | Continuous | 1. Consider stormwater management and wildlife crossings when expanding flexible standards.<br>2. Identify existing standards and see where it makes the most sense to offer flexibility. | Community Development, VDOT |
| *17.2.F.* | Continuous | | Community Development, County Administration, VDOT |

Objective 17.3. Prioritize access management and safety when improving and developing secondary systems and local function roadways.

*17.3.A.* Identify areas with frequent and projected conflicts between motorists and non-motorists and develop strategies to reduce them.

*17.3.B.* Coordinate transportation improvements with growth areas to manage access more effectively and reduce future congestion.

*17.3.C.* Evaluate the use of fixed signal cycles, rather than actuated ones, to improve traffic turnover in growth areas.

*17.3.D.* Identify roads vulnerable to heavy vehicle impact and consider measures to deter tractor trailers from using them.

*17.3.E.* Encourage new development to minimize the number of entrances from arterial and collector roads.

*17.3.F.* Continue to require new development to focus internally and feature reverse lot road frontage and interconnection to adjacent parcels.

*17.3.G*. Explore flexible standards for subdivision streets (both private and public) to enable developers to maximize cost-efficiency.

*17.3.H.* Calm traffic and manage speeds within residential communities and especially near schools.

*17.3.I.* Identify narrow rural roadways, especially those with blind curves, for future widening projects.

| *Strategy* | *Implementation Period* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *17.3.A.* | Year 2 to 5 | 1. Utilize Small Area Plans.<br>2. Consider vehicle speed management, adequate pedestrian/bicycle facilities through settled areas, and safe crossings from vulnerable users on major highways.<br>3. Utilize the Mobility Plan in Appendix E. | CSPDC, Community Development, VDOT |
| *17.3.B.* | Continuous | 1. Utilize the Future Land Use and Planning Policy Area maps to coordinate traffic infrastructure improvements and other developments within growth areas.<br>2. Utilize the Mobility Plan in Appendix E.<br>3. Coordinate growth projections with CSPDC demographic analyses and ensure consistency with SAWMPO LRTP. | CSPDC, Community Development, VDOT |
| *17.3.C.* | Year 2 to 5 | | Community Development, County |

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| | | | Administration, VDOT |
| *17.3.D.* | Year 2 to 5 | 1. Consider incorporating weight limits, no truck signs, or other tools.<br>2. Research the weight difference and impacts of tractor trailers compared to farm vehicles and equipment.<br>3. Coordinate with VDOT to develop appropriate weight limits and signage strategies. | CSPDC, Community Development, County Administration, VDOT |
| *17.3.E.* | Continuous | 1. Utilize rezoning and site plan requests/submittals to encourage this. | Community Development |
| *17.3.F.* | Continuous | | Community Development |
| *17.3.G.* | Year 1 | 1. Identify and define flexible standards.<br>2. Research what flexible standards for subdivision streets looks like in similar or adjacent localities.<br>3. Compare with the recommendations in Goal 7 to support affordable housing development. | Community Development |
| *17.3.H.* | Year 2 to 5 | 1. Explore innovative transportation technologies, such as smart signals.<br>2. Explore incorporating pedestrian friendly street design methods, such as bollards, rumble strips, sidewalks, benches, and lighting.<br>3. Increase the number of speed limit signs in areas with high rates of speed-related accidents.<br>4. Increase the number of radar speed limit signs.<br>5. Apply for and utilize VDOT programs, such as the Safe Routes to School Program. | Community Development, County Administration, VDOT |
| *17.3.I* | Year 5 to 10 | 1. Coordinate with the CSPDC to identify regional priorities for rural road improvements.<br>2. Work with VDOT through CSPDC technical assistance to develop phased improvement plans that balance safety with rural character preservation. | CSPDC, Community Development, County Administration, VDOT |

## Goal 18. Promote and support fixed route and on-demand/paratransit public transit services in Augusta County.

Objective 18.1. Continue working with the Central Shenandoah Planning District Commission (CSPDC) to expand and ensure safe public transportation options for local users.

*18.1.A.* Continue to support the CSPDC in implementing new initiatives to make fixed-route and on-demand/paratransit transit services more comfortable and accessible for all riders.

*18.1.B.* Advocate for the maintenance and expansion of transit services in Augusta County, including BRITE Bus and Afton Express.

*18.1.C.* Support the CSPDC's RideShare program, which promotes ridesharing alternatives to single occupancy vehicles, such as carpooling, vanpooling, and using VDOT's park-and-ride lots.

*18.1.D.* Facilitate the development of bus shelters, curb extensions, and bus pull-offs at high-demand bus stops throughout the County to reduce disruptions on secondary roadways.

*18.1.E.* Enhance transit ridership by promoting benefits, such as reduced stress and savings on gas and vehicle maintenance.

*18.1.F.* Assist the CSPDC in evaluating and implementing recommendations from transit studies.

| *Strategy* | *Implementation Period* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *18.1.A.* | Continuous | 1. Ensure access includes access and connectivity to service areas or high-employment areas. | CSPDC, Community Development, County Administration |
| *18.1.B.* | Continuous | 1. Stay in regular contact with the CSPDC/BTAC.<br>2. Periodically assess where the CSPDC needs County support, and provide support where feasible. | CSPDC, Community Development, County Administration |
| *18.1.C.* | Continuous | 1. Stay in regular contact with the CSPDC.<br>2. Periodically assess where the CSPDC needs County support, and provide support where feasible.<br>3. Utilize printed and digital media to promote such alternatives. | CSPDC, Community Development, Communications Manager, County Administration |
| *18.1.D.* | Year 2 to 5 | 1. Help identify high-demand bus stops and work with the CSPDC/BTAC, DRPT, and VDOT to apply for grants, identify design elements, etc. | CSPDC, Community Development, County Administration |
| *18.1.E.* | Continuous | 1. Utilize printed and digital media to promote the various benefits of transit ridership utilizing CSPDC BRITE reports and surveyed data from local users | CSPDC, Community Development, Communications |

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| | | via BRITE on rider testimonials and success stories.<br>2. Display printed media in Government Center suite windows and other display areas. | Manager, County Administration |
| *18.1.F.* | Continuous | 1. Review the Microtransit Feasibility Study with CSPDC staff to identify County-specific implementation priorities.<br>2. Review possibilities to help with implementation.<br>3. Coordinate with BRITE on service integration planning for pilot program implementation. | CSPDC, Community Development, County Administration |

Goal 19. Recognize non-motorized traffic, such as walking and biking, as essential modes of transportation by enhancing its safety, connectivity, and integration throughout the County.

Objective 19.1. Improve connectivity for pedestrian and bicycle traffic.

*19.1.A.* Encourage bicycle and pedestrian accommodations in all new road construction and in all public and private development projects—residential or commercial—within Urban Service and Community Development Areas (USA/CDA).

*19.1.B.* Expand the network of multi-use paths and sidewalks within USAs to enhance pedestrian and bicycle connectivity.

*19.1.C.* Create community-wide pathways, greenways, and linear parks that connect residential areas with parks, schools, and recreational facilities, with a focus on accessibility for people with disabilities, older adults, and families with young children.

*19.1.D.* Explore the development of dedicated rural bicycling routes separated from local roads to balance the needs of cyclists, motorists, and farm equipment operators.

| *Strategy* | *Implementation Period* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *19.1.A.* | Continuous | 1. Utilize rezoning and site plan requests and submittals to encourage this infrastructure. | Community Development, VDOT |
| *19.1.B.* | Year 2 to 5 | 1. Identify high, medium, and low-priority locations.<br>2. Take into consideration high usage, accident prone routes, population distribution, etc.<br>3. Coordinate with the CSPDC on regional trail connectivity planning, prioritizing projects that connect to the regional trail network.<br>4. Work toward applying for transportation alternative funding through SAWMPO and CSPDC coordination. | CSPDC, Community Development, VDOT |
| *19.1.C.* | Year 10 to 15 | 1. Utilize hybrid or rapid flashing beacons at crossings.<br>2. Research what similar or adjacent localities do. Assess and compare the County's goals and capacity. | Community Development, County Administration, Parks and Recreation |
| *19.1.D.* | Year 2 to 5 | 1. Research what similar or adjacent localities do.<br>2. Identify existing bicycle routes most frequently used by residents and tourists.<br>3. Review surrounding infrastructure and properties.<br>4. Work with cycling groups to assess their needs and expectations. | Community Development, County Administration, Parks and Recreation |

Objective 19.2. Ensure the safe and efficient integration of pedestrian and bicycle traffic into the County's transportation network, promoting a harmonious relationship among all users.

*19.2.A.* Identify accident-prone areas and routes, as well as those expected to experience increased use from future development, where improvements can enhance safety for vulnerable travelers.

*19.2.B.* Reduce pedestrian exposure at crossings in growth areas by incorporating features like pedestrian refuge islands.

*19.2.C.* Foster partnerships between the County and neighboring localities to improve communication about year-round events involving cyclists and other traffic from surrounding areas, enhancing emergency preparedness.

*19.2.D.* Improve pedestrian and bicycle signage throughout growth areas.

*19.2.E.* Provide pedestrians with an advanced start at intersections by activating walk signals several seconds before vehicles receive a green light.

*19.2.F.* Consider striped crosswalks and speed humps to enhance pedestrian safety in USAs.

| *Strategy* | *Implementation Period* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *19.2.A.* | Year 1 | 1. Utilize PSI Data, SAWMPO Planning Assistance, and other resources to collect and analyze pedestrian and bicycle crash data to inform these safety improvements. | CSPDC, Community Development, County Administration |
| *19.2.B.* | Year 2 to 5 | 1. Research pedestrian refuge island designs through CSPDC technical assistance.<br>2. Coordinate with VDOT through the CSDPC for design standards and funding opportunities. | CSPDC, Community Development, County Administration, VDOT |
| *19.2.C.* | Continuous | 1. Maintain up-to-date contact lists between Zoning, Economic Development and Tourism, and Emergency Management offices between localities to stay in-the-know on cycling events in the area.<br>2. Communicate expected travel patterns, length and frequency of rides, etc.<br>3. Work cross-departmentally to share this information with residents in the impacted areas.<br>4. Provide safe cycling tip graphics to the neighboring localities to share with riders.<br>5. Support the development of a regional cycling safety campaign with CSPDC coordination through Bike the Valley program. | CSPDC, Community Development, Economic Development and Tourism, Emergency Management, Communications Manager |

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| *19.2.D.* | Year 2 to 5 | 1. Coordinate with the CSPDC on regional wayfinding standards for pedestrian/bicycle facilities.<br>2. Work with VDOT technical assistance for signage design and placement standards. | CSPDC, Community Development, County Administration, VDOT |
| *19.2.E.* | Year 5 to 10 | 1. Research implementation through CSPDC technical assistance and regional best practices study.<br>2. Coordinate with VDOT for signal timing modifications through traffic engineering coordination. | CSPDC, Community Development, County Administration, VDOT |
| *19.2.F.* | Year 2 to 5 | 1. Research similar or adjacent localities that utilize speed humps. Identify best distance, width for emergency vehicles, location, etc.<br>2. Assess whether sidewalks must be established before speed humps can be. | CSPDC, Community Development, County Administration, VDOT |

## Goal 20. Ensure farmers operating farm vehicles and equipment on local roadways have the necessary support and resources to travel safely.

Objective 20.1. Prioritize initiatives and projects that improve farm vehicle travel within the County.

*20.1.A.* When planning improvements to non-hard surfaced roadways, consider alternatives to road design where frequent farm equipment use causes significant wear and safety concerns.

*20.1.B.* Improve farm vehicle signage throughout the rural areas of the County.

*20.1.C.* Consider ways to educate the public on safe driving behaviors when vehicles, cyclists, and farm equipment share the road.

*20.1.D.* Launch seasonal outreach campaigns during peak planting and harvest times to promote safe driving practices for both farm equipment operators and visitors to the area.

| *Strategy* | *Implementation Period* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *20.1.A.* | Continuous | 1. Alternatives may include alternatives to paving, dedicated turn-outs on narrow rural roads for safe passing, etc.<br>2. Research similar or adjacent localities with similar road infrastructure.<br>3. Collaborate with VDOT and the CSPDC.<br>4. Utilize the Mobility Plan in Appendix E. | CSPDC, Community Development, County Administration, VDOT |
| *20.1.B.* | Year 2 to 5 | 1. Coordinate with the CSPDC to research regional approaches to farm equipment signage with peer localities.<br>2. Work with VDOT through CSPDC technical assistance for signage standards and placement best practices and strategies.<br>3. Consider a County-designed sign that highlights the County's appreciation and care for its farmers and other road users. | CSPDC, Community Development, County Administration, VDOT |
| *20.1.C.* | Year 2 to 5 | 1. Research similar or adjacent agriculture-heavy localities to review best practices on managing multi-mode traffic on rural roads with farm equipment.<br>2. Utilize CSPDC regional safety campaign resources.<br>3. Utilize CSPDC Rural Transportation Work Program planning funds for multi-modal road safety education. | Augusta Extension Office, CSPDC, Community Development, County Administration, VDOT |

| | | | |
|---|---|---|---|
| *20.1.D.* | Annual | 1. Research similar or adjacent agriculture-heavy localities that implement similar campaigns.<br>2. Mirror identified localities' efforts with Augusta County's culture in mind.<br>3. Seek out the support of other agencies to help push or advertise the campaign. | Augusta Extension Office, CSPDC, Community Development, Communications Manager, County Administration, VDOT |

# Appendices

## Appendix A: Augusta County Community Profile

The following analysis offers insight into how the County functioned at the time the Plan was adopted in 2025.

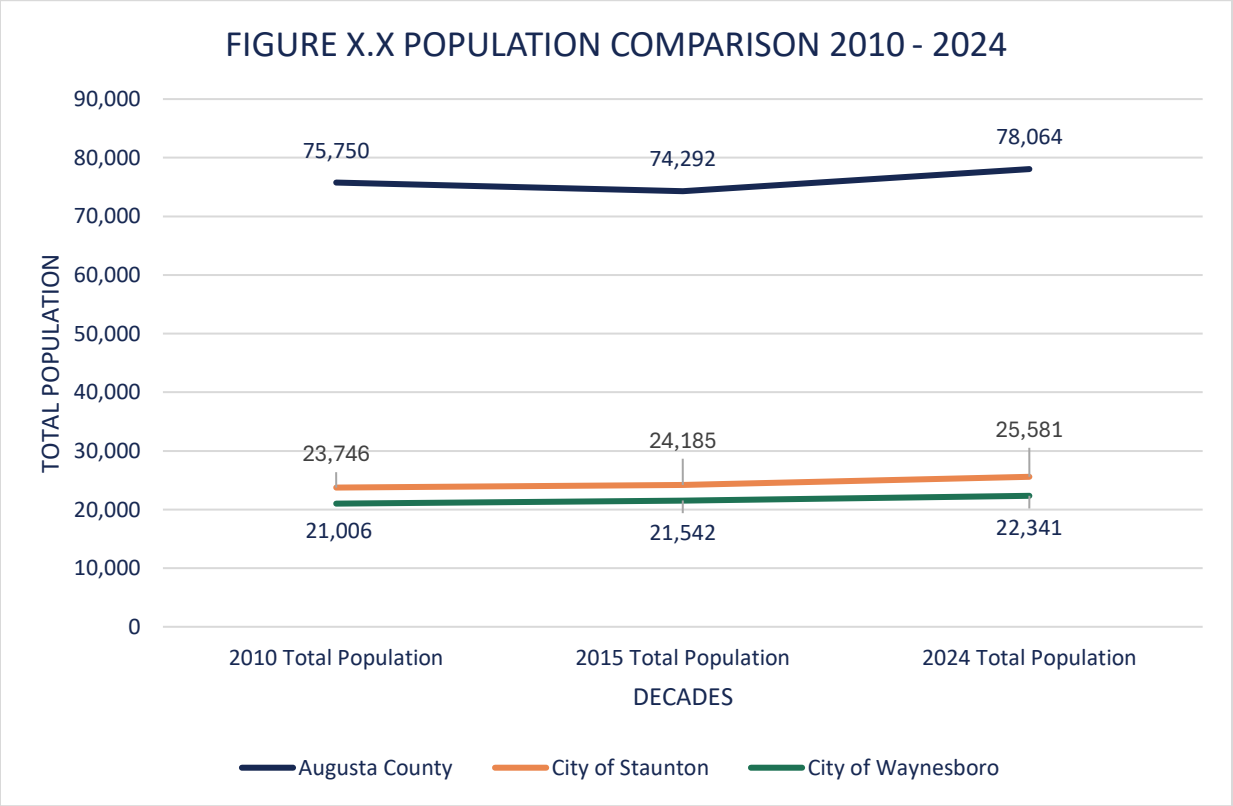
### Demographics

***Population Change & Makeup***

Augusta County's population totaled 78,064 at the end of 2024, with a median age of 44.7. Local population comparisons show that Augusta County and the cities of Waynesboro and Staunton have grown modestly and at very similar rates since 2010. The median age is higher in the County than in the cities, with the largest age groups between the ages of 54 and 74. The population is spread throughout the boundaries of the County, with higher densities near urban areas and lower densities in the Blue Ridge and Alleghany Mountain areas.

***Population Change***

Augusta County's population grew at a rate of 3%, increasing by 2,314 from 2010 to 2024. During the same period, Staunton grew by 8% and Waynesboro by 6%. These trends track similarly, except that the County's population dipped between 2010 and 2015.




*Source: US Census Bureau*

***Race and Ethnicity***

Between the 2010 and 2020 U.S. Censuses, Augusta County became slightly more diverse. The white (non-Hispanic) population decreased from 92.2% to 88.2%, while the percentage of residents identifying as two (2) or more races rose significantly from 1.1% to 3.2%. The Hispanic or Latino population also grew from 2.1% to 3.5%. Overall, the County is seeing a gradual demographic shift toward greater racial and ethnic diversity. However, these changes could be partly attributed to new Census methodologies for collecting ethnicity and race data, which allowed for more detailed responses in the most recent (2020) Decennial Census.

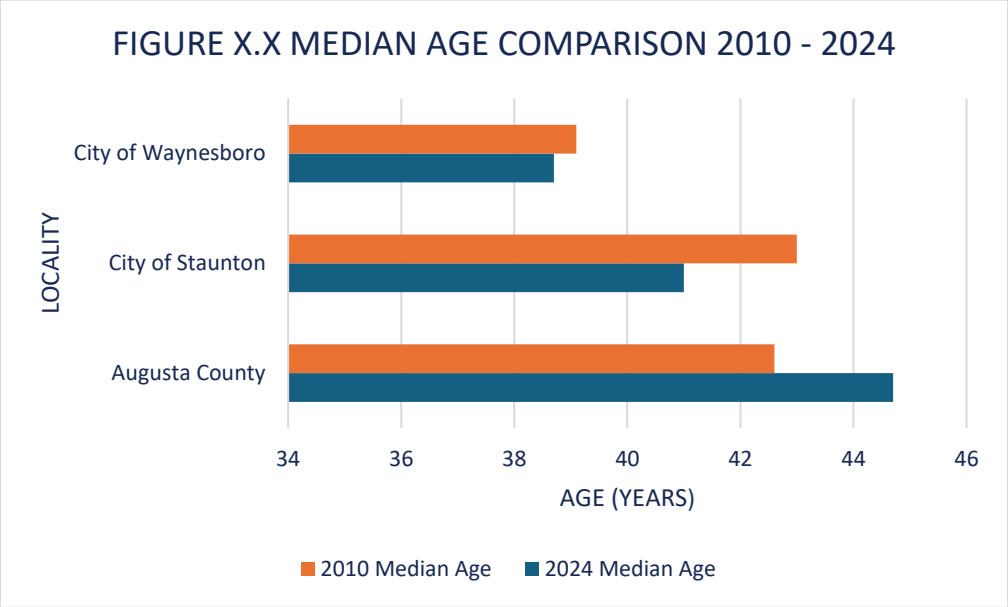
FIGURE X.X RACE AND ETHNICITY

| | 2010 | 2020 |
|---|---|---|
| **Ethnicity** | | |
| Hispanic or Latino | 1,525 | 2,728 |
| Not Hispanic or Latino | 72,225 | 74,759 |
| **Race** | | |
| White | 68,848 | 68,375 |
| Black or African American | 2,930 | 3,072 |
| American Indian and Alaska Native | 160 | 130 |
| Asian | 368 | 461 |
| Native Hawaiian and Other Pacific Islander | 15 | 27 |
| Some Other Race | 518 | 198 |
| Two or more races | 911 | 2,496 |

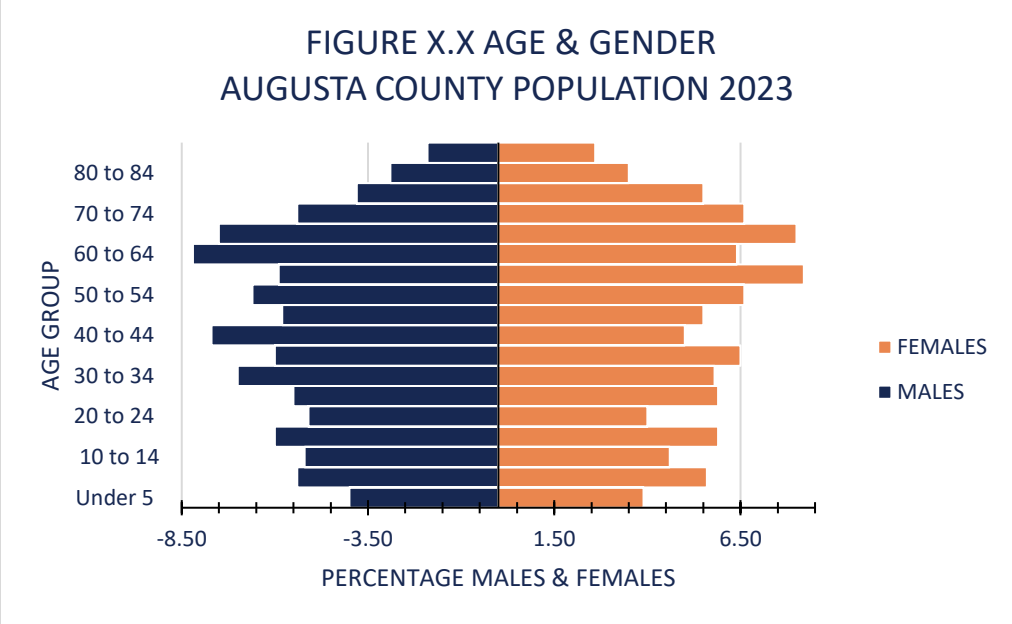
Source: US Census Bureau

***Age & Gender***

The City of Waynesboro has the region's lowest median age of 38.7, and the County has the oldest median age of 44.7. Over the last decade, both Staunton and Waynesboro have seen their population grow younger, while the County population has grown older. Despite this, Augusta County maintains a typical age distribution across both genders, with females outnumbering males.




*Source: US Census Bureau*

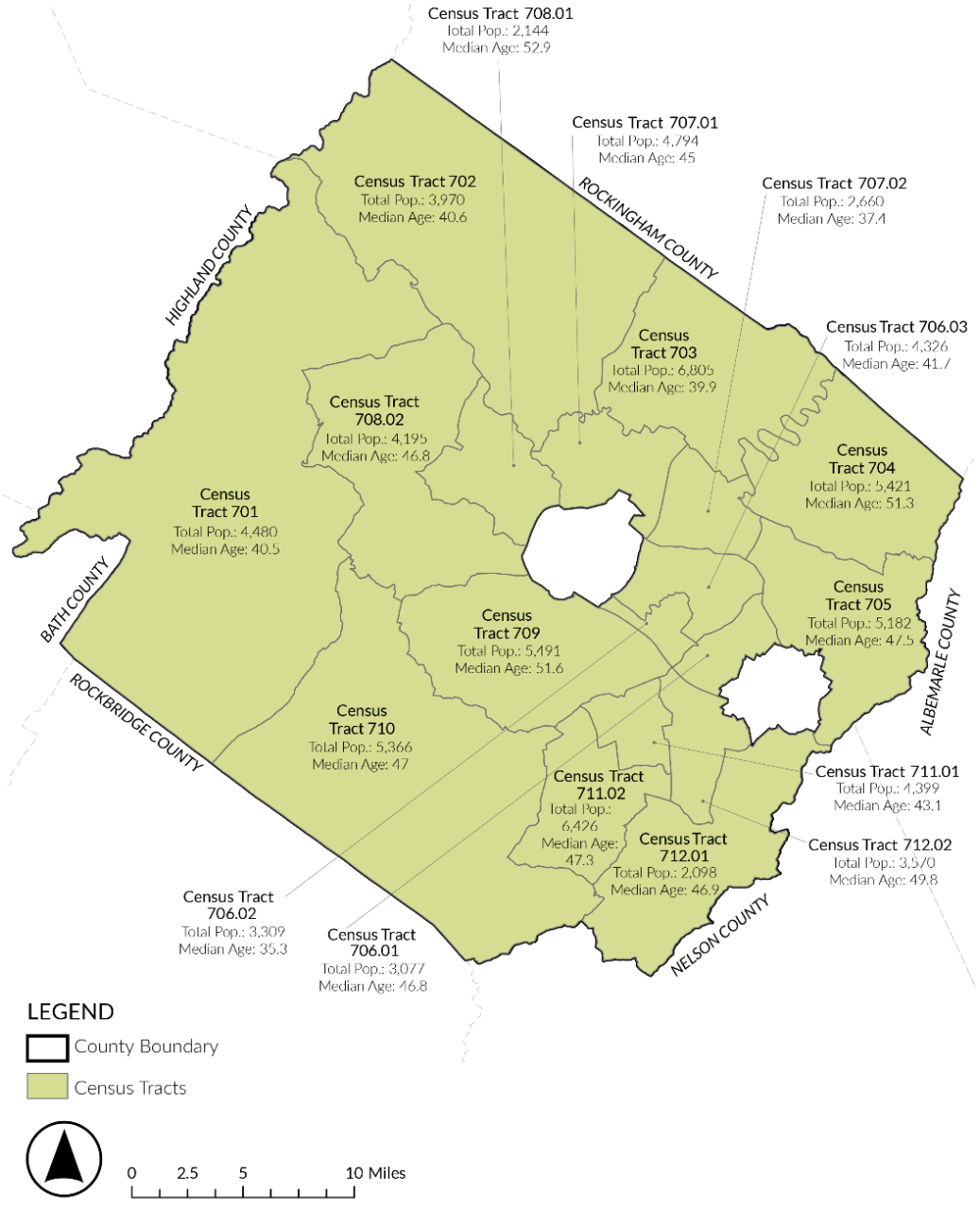



*Source: US Census Bureau*

***Population Distribution***

Reflecting typical population patterns, the youngest populations and overall highest concentration of population in the County are found in the census tracts near Staunton and Waynesboro and along Interstates 81 and 64.

Map X.X Population by Census Tract

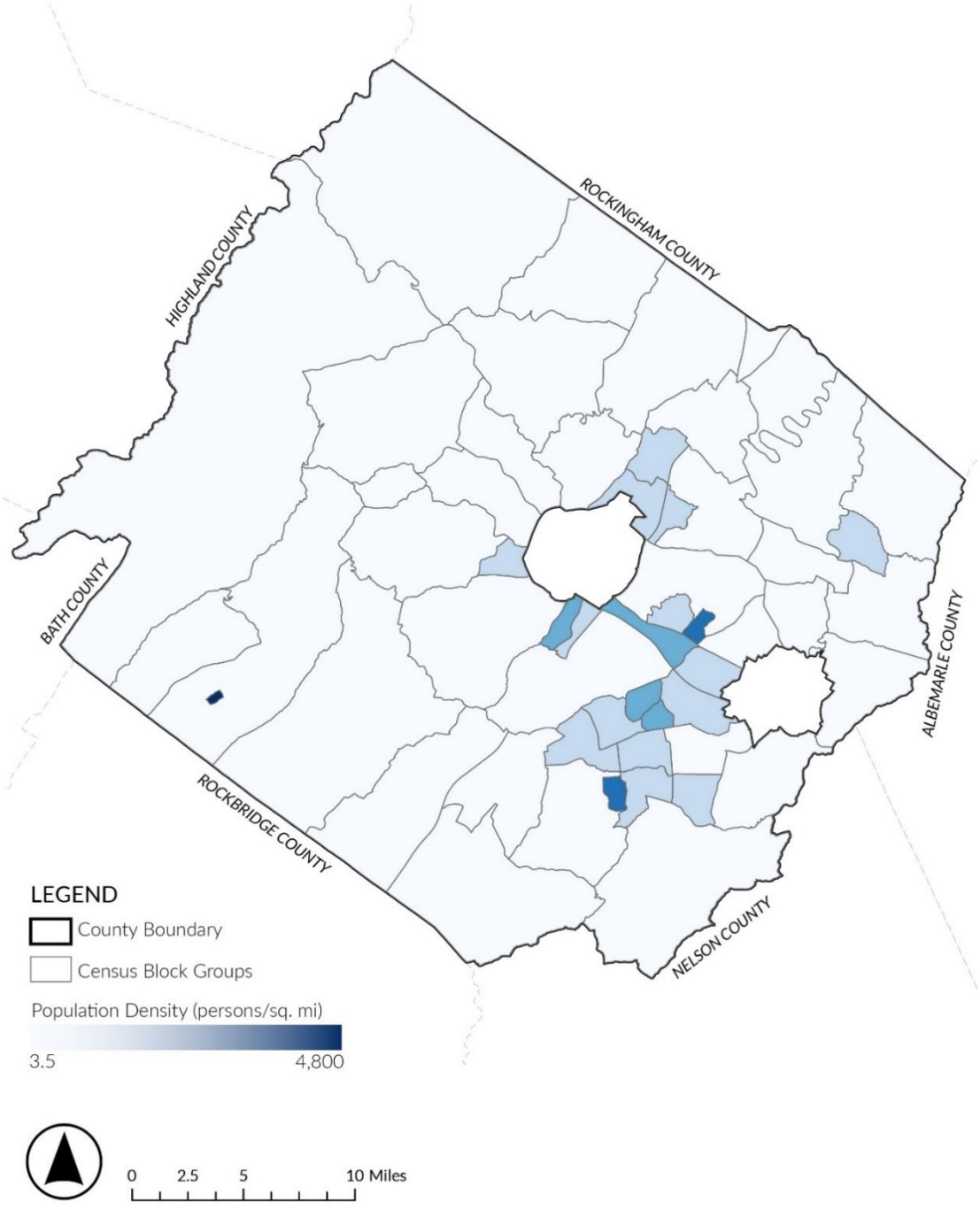



*Source: US Census Bureau*

| FIGURE X.X POPULATION & AGE BY CENSUS TRACT | | |
|---|---|---|
| Census Tract | Median Age | Population |
| 701 | 4.5 | 4,480 |
| 702 | 40.6 | 3,970 |
| 703 | 39.9 | 6,805 |
| 704 | 51.3 | 5,421 |
| 705 | 47.5 | 5,182 |
| 706.01 | 46.8 | 3,077 |
| 706.02 | 35.3 | 3,309 |
| 706.03 | 41.7 | 4,326 |
| 707.01 | 45 | 4,795 |
| 707.02 | 37.4 | 2,660 |
| 708.01 | 52.9 | 2,144 |
| 708.02 | 46.8 | 4,195 |
| 709 | 51.6 | 5,491 |
| 710 | 47 | 5,366 |
| 712.01 | 46.9 | 2,098 |
| 711.02 | 47.3 | 6,426 |
| 712.02 | 49.8 | 3,570 |
| Average | 43.1 | 4312.6 |

*Source: US Census Bureau*

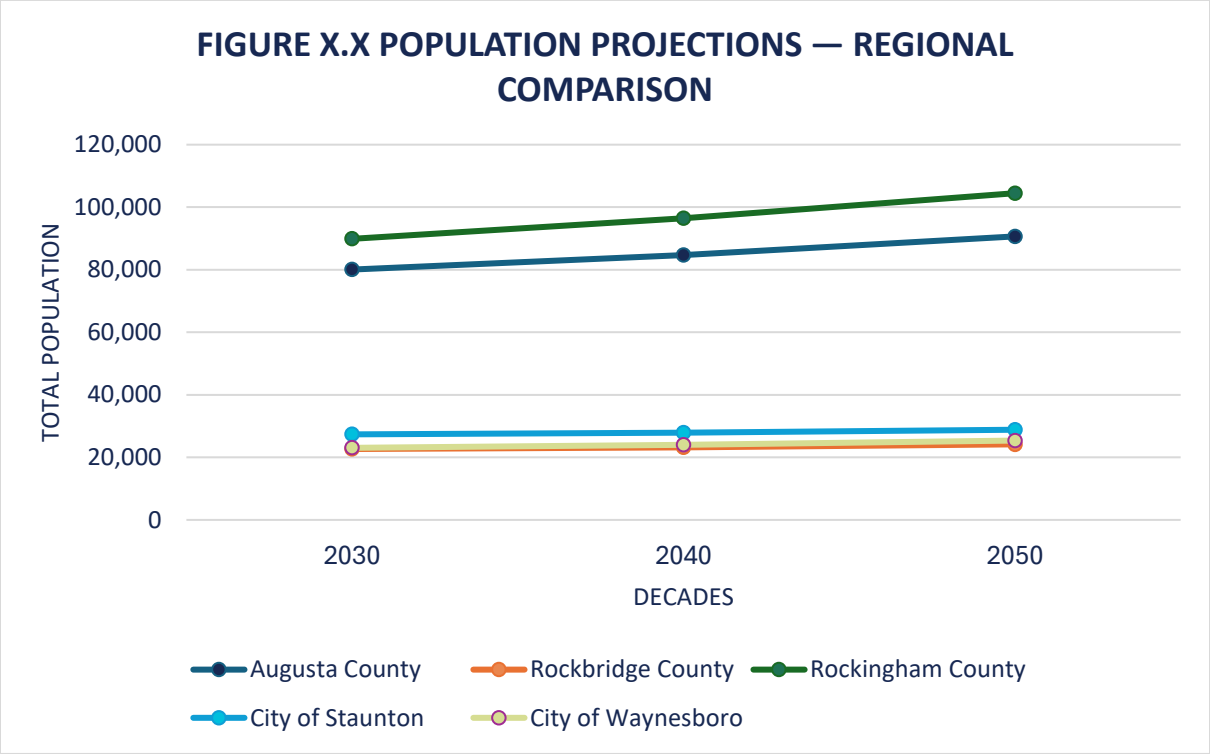
Map X.X Population Density by Census Tract




Source: US Census Bureau

***Population Projections***

Population projections for Augusta County show the County tracking regional and statewide trends with steady growth from now until 2050. By 2050, Augusta County's population is projected to reach 90,664, a 16% increase from the 2024 population.




| FIGURE X.X POPULATION PROJECTIONS — REGIONAL & STATE COMPARISON | | | |
|---|---|---|---|
| Locality | 2030 | 2040 | 2050 |
| Augusta County | 80,060 | 84,728 | 90,664 |
| Rockbridge County | 22,663 | 23,237 | 24,158 |
| Rockingham County | 89,893 | 96,465 | 104,481 |
| City of Staunton | 27,356 | 27,887 | 28,836 |
| City of Waynesboro | 23,051 | 24,029 | 25,367 |
| Virginia | 9,129,002 | 9,759,371 | 10,535,810 |

*Source: Weldon Cooper Center*

***Families & Households***

The average household size in Augusta County (2.43) is close to the statewide 2.53. Total household percentages in Augusta County and Virginia are close or the same in all categories except married couple households, which are 6% higher in the County than the state.

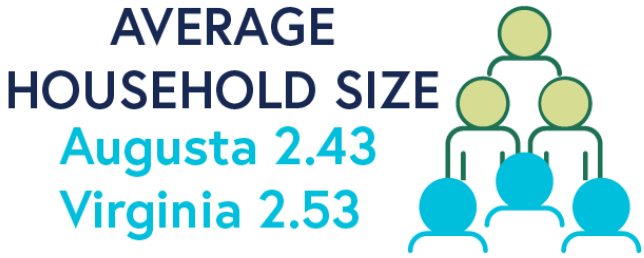



FIGURE X.X HOUSEHOLDS COMPARISON

| | Total households | Married couple | Married couple with children under 18 years | Cohabiting couple | Cohabiting couple with children under 18 years | Male, single | Male, single with children under 18 years | Female, single | Female, single with children under 18 years |
|---|---|---|---|---|---|---|---|---|---|
| | | Percentage of Total Households | | | | | | | |
| Augusta County | 30,644 | 55% | 16% | 7% | 2% | 14% | 1% | 24% | 3% |
| Virginia | 3,326,260 | 49% | 19% | 6% | 2% | 17% | 1% | 27% | 5% |

*Source: US Census Bureau*

***Education***

Augusta County's predominate level of education attainment is high school graduation or equivalency, which is higher compared to the state average. However, the County has a significantly lower rate of bachelor and graduate or professional degrees. Augusta County Public Schools' enrollment as of October 1, 2025 totaled 10,019.50 students. Elementary students (pre-kindergarten to 5th grade) total 4,703.50, middle school students (grades 6 to 8) total 2,312.25, while high school students (grades 9 to 12) total 3,003.75. The Weldon Cooper Center's school-age projections indicate that, between 2030 and 2050, the school-age (ages 5-19) population will steadily increase – reflective of the County's general population projection(s).

HIGH SCHOOL DIPLOMA

Augusta 56%
Virginia 35%

BACHELOR'S DEGREE

Augusta 16%
Virginia 23%

| FIGURE X.X AUGUSTA COUNTY EDUCATIONAL ATTAINMENT 2023 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Age (years) | Total Population | Less than high school graduate | High school graduate or equivalency | Some college or associate's degree | Associate's degree | Bachelor's degree or higher | Bachelor's degree | Graduate or professional degree |
| 18 to 24 | 5,649 | 10% | 56% | 26% | — | 8% | — | — |
| 25 and over | 57,537 | 9% | 41% | 19% | 8% | — | 16% | 8% |
| VIRGINIA EDUCATIONAL ATTAINMENT 2023 | | | | | | | | |
| 18 to 24 | 804,599 | 10% | 35% | 41% | — | 15% | — | — |
| 25 and over | 5,958,915 | 9% | 24% | 26% | 8% | — | 23% | 18% |

*Source: US Census Bureau*

## Housing

A critical component of the Comprehensive Plan is understanding the housing landscape to guide future growth, resilience, and livability. In Augusta County, steady residential development, strong occupancy rates, and comparatively affordable homeownership costs reflect a stable and attractive housing market. However, shifts in housing tenure, a modest increase in rental demand, and high-cost burdens among renters signal emerging challenges that require attention. By examining housing availability, affordability, household composition, and housing stock characteristics, Augusta County can better position itself to support diverse housing needs, enhance community well-being, and ensure that both existing and future residents have access to safe, suitable, and attainable housing options.

### *Housing Stock*

The total number of housing units increased from 30,768 units in 2010 to 32,890 units in 2023, reflecting 6.9% growth in the housing stock over the past decade. This 6.9% growth in housing stock is roughly double the estimated population growth over a similar timeframe, which might suggest that the housing supply is keeping pace with demand. However, it is important to consider not just how many units were added, but what types of housing have been built.

Figure X-X. Occupancy and Vacancy

| Locality | Occupied Units | Vacant Units | Owner Vacancy Rate | Renter Vacancy Rate |
|---|---|---|---|---|
| **Augusta County** | **93.2%** | **6.8%** | **1.1%** | **2.8%** |
| Albemarle County | 93.2% | 6.8% | 0.5% | 2.6% |
| Bath County | 53.4% | 46.6% | 0.4% | 0.0% |
| Highland County | 54.5% | 45.5% | 1.7% | 21.2% |
| Nelson County | 65.0% | 35.0% | 1.7% | 3.5% |
| Rockbridge County | 84.4% | 15.6% | 0.7% | 3.6% |
| Rockingham County | 88.8% | 11.2% | 0.1% | 2.0% |
| Virginia | 91.0% | 9.0% | 0.9% | 4.9% |

*Source: 2023 American Community Survey (ACS) 5-Year Estimates*

Per 2023 data, approximately 93.2% of all housing units are occupied, while 6.8% remain vacant. These figures indicate a relatively high occupancy rate compared to many peer communities and suggest a stable housing market with consistent demand. The homeowner vacancy rate is low at 1.1%, indicating limited availability of homes for sale and strong homeownership stability. The renter vacancy rate stands at 2.8%, suggesting that rental units are generally in demand and do not remain vacant for long periods. These conditions show a strong demand for the available housing supply, which can lead to rising home prices and rental rates. This can make it more difficult for first-time buyers and households with lower-incomes to find housing.

Although the increase in housing units outpaced population growth, recent residential development has largely favored single-family homes on larger lots. This pattern does not necessarily align with the evolving housing needs of all residents. The rise in renter-occupied households, smaller household sizes, and high rental cost burdens point to a growing need for more diverse housing options, particularly smaller, more affordable, and accessible units for workers, older adults, and individuals experiencing housing insecurity. The presence of cost-

burdened residents further suggests that the local housing market may not be meeting the needs of all income levels or household types.

***Household Size***

The average household size for owner-occupied units remained consistent between 2010 and 2023 at 2.5 people per household. Renter-occupied units saw a slight decrease in household size, from 2.27 to 2.18 during the same time period. This may reflect broader demographic shifts in the renter population, such as an aging population, smaller family sizes, or a rise in single-person households.

Figure X-X. Average Household Size

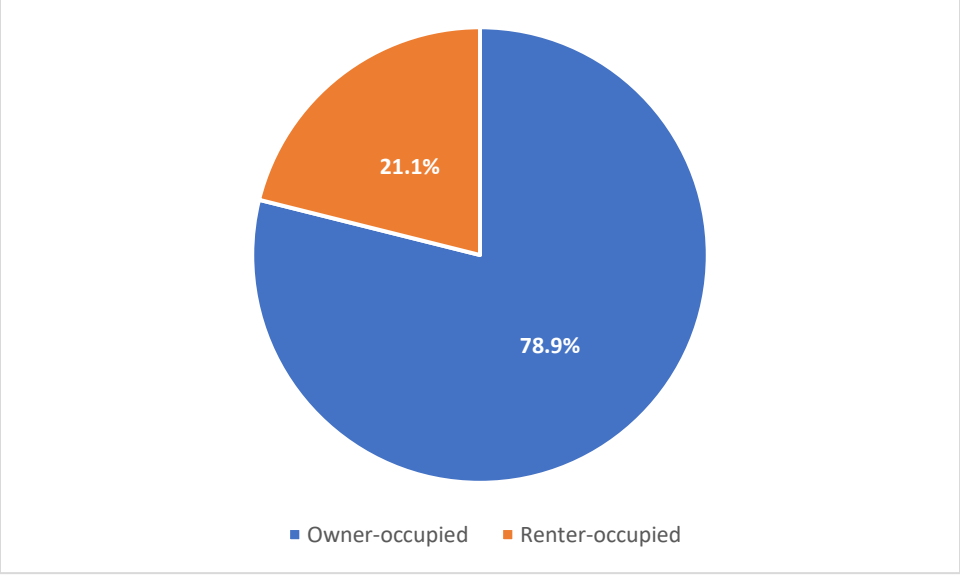
| | 2010 | 2023 |
|---|---|---|
| Owner-Occupied | 2.53 | 2.50 |
| Renter-Occupied | 2.27 | 2.18 |

*Source: 2023 ACS 5-Year Estimates*

***Tenure***

Between 2010 and 2023, the number of both owner- and renter-occupied housing units increased, reflecting overall household growth in the community. However, the share of owner-occupied units declined from 81.3% to 78.9%, while the share of renter-occupied units rose from 18.7% to 21.1%. This shift suggests a modest trend toward increased rental housing over the past decade. While homeownership remains the dominant tenure type, the growing renter population may indicate changing housing preferences, affordability challenges, or demographic shifts, such as more younger adults or smaller households entering the market. This trend may also highlight the importance of ensuring a diverse mix of housing options that support both ownership and rental opportunities.

Figure X-X. Housing Tenure

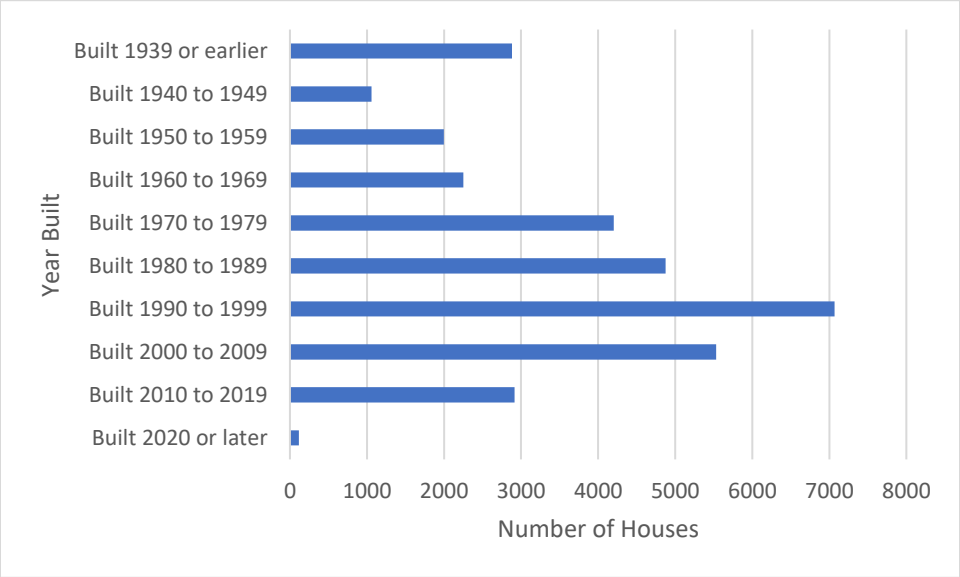


### *Age of Housing Stock*

The community's housing stock is largely composed of homes built between 1990 and 2009, with the 1990s representing the peak decade for residential construction. This period of strong growth was followed by a gradual decline, with fewer homes built in each subsequent decade. Since 2020, only a small number of new units have been added, suggesting a significant slowdown in residential development. Several factors may contribute to this trend, including the COVID-19 pandemic and issues such as rising construction costs, evolving market conditions, and increasingly complex or restrictive development regulations.

A notable share of the housing stock was built in 1939 or earlier, indicating the presence of older homes that may contribute to the community's historic character but could also require reinvestment or modernization. The combination of an aging housing stock and limited recent construction may point to emerging challenges in meeting current and future housing demand.

Figure X-X. Age of Housing Stock



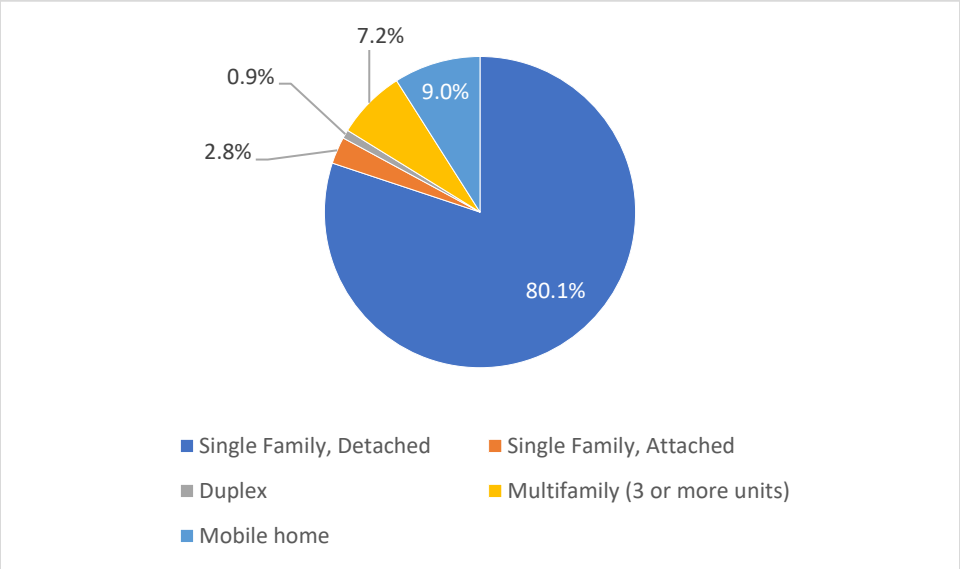

*Source: 2023 ACS 5-Year Estimates*

### *Housing Type*

Augusta County's housing stock is overwhelmingly composed of single-family detached homes, which account for 80.1% of all housing units. Mobile homes make up the second-largest share at 9.0%, reflecting the importance of more affordable housing options. Multifamily buildings with three (3) or more units represent just 7.2% of the housing supply, while duplexes (0.9%) and single-family attached units (2.8%) remain relatively uncommon. This distribution highlights a predominantly low-density residential pattern, with limited availability of "missing middle" housing types or higher-density multifamily development.

> **Missing middle housing** refers to a range housing types that fall between single-family homes and large multifamily complexes, such as duplexes, triplexes, fourplexes, townhomes, cottage courts, and small apartment buildings. These housing types are typically compatible in scale with single-family neighborhoods and help provide diverse, affordable, and walkable housing options.

Figure X-X. Housing Types




*Source: 2023 ACS 5-Year Estimates*

***House Value, Cost, and Rent***

As of 2023, the median home value in Augusta County is $281,400, which is significantly lower than the statewide median of $360,700 and well below nearby Albemarle County's median of $471,000. Augusta County's home values are comparable to those in Rockbridge ($283,000) and Nelson ($283,000), indicating consistency in market pricing among nearby rural localities. Median monthly housing costs for homeowners with a mortgage in the County are $1,561, which is below the state average of $2,079 and substantially less than Albemarle's $2,226. These lower costs suggest that Augusta County remains relatively affordable for mortgage holders compared to more urbanized or high-growth areas. For homeowners without a mortgage, median monthly costs are just $439, placing Augusta County below the state average of $566 and among the more affordable counties in the region.

Figure X-X. Median Housing Costs

| Locality | Median Home Value | Median Housing Costs – Owners with a Mortgage | Median Housing Costs – Owners without a Mortgage |
|---|---|---|---|
| **Augusta County** | **$281,400** | **$1,561** | **$439** |
| Albemarle County | $471,000 | $2,226 | $666 |
| Bath County | $206,000 | $1,197 | $468 |
| Highland County | $195,700 | $1,328 | $373 |
| Nelson County | $283,000 | $1,558 | $487 |
| Rockbridge County | $238,700 | $1,347 | $448 |
| Rockingham County | $287,900 | $1,592 | $454 |
| Virginia | $360,700 | $2,079 | $566 |

*Source: 2023 ACS 5-Year Estimates*

***Housing Cost Burden***

While Augusta County's housing costs remain relatively manageable for many homeowners, housing affordability is still a concern, particularly for renters. According to the U.S. Department of Housing and Urban Development (HUD), households are considered cost-burdened if they spend more than 30% of their income on housing. In Augusta County, 21.9% of homeowners with a mortgage are cost-burdened, slightly below the statewide average of 24.8% and lower than in nearby Albemarle (22.9%), Nelson (29.2%), and Bath (30.2%) counties. Among homeowners without a mortgage, only 6.7% are cost-burdened, the lowest rate among the comparison localities and well below the Virginia average of 10.6%, indicating strong financial stability for longtime homeowners.

Renters in Augusta County face greater affordability challenges, with 43.0% considered cost-burdened. Although this is slightly better than the statewide rate of 48.0% and Albemarle's 47.9%, it remains higher than in Nelson (38.1%), Rockbridge (39.9%), and Rockingham (39.2%) counties. Renters in Highland and Bath counties have higher cost burden rates of 67.5% and 23.5%, respectively. Augusta County's housing cost burden data indicates that while ownership is relatively stable and affordable, the rental market continues to pose financial strain for many residents, underscoring the need for affordable rental housing options and targeted assistance.

Figure X-X. Percentage of Cost-Burdened Residents by Locality

| Locality | Owners with a Mortgage | Owners without a Mortgage | Renters |
|---|---|---|---|
| **Augusta County** | **21.9%** | **6.7%** | **43.0%** |
| Albemarle County | 22.9% | 12.4% | 47.9% |
| Bath County | 30.2% | 10.3% | 23.5% |
| Highland County | 22.3% | 6.5% | 67.5% |
| Nelson County | 29.2% | 14.2% | 38.1% |
| Rockbridge County | 20.8% | 8.8% | 39.9% |
| Rockingham County | 19.3% | 10.4% | 39.2% |
| Virginia | 24.8% | 10.6% | 48.0% |

*Source: 2023 ACS 5-Year Estimates*

## Partners and Programs

Augusta County's government has a profound influence on residents' daily lives. However, much of the County's work – and associated impacts on the high quality of life the community enjoys – would not be possible without support from local, regional, and state agencies, partners, and organizations. Identifying existing partnerships to continue, and new partnerships that could be forged, is critical to support the County as it works to achieve the goals and strategies included in this Plan.

| Organization | Brief Description of Organization | List of Programs and/or Services |
|---|---|---|
| Augusta 4-H | In 4H, kids complete hands-on projects in areas like health, science, agriculture, and civic engagement in a positive environment where they receive guidance from adult mentors and are encouraged to take on proactive leadership roles. | • Advocacy<br>• Agriculture & Farming Education<br>• Civic Engagement & Leadership<br>• Fundraising & Philanthropy<br>• Youth Leadership |
| Augusta County Historical Society | The Augusta County Historical Society was founded in 1964. It serves the broader community interested in the history and genealogy of Augusta County and the cities of Staunton and Waynesboro. | • Advocacy<br>• Education & Outreach<br>• Erecting historic highway markers<br>• Historic archives & library<br>• Local landmark documentation<br>• Support for Historic District creation |
| Augusta County Library | The Augusta County Library provides a welcoming gathering place with convenient access to information, experiences, and materials for the benefit of all members of the community. The Library has seven branches in Churchville, Craigsville, Deerfield, Fishersville, Middlebrook, Stuarts Draft, and Weyers Cave. | • Community Meeting Space<br>• Computers & WiFi<br>• Genealogy<br>• Library Cards & Borrowing<br>• Mobile Hotspots<br>• Notary Services<br>• Youth Support Services |

| Organization | Brief Description of Organization | List of Programs and/or Services |
|---|---|---|
| Augusta County Future Farmers of America (FFA) | FFA is a dynamic youth organization that changes lives and prepares members for premier leadership, personal growth, and career success through agricultural education. | • Agricultural Education & Career Development<br>• Civic Engagement & Leadership<br>• Community Service<br>• Education & Outreach<br>• Scholarships & Career Support |
| Augusta Health | Augusta Health opened in 1994 and provides comprehensive healthcare services to Augusta County residents as part of its 200,000-person service area. Its primary facility is a 255-bed hospital in Fishersville. Augusta Health also operates five urgent care and 49 practice facilities. | Augusta Health provides a myriad of comprehensive healthcare services to the community, including but not limited to:<br>• Behavioral Health<br>• Cancer Care<br>• Continuing Care (Post-Acute Services)<br>• Education & Outreach<br>• General Medical Services<br>• Neurosciences<br>• Orthopedics<br>• Pediatrics<br>• Primary Care |
| Habitat for Humanity | Staunton-Augusta-Waynesboro Habitat for Humanity was founded in 1993 and has built, rehabbed or restored over 75 homes in the community. The local organization is a branch of the national Habitat for Humanity organization. | • Advocacy<br>• Disaster Response & Recovery<br>• Education & Outreach<br>• Habitat ReStore<br>• Home Repairs & Revitalization<br>• Homeownership Program |

| Organization | Brief Description of Organization | List of Programs and/or Services |
|---|---|---|
| Project GROWS | Project GROWS is a nonprofit educational farm with a mission to grow a healthy community by connecting all people to nutritious foods. | • Affordable, Locally-Grown Food<br>• Community Farm<br>• Farmers' Markets<br>• Food Education |
| Ruritan Clubs | Ruritan clubs are local branches of Ruritan National, a community-service oriented organization primarily located in rural areas and small towns. There are active Ruritan clubs in Mt. Sidney, Deerfield, New Hope, Weyers Cave, Middlebrook, Crimora, Stuarts Draft, Sangersville, Jolivue/Barterbrook, Sherando/Lyndhurst, Spottswood/ Raphine, and the Town of Craigsville. | • Active and Passive Recreational Facilities<br>• Community Service |
| Alliance for the Shenandoah Valley | The Alliance for the Shenandoah works to ensure the Valley's rural character, scenic beauty, clean water and vibrant communities are protected by providing accurate and timely information to community members and decision makers. | The Alliance for the Shenandoah Valley works in the following areas:<br>• Clean Water<br>• Conservation and Agriculture<br>• Land Use and Transportation<br>• Responsible Regionalism |
| ARROW Project | The Augusta Resources for Resilience, Opportunity and Wellness (ARROW) Project is a community-focused health and wellness organization that aims to alleviate barriers to accessing mental health services by creating innovative partnerships, programming, and professional development opportunities in the SAW region of Virginia. | • Group counseling<br>• Outpatient Therapy<br>• Psychological assessments |

| Organization | Brief Description of Organization | List of Programs and/or Services |
|---|---|---|
| Blue Ridge Area Food Bank | The Blue Ridge Area Food Bank (Western Region) serves Augusta, Bath, Highland, Rockingham, and Rockbridge counties and the cities of Buena Vista, Harrisonburg, Lexington, Staunton, and Waynesboro. The organization also serves clients in the northern Shenandoah Valley and central Virginia. | • Affordable food<br>• Advocacy |
| Blue Ridge CASA for Children | Blue Ridge CASA (Court Appointed Special Advocate) for Children is a nonprofit organization that advocates for the best interests of abused and neglected children in the counties of Augusta, Page, Rockbridge, Rockingham and Shenandoah and the cities of Buena Vista, Lexington, Harrisonburg, Staunton, and Waynesboro. They recruit, screen, train, and support volunteer CASAs who serve as the voice for these children in court proceedings and help ensure they are placed in safe and permanent homes. | • Advocacy<br>• Child welfare<br>• Education & Outreach |
| Blue Ridge Community College (BRCC) | Blue Ridge Community College (BRCC) is an accredited community college serving students from Augusta, Highland, and Rockingham counties and the cities of Harrisonburg, Staunton, and Waynesboro. | • Degrees and certifications<br>• Short-term training<br>• Special Interest classes<br>• Talent pipelines for local employers<br>• Transfer options |

| Organization | Brief Description of Organization | List of Programs and/or Services |
|---|---|---|
| Central Shenandoah Health District | The Central Shenandoah Health District is one of 35 health districts under the Virginia Department of Health. It is comprised of seven health departments that serve the counties of Augusta, Bath, Highland, Rockbridge and Rockingham along with the cities of Buena Vista, Harrisonburg, Lexington, Staunton and Waynesboro. The local health departments provide numerous services to approximately 293,000 citizens; these are a mix of free, flat fee, and sliding fee services. | • Nutritional counseling for WIC Clients<br>• Long term screening and services for nursing home and in-home care (in partnership with the Department of Social Services)<br>• School required immunizations for school aged children<br>• Investigation of animal bites/rabies control<br>• Permitting sewage disposal system repairs<br>• Pre-Exposure Prophylaxis for rabies<br>• Overseas travel immunization (administrative fees may apply)<br>• TB Screening and Testing<br>• Sewage disposal and well permits<br>• Restaurant and tourist establishment permits<br>• Birth and death certificates<br>• STI Testing<br>• Adult and childhood immunizations<br>• School physicals (for school entry, NOT sports)<br>• TB Treatment |

| Organization | Brief Description of Organization | List of Programs and/or Services |
|---|---|---|
| Central Shenandoah Planning District Commission (CSPDC) | The Central Shenandoah Planning District Commission (CSPDC) represents and serves the local governments of Augusta, Bath, Highland, Rockbridge, and Rockingham counties and the cities of Buena Vista, Harrisonburg, Lexington, Staunton and Waynesboro. The CSPDC also serves the 11 towns within the Central Shenandoah region. | CSPDC provides a myriad of planning services to its member jurisdictions, including but not limited to:<br>• Bicycle & Pedestrian Planning<br>• Comprehensive Economic Development Strategy (CEDS)<br>• DBE & Procurement<br>• Fixed-route and on-demand public transportation<br>• GIS & Mapping<br>• Hazard Mitigation planning<br>• Long-range planning<br>• On-Call Consultant Program |
| BRITE Transit | BRITE provides fixed-route transit and paratransit services in Augusta County and the cities of Staunton and Waynesboro. One of BRITE's routes, the Afton Express, connects the Central Shenandoah Valley with the City of Charlottesville and Albemarle County. BRITE is operated by the Central Shenandoah Planning District Commission (CSPDC). | • Fixed-route transit<br>• Paratransit |

| Organization | Brief Description of Organization | List of Programs and/or Services |
|---|---|---|
| Central Shenandoah Valley Office on Youth | The Central Shenandoah Valley Office on Youth's (Office on Youth) was established in 1978. Its mission is to promote collaborative efforts among youth, families, human-service providers, and community organizations to encourage positive youth development in the community. | • After-school and summer programming<br>• Employment Services<br>• Gang and Substance Abuse Prevention<br>• Juvenile Offenders<br>• Parent Education and Support<br>• Supervision of Suspended or Expelled Youth<br>• Teen Activities<br>• Teen Pregnancy Prevention |
| Community Action Partnership of Staunton, Augusta, and Waynesboro (CAPSAW) | Community Action Partnership of Staunton, Augusta, and Waynesboro (CAPSAW) was designated by the Governor of Virginia in 2009 to serve residents with low-incomes in the city of Staunton, Augusta County, and the City of Waynesboro. CAPSAW administers funds made available annually to designated community action agencies through a variety of grants, in addition to required match funds provided by each of the three localities. | • Advocacy<br>• Community Needs Assessment<br>• Education & Outreach<br>• Grant Administration |
| Community Foundation of Central Blue Ridge | The Community Foundation of Central Blue Ridge distributes over $2 million in grants, scholarships, and awards annually. The Foundation serves Augusta, Highland, and Nelson counties and the cities of Staunton and Waynesboro. | • Awards<br>• Grant Distribution<br>• Scholarships |

| Organization | Brief Description of Organization | List of Programs and/or Services |
|---|---|---|
| GOVirginia Region 8 | GO Virginia supports programs to create more high-paying jobs through incentivized collaboration between business, education, and government to diversify and strengthen the economy in every region of the Commonwealth. GOVirginia Region 8 consists of all Shenandoah Valley localities situated between Frederick and Clarke Counties at the northern end of the region, and Bath and Rockbridge counties at the southern end of the region. | • Due Diligence<br>• Grant Administration and Funding<br>• Plans and Studies<br>• Regional Collaboration<br>• Site Readiness |
| Greater Augusta Regional Chamber of Commerce | The Greater Augusta Regional Chamber of Commerce, formed in 1999 through the merger of two historic chambers, serves businesses in Staunton, Waynesboro, and Augusta County. As a nonprofit, it supports business growth through advocacy, networking, education, and regional development, connecting businesses with resources, government, and opportunities. | • Advocacy<br>• Business Toolkit<br>• Scholarship Program<br>• Workforce Development |
| Greater Augusta Regional Tourism (GART) | Greater Augusta Regional Tourism (GART) is the regional tourism organization for Augusta County and the cities of Staunton and Waynesboro. Founded in 2003 and formalized in 2007, the program includes the development and execution of marketing to promote the region as a destination encompassing all three jurisdictions. | • Business Development<br>• Grant Distribution<br>• Marketing |
| Headwaters Soil & Water Conservation District (SWCD) | The Headwaters Soil and Water Conservation District (SWCD) maintains, inspects and makes repairs for 11 SWCD flood control dams and 5 additional dams of partner agencies. Headwaters also holds or co-holds 14 conservation easements in Augusta County and the cities of Staunton and Waynesboro. | • Conservation Assistance<br>• Conservation Easements<br>• Cost-Share Programs<br>• Education & Outreach |
| Mary Baldwin University (MBU) | Mary Baldwin University (MBU) is a private liberal arts university in the City of Staunton, with a health sciences campus in Fishersville. | • Degrees and certifications |

| Organization | Brief Description of Organization | List of Programs and/or Services |
|---|---|---|
| SAW Housing | SAW Housing is a collaborative partnership dedicated to addressing housing insecurity in Staunton, Augusta County, and Waynesboro. A variety of local and regional organizations and employers are involved in the partnership, and work to address a variety of regional housing challenges, ranging from homelessness to providing affordable workforce housing. | • Advocacy<br>• Community Support Services<br>• Economic & Workforce Development<br>• Education & Outreach<br>• Plans & Studies |
| Shenandoah Community Capital Fund (SCCF) | The Shenandoah Community Capital Fund (SCCF) is a nonprofit entrepreneurial support organization serving the entire Shenandoah Valley. | • Business Bootcamp<br>• Capacitor<br>• Entrepreneurship Summit<br>• Microlending<br>• Small Business Intensive |
| Shenandoah Valley Bicycle Coalition (SVBC) | The Shenandoah Valley Bicycle Coalition (SVBC) is a coalition advocating for and actively implementing safe bicycle and pedestrian routes throughout the central Shenandoah Valley. | • Advocacy<br>• Bicycle/pedestrian path construction and maintenance<br>• Community Service<br>• Education & Outreach<br>• Grant administration |
| Shenandoah Valley Conservancy | The Shenandoah Valley Conservancy is a non-profit land trust dedicated to advancing conservation priorities in the Shenandoah Valley and adjacent Alleghany Highlands by strategically protecting farms, forests, and waterways. | • Conservation Easements<br>• Conservation Planning<br>• Education & Outreach<br>• Remote Sensing<br>• Wildlife Corridors |

| Organization | Brief Description of Organization | List of Programs and/or Services |
|---|---|---|
| Shenandoah Valley Partnership | The Shenandoah Valley Partnership (SVP) works with public and private partners at the local, regional, and state level to develop an economic climate for business success throughout the Shenandoah Valley. Through regional cooperation, the SVP brings together business, government, and education leaders to attract new business to the area, help existing businesses expand, and guide strategic workforce development to grow and sustain a healthy economic future for the region. | • Career Hub<br>• Education & Outreach<br>• Site Readiness<br>• Site Selection<br>• Workforce Development |
| Shenandoah Valley Airport | Shenandoah Valley Airport (SHD) is a general aviation facility located in Weyers Cave. The airport is owned by the Shenandoah Valley Regional Airport Commission, which is representative of the cities of Harrisonburg, Staunton, and Waynesboro and Rockingham and Augusta counties. | • Aircraft maintenance<br>• Fixed Base Operator (FBO) Services<br>• General Aviation<br>• On-site rental car agencies |
| Shenandoah Valley Small Business Development Center (SBDC) | The Shenandoah Valley Small Business Development Center (SBDC) advises, trains, and informs small businesses to help them achieve success. This SBDC is one of 27 centers across Virginia, making the SBDC network the Commonwealth's most extensive business development center. | • Advocacy<br>• Business Counseling<br>• Financial Planning<br>• Pathways to Success Childcare Program |

| Organization | Brief Description of Organization | List of Programs and/or Services |
|---|---|---|
| Shenandoah Valley Social Services (SVSS) | Shenandoah Valley Social Services (SVSS) provides human services assistance to citizens experiencing financial hardship, neglect, and abuse in Augusta County and the cities of Staunton and Waynesboro. SVSS' mission is to promote self-reliance and protect citizens through community-based services. | • Benefits Programs<br>  ○ Burial Assistance<br>  ○ Childcare Assistance<br>  ○ Energy Assistance<br>  ○ General Relief<br>  ○ Medicaid<br>  ○ Supplemental Nutrition Assistance Program (SNAP)<br>  ○ Temporary Assistance for Needy Families (TANF)<br>• Service Programs<br>  ○ Adult Protective Services<br>  ○ Child Protective Services<br>  ○ Foster Care & Adoption |
| Staunton-Augusta Rotary Club | The Rotary Club of Staunton and Augusta County is a local chapter of Rotary. The club emphasizes community service with a particular focus on peace, justice, and integrity. | • Awards<br>• Community Service<br>• Education & Outreach<br>• Scholarship & Grant Distribution |

| Organization | Brief Description of Organization | List of Programs and/or Services |
|---|---|---|
| Staunton-Augusta-Waynesboro Metropolitan Planning Organization (SAWMPO) | The Staunton-Augusta-Waynesboro Metropolitan Planning Organization (SAWMPO) was established as a result of the designation of the Staunton-Augusta-Waynesboro Urbanized Area (UZA) by the U.S. Census on March 26, 2012. The organization provides support for multimodal transportation projects in the area. SAWMPO is staffed by the Central Shenandoah Planning District Commission (CSPDC) | SAWMPO provides numerous transportation planning services to its member jurisdictions for the UZA, including but not limited to:<br>• Annual Work Plan & Budget<br>• Bicycle & Pedestrian Planning<br>• Long- and short-range planning<br>• Transit & Commuter Assistance |
| Valley Community Services Board (VCSB) | The Valley Community Services Board (VCSB) was established in 1971 and provides community-based behavioral health, developmental disability and substance use services to residents in Augusta and Highland counties and the cities of Staunton and Waynesboro. | • Behavioral Health<br>• Developmental Disability Support<br>• Substance Use Services<br>• Emergency Services<br>• Prevention Services<br>• Services for Individuals who are Deaf, Hard of Hearing, Late Deafened, and Deaf & Blind |

| Organization | Brief Description of Organization | List of Programs and/or Services |
|---|---|---|
| Valley Program for Aging Services (VPAS) | The Valley Program for Aging Services (VPAS) provides older adults aged 60 years and older with the resources and opportunities necessary to lead engaged lives. | VPAS offers a diverse set of services for older adults, including but not limited to:<br>• Caregiver Support<br>• Dementia Education<br>• Emergency Services<br>• Long Term Care Ombudsman<br>• Meals on Wheels<br>• Medicare Counseling<br>• Senior Transportation |
| Virginia Department of Transportation (VDOT) | The Virginia Department of Transportation (VDOT), established in 1906 as the State Highway Commission, is committed to operating, maintaining, and improving Virginia's transportation system, focusing on safety, easy movement, economic enhancement, and quality of life. VDOT divides the state into residencies and districts to provide more effective service to localities; Augusta County is included in the Harrisonburg residency of the Staunton district. | • Environmental Sustainability Programs<br>• Funding & Grants<br>• Public Transportation & Mobility<br>• Road Maintenance & Infrastructure<br>• Safety & Traffic Management<br>• Transportation Planning & Development |

| Organization | Brief Description of Organization | List of Programs and/or Services |
|---|---|---|
| Virginia Economic Development Partnership (VEDP) | The Virginia Economic Development Partnership (VEDP) is the state economic development authority for the Commonwealth of Virginia. Created in 1995, VEDP collaborates with local, regional, and state partners to encourage the expansion and diversification of Virginia's economy. | • Business intelligence<br>• Business retention, expansion, and attraction<br>• Competitive benchmarking<br>• Marketing and lead generation<br>• Performance-based incentives<br>• Site development<br>• Talent solutions<br>• Trade development |
| Virginia Department of Housing and Community Development (DHCD) | The Virginia Department of Housing and Community Development (DHCD) partners with state, federal, local and nonprofit housing and community and economic development initiatives. DHCD invests over $350 million annually in addition to $2 billion in federal recovery programs as a partner to Virginia communities to create safe, affordable and prosperous communities to live, work, and do business in Virginia. | • Universal broadband access<br>• Economic development<br>• Statewide Fire & Building Regulations<br>• Homelessness solutions |
| Virginia Department of Environmental Quality (DEQ) | The Virginia Department of Environmental Quality (DEQ) is the primary environmental permitting agency in the Commonwealth of Virginia. DEQ is responsible for administering laws and regulations related to air quality, water quality, water supply, renewable energy, and land protection. The department is divided into local offices to provide more effective service to localities; Augusta County falls under the Valley Office. | • Chesapeake Bay<br>• Clean Water Financing<br>• Land Application and Beneficial Reuse<br>• Stormwater<br>• Wastewater<br>• Water Quality<br>• Water Quantity<br>• Wetlands and Streams |

| Organization | Brief Description of Organization | List of Programs and/or Services |
|---|---|---|
| Virginia Department of Conservation and Recreation (DCR) | The Virginia Department of Conservation and Recreation (DCR) is the Commonwealth's lead natural resource conservation agency. DCR protects what Virginians care about - natural habitat, parks, clean water, dams, open space and access to the outdoors. | • Dam Safety & Floodplains<br>• Land Conservation<br>• Natural Heritage<br>• Recreation Planning<br>• Soil & Water Conservation<br>• State Park Establishment & Operation |
| Virginia Department of Historic Resources (DHR) | The Virginia Department of Historic Resources (DHR) is Virginia's State Historic Preservation Office (SHPO). As the SHPO, DHR administers a number of federal programs. DHR fosters, encourages, and supports the stewardship and use of Virginia's significant architectural, archaeological, and historic resources as valuable assets for the economic, educational, social, and cultural benefit of citizens and communities. | • Archaeological Collections<br>• Cemetery Preservation<br>• Certified Local Government (CLG) Designation<br>• Community Outreach<br>• DHR Archives<br>• Federal & State Review<br>• Grants & Funding Opportunities<br>• Highway Markers<br>• Historic Registers<br>• Historic Rehabilitation Tax Credits<br>• Preservation Easements<br>• Regional & State Archaeology Programs<br>• Tribal Outreach<br>• Virginia Cultural Resources Information System (VCRIS) |

| Organization | Brief Description of Organization | List of Programs and/or Services |
|---|---|---|
| Virginia Department of Social Services (VDSS) | The Virginia Department of Social Services (VDSS) is one of the largest Commonwealth agencies, partnering with 120 local departments of social services, along with faith-based and non-profit organizations, to promote the well-being of children and families statewide. VDSS serves nearly 13,000 state and local human services professionals throughout the Social Services System, who ensure that thousands of Virginia's most vulnerable citizens have access to the best services and benefits available to them. | VDSS is responsible for administering a variety of programs, including:<br>• Adoption<br>• Child and Adult Protective Services<br>• Child Care Assistance, Refugee Resettlement Services<br>• Employment Services<br>• Energy Assistance<br>• Food Security<br>• Medicaid<br>• Supplemental Nutrition Assistance Program (SNAP)<br>• Temporary Assistance for Needy Families (TANF) |
| Virginia Cooperative Extension (VCE) | Virginia Cooperative Extension (VCE) was established in 1914 and is a partnership between Virginia's two land grant universities: Virginia Tech and Virginia State University. Extension operates out of 107 offices, 11 Agricultural Research and Extension centers, and six 4-H centers across the commonwealth. The agents, specialists, and volunteers work to assist farmers, empower youth, guide responsible resource management, and advance the wellbeing of all Virginians. VCE operates local offices around the Commonwealth; Augusta County has a local office and is included in the Northwest District. | • 4-H/Youth Development<br>• Agriculture & Natural Resources<br>• Education & Outreach<br>• Family & Consumer Sciences<br>• Research |

| Organization | Brief Description of Organization | List of Programs and/or Services |
|---|---|---|
| Virginia Housing | Virginia Housing is a self-supporting, non-profit organization created by the Commonwealth of Virginia in 1972 to help Virginians attain quality, affordable housing. | • Advocacy<br>• Education & Outreach<br>• Grant Programs<br>• Homeownership Assistance<br>• Housing Credits<br>• Mortgage Relief Resources<br>• Plans & Studies<br>• Workforce Housing Investment Program |
| Virginia Tourism Corporation | The Virginia Tourism Corporation (VTC) serves the broader interests of Virginia's economy by supporting, maintaining, and expanding the Commonwealth's domestic and international inbound tourism and motion picture production industries in order to increase visitor expenditures, tax revenues and employment. | • Marketing Assistance<br>• Grant Programs<br>• Microlending<br>• Travel Counseling<br>• Virginia Welcome Center Services<br>• Public Relations |

## Facilities and Services

Community facilities and support services are important to the social and physical health and overall well-being of those who call Augusta County home. The following describes the community facilities and services provided to the County's residents and visitors.

### *Administrative Facilities*

Many of Augusta County's departments and offices, ranging from County Administration to Parks and Recreation, are located in Verona. The Government Center complex in Verona is home to a wide range of departments and offices, including Augusta Water, Augusta County Public Schools, Parks and Recreation, Community Development, Economic Development, Building Inspection, Fire-Rescue, and the Emergency Communications Center. This centralized location enhances accessibility and collaboration for residents and County staff alike.

### *Libraries*

Residents of Augusta County have access to library services through the Augusta County Library System, which includes seven (7) library locations and one (1) community drop box. Each library offers a range of services, including material checkouts (books, DVDs, audiobooks, magazines, and various learning and book club kits), access to collections across all Augusta County Library locations, and interlibrary loans through partnerships with the Staunton and Waynesboro public libraries, as well as libraries nationwide. Additional resources include free internet access via public computers and circulating hotspots, digital materials such as e-books, audiobooks, and magazines, and printing, copying, and faxing services for a small fee. The library system also provides learning opportunities through Book-A-Librarian technology support programs and a wide array of free classes and events for all ages, abilities, and locations.

Library Locations:

1. Churchville Branch Library, 3714 Churchville Avenue, Churchville, VA
2. Craigsville Library Station, 18 Hidy Street, Craigsville, VA
3. Deerfield Library Station, 59 Marble Valley Road, Deerfield, VA
4. Fishersville Main Library, 1759 Jefferson Highway, Fishersville, VA
5. Middlebrook Library Station, 3698 Middlebrook Road, Middlebrook, VA
6. Stuarts Draft Library Station, 2857 Stuarts Draft Highway, Broadmoor Plaza, Suite 107, Stuarts Draft, VA
7. Weyers Cave Library Station, 51 Franklin Street, Weyers Cave, VA

Book Drop Location:

1. Augusta County Government Center, 18 Government Center Lane, Verona, VA

The Augusta County Library has a seven (7) member Board of Directors that represents each of the Augusta County Magisterial Districts. This Board assists in preparing the system's budget, establishing policies, and advocating for the local and regional library system.

***Community Centers***

Across the County, there are a handful of community centers that look to engage, educate, and provide services to their respective communities. Many of these community centers are not publicly owned but are operated by the community they serve, are operated by a non-profit like a church, or are associated with a service organization. The following is a list of a majority of the community centers serving the County:

1. Churchville Community Center, 3809 Churchville Avenue, Churchville, VA
2. Craigsville Community Center, 18 Hidy Street, Craigsville, VA
3. Crimora Community Center, 1648 New Hope & Crimora Road, Crimora, VA
4. Deerfield Community Center, 64 Marble Valley Road, Deerfield, VA
5. Dooms Community Center, 214 Dooms Crossing Road, Waynesboro, VA
6. Middlebrook Community Center, 54 Cherry Grove Road, Middlebrook, VA
7. New Hope Ruritan Club, 691 Battlefield Road, Fort Defiance, VA
8. Sangerville Tower Ruritan Building, 38 Emmanuel Church Road, Mt. Solon, VA
9. Spottswood Community Center, 797 Spottswood Road, Steeles Tavern, VA
10. Verona Community Center, 465 Lee Highway, Verona, VA
11. Weyers Cave Community Center, 682 Weyers Cave Road, Weyers Cave, VA

***Regional Health Departments and Care Facilities***

Augusta County is a part of the Central Shenandoah Health District (CSHD), along with Bath, Highland, Rockbridge, Rockingham, Buena Vista, Harrisonburg, Lexington, Staunton, and Waynesboro, which is administered by the Virginia Department of Health. With offices in all member jurisdictions, the health district ensures public health and administers public health programs. In particular, the CSHD monitors public health risks, enforces public health standards, monitors environmental health standards, and coordinates vital records. Additionally, the region's health departments provide immunizations, maternal and childcare services, screenings, family planning, and other important services that ensure public health. Member Health Department locations include the following:

1. Bath County Health Department, 51 Courthouse Hill Road, Warm Springs, VA
2. Buena Vista Health Department, 2270 Magnolia Avenue, Buena Vista, VA
3. Harrisonburg-Rockingham Health Department, 110 N. Mason Street, Harrisonburg, VA
4. Highland County Health Department, 140 Fleisher Avenue, Monterey, VA
5. Lexington-Rockbridge Health Department, 300 White Street, Lexington, VA
6. Staunton-Augusta Env. Health & Vital Records, 1426 N. Augusta St, Staunton, VA
7. Staunton-Augusta Health Department, 1414 N. Augusta Street, Staunton, VA
8. Waynesboro-Augusta Health Department, 540 Lew Dewitt Blvd. Suite 5, Waynesboro, VA

In addition to the Virginia Department of Health, Virginia's Department of Social Services (VDSS) provides valuable services to the residents of Augusta County. Augusta County is located within the Piedmont District for VDSS, with its central office in Roanoke. Services are funded through VDSS and administered by the Shenandoah Valley Social Services. Programs include Temporary Assistance to Needy Families (TANF), Supplementary Nutrition Assistance Program (SNAP), Medicaid, Auxiliary Grants, Energy Assistance, Child Protective Services, Foster Care and Adoption Assistance, Adult Services and Adult Protective Services, Child Day Care Services, and Employment Services (VIEW).

Due to Augusta County's predominantly rural character, most medical services are scarce outside the County's major population centers, with the County's medical centers, doctors' offices, pharmacies, and specialists all located in and around the County's towns and villages. In Augusta County, a majority of medical services come from Augusta Health.

Augusta Health opened in 1994 to continue a tradition of personalized care with small-town hospitality that began with predecessor hospitals in Staunton and Waynesboro. As one of the largest private employers in the area, Augusta Health employs over 2,375 staff members, including 225 physicians and 87 advanced practice providers. The hospital is licensed for 255 beds, including specialized units for intensive care, labor and delivery, pediatrics, psychiatry, skilled nursing, and rehabilitation. Serving a community of 200,000 residents, Augusta Health also operates four (4) urgent care centers and more than 40 practice locations.

Augusta Health has also expanded its practice to provide services to some of the most remote areas in the County. The Neighborhood Clinic has a Clinic RV that provides mobile primary care. The Neighborhood Clinic updates its website regularly with a Clinic Schedule showing when and where the Clinic RV will be for residents on any given weekday, which continues to expand its footprint.

Separate from Augusta Health, there are non-profits and other organizations that offer medical health, substance abuse, and other medical-related services, such as the Valley Community Services Board and Savida Health.

The Valley Community Services Board was created in 1971 as a publicly funded organization that serves those living in Staunton, Waynesboro, Augusta County, and Highland County, providing behavioral health, substance use, and developmental services. Services are provided to citizens of all ages. A 14-member board governs this organization with four (4) representatives from Waynesboro, five (5) representatives from Augusta County, three (3) representatives from Staunton, and one (1) representative from Highland County.

Savida Health is a regional health organization that offers addiction treatment for those addicted to opioids. Savida Health provides medication-assisted treatment, in-house counseling, case management, and recovery assistance services with offices in Staunton and Waynesboro.

Additional medical services to the community are offered through non-profits or local churches, including Community Action Partnership of Staunton, Augusta, and Waynesboro.

### *Primary Public Schools*

Augusta County Public Schools (ACPS) provides high-quality K-12 education to approximately 10,000 students, along with essential support services. ACPS operates a fleet of buses and cars for transportation, offers instructional resources and technology, and provides school health services, including first aid and medication administration. The Augusta County Public Schools, in collaboration with community stakeholders, strives to empower every student to become life-long learners who are responsible, productive, and engaged citizens within the global community. The primary goal of Augusta County Public Schools is to engage students in

an inspiring and challenging learning environment that provides them with the skills and dispositions they need to thrive as 21st century learners, employees, and citizens.

Students have access to specialized, regional programs, including the Shenandoah Valley Head Start and Early Head Start supporting qualifying Pre-K children and their families. Other programs include the Governor's School for advanced academics, the Shenandoah Valley Regional Program for special education, and Career and Technical Education at the Valley Career and Technical Center. All 19 public schools in Augusta County are fully accredited as of 2024. ACPS is made up of nine (9) elementary schools, five (5) middle schools, five (5) high schools, and participates in multiple regional gifted, technical, and special education schools located across the County.

Elementary Schools:

1. Churchville Elementary School, Churchville, VA
2. Clymore Elementary School, Fort Defiance, VA
3. Craigsville Elementary School, Craigsville, VA
4. Guy K. Stump Elementary School, Stuarts Draft, VA
5. Hugh K. Cassell Elementary School, Waynesboro, VA
6. North River Elementary School, Mount Solon, VA
7. Riverheads Elementary School, Staunton, VA
8. Stuarts Draft Elementary School, Stuarts Draft, VA
9. Wilson Elementary School, Fishersville, VA

Middle Schools:

1. Buffalo Gap Middle School, Swoope, VA
2. Riverheads Middle School, Staunton, VA
3. Stewart Middle School, Fort Defiance, VA
4. Stuarts Draft Middle School, Stuarts Draft, VA
5. Wilson Middle School, Fishersville, VA

High Schools:

1. Buffalo Gap High School, Swoope, VA
2. Fort Defiance High School, Fort Defiance, VA
3. Riverheads High School, Staunton, VA
4. Stuarts Draft High School, Stuarts Draft, VA
5. Wilson Memorial High School, Fishersville, VA

Gifted, Technical, and Special Education Programs and Schools:

1. Shenandoah Valley Head Start, Verona, VA
2. Shenandoah Valley Governor's School, Fishersville, VA
3. Shenandoah Valley Regional Program for Special Education, Verona, VA
4. Valley Career and Technical Center, Fishersville, VA

Historical data from the Virginia Department of Education shows that enrollment in Augusta County Public Schools has experienced an ebb and flow since 2003, with the highest levels of enrollment from 2005 – 2008. These trends can be examined further in Table X.X and Figure X.X.

Table X.X: ACPS Enrollment 2003-2025

| School Year | Enrollment |
|---|---|
| 2003-2004 | 10,714 |
| 2004-2005 | 10,871 |
| 2005-2006 | 11,045 |
| 2006-2007 | 11,105 |
| 2007-2008 | 11,040 |
| 2008-2009 | 10,999 |
| 2009-2010 | 10,810 |
| 2010-2011 | 10,769 |
| 2011-2012 | 10,743 |
| 2012-2013 | 10,755 |
| 2013-2014 | 10,667 |
| 2014-2015 | 10,522 |
| 2015-2016 | 10,472 |
| 2016-2017 | 10,384 |
| 2017-2018 | 10,362 |
| 2018-2019 | 10,406 |
| 2019-2020 | 10,339 |
| 2020-2021 | 10,147 |
| 2021-2022 | 9,929 |
| 2022-2023 | 10,076 |
| 2023-2024 | 10,139 |
| 2024-2025 | 10,131 |
| **AVERAGE** | **10,565** |

Figure X.X: ACPS Enrollment 2003-2025

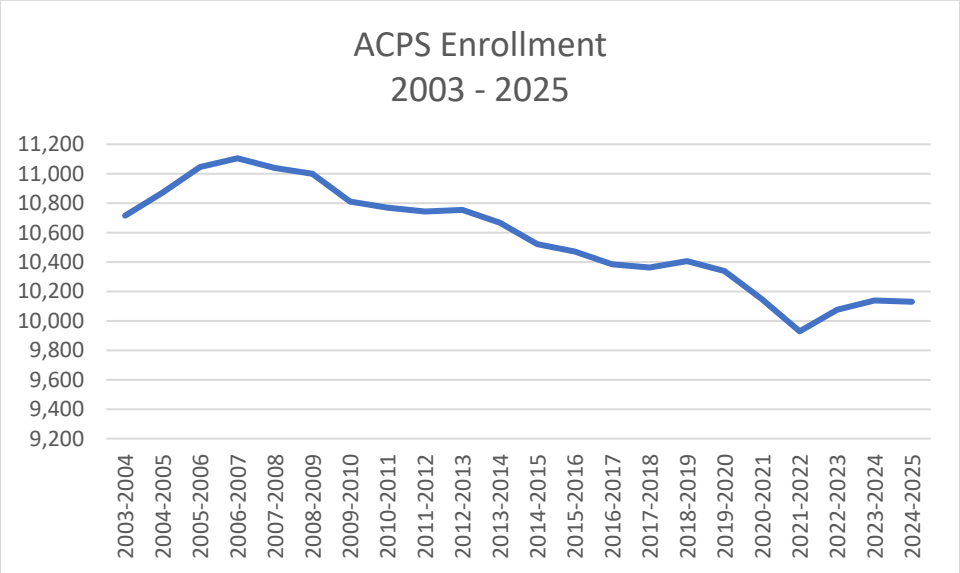


Table X.X: ACPS Enrollment and Capacity October 1, 2025

| School Type | School | Enrollment | Capacity |
|---|---|---|---|
| Elementary School, including Head Start & Pre-K | Cassell Elementary School | 625 | 820 |
| | Churchville Elementary School | 426 | 600 |
| | Clymore Elementary School | 803 | 860 |
| | Craigsville Elementary School | 112 | 300 |
| | North River Elementary School | 215 | 400 |
| | Riverheads Elementary School | 730 | 820 |
| | Stuarts Draft Elementary School | 657 | 860 |
| | Stump Elementary School | 450 | 480 |
| | Wilson Elementary School | 684 | 800 |
| Middle School | Buffalo Gap Middle School | 296 | 450 |
| | Riverheads Middle School | 374 | 450 |
| | Stewart Middle School | 511 | 950 |
| | Stuarts Draft Middle School | 515 | 1025 |
| | Wilson Middle School | 616 | 950 |
| High School | Buffalo Gap High School | 375 | 650 |
| | Fort Defiance High School | 721 | 950 |
| | Riverheads High School | 444 | 500 |
| | Stuarts Draft High School | 648 | 925 |
| | Wilson Memorial High School | 816 | 900 |

***Primary Private Schools***

While the County offers residents high-quality public education, families still have the choice to send their children to private schools in the area. Because of that, it is important to note that the presence of private schools in the area can potentially skew K-12 student population data and trends in the region. In Staunton, Augusta, and Waynesboro, the following private schools are available:

1. Appalachian Christian School, Waynesboro, VA
2. Augusta Christian Academy, Fishersville, VA
3. Bridge Hybrid School, Fishersville, VA
4. Fishburne Military School, Waynesboro, VA
5. Grace Christian School, Staunton, VA
6. Ridgeview Christian School, Stuarts Draft, VA
7. Staunton Montessori School, Fishersville, VA
8. Stuart Hall School, Staunton, VA

***Secondary Institutions, Public and Private***

Augusta County is situated within an hour of several public and private colleges and universities. Local schools sometimes take the opportunity to collaborate with these institutions to create higher-level experiences for their students. Secondary, higher-education institutions include:

1. Blue Ridge Community College, Weyers Cave, VA
2. Bridgewater College, Bridgewater, VA
3. Eastern Mennonite University, Harrisonburg, VA

4. James Madison University, Harrisonburg, VA
5. Mary Baldwin University, Staunton, VA
6. Southern Virginia University, Buena Vista, VA
7. University of Virginia, Charlottesville, VA
8. Virginia Military Institute, Lexington, VA
9. Washington and Lee University, Lexington, VA

***Fire-Rescue Facilities***

Augusta County Fire-Rescue Combined System provides an all-hazard service from 17 fire-rescue stations. In 2024, there were 141 Career Staff (129 operation personnel, 12 administrative and training staff, and 1 civilian) and approximately 400 volunteers. Augusta County owns and staffs four (4) stations and supplements staffing in 10 volunteer-owned stations. The Augusta County Fire-Rescue Combined System was dispatched to 22,977 calls in 2023, of which 8,530 (37.12%) were fire related dispatches and 14,447 (62.88%) were EMS related dispatches.

The following is a list of existing fire-rescue organizations in Augusta County:

1. Churchville Volunteer Fire Department & First Aid Crew, Churchville, VA
2. Craigsville-Augusta Springs (ACFR), Craigsville, VA
3. Craigsville Volunteer Fire Department, Craigsville, VA
4. Deerfield Valley Volunteer Fire Department, Deerfield, VA
5. Dooms Volunteer Fire Company, Dooms, VA
6. Middlebrook Volunteer Fire Department, Middlebrook, VA
7. Mt. Solon Volunteer Fire & Rescue Squad, Mt. Solon, VA
8. New Hope Volunteer Fire Department, New Hope, VA
9. Preston L. Yancey (ACFR), Fishersville, VA
10. Riverheads Volunteer Fire Department, Staunton, VA
11. Stuarts Draft Rescue Squad, Stuarts Draft, VA
12. Stuarts Draft Volunteer Fire Company, Stuarts Draft, VA
13. Swoope Volunteer Fire Company, Swoope, VA
14. Verona Volunteer Fire Company, Verona, VA
15. Weyers Cave Rescue, Weyers Cave, VA
16. Weyers Cave Volunteer Fire Company, Weyers Cave, VA
17. Wilson Volunteer Fire Company, Lyndhurst, VA

The following is a list of additional fire-rescue organizations serving Augusta County:

1. Bridgewater Fire Department, Bridgewater, VA
2. Bridgewater Volunteer Rescue Squad, Bridgewater, VA
3. Clover Hill Volunteer Fire Company, Dayton, VA
4. Grottoes Fire Department, Grottoes, VA
5. Raphine Fire Department, Raphine, VA
6. Staunton Augusta Rescue Squad, Staunton, VA
7. Walkers Creek Fire Department, Middlebrook, VA
8. Waynesboro Fire Aid Crew, Waynesboro, VA
9. Wintergreen Fire Department, Wintergreen, VA

***Sheriff's Office***

The Augusta County Sheriff's Office, based in Verona, has a staff of approximately 80 sworn deputies, five (5) part-time deputies, and 10 civilian employees across five (5) divisions: Deputy Patrol, Civil Process, Criminal Investigation, Court Security, and Crime Prevention.

The Sheriff's Office is responsible for responding to service calls, executing warrants, and conducting investigations into crimes such as robberies, homicides, sexual assaults, forgeries, burglaries, and major larcenies. It also ensures order in the County's three (3) criminal courts and engages in community outreach and education to prevent crime.

Additionally, the department operates specialized units to support law enforcement efforts. These include:

- *Canine Unit* - Assisting in search and rescue, article searches, SWAT operations, and suspect apprehension.
- *Firearms Unit* - Providing officer training in firearm use and safety.
- *School Resource Officers* - Approximately 12 officers assigned to public schools.
- *SWAT Unit* - Handling situations requiring advanced tactical operations.

According to the 2022 Annual Report, the Sheriff's Office responded to over 63,000 service calls and an additional 10,000 extra patrol requests.

***Animal Control Service***

Animal Control is an advocate for animal welfare and public safety. More than 2,500 calls are received annually dealing with lost and found dogs, animal welfare, dogs in livestock, and unvaccinated animals and dog bites. Located in Verona, Animal Control is an active and well-needed office in Augusta County.

***Emergency Communications Center***

The Augusta County Emergency Communications Center is the public safety answering point for the Emergency Services in the County of Augusta. The radio identifier for the Augusta County Emergency Communications Center is "Augusta ECC".

The operational component for Augusta ECC consists of 19 full-time Public Safety Dispatchers, 7 part-time Public Safety Dispatchers, Public Safety Dispatch Supervisors, a Training Coordinator, an Operations Manager and the ECC Director.

The ECC began operation in 1990 and processes wire line and wireless 9-1-1 calls from residents and visitors in Augusta County.

The center serves as a back-up communications center for the Staunton Police Department as well as the Waynesboro Emergency Operations Center in the event an emergency occurs at either location.

The ECC is staffed 24 hours a day, 365 days a year. The dispatchers work (12) hour shifts and are trained in emergency call handling techniques and are able to process a wide array of emergencies that occur within and around Augusta County. The dispatchers have completed a Basic Emergency Communication Officer course at the Central Shenandoah Criminal Justice Training Academy.

The ECC Center is the vital link responsible for dispatching all fire, EMS, and law enforcement calls in the County.

***Emergency Management***

The Augusta County Office of Emergency Management is responsible for developing and maintaining the Regional Operations Plan and Hazmat/SARA Title III plans for the Staunton, Augusta County, and Waynesboro (SAW) Region. Emergency Management coordinates disaster preparedness efforts, manages the Emergency Operations Center, and leads training for departments, volunteer organizations, and citizens involved in emergency response and recovery.

Emergency Management focuses on planning, policy development, public education, and enhancing emergency response and recovery capabilities. It follows an all-hazards approach to prepare for, respond to, recover from, and mitigate both natural and man-made disasters, including hazardous material incidents and pandemics.

As a central liaison, the Office works with local, regional, and state partners—including the Central Shenandoah Planning District Commission (CSPDC), Virginia Department of Health (VDH), Virginia Department of Emergency Management (VDEM), and Department of Environmental Quality (DEQ)—to ensure a coordinated response and effective recovery.

The Augusta County Office of Emergency Management has continued to demonstrate significant strides in strengthening the County's preparedness, community engagement, and response frameworks.

***Trash and Recycling Collection Sites***

The following is a list of the County's trash and recycling collection sites:

1. Augusta Springs, 201 Augusta Springs Road
2. Churchville, 29 Scenic Highway
3. Crimora, 380 Turk Mountain Lane
4. Deerfield, 3056 Deerfield Valley Road
5. Greenville, 133 Old Quarry Lane
6. Landfill #1, 749 Christians Creek Road
7. Mount Sidney, 2556 Lee Highway
8. Mount Solon, 1187 North River Road
9. New Hope, 456 Round Hill School Road
10. Sherando, 1865 Mount Torrey Road
11. Verona, 673 Berry Farm Road

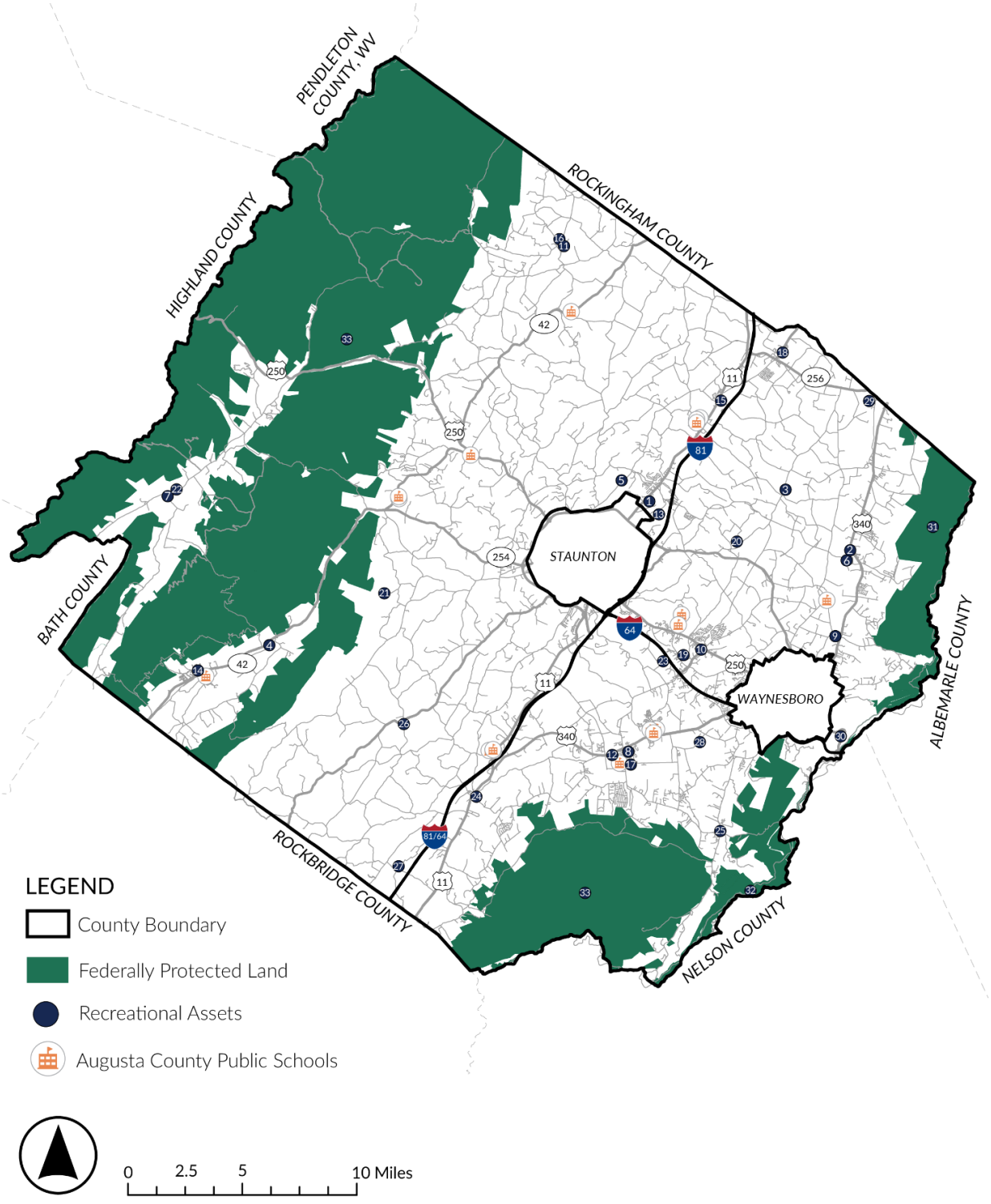
## Parks and Recreation

Augusta County maintains multiple public parks and facilities throughout the County that include amenities such as picnic shelters, charcoal grills, playgrounds, soccer and softball fields, walking trails, campsites, pools, and an amphitheater. The County also administers community events and educational and recreational programs for all ages.

The Augusta County Parks and Recreation Commission serves as an advisory body to the Board of Supervisors. The Commission assesses needs and recommends policies relating to recreational programming, providing year-round supervised wellness opportunities for County residents.

The following map illustrates the array of recreational facilities and programs in Augusta County.

Map X-1. Parks & Recreation Facilities



***County Owned Parks, Facilities, & Programs***

Parks & Facilities

Augusta County owns thirteen (13) parks and facilities. Additionally, the County owns eighteen (18) schools with a variety of indoor and outdoor recreational amenities and competitive sports facilities, including eight (8) elementary schools, six (6) middle schools, and five (5) high schools. Figure X.X shows the County's public parks and facilities exclusive of school properties. The numbers in Figure X.X correspond to the numbers on the map.

| FIGURE X.X AUGUSTA COUNTY-OWNED PUBLIC PARKS & FACILITIES | | | | |
|---|---|---|---|---|
| Map Number | Facilities | Amenities | Size/Capacity | Managing Organization |
| 1 | County Government Center Activity Room | Classroom<br>Dance Floor | 20 - 50 | Augusta County |
| 2 | Crimora Community Center | Ballfields<br>Bathrooms<br>Batting Cage<br>Concession Stand<br>Kitchen<br>Meeting Space | 6.5 Acres | Crimora Ruritan Club |
| 3 | New Hope Community Center | Ballfields<br>Bathrooms<br>Batting Cage<br>Concession Stand<br>Gym<br>Meeting Space | 6.5 Acres | New Hope Ruritan Club |
| | Parks | Amenities | Size/Capacity | Managing Organization |
| 4 | Augusta Springs | Activity Fields<br>Basketball<br>Picnicking<br>Playground<br>Seasonal Restrooms<br>Walking Trail | 25 Acres | Augusta County |
| 5 | Berry Farm | | 934 | Augusta County |
| 6 | Crimora | Boat Launch/South River Frontage<br>Picnicking<br>Playgrounds<br>Seasonal Restrooms<br>Walking Trails | 18 Acres | Augusta County |
| 7 | Deerfield Park & Community Center | Basketball<br>Meeting Rooms<br>Picnicking<br>Playground<br>Satellite Library Station<br>Volleyball | 4.5 Acres | Augusta County |

| | | | | |
|---|---|---|---|---|
| | | Walking Trail | | |
| 8 | Diamondback Field | Batting Cage<br>Competition Ballfield<br>Concession Stand<br>Pressbox<br>Restrooms | 4.5 Acres | Stuarts Draft Diamond Club |
| 9 | Dooms Crossing - South River Access | Boat Launch/ River Frontage<br>Fishing | 6 Acres | Augusta County |
| 10 | Fishersville Ballfields | Ballfields<br>Batting Cage<br>Concession Stand<br>Playground<br>Restrooms | 4 Acres | Fishersville Little League Baseball & Softball |
| 11 | Natural Chimneys Park & Campground | Basketball<br>Camp Store/Visitor Center<br>Campground – 165 Sites<br>Picnicking<br>Performance Stage<br>Playground<br>River Frontage/Access<br>Seasonal Pool/Pool House<br>Restrooms & Shower Houses<br>Volleyball<br>Walking Trails | 135 Acres | Augusta County |
| 12 | Stuarts Draft Park | Amphitheater<br>Ballfields<br>Picnicking<br>Playground<br>Seasonal Pool<br>Seasonal Restrooms<br>Soccer Fields<br>Walking Trail | 11 Acres | Augusta County |
| 13 | The Trails at Mill Place | Fishing<br>Picnicking<br>Pond<br>Walking Trail | 4.5 Acres | Augusta County |

## Programs

The Augusta County Parks and Recreation Department's mission is to provide quality recreational and leisure opportunities to enhance the health and wellness of the community. The Department offers year-round programming and issues seasonal activity guides throughout the year. Community events such as rock climbing, movie night, food trucks, and immersive play

days are planned for the summer months. Two public swimming pools operate throughout the summer and offer swimming lessons for children.

Youth activities include outdoor exploration, kitchen camp, cheer, baton twirling, tennis, target shooting, and canoeing. Community education classes include home firearm safety, concealed carry permits, reverse mortgages, and home buying. For adults over 50, there are hikes, paddling, backcountry navigation, tai chi, and balance classes, in addition to classes for dementia, Medicare, driver safety, and end-of-life preparation. Many guided trips are also available for all ages.

| FIGURE X.XX OTHER PUBLIC PARKS & FACILITIES | | | | |
|---|---|---|---|---|
| Map Number | Facilities | Amenities | Size/Capacity | Owner |
| 14 | Craigsville Community Park | Ballfield<br>Basketball<br>Picnicking<br>Walking Trail | 7.5 Acres | Town of Craigsville |
| 15 | Mount Sidney Ruritan Park | Picnicking<br>Playfield<br>Playground | 4 Acres | Mount Sidney Ruritan Club |
| 16 | Sangersville Towers Ruritan Park | Ballfields<br>Picnicking | 13.5 Acres | Sangerville Towers Ruritan Club |
| 17 | Schneider Park | Ballfields<br>Concession Stand<br>Horseshoe Pits<br>Picnicking<br>Playground<br>Restrooms | 12.5 | Stuarts Draft Ruritan Club |
| 18 | Weyers Cave Community Park | Athletic Fields<br>Community Center<br>Picnicking<br>Pickleball<br>Playground<br>Restrooms<br>Walking Trail | 24.5 | Weyers Cave Recreation Association |

| | | | | |
|---|---|---|---|---|
| 19 | Augusta Health Fitness Center | Fitness Center<br>Indoor Pool<br>Tennis Courts<br>Walking Trail | N/A | Augusta Health |
| 20 | Barren Ridge/Annex Community Center | Ballfields<br>Community Center/Hall | 15 Acres | Barren Ridge/Annex Community Center |
| 21 | Camp Shenandoah | Athletic Field<br>Archery<br>Pond<br>Shelters/Pavilions<br>Trail Network | 457 Acres | Stonewall Jackson Area Council, Scouting American |
| 22 | Deerfield Vol Fire Department | Ballfield | 4 Acres | Deerfield Valley Volunteer Fire Company |
| 23 | Augusta Expo Event Center | Exposition Halls<br>Fairgrounds<br>Soccer Fields | 157 Acres | Augusta Expo |
| 24 | Greenville Ballfields | Ballfields<br>Batting Cage<br>Concession Stand<br>Restrooms | 10.5 Acres | Greenville Athletic Club |
| 25 | Lyndhurst/Sherando Ruritan Hall | Ballfields | 5 Acres | Lyndhurst - Sherando Ruritan Club |
| 26 | Middlebrook Volunteer Fire Department & Ruritan Hall | Ballfield<br>Concession Stand<br>Restrooms | 2 Acres | Middlebrook Volunteer Fire Company |
| 27 | Spotswood Community Center | Ballfields<br>Concession Stand<br>Restrooms | 6.5 Acres | Spottswood/Raphine Ruritan Club |
| 28 | Vinyard Softball Field | Ballfield | 3.5 Acres | Springdale Mennonite Church Trustees |

***Public/Private Partnership Opportunities***

YMCA

The Waynesboro-Staunton-Augusta Family YMCAs offer membership programs to the community based on Christian principles to “promote the health, spirit, mind, and body for all.” The YMCA operates adult sports, fitness, health and wellness, aquatics, youth programs and childcare, and seniors programs.

***Regional Parks, Recreation, & Outdoor Areas***

George Washington National Forest
George Washington National Forest extends through and beyond the western side of the County, offering areas for outdoor recreation and activities such as hiking, hunting, fishing, and more.

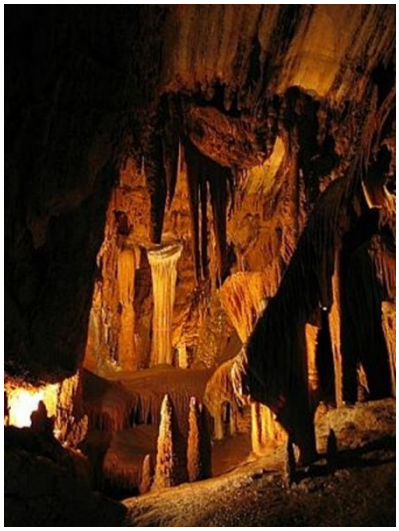
Blue Ridge Parkway and Skyline Drive
The Blue Ridge Parkway runs from the south along the eastern border of Augusta County until it connects to Shenandoah National Park's Skyline Drive near Afton, where Skyline Drive continues northward. These scenic routes offer bucolic scenery and dramatic views to motorists, bicyclists, and hikers. Hiking trailheads are available, including Humpback Rocks, Whiterock Falls, and Shamokin Falls, among others.

Shenandoah National Park
Shenandoah National Park extends through the eastern side of Augusta County and far beyond, offering waterfalls, forests, vistas, hiking, birding, and many more natural treasures.

South River
Two (2) South Rivers originate in Augusta County. The Virginia Department of Wildlife Resources (DWR) manages recreational activity on both. One South River begins at St. Mary's River, while the other originates near the Village of Greenville. The latter flows approximately 50 miles north, joining the North River to form the South Fork Shenandoah River.

This second South River begins as a small, meandering stream. As it nears Waynesboro, it is fed by cool springs that increase its flow and productivity, creating favorable conditions for both warmwater and coldwater trout fishing. Anglers may encounter smallmouth bass, redbreast sunfish, rock bass, and fallfish, along with bluegill, green sunfish, channel catfish, carp, white sucker, and black crappie.

Grand Caverns
Grand Caverns, owned by the Town of Grottoes, is a National Natural Landmark show cave located on the northeastern border of Augusta County. The caverns have been open for tours since 1806 and offer walking, geology, history tours, spelunking, park experiences, and special events.


Grand Caverns source: cabincreekwood.com

The Blue Ridge Tunnel
The Blue Ridge Tunnel, a former railroad tunnel, is owned and maintained by Nelson County as a recreational trail amenity for the region. The trail is enjoyed by hikers and cyclists, wildlife watchers, history enthusiasts, railroad buffs, heritage tourists, school children on field trips, and nearby residents. The Tunnel is located at the convergence of the southern entrance of Shenandoah National Park's Skyline Drive, the northern entrance of the Blue Ridge Parkway, the Appalachian Trail, and U.S. Bicycle Rt-76, the west trailhead tunnel entrance in Augusta County east of Waynesboro.

| FIGURE X.XX Regional Parks & Recreation Areas | | | | |
|---|---|---|---|---|
| Map Number | Facilities | Amenities | Size/Capacity | Owner |
| 29 | Grand Caverns | **Paid Amenities:** Guided walking tours, spelunking adventures (e.g., Rock Bottom, Grottoes Crawl, The Gauntlet) **Free Amenities:** Playground, walking trails, fishing, picnicking areas, event spaces, gift shop | 100+ acres | Town of Grottoes |
| 30 | Blue Ridge Tunnel Trail | Multi-use trail for hiking, mountain biking, and e-biking; features a historic 4,200-foot tunnel beneath Rockfish Gap | 2.3 Miles | Nelson County |
| 31 | Shenandoah National Park | Over 200,000 acres of wilderness with 200+ miles of hiking trails, Skyline Drive, campgrounds, picnic areas, visitor centers, ranger-led programs, and scenic overlooks | 197,439 acres | National Park Service |
| 32 | Blue Ridge Parkway | Scenic driving route with 469 miles of | 469 Miles | National Park Service |

| | | | | |
|---|---|---|---|---|
| | | roadway, 13 picnic areas, 8 campgrounds, 300+ miles of trails, visitor centers, overlooks, and cultural sites | | |
| 33 | George Washington National Forest | Extensive forested area offering hiking, camping, fishing, hunting, scenic byways, and backcountry experiences | 1,664,110 acres | U.S. Forest Service |

## Environment

Augusta County's natural resources - including its mountains, forests, karst landscapes, rivers, and diverse habitats - are vital to the area's rural character and environmental health. These natural assets play a key role in maintaining clean water, supporting flood resilience, sustaining agricultural productivity, and providing opportunities for outdoor recreation. Their continued protection is essential to preserving the County's ecological integrity and quality of life for current and future generations.

### *Landscape & Geography*

#### Topography

Augusta County spans two (2) physiographic provinces: the Valley and Ridge to the west and the Blue Ridge to the east. Elevations range from about 1,200 feet in the central Shenandoah Valley to over 4,000 feet at Elliott Knob.

The Valley and Ridge province features broad valleys, rolling uplands, and parallel ridges, underlain by limestone, dolomite, and shale. These rocks contribute to karst features like sinkholes and springs. Soils here are fertile and well-drained, supporting much of the County's agriculture. The Blue Ridge province along the eastern edge is steeper and more rugged, with elevations typically above 3,000 feet. It is underlain by igneous and metamorphic rocks such as granite and gneiss, and is largely forested, forming part of Shenandoah National Park and the Blue Ridge Parkway corridor.

Rivers and streams, including the Middle and South Rivers, shape the County's landscape and ecology. Broad floodplains and varied soils follow these corridors. Public lands define much of the County's edge, with George Washington National Forest to the west and Shenandoah National Park to the east, offering scenic and recreational assets like the Appalachian Trail and Blue Ridge Parkway.

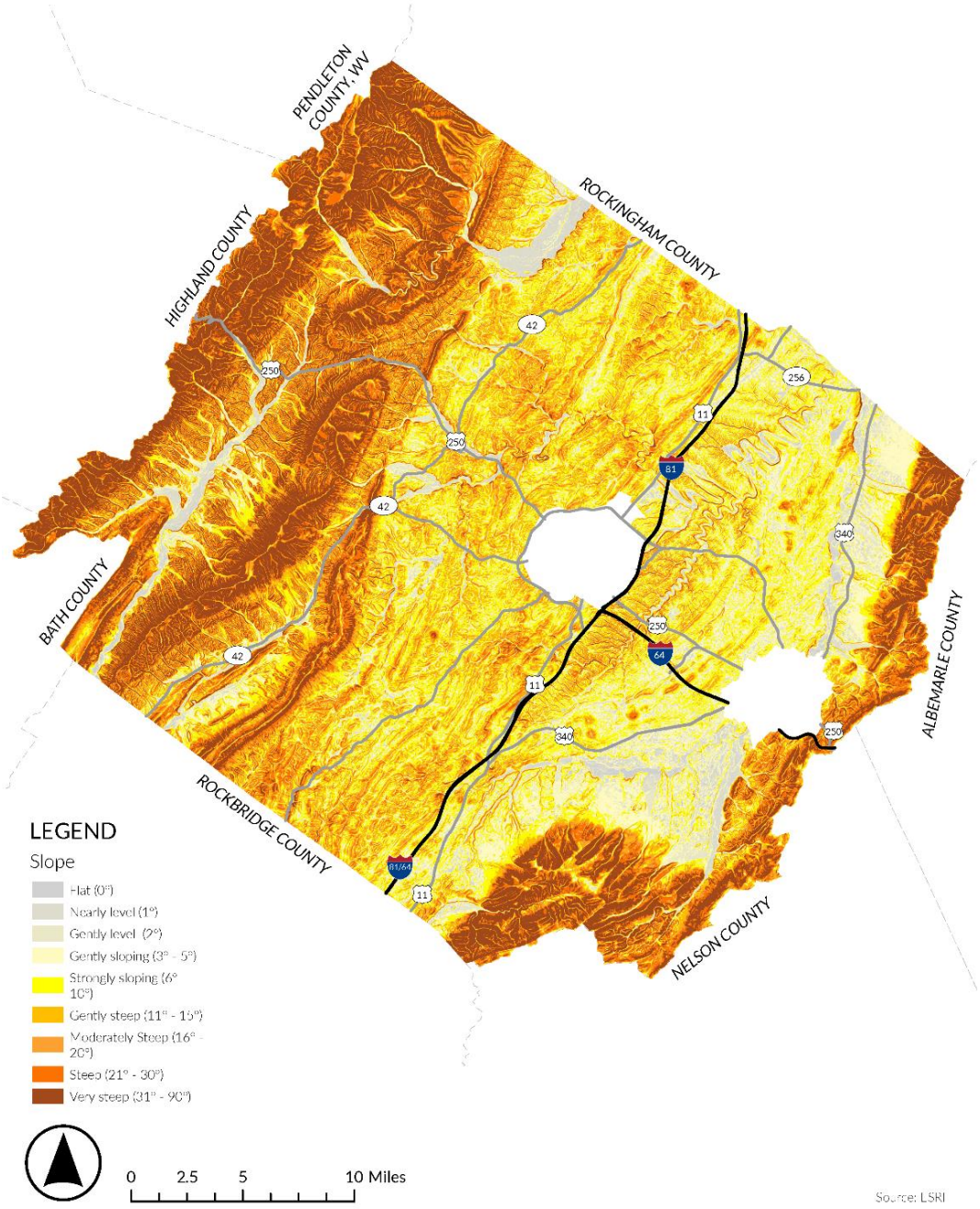
#### Steep Slopes

Slope refers to the grade or steepness of the land and plays a critical role in land use planning and development. The way land is sloped affects erosion, water runoff, construction costs, and environmental stability. Steeper slopes present significant challenges for infrastructure development, stormwater management, and land conservation.

One of the primary concerns with steep slopes is the increased risk of soil erosion, sedimentation, and landslides. Land disturbance on steep inclines accelerate soil displacement, leading to the degradation of water quality in nearby streams and rivers. Map X-1 provides a general overview of terrain conditions across the County, helping to inform decisions on where development should be directed or restricted.

Several areas in Augusta County contain steep slopes that require special consideration and protection. These include the rugged terrain of the Blue Ridge Mountains in the east, particularly along the Shenandoah National Park and Blue Ridge Parkway corridor, as well as the Allegheny Mountains in the west near Elliott Knob, the County's highest point. In both regions, slopes often exceed 15-25%, making large-scale development difficult due to limited access, erosion risks, and increased infrastructure costs. Transitional areas between the Valley floor and adjacent mountain ridges also feature moderate to steep inclines that warrant careful planning to maintain slope stability, protect water quality, and avoid impacts to sensitive karst terrain.

Map X-X. Slope


PENDLETON COUNTY, WV
ROCKINGHAM COUNTY
HIGHLAND COUNTY
BATH COUNTY
ROCKBRIDGE COUNTY
ALBEMARLE COUNTY
NELSON COUNTY
42
250
256
11
81
340
64
81/64
LEGEND
Slope
Flat (0°)
Nearly level (1°)
Gently level (2°)
Gently sloping (3° - 5°)
Strongly sloping (6° - 10°)
Gently steep (11° - 15°)
Moderately Steep (16° - 20°)
Steep (21° - 30°)
Very steep (31° - 90°)
0
2.5
5
10 Miles
Source: ESRI

## Land Cover

Augusta County is predominantly forested, representing 56.9% of the County's land area. Agricultural pastureland and cropland account for a combined 28.7%, making it the second-highest type of land cover. The dominance of natural and agricultural land covers reflects Augusta County's rural character and underscores the importance of land conservation and sustainable development practices. Areas classified as tree cover outside of forests make up 5.1%, while impervious surfaces (such as buildings, roads, and other developed areas) cover just 2.8%. Other land cover types, including open water, shrub/scrub, wetlands, disturbed lands, and barren areas, each account for less than 1% of the County's total.

FIGURE X-X. Land Cover

| Land Cover Type | Acres | % |
|---|---|---|
| Forest | 353,715 | 56.9% |
| Pasture | 140,295 | 22.6% |
| Cropland | 38,100 | 6.1% |
| Turf Grass | 34,387 | 5.5% |
| Tree | 31,957 | 5.1% |
| Impervious Cover | 17,433 | 2.8% |
| Open Water | 1,689 | 0.3% |
| Shrub/Scrub | 1,437 | 0.2% |
| Wetlands | 1,043 | 0.2% |
| Harvested/Disturbed | 712 | 0.1% |
| Barren | 579 | 0.1% |

*Source: VGIN Land Cover Dataset 2016*

## Forest Resources

Wooded areas range from private working lands to large expanses of public forestland, including more than 190,000 acres of the George Washington National Forest, which occupies much of the County's western region. Together, these forests support local ecosystems, rural character, and outdoor recreation.

The County's forests are primarily composed of mixed hardwoods, with dominant species including oak, hickory, maple, and poplar. Forested ecosystems provide habitat for a wide variety of wildlife, including black bear, wild turkey, white-tailed deer, and numerous bird species. Forested riparian zones – wooded areas along streams and rivers – are especially important for protecting water quality in the County's sensitive karst terrain, where surface and groundwater systems are directly connected.

Beyond ecological value, Augusta's forests contribute to air and water purification, carbon sequestration, and soil stabilization. Tree cover helps reduce stormwater runoff, cool urbanized areas, and support pollinators vital to local agriculture. Public forests offer year-round recreational opportunities such as hiking, hunting, birdwatching, and camping, particularly along the Appalachian Trail, Blue Ridge Parkway, and throughout the national forest system.

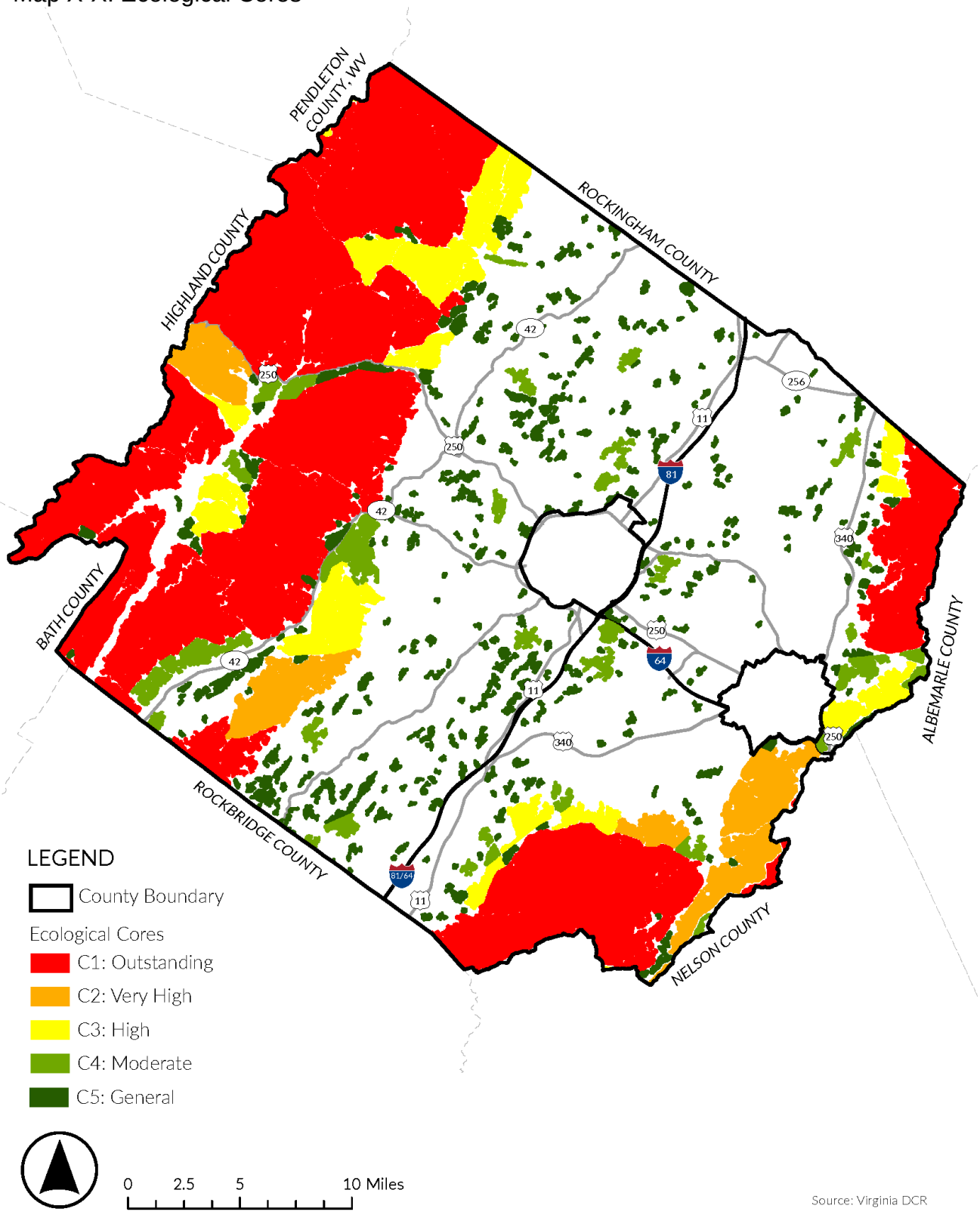
### *Natural Habitats & Ecosystems*

#### Ecological Cores

Ecological cores are defined as large, unfragmented patches of natural land with at least 100 acres of interior cover. Cores provide habitats for a wide range of flora and fauna, as well as recreational and ecotourism opportunities for people. Over time, ecological cores may become fragmented and disconnected due to development and infrastructure such as roads and utility lines, making it difficult for animals to traverse the landscape and allowing invasive species to populate in interior forests.

DCR's Virginia Natural Landscape Assessment has identified ecological cores in Augusta County and ranked them based on their potential for biodiversity, ecological function, and landscape conditions. As shown in Map X-2, Augusta County has many ecological cores with High, Very High, or Outstanding value rankings, particularly in the mountainous areas to the east and west. The central valley floor contains additional pockets of Moderate value rankings, which may be particularly susceptible to development pressures; development should be directed away from these areas whenever possible.

Map X-X. Ecological Cores



## Endangered & Threatened Species

Augusta County's natural ecosystems support biodiversity and native species, including those that are at-risk. Threatened and endangered flora and fauna are outlined in FIGURE X-2.

FIGURE X-X. Endangered and Threatened Species

| Common Name | Scientific Name | Federal Legal Status | State Legal Status |
|---|---|---|---|
| **AMPHIBIANS** | | | |
| Tiger Salamander | Ambystoma tigrinum | None | Endangered |
| Big Levels Salamander | Plethodon sherando | Species of Concern | None |
| **ARACHNIDA (SPIDERS & PSEUDOSCORPIONS)** | | | |
| A Cave Pseudoscorpion | Apochthonius coecus | Species of Concern | None |
| A Cave Pseudoscorpion | Kleptochthonius sp. 1 | Species of Concern | None |
| **BIRDS** | | | |
| Peregrine Falcon | Falco peregrinus | None | Threatened |
| Loggerhead Shrike | Lanius ludovicianus | None | Threatened |
| Appalachian Bewick's Wren | Thryomanes bewickii altus | Species of Concern | Endangered |
| **CRUSTACEA (AMPHIPODS, ISOPODS & DECAPODS)** | | | |
| Madison Cave Isopod | Antrolana lira | Threatened | Threatened |
| Sherando Spinosoid Amphipod | Stygobromus sp. 7 | Species of Concern | None |
| Madison Cave Amphipod | Stygobromus stegerorum | Species of Concern | Threatened |
| **FISH** | | | |
| Roughhead Shiner | Notropis semperasper | Species of Concern | None |
| **INVERTEBRATE** | | | |
| Appalachian grasshopper | Appalachia hebardi | Species of Concern | None |
| Rusty-patched Bumblebee | Bombus affinis | Endangered | Endangered |
| **LEPIDOPTERA (BUTTERFLIES & MOTHS)** | | | |
| Appalachian Grizzled Skipper | Pyrgus centaureae wyandot | Species of Concern | Threatened |
| **MAMMALS** | | | |
| Northern long-eared Myotis | Myotis septentrionalis | Endangered | Threatened |
| **ODONATA (DRAGONFLIES & DAMSELFLIES)** | | | |

| Common Name | Scientific Name | Federal Legal Status | State Legal Status |
|---|---|---|---|
| Allegheny Snaketail | Ophiogomphus incurvatus alleghaniensis | Species of Concern | None |
| **VASCULAR PLANTS** | | | |
| Shale barren rock cress | Boechera serotina | Endangered | Threatened |
| Valley doll's-daisy | Boltonia montana | Species of Concern | Endangered |
| Virginia Sneezeweed | Helenium virginicum | Threatened | Endangered |
| Swamp-pink | Helonias bullata | Threatened | Endangered |
| White Alumroot | Heuchera alba | Species of Concern | None |
| Virginia Quillwort | Isoetes virginica | Species of Concern | Endangered |
| Small Whorled Pogonia | Isotria medeoloides | Threatened | Endangered |
| Gray's Lily | Lilium grayi | Species of Concern | None |
| Appalachian Adder's-mouth | Malaxis bayardii | Species of Concern | None |
| Canby's Mountain-lover | Paxistima canbyi | Species of Concern | Threatened |
| Sword-leaf phlox | Phlox buckleyi | Species of Concern | Threatened |
| Prairie fringed orchid | Platanthera leucophaea | Threatened | Threatened |
| Tennessee Pondweed | Potamogeton tennesseensis | Species of Concern | None |
| Basil Mountain-mint | Pycnanthemum clinopodioides | Species of Concern | None |
| Torrey's Mountain-mint | Pycnanthemum torreyi | Species of Concern | Threatened |
| Water-plantain crowfoot | Ranunculus ambigens | Species of Concern | None |
| Northeastern Bulrush | Scirpus ancistrochaetus | Endangered | Endangered |
| Epling's Hedge-nettle | Stachys eplingii | Species of Concern | None |
| Mountain least trillium | Trillium pusillum var. monticulum | Species of Concern | None |

*Source: Virginia Natural Heritage Data Explorer (Virginia DCR)*

***Water Resources***

Augusta County is located within the Headwaters Soil and Water Conservation District, which provides technical assistance, education, and conservation programs that support landowners and local governments in protecting soil and water resources. The District plays a key role in promoting sustainable agricultural practices, encouraging groundwater protection measures, and helping implement best management practices (BMPs) to reduce contamination risks to local water resources.

Groundwater

Groundwater is a vital resource in Augusta County, supplying drinking water to households through private wells and serving agricultural, industrial, and ecological needs. The County lies within the Valley and Ridge physiographic province, where limestone and dolomite bedrock form karst aquifers. These aquifers, particularly those associated with the Beekmantown, Elbrook, and Conococheague formations, contain extensive underground networks that store and transmit groundwater.

Nearly 45% of Augusta County is underlain by karst terrain, making it central to both water supply and land use planning. Karst landscapes are characterized by sinkholes, caves, and underground streams that provide high groundwater yields but also create significant risks. Because water moves rapidly through these systems, contaminants from failing septic systems, agricultural runoff, waste disposal, or leaking underground storage tanks can spread quickly and unpredictably. Development on karst lands may also alter drainage patterns, leading to sinkhole collapse or flooding.

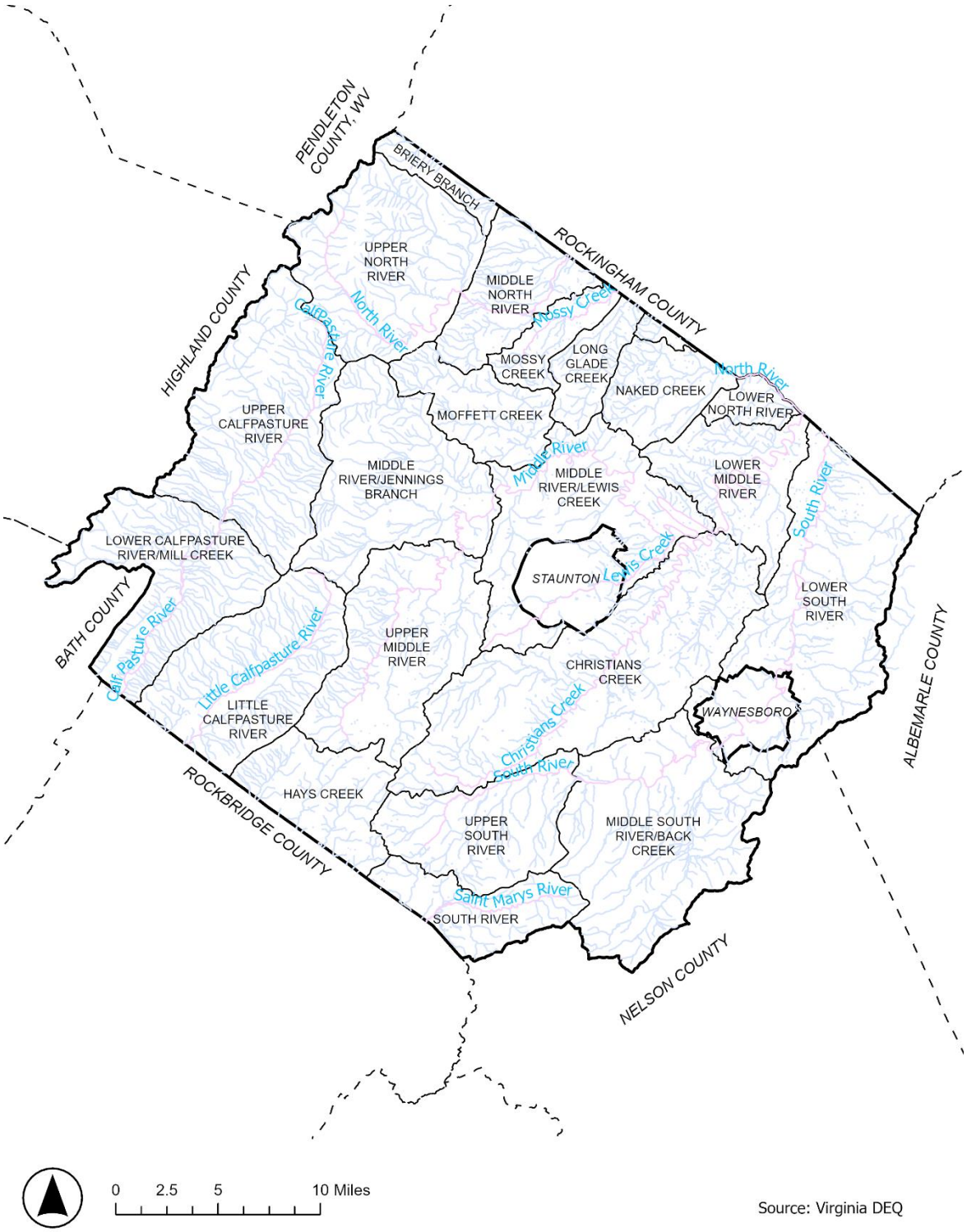
Groundwater protection is especially important given the County's reliance on private wells and karst-fed public systems. As of the date of this publication, The Virginia Department of Environmental Quality has identified 15 open and 487 closed cases of Petroleum Releases in the County, all of which pose potential threats. In addition, state-identified Priority Watersheds for Groundwater Protection overlap extensively with karst terrain, underscoring the need for careful planning.

Sustainable management of groundwater in Augusta County requires thoughtful land use decisions, continued monitoring, and public education to ensure safe drinking water, reliable agricultural supplies, and resilient natural ecosystems.

Surface Waters

Surface waters in Augusta County include wetlands, rivers, streams, springs, and open water bodies such as ponds and small lakes. The County is part of the Shenandoah River watershed, with major waterways including the Middle River, South River, and North River, all of which contribute to the South Fork of the Shenandoah River. Numerous smaller streams and creeks also flow through the County, forming a dense hydrological network that supports agriculture, wildlife habitat, and groundwater recharge. While many waterways are unnamed, these surface water features play a critical role in maintaining water quality and ecological health across both rural and urbanizing areas of the County.

Map X-X. Watersheds



## Impacts on Water Quality

Surface waters and groundwater in the County are vulnerable to pollution from land development, agricultural operations, and aging or failing septic systems. Land disturbance during construction, such as clearing, grading, and paving, removes natural vegetation that helps absorb rainfall. Once development is complete, new buildings and paved surfaces increase impervious cover, reducing groundwater recharge and increasing stormwater runoff. This runoff often carries sediment, oil, nutrients, and bacteria into nearby waterways, which can erode streambanks, degrade aquatic ecosystems, and impair water quality.

Agricultural operations can also contribute to non-point source pollution. Common pollutants include:

- Nutrients from fertilizers and animal waste, which can cause algal blooms and oxygen depletion in water bodies.
- Sediment, often from eroding fields and streambanks, which reduces water clarity and disrupts aquatic habitats.
- Toxicants, including pesticides, pathogens, and metals, which can accumulate in soils and waterways.

Failing septic systems are another major concern. Leaking or poorly maintained systems can release raw sewage into nearby streams and groundwater, posing risks to both environmental and human health. Abandoned septic tanks and wells, if not properly sealed, create direct pathways for contaminants to enter the aquifer system.

## Impaired Waterways

As part of the Clean Water Act and Chesapeake Bay Preservation Act, the Virginia Department of Environmental Quality (DEQ) conducts water quality assessments and establishes Total Maximum Daily Loads (TMDLs) for streams and rivers that do not meet state water quality standards. TMDLs function as clean-up plans that identify pollutant sources and set reduction goals to restore impaired waters

In Augusta County, several waterways, including segments of the Middle River, South River, Christians Creek, Lewis Creek, and Back Creek, have been listed on Virginia's Impaired Waters list, primarily due to elevated bacteria levels and sediment. These pollutants pose risks to both human health and aquatic life. The primary sources of contamination are agricultural runoff, livestock access to streams, and malfunctioning septic systems.

To address these impairments, Augusta County has developed a Chesapeake Bay TMDL Action Plan. Under the plan, the County is working to achieve a reduction of required nutrient and sediment loads as part of its Municipal Separate Storm Sewer System (MS4) permit obligations.

Key implementation highlights to reduce pollutant loads include:

- Septic-to-Sewer Conversions. Since 2006, Augusta County has completed over 200 septic disconnections, reducing nitrogen loading to local waterways by an estimated 1,767 lbs/year. These conversions help prevent groundwater and surface water contamination from aging or failing septic systems.
- Cold Springs Nutrient Bank (Phases 1 & 2). The County purchased nutrient credits from the Cold Springs Nutrient Bank to offset pollutant loads from existing developed land.

These credits support TMDL compliance by accounting for pollutant reductions beyond what on-site BMPs can provide.

- Jennings Branch Restoration. This high-impact stream restoration is based on the BANCS (Bank Erosion Hazard Index) method to stabilize streambanks and reduce erosion.
- South River at Dooms Crossing. This multi-phase project will significantly improve streambank stability and nutrient loading into the South River.

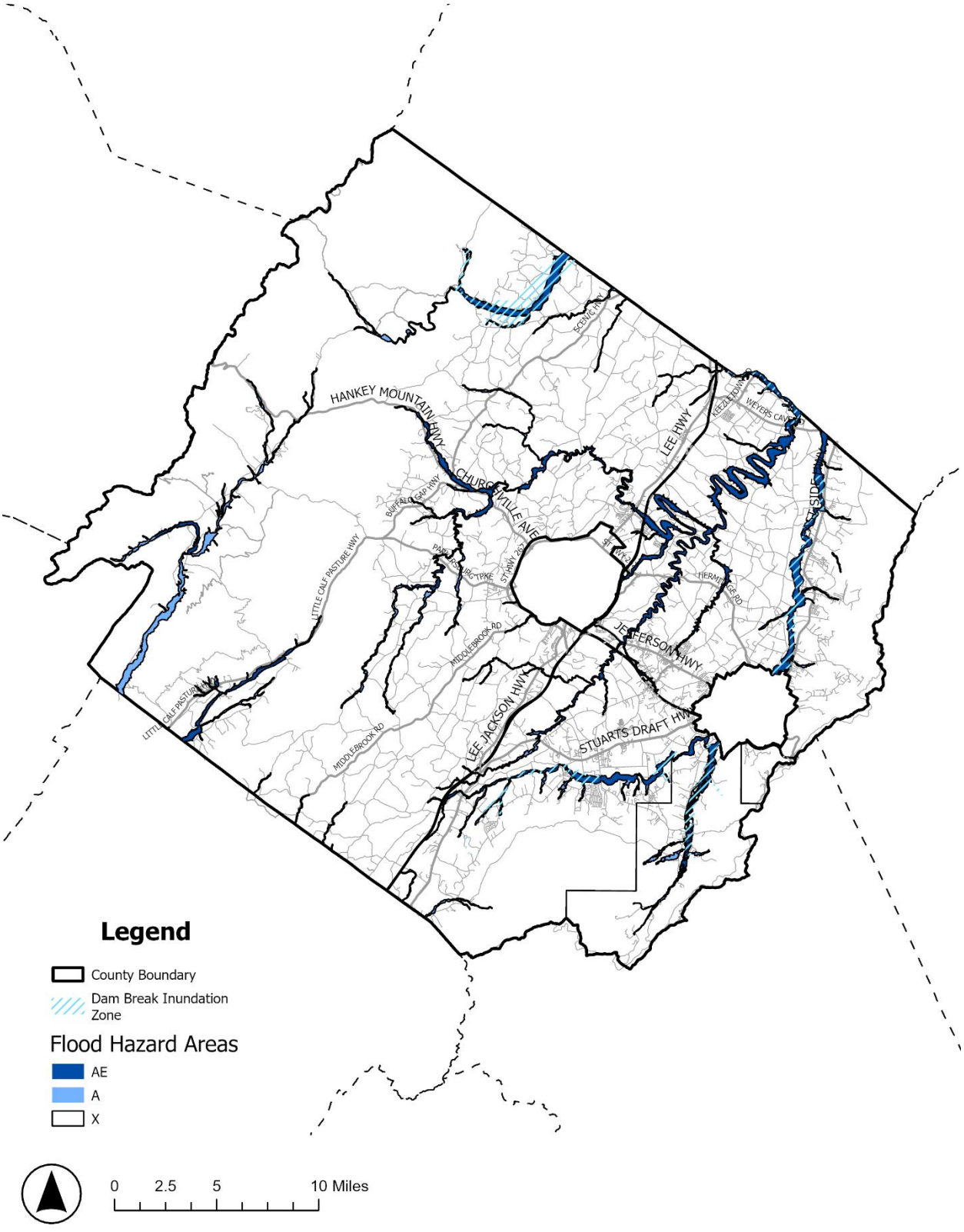
## Floodplains

Floodplains in Augusta County are primarily associated with the Middle River, South River, North River, and their numerous tributaries. These low-lying areas serve essential environmental functions, including temporary floodwater storage, groundwater recharge, and habitat for wetland and riparian species. Many of the County's designated floodplains follow stream valleys across the Shenandoah Valley floor, where the combination of broad terrain and agricultural land use can increase flood vulnerability.

Development within floodplains is regulated under FEMA's National Flood Insurance Program (NFIP), and Augusta County maintains floodplain overlay zoning standards to manage risk, reduce property damage, and protect public safety. In karst areas, where sinkholes and underground drainage complicate surface water flow, floodplain mapping can be more complex, highlighting the need for careful land use planning near vulnerable hydrologic features.

For those interested in viewing their proximity to flood hazard areas, see Map X-X below or visit the Augusta County Geographic Information Services Webpage.

Map X-X. Flood Hazard Areas



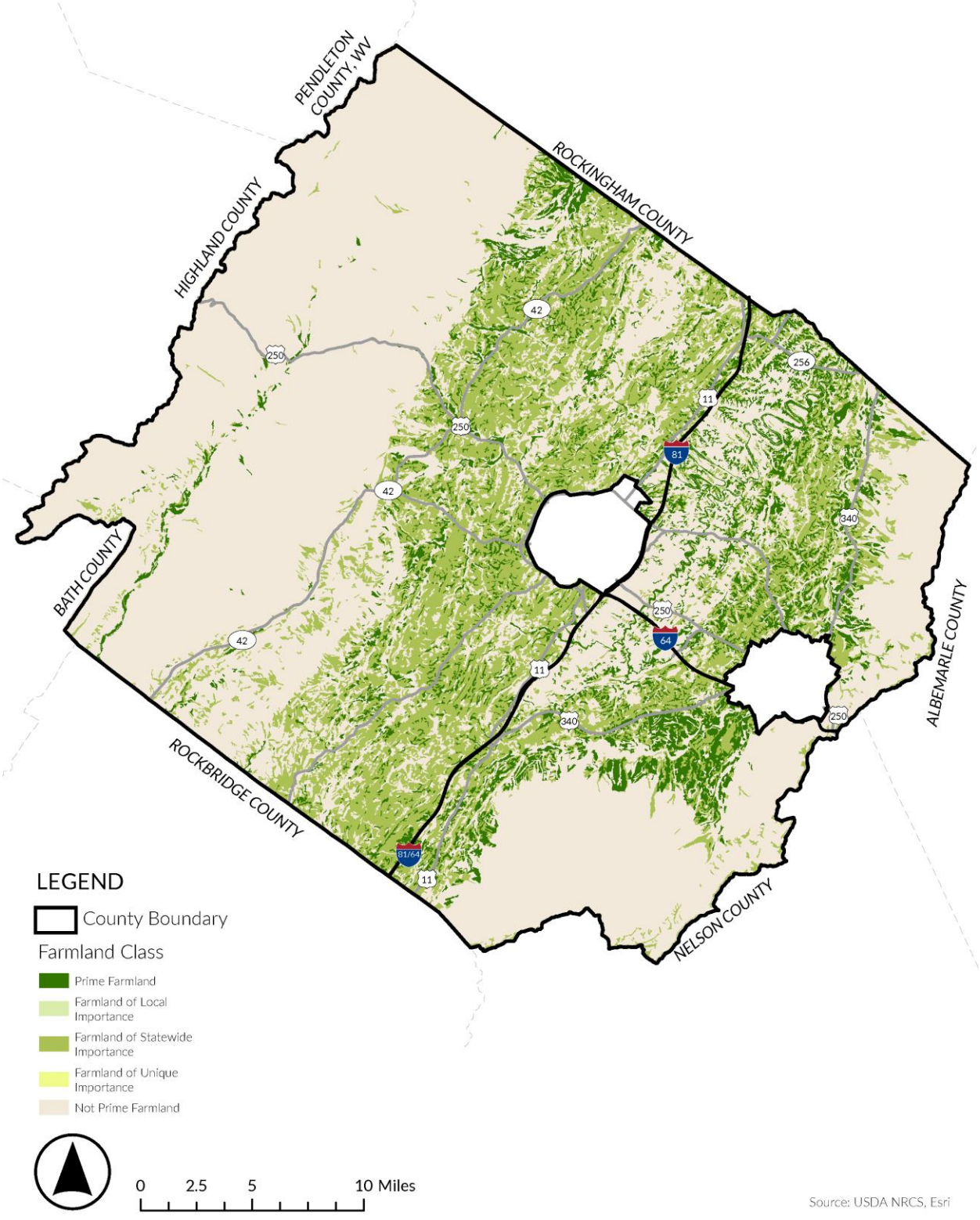
***Rural Landscape & Community Character***

Prime Farmland

Prime farmland, as defined by the U.S. Department of Agriculture, is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops. These characteristics include reliable moisture availability, favorable temperatures, balanced soil pH, and low risk of erosion. Such lands are capable of producing high yields with minimal inputs, making them essential for efficient and sustainable agriculture. Beyond their agricultural value, prime farmlands provide important environmental benefits, including supporting biodiversity, storing carbon, and promoting groundwater recharge.

In rural regions like Augusta County, prime farmland is a vital economic and cultural asset, sustaining local livelihoods, preserving agricultural heritage, and contributing to long-term food security. Approximately 10% of the County's soils are classified as prime farmland, which can be found throughout the central Shenandoah Valley floor and along fertile river floodplains.

Map X-X. Prime Farmland Classification



### *Tools for Land Conservation*

Land conservation is vital for protecting Augusta County's rural character, scenic landscapes, and natural resources amid continued development pressure. With a diverse mix of productive farmland, forests, and sensitive environmental features, the County benefits from preserving open space for both ecological health and long-term economic sustainability. Conservation efforts help maintain water quality and the viability of agriculture and forestry, which are central to Augusta's identity and economy. To support these goals, a range of tools are available to landowners, local governments, and conservation partners that provide flexible, voluntary pathways for long-term land protection.

#### Conservation Easements

Conservation easements are voluntary, legally binding agreements that restrict certain types of development on private property to preserve agricultural land, forestland, and natural resources. Landowners retain ownership of their property while benefiting from tax incentives and financial support. Conservation easements protect land permanently or for a set number of years, preventing fragmentation and conversion to more intensive uses.

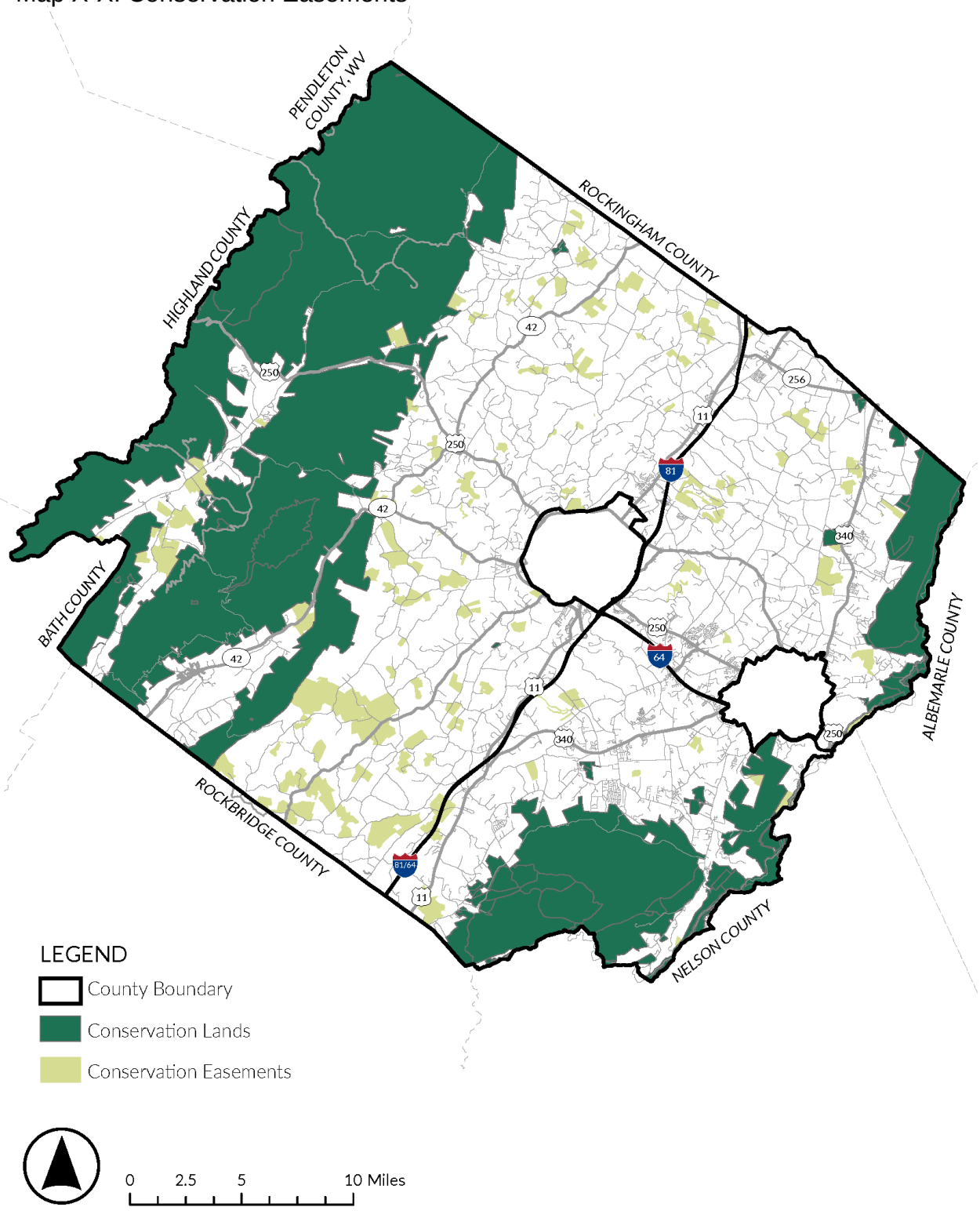
#### Agricultural and Forestal Districts

Agricultural and Forestal Districts (AFDs) are voluntary rural preservation districts that support farming, timber production, and open space protection. Landowners who join an AFD agree to maintain their land for agricultural or forestal use for a set period, typically between four and ten years. In return, the locality and State agree to limit infrastructure investments and zoning changes that could encourage development pressures within the district.

#### Use-Value Taxation Assessments

Augusta County's Land Use Assessment for agriculturally-zoned parcels provides a financial incentive for landowners to keep their property in agricultural, forestal, horticultural, or open space use by taxing the land based on its current use rather than its market value. The program reduces the property tax burden on farmers and forest landowners, making it more feasible to maintain working lands instead of converting them to development. To qualify, landowners must meet minimum acreage requirements and maintain their property in active use.

Map X-X. Conservation Easements



## Rural Areas, Villages, and Towns

### *Town of Craigsville*

*Drone Image of the Town of Craigsville.*

The Town of Craigsville is home to approximately 900 residents in western Augusta County. The areas that would become Craigsville have been inhabited since the 1720s. Craigsville continued to grow until 1960, when it became an incorporated town. With unique businesses, organizations, and recreational opportunities, the Town of Craigsville continues to serve its residents through the Craigsville Community Strong Action Plan, developed in partnership with the CSPDC, which guides community and economic development efforts.

### *Town of Grottoes*

*Image of the Welcome to Grottoes Virginia sign.*

Grottoes is located along the Rockingham County border, with the majority of the Town located in Rockingham County. Home to 2,921 residents, Grottoes is a small town oriented around US Rt-340. Originally incorporated in 1892 as “Shendun,” the town of Grottoes has become more populated and developed. Shendun officially changed its name to “Grottoes,” meaning cave, in 1912.

### *Augusta Springs*

*Image of the Augusta Springs Park.*

Augusta Springs is a census-designated place home to 143 residents in the southwest of Augusta County. Located along US Rt-42, one of the County’s secondary highways, Augusta Springs is the gateway to nearby Craigsville. Augusta Springs is home to a post office, a park, and numerous homes.

***Churchville***

*Drone image of the St James Methodist Church.*

Churchville is a census-designated place in northern Augusta County, home to approximately 250 residents. A prime example of a “mountain village,” Churchville serves as the picturesque gateway to the more rural northwestern portion of the County. The community benefits from its direct connection to larger cities like Staunton to the south along US Rt-250, as well as to similar-sized communities to the east and west along US Rt-42. Churchville features a mix of homes both large and small, working farms, small businesses, and restaurants. It is also home to an elementary school, a library, a volunteer fire department, a community center, and five sizable churches. The surrounding farmland remains an essential part of the area’s character.

***Crimora***

*Drone image looking over Crimora.*

Crimora is a census-designated place in the northeast of Augusta County along US Rt-340. It is home to 2,297 residents. Crimora became well known after the Civil War in 1866 with the opening of the Crimora Manganese Mine. This open pit mine continued to operate until the spring of 1946 and has gone down in history as the largest producer of manganese, producing more than any other single deposit in the United States. Crimora is largely residential, with a mix of single-family homes and manufactured homes centered around US Rt-340. In addition to homes, there are a handful of churches, small businesses, and restaurants in Crimora.

***Deerfield***

*Looking north on Marble Valley Road in Deerfield.*

Deerfield is a census-designated place in western Augusta County and is home to 228 residents. Centered around Deerfield Valley Road (State Rt-629), Deerfield is relatively rural with small-scale residential development, primarily smaller single-family homes. Large farms surround the area. Deerfield also hosts a community center, park, library, post office, grocery store, two churches, and a volunteer fire department.

***Dooms***

Dooms is a census-designated place located in eastern Augusta County between US Rt-340 and the Shenandoah National Park. Dooms is home to 1,303 residents. Adjacent to Waynesboro, Dooms benefits from the amenities offered by the larger city and serves as a residential offshoot. Consequently, Dooms is largely residential, with portions of the area remaining wooded or cleared for agricultural uses. There are portions of the area along US Rt-340 that are used for commercial uses.

*Image of the closed Purple Cow Ice Cream Parlor.*

***Fishersville***

Fishersville is a census-designated place located midway between the cities of Staunton and Waynesboro along US Rt-250 and I-64. Home to 9,164 residents (2020 Census), Fishersville is one of the more densely populated places in the County. It features single and multifamily housing, as well as numerous businesses, restaurants, hotels, churches, schools, doctors' offices, grocers, and the County's hospital (Augusta Health – Main Campus).

*Drone image overlooking Fishersville.*

***Greenville***

Greenville is a census-designated place located in southern Augusta County along US Rt-11 and I-81. Home to 1,434 residents, this area is largely rural, with residential and commercial development based around Exit 213 and the village of Greenville. Currently, there are numerous single-family houses, a handful of small businesses and restaurants, a Dollar General, three churches, and truck stops based around the exit.

*Image of the Fannie Thompson House in Greenville.*

***Jolivue***

Jolivue is a census-designated place located just southwest of the City of Staunton and centered around US Rt-11. Due to its location and proximity to Staunton and I-81, it has developed into a highway-oriented community with light industrial uses, such as Coca-Cola, hotels, restaurants, and chain businesses. Jolivue has some residential development largely concentrated south of Rt-262 and adjacent to commercial developments.

*Image of the Folly Mills Creek waterfall.*

***Lyndhurst***

Lyndhurst is a census-designated place in southeastern Augusta County, southwest of the City of Waynesboro. Home to 1,772 residents, Lyndhurst is bounded to the east by the George Washington and Jefferson National Forest and is largely residential and agricultural. Lyndhurst also has some light industrial and distribution centers.

*Drone image over I-64 looking westbound.*

***Middlebrook***

Middlebrook is a census-designated place in the southwestern region of Augusta County and is home to 184 residents. Middlebrook is situated within one of the County's prime agricultural valleys, and likewise, the area surrounding the community is largely rural and almost entirely agricultural. Within the village, there are a handful of single-family homes, a library, a post office, a handful of small businesses, a community center, and a doctor's office.

*Image looking northeast on Middlebrook Village Road.*

***Mount Sidney***

Mount Sidney is a census-designated place located along US Rt-11 in northern Augusta County and is home to 606 residents. This community is almost entirely comprised of neighborhoods with single-family and manufactured homes. Small businesses are located within the Village, which is oriented to the highway.

*Image looking northbound on US-11 in Mt. Sidney.*

***Mount Solon***

Mount Solon is an unincorporated community in the northwestern region of Augusta County, close to the Rockingham County boundary line. Mount Solon is known best for Natural Chimneys Park and Campground, owned by Augusta County, and the production farms that remain an essential part of the community. Mount Solon is home to a post office, a volunteer fire-rescue station, a Ruritan Club, and several churches and small businesses.

*Image of the natural chimneys at Natural Chimneys Park and Campground.*

***New Hope***

New Hope is a census-designated place in the northeastern region of Augusta County, north of Fishersville. It is home to 447 residents. The community is largely agrarian, with any residential or commercial development centered around Rt-608. New Hope is home to a post office, community center, fire department, a handful of small businesses, a Ruritan Club, and two churches.

*Image of New Hope Grocery.*

***Sherando***

Sherando is a census designated place located in the extreme south end of Augusta County and is home to 549 residents. Located to the south of Lyndhurst along Rt-664 (Mt. Torrey Road) and 610 (Howardsville Turnpike), Sherando's boundaries include large portions of the George Washington and Jefferson National Forest. Therefore, there is little development within this area beyond wooded and agricultural lands. There is residential development centered around the village of Sherando, but development is small in scale. Sherando has one church and the Sherando Ruritan Community Center.

*Drone image over Sherando Lake.*

***Stuarts Draft***

Stuarts Draft is a census-designated place in central Augusta County southwest of Fishersville and is home to 11,380 residents, making it the County's largest population center. Settled by Europeans in 1732 and officially founded in 1837, the community grew with the arrival of the railroad in the late 19th century. As a result, Stuarts Draft hosts a strong manufacturing sector, producing goods from aluminum to chocolate.

*Drone image over Stuarts Draft Highway.*

***Verona***

Verona is a census-designated place in central Augusta County along US Rt-11 and I-81 and is home to 3,965 residents. The community features a mix of residential developments, small-scale retail, restaurants, industrial sites, warehousing and logistics hubs, hotels, and the County's Government Center.

*Image looking northbound US-11 in Verona.*

***Weyers Cave***

Weyers Cave is a census-designated place located along the northern border of Augusta County and is home to 2,068 residents. Arranged primarily along Rt-256 (Weyers Cave Road), Weyers Cave is a community with various land uses, ranging from manufacturing and distribution to commercial, residential, educational, and agricultural. Weyers Cave is home to Blue Ridge Community College and the Shenandoah Valley Airport.

*Image of the Welcome to Weyers Cave sign.*

***Wintergreen***

Wintergreen is a census-designated place along Augusta County's border with Nelson County. While nearly all of Wintergreen lies within Nelson County, a small portion extends into Augusta. Home to 494 residents, the area includes parts of the Blue Ridge Parkway and all of Wintergreen Resort. Aside from limited residential development, the landscape is primarily wooded land within the national forest.

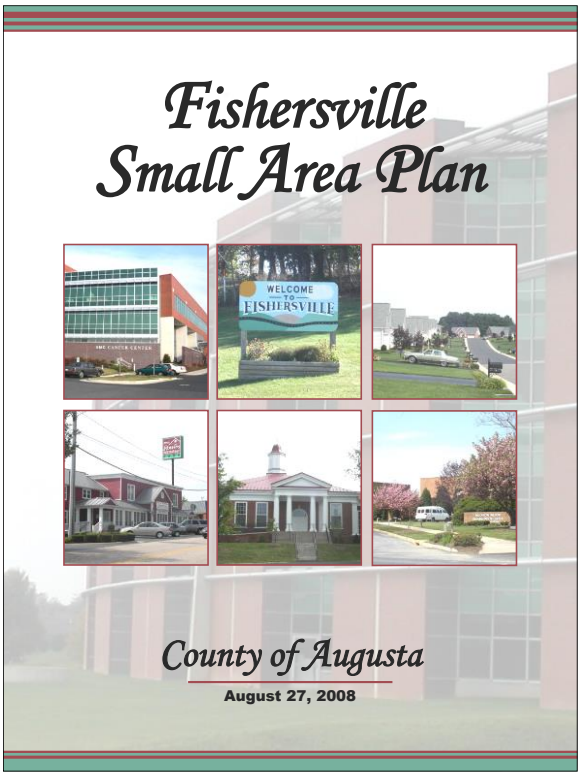
*Image of a Wintergreen Resort entrance sign.*

# Appendix B: Small Area Planning

In an effort to actualize this Plan's intention of balancing growth and development with the conservation and preservation of open space and agricultural land, specific areas within the County have been identified as Growth Nodes. These Nodes are intended to absorb the vast majority of residential, commercial, industrial, and mixed-use development over the lifespan of this Plan, and include Fishersville, Stuarts Draft, Verona, and Weyers Cave. These subareas, as well as Greenville, are recommended for a Small Area Plan.

Small Area Plans are neighborhood or community-level plans that provide the County with specific guidance on development. In some instances, the Comprehensive Plan cannot fully account for the unique needs of individual communities without direct feedback from property owners. Small area planning provides this level of community-specific input and allows for refinements to the Comprehensive Plan at the local level. Through these efforts, adjustments to Future Land Use and Planning Policy Area maps can be made, and targeted infrastructure investments, such as roadway improvements, park facilities, and libraries, can be more effectively planned and prioritized for each community.

Two (2) Growth Nodes within the County have had Small Area Plans developed to identify development priorities specific to these subareas: the Fishersville Small Area Plan and the Stuarts Draft Small Area Plan. As each Small Area Plan is completed and adopted, its recommendations should supplant any pre-existing guidance found in the Comprehensive Plan or in former Small Area Plans. These plans should be regularly updated, following a timeline similar to that of the Comprehensive Plan.

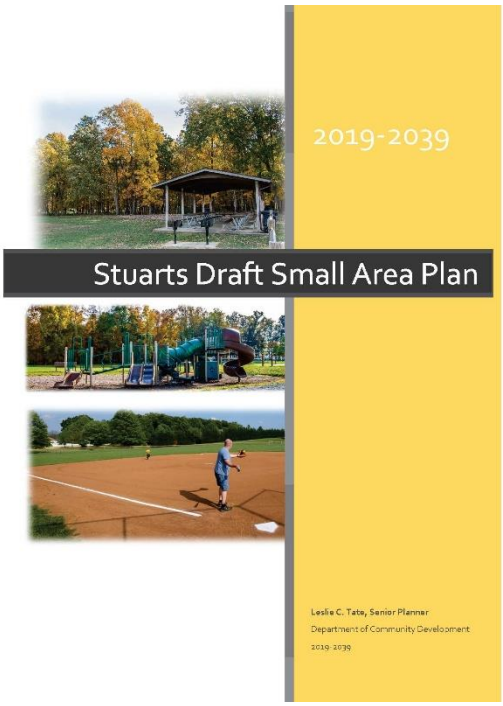



## Fishersville

Fishersville became the first subarea to receive a Small Area Plan in 2008. The Fishersville Small Area Plan went through a similar planning process as the Comprehensive Plan, with public engagement and support from various County, regional, state, and federal agencies. It was developed following the adoption of the 2007 Comprehensive Plan and highlights the relationship between the Comprehensive Plan and the targeted needs of Fishersville residents, businesses, and visitors.

In 2008, Medium Density Residential was identified as the largest Future Land Use category, encompassing approximately 3,377 acres or 31.70% of land in Fishersville. This was followed by Low Density Residential (1,923 acres or 18.05%) and Mixed Use (1,921 acres or 18.03%) land uses.

## Stuarts Draft




The Stuarts Draft Small Area Plan was adopted in 2019 following the 2014/2015 update to the Augusta County Comprehensive Plan. The Stuarts Draft Small Area Plan was developed through a planning process similar to that used for the Comprehensive Plan and the 2008 Fishersville Small Area Plan. It reflects more than two (2) years of dedicated collaboration among County citizens, elected and appointed officials, staff, and consultants.

In 2019, the Stuarts Draft Small Area Plan identified a vision statement that prioritized transportation, land use and economy, agriculture and industry, and community. The largest Future Land Use category in the Plan was identified as Low Density Residential, which included approximately 4,725.4 acres or 36.8% of the total land area in Stuarts Draft. This was followed by Medium Density Residential (3,228.3 acres or 25.1%) and Industrial (2,089.2 acres or 16.3%) land uses. The Stuarts Draft Small Area Plan first introduced the Future Land Use Category *Recreational Business*, which provides for business development on a limited scale and within close proximity to important natural resource recreation opportunities.

## Greenville, Verona, and Weyers Cave

The subareas of Fishersville, Stuarts Draft, Verona, and Weyers Cave have been identified as Growth Nodes, and, therefore, are well suited for their own Small Area Plans. Greenville, while not an identified Growth Node, is also a significant subarea in need of specialized long-range planning. Fishersville and Stuarts Draft have both received Small Area Plans in the last 20 years, so it is recommended Greenville, Verona, and Weyers Cave receive the next series of Small Area Plans. It is recommended that these plans are finalized within ten (10) years of the adoption of this Comprehensive Plan under the guidance of the Board of Supervisors, with Greenville's Small Area Plan finalized first.

## Subarea Community Profiles

Subareas not designated as Growth Nodes but recognized as significant communities within the County are well suited for Subarea Community Profiles. These profiles will highlight key data and statistics to guide development in ways that enhance rather than alter the character of each community. Potential subareas for profiling include Churchville, Dooms/Crimora, Jolivue, Mint Spring, Mount Sidney, and Staunton West.

# Appendix C: History of Augusta County

Nestled in the heart of Virginia's Shenandoah Valley, Augusta County lies between the Blue Ridge and Allegheny Mountains. Established in 1738, it borders Highland, Bath, Rockbridge, Nelson, Albemarle, and Rockingham counties, as well as Pendleton County, West Virginia. The County, ranked second in Virginia for both size and agricultural production, encompasses extensive farmland and portions of federal and state public lands, including the George Washington National Forest and Shenandoah National Park. Augusta County's government was formed in 1745, marking the beginning of its long history. Strategically located at the crossroads of Interstates 81 and 64, and at the headwaters of the James and Potomac River basins, the County is well-connected for trade and transportation. While Staunton remains the original County seat, many administrative offices are based in Verona.

## Indigenous Communities in Augusta County

Indigenous communities inhabited Virginia's Shenandoah Valley for over 10,000 years before European settlement. By 1700, however, there were no documented permanent Indigenous settlements in the Valley. Instead, the region was used primarily for hunting, travel, and warfare by a number of Native American tribes. The Warrior's Path—a major route for movement and trade—ran through what is now Augusta County (Sorrells, 2014, p. 69). Tribes known to have traversed and used the Valley include the Catawba, Cherokee, Delaware, Iroquois, Monacan, and Shawnee. Several burial mounds in Augusta County, containing the remains of hundreds of Indigenous individuals, stand as enduring evidence of their long-standing presence in the region prior to European colonization.

## Early European Settlement in the Shenandoah Valley

European pioneers began crossing the Blue Ridge Mountains in the late 17th century to explore the western frontier and assess its potential for settlement. One of the earliest documented instances of European exploration into the Shenandoah Valley occurred in August 1716. That year, Governor Alexander Spotswood and a group of fifty to sixty men undertook what is known as the "Knights of the Golden Horseshoe Expedition," crossing Swift Run Gap to enter the Virginian interior. Soon thereafter, European settlers began inhabiting the Shenandoah Valley as governors granted large tracts of land to prominent citizens (McCleary, 1998, p.19). The earliest European settlers in the area were primarily Germans, who established communities in the northern end of the Valley, and Scots-Irish, who settled in the southern portion of the Valley. Permanent English settlement in Augusta County did not occur until the early 19th Century (McCleary, 1983, p. 4).

## The Creation of Augusta County

On August 12, 1736, Governor William Gooch granted a patent for 118,491 acres to William Beverley, a distinguished land speculator from the Tidewater region. Known as Beverley Manor, the grant covered much of what is now Augusta County (Valley Conservation Council, 1997, p. 10). This land grant attracted more settlers, leading to the creation of Augusta County from Orange County in 1738. By 1745, the population had grown enough for the County government

to operate independently. A courthouse was built, a sheriff was selected, and a minister was hired.[1]

In its early years, much of America's western frontier, including present-day Pittsburgh, was considered part of Augusta County. From the British Charter of 1609 until the end of the Seven Years' War in 1763, Augusta County's boundary lines even reached the Pacific Ocean. The Treaty of Paris pulled it back to the Mississippi River and the Great Lakes, significantly redefining its territorial reach (Encyclopedia Virginia, 2023). Over time, the territory was divided to form the states of West Virginia, Kentucky, Ohio, Illinois, Indiana, Michigan, and a portion of Pennsylvania (Sorrells, 2007). The County seat was established at Beverley's Mill Place, later renamed Staunton in honor of Lady Rebecca Staunton, Governor Gooch's wife (Augusta County Historical Society, 2020).

From 1753 through 1764, the French and Indian War disrupted settlement in Augusta County. The Shawnee, allied with the French, launched sporadic raids against settlers in the Shenandoah Valley in an effort to weaken the English presence in the region. As a result, settlement slowed, and some communities disappeared entirely (Valley Conservation Council, 2021, p. 15). After the war ended and conflicts with Native Americans became less frequent, European settlers returned to the frontier. By the late 1760s, new counties were being formed from Augusta County to accommodate the growing population (Sorrells, 2014, p. 7).

## Transportation

Extending north/south through Augusta County, the Warrior's Path, also called the Great Wagon Road, was the primary thoroughfare in 18th-century Augusta County, used by Native Americans, European settlers, and militias (Sorrells, 2014, p. 7). The Colony of Virginia authorized it as a public road by 1745 (McCleary, 1998, p. 20). After the Revolutionary War, growing national enthusiasm for improved transportation, along with Virginia's interest in directing trade from the upper Valley to the east, spurred road construction in Augusta County. In the 1780s, the Warrior's Path was straightened and widened. By the early 19th century, it had been graded and macadamized and was known as the Valley Pike. Another major road, the Howardsville and Rockfish Turnpike, connected the County to the James River/Kanawha Canal system in Richmond. Both were toll roads, with a pike placed across the road that turned when travelers paid tolls (McCleary, 1993, p. 413). As turnpikes and auxiliary roads developed, towns and villages emerged along these routes, including Greenville, Fort Defiance, Mint Spring, Mount Sidney, and Steeles Tavern (Sorrells, 2014, p. 69).

In 1854, the Virginia Central Railroad expanded into Staunton, bringing rail transport to Augusta County. After the Civil War, railroad development accelerated with the establishment of the Shenandoah Valley Railroad and the Valley Branch of the Baltimore and Ohio Railroad. New towns, such as Basic City and Weyers Cave, grew along these rail lines. The railroad spurred economic growth in the late 19th century by promoting land and mining speculation and facilitating the transport of agricultural products to outside markets (McCleary, 1993, p. 415).

Roads continued to improve into the 20th century as tolls were eliminated. Valley Pike became Rt-11, while the Rockfish Gap Turnpike became Rt-250 (Sorrells, 2014, p. 69). As automobiles

[1] This was prior to the separation of church and state, so the construction of an Anglican church was required.

gained popularity, tourism in Augusta County increased, leading to the development of roadside businesses, such as gas stations and motels. Routes 11 and 250 remained heavily traveled until the construction of Interstates 81 and 64 in the 1960s (McCleary, 1993, p. 416). However, improved roads also contributed to the decline of commercial activity in smaller towns and villages as residents gained easier access to the cities of Waynesboro and Staunton (McCleary, 1993, p. 438).

## Agriculture

German and Scots-Irish farmers began clearing land for cultivation soon after settling in Augusta County (McCleary, 1998, p. 20). Early farms were located on fertile land along waterways and averaged 300 acres. Farmers practiced mixed farming, fencing small sections for gardens and crops while leaving the rest as open range for livestock. During the colonial period, staple crops included corn and flax, and Augusta County became a leading producer of textiles and whiskey. In the mid-18th century, mills emerged to process wheat and corn, and by the late 18th century, grain production flourished (Valley Conservation Council, 2021, p. 12-13).

During the 19th century, flax cultivation declined, while wheat, corn, and oats remained dominant (Valley Conservation Council, 2021, p. 17-18). However, by the late 19th century, cheaper wheat from the Midwest depressed grain prices, making it harder for small farms to remain profitable (Valley Conservation Council, 2021, p. 20). In the 1880s, Augusta County farmers established commercial orchards, and by the end of the century, the County led the state in apple production (Valley Conservation Council, 2021, p. 37; Sorrells, 2014, p. 21).

Throughout the 20th century, dairy, cattle, and poultry farming surpassed crop production (McCleary, 1993, p. 455). World War I increased demand for wheat and corn, but postwar overproduction led to price declines and economic hardship for local farmers. While crop production waned, livestock farming expanded. Dairy farming grew through the 1920s and 1930s, and by 1940, livestock enterprises accounted for 50% of the agricultural economy. Despite a decline in the number of farms and farmers in the latter half of the century, agriculture remained a key economic driver (Valley Conservation Council, 2021, p. 37). As of 2025, Augusta County continues to lead the state in beef cattle and lamb production, ranks second in cow milk production, and is the top hay producer in Virginia (Visit Augusta County, 2023).

## Industry

Dating back to the mid-18th century, mills played a vital role in Augusta County, processing wheat into flour, meal, or feed for settlers and their livestock (Sorrells, 2014, p. 83). Located along major transportation routes, such as rivers, road intersections, and railroads, mills facilitated the shipment of goods to market. Water-powered, they often incorporated additional machinery, including grindstones and saw blades, to produce various commodities throughout the year. Beyond their industrial function, mills also served as commercial and social hubs, fostering early communities (McCleary, 1993, p. 454).

Wheat remained a key cash crop in Augusta County well into the 19th century (McCleary, 1993, p. 455). Distilling also contributed significantly to the early economy, with corn, rye, and wheat processed into alcoholic beverages that yielded substantial profits (Sorrells, 2014, p. 83). Textile manufacturing arrived with Scots-Irish settlers, who brought their weaving skills. Flax and hemp were used to produce canvas and rope before and during the American Revolution (Sorrells,

2014, p. 21). Textile production continued to expand after the war, and by 1810, Augusta County was Virginia's leading woolen producer and ranked fifth in linen production. Other industries, including cabinet making and paper manufacturing, also thrived (McCleary, 1993, p. 451).

Iron ore production began in the late 18th century, and by 1810, three iron furnaces were in operation (McCleary, 1993, p. 452). Manganese, second in importance to iron, was also mined extensively in Augusta County, with the Crimora mining operation becoming the world's largest in the 20th century (Sorrells, 2014, p. 93). Kaolin mining took place in the Lyndhurst and Cold Springs areas (Sorrells, 2014, p. 93). After the Civil War, mining expanded rapidly, spurred by promoters like Jedediah Hotchkiss, who publicized the region's mineral wealth. Large-scale iron and coal mines and marble quarries emerged in the late 19th century, boosting the local economy. Industrial growth continued into the 20th century with the establishment of the Fordwick Cement Plant and Stillwater Textile Mills in southwestern Augusta County (McCleary, 1993, p. 453).

Timber operations also flourished, exploiting the County's extensive forests. However, widespread deforestation degraded mountainsides and water supplies, prompting the creation of the George Washington and Jefferson National Forests to conserve the region's natural resources.

## African American History

As early as 1756, there were eighty (80) enslaved African Americans in Augusta County, which accounted for less than 5% of the population. By 1790, that percentage had doubled to 10% (Valley Conservation Council, 2021, p. 19). Over the course of the first half of the 19th century, to the eve of the Civil War, that percentage doubled again to approximately 20%. Due to the nature of the farms in Augusta County, most enslavers held one or two enslaved persons in bondage, as opposed to the plantations in eastern Virginia, which held up to hundreds of enslaved persons in bondage. The dispersed nature of slavery in Augusta County resulted in the separation and isolation of enslaved African Americans from their families and communities (McCaskey, 2018, p. 12).

Enslaved labor was critical to the commercialization of farming in the 19th century. Free Black people also lived in Augusta County during this period, mostly working as wage laborers.[2] Between 1803 and 1865, a total of 706 free Black individuals were registered in Augusta County. Following the Civil War and emancipation, freedmen who stayed in Augusta County began purchasing property and farms. Due to discriminatory practices and prejudice ordinances, free Black people often settled on the outskirts of existing towns and villages. While many worked in orchards, on farms, and for the railroad, some established their own businesses. In 1938, the Augusta County Training School, the first consolidated Black school, opened to serve Black students from first through ninth grades. Central Augusta High School opened in 1961 as the first high school for Black students in Augusta County until integration in 1966 (Augusta County Historical Society, 2018).

[2] While this text states 'free Black people,' the author finds it important to note that Black individuals at this time were still subject to racially motivated labor exploitation, which hindered their true sense of liberation.

## National and State Register of Historic Places Properties and Sites

There are 61 properties listed on the National Register of Historic Places in Augusta County. These properties, some of which are shared with other localities, include homes, former and active schools, churches, mills, a train tunnel, cemeteries, barns, a historic furnace, archaeological sites, and a former military academy. Most of the homes are privately owned and not open to the public. Being on the National Register of Historic Places is strictly honorary and does not place restrictions on property owners. A brief description of a majority of sites is included below.

### A.J. Miller Home

Built in 1884, the A.J. Miller Home, also known as the Miller-Hemp House, features the region's most extensive and best-preserved murals of the locally renowned artist Green Berry Jones. Within the home, Jones's artwork dates back to June 17, 1892 and showcases landscapes, hunting scenes, and vignettes incorporating popular figures of the day.

*Miller Home, Virginia Department of Historic Resources*

### Archaeological Sites

There are three (3) archaeological sites in Augusta County listed on the National Register of Historic Places. As a way to protect each site's valuable resources, little information on them is available to the public. These sites provide critical information about Augusta County's inhabitants during the prehistoric and colonial periods, particularly involving Indigenous peoples and African Americans.

*Paine Run Rockshelter, Virginia Department of Historic Resources*

### Augusta County Training School

The Augusta County Training School (originally named the Cedar Green School) was built in 1938 and served as the County's first consolidated school for Black students. This three-room frame school was largely constructed and provided by the County's Black citizens. It is assumed that vocational training was emphasized over academic courses following the construction of the shop building in the early 1940s. This school closed in 1966 when the County's schools integrated.

*Augusta County Training School, Virginia Department of Historic Resources*

### Augusta Military Academy

Augusta Military Academy (AMA) was established in 1879 by Charles Summerville Roller. AMA operated until 1984 and was, at the time, the oldest military preparatory school in Virginia. The school's nexus was the Main Barracks (1915), designed in the battlemented Gothic style by T.J. Collins and Sons. In the 1920s, AMA established the nation's first Junior Reserve Officers Training Corps (JROTC) and obtained international acclaim for exceptional secondary-level military education.

*Augusta Military Academy, Virginia Department of Historic Resources*

### Augusta Stone Church

Augusta Stone Church was built in 1740 and is among the oldest churches west of the Blue Ridge Mountains and among the oldest continuous Presbyterian congregations in the Commonwealth. Pastor John Craig, the first settled Presbyterian pastor in Virginia, organized the church and supervised its construction, as well as many others in the state. The Stone Church was enlarged in 1921-22 with the addition of transepts, a lengthened sanctuary, and an entrance porch.

*Augusta Stone Church, Virginia Department of Historic Resources*

## Bare House and Mill

The Bare House and Mill are located along the South River between Stuarts Draft and Greenville. Jacob Bare purchased the land in 1791 and constructed a two-story stone mill shortly thereafter (1795), which operated until 1850. Only ruins of the mill's limestone walls survive, showcasing the rare undershot wheel. A fire destroyed Bare's first house on the property. In 1857, he built the surviving two-story dwelling, influenced by the Greek Revival and Italianate styles. A collection of agricultural and utilitarian secondary resources remains on the property.

*Bare House (background) and Mill ruins (foreground), Virginia Department of Historic Resources*

## Bethel Green

Completed in 1857, the house at Bethel Green is a well-preserved example of 19th-century architecture and interior decoration. Constructed by Jonathan Brown for local farmer and distiller James Bumgardner, this home features a traditional Georgian core with embellishments ranging from Gothic-style porches to an Italianate bracketed cornice and decorative chimneys. The Victorian interior retains its original textiles, furniture, and decoration.

*Bethel Green, Virginia Department of Historic Resources*

## Black Oak Spring

Constructed ca. 1820, Black Oak Spring is a two-story brick house influenced by the Colonial, Georgian Early Republic, and Victorian styles. The symmetrical, three-bay house with a Victorian-style entry porch represents two major architectural themes: the blending of architectural styles in domestic construction and the influence of technomorphism, architectural detailing that signifies the technology that produced it.

*Black Oak Springs, Virginia Department of Historic Resources*

## Blue Ridge Tunnel

Built between 1850 and 1858 the Blue Ridge Tunnel is a single-track railroad tunnel crossing the Augusta and Nelson County boundary line. Also called the Crozet Tunnel, it was chiseled from greenstone and designed and overseen by French engineer Claudius Crozet, “Chief Engineer of Virginia.” Built primarily by Irish immigrants, enslaved African Americans were hired out to help complete the project as well. The tunnel was replaced in 1944 by a larger tunnel that runs parallel to it. The Blue Ridge Tunnel has been restored and is open (since Nov. 2020) as a pedestrian greenway with access from trails on both the Augusta and Nelson County sides.

*Blue Ridge Tunnel, Virginia Department of Historic Resources*

## Chapel Hill

Chapel Hill was completed in 1834 for John Knight Churchman on property he acquired in 1826. This Federal-style I-house blends high style architecture with a vernacular form. Notable exterior features include three-part windows with stuccoed arches and elliptical fanlights above the front entrance and in the pedimented front gable. The home's interior preserves the elegant spiral stair, much of its original woodwork with exaggerated moldings, and vividly colored French scenic wallpaper.

*Chapel Hill, Virginia Department of Historic Resources*

## Clover Mount

Cover Mount, an 1803 stone house, was built in two phases for local famer Robert Tate. This early example of vernacular stone construction around the turn of the 19th century remains relatively untouched. The home's interior features early 19th-century stenciling, an early form of folk decoration that has largely disappeared from the Shenandoah Valley. This stenciling includes geometric and floral designs along with abstract borders along the ceilings, door frames, and chair rails.

*Clover Mount, Virginia Department of Historic Resources*

### Coiner House

Constructed around 1825, the Coiner House is an example of the popular decorative treatments employed by farmers of German descent in the Valley. Although the brick I-house has an ordinary exterior, the interior showcases bold colors and skillful craftsmanship of the mantel, doors, stairs, and woodwork. In particular, the mantel is embellished with neoclassical urns and sunbursts.

*Coiner House, Virginia Department of Historic Resources*

### Craigsville School

The Craigsville School, a distinguished Colonial Revival school, exemplifies the first phase of consolidated school construction for public schools in Augusta County. With its two-story, center-passage design and small octagonal cupola, the building is similar to others erected around the County at the time. Although the school originally housed all grades, it became an elementary school in 1932 with the construction of a high school in Craigsville.

*Craigsville School, Virginia Department of Historic Resources*

### Crimora School

The Crimora School, constructed in 1927, is one example of the State Department of Education's Division of School Building's, "Design 14-B," which comprises four (4) large classrooms arranged around a central combination auditorium/gymnasium, entered directly from the front door. In fact, this plan was so popular in the County that only two subsequent schools in Augusta County were built from differing Division of School Building's plans through 1940. The brick school is well preserved, retaining many of its original features and materials.

*Crimora School, Virginia Department of Historic Resources*

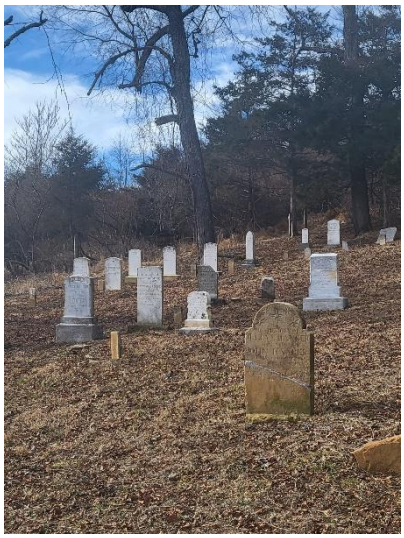
### Deerfield School

The Deerfield School opened in 1937 and is an unusual frame example of the central auditorium/gymnasium plan flanked by projecting side classroom wings designed by the State Department of Education's Division of School Buildings. Along with the Crimora School, this is one of two remaining examples of this plan in the County. Similar to the Crimora School, the Deerfield School remains relatively untouched. As of 2025, it serves as a county library station.

*Deerfield School, Virginia Department of Historic Resources*

### Dutch Hollow Hanger Cemetery

The Dutch Hollow Hanger Cemetery is situated south of Staunton in the Dutch Hollow community. It comprises burial sites of some of the area's first German immigrants in the mid-18th century. The earliest known burial date is 1798, with the latest dating to 1919. The cemetery features a considerable array of funerary art, including numerous decorated headstones, fashioned limestone, local sandstone, modeled markers engraved in Germanic lettering, and marble markers. Many markers feature designs of foliated carvings and Germanic folk symbols. The southwest corner of the cemetery marks the border between two of the area's largest land grants – the Beverley Manor Grant and the Borden Grant.



*Dutch Hollow Hanger Cemetery, Virginia Department of Historic Resources*

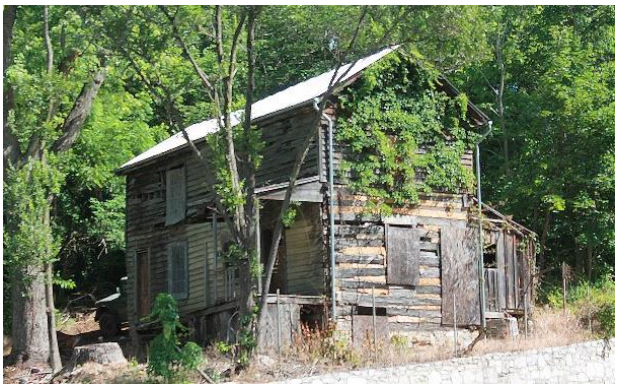
### Estaline Schoolhouse

The Estaline Schoolhouse signifies the final stage of the evolution of the one-room schoolhouse in Augusta County, one of the last one-room schools in the County. This simple, frame school opened in 1909. Children continued to attend the school until after World War II due to the reputation of its teachers. The early 20th-century school boasted modern features uncommon in a one-room schoolhouse, such as large windows providing light and ventilation and a partitioned cloakroom.

*Estaline Schoolhouse, Virginia Department of Historic Resources*

## Fannie Thompson House

The Fannie Thompson House is the only remaining unchanged home in Jack's Hill, a formerly flourishing segregated Black neighborhood located on the northwest outskirts of Greenville near the mill and the B&O railroad depot. Built around 1875, the log house served as one of the first dwellings constructed by newly emancipated African Americans after the Civil War. The original one-story, one-room house was enlarged with a second-story addition and several rear additions.



*Fannie Thompson House, Virginia Department of Historic Resources*

## Folly

Folly is the centerpiece of a classic Virginia plantation with outbuildings, traditional gardens, unique serpentine walls, and rolling farmland. Construction of the one-story, Classical Revival dwelling for Joseph Smith commenced in 1818. Inspired by Palladian and Jeffersonian architecture, this porticoed home is characterized by a symmetrical façade, lunette windows and transoms, and Tuscan columns. The interior features a center-passage plan, marble fireplace mantels, and original woodwork.

*Folly, Virginia Department of Historic Resources*

## Glebe Burying Ground

Purchased in 1749 by the Anglican Church (at that time part of the County's colonial government), this 200-acre property was originally farmland for the Anglican minister. Part of this land was used as a burial ground for County residents who died in the area, rather than burying them farther away in Staunton at the Augusta County Parish graveyard. Once churches were separated from government after the Revolution, glebe lands were sold. Thus, in 1802 the Augusta County glebe was sold to a private landowner, except for the burial ground. Many burials took place on the property, establishing one of the oldest cemeteries west of the Blue Ridge. Buried here are several victims of Indigenous attacks, a member of the House of Burgesses, and a handful of Revolutionary War soldiers. The earliest decipherable gravestone dates to 1770. The cemetery features funerary art in the English, Scots-Irish, and German

*Glebe Burying Ground, Virginia Department of Historic*

traditions. The cemetery is still owned by the County of Augusta.

### Glebe Schoolhouse

The Glebe Schoolhouse is a unique mid-19th century one-room school located on the former glebe of the Augusta Parish. Due to the strong masonry tradition in the Shenandoah Valley, this schoolhouse was constructed with brick rather than wood, which was typical for rural one-room schoolhouses at the time. It was originally built as a private school funded by several local landowners. It became a public school after Reconstruction when the public school system was instituted. After the County consolidated schools in the early 20th century, the Glebe Schoolhouse became a private residence.

*Glebe Schoolhouse, Virginia Department of Historic Resources*

### Gochenour Yount House

Records indicated that the County-owned Gochenour Yount House was built prior to 1820, which makes it one of the earliest standing buildings in the Verona area. This brick house was likely built for John Johnston and originally followed a double-pile, side passage plan. A later addition around 1855 added a two-story, three-room portion to the house. The original front of the house, interestingly, faced away from the present-day US Rt-11, which suggests that the original “Valley Turnpike” ran to the south of the house before being moved to its current location. On the interior, original Federal mantelpieces and detailing survive.

*Gochenour Yount House, Augusta County Historical Society*

### Greenwood-Afton Rural Historic District

The Greenwood-Afton Rural Historic District encompasses approximately 16,200 acres spanning portions of Albemarle, Nelson, and Augusta counties. The Augusta County portion occupies a small corner of the eastern section of the County. The period of significance for the district ranges from 1734 to 1955, with areas of significance in agriculture, architecture, commerce, engineering, African American history, exploration/settlement, social history, and transportation.

*Greenwood-Afton Rural Historic District, Virginia Department of Historic Resources*

### Hanger Mill

Hanger Mill, constructed around 1860 for Jacob Hanger, is a significant example of a mid-19th-century gristmill and represents one of the few remaining in the Shenandoah Valley. This structure is a rare mill that remained erect and was not burned by Union troops during the Civil War. It remained in operation until 1940. The four-level mill is of heavy mortise-and-tenon construction and stands on a stone foundation. Most of the original gristmill machinery remains intact on the interior.

*Hanger Mill, Virginia Department of Historic Resources*

### Hannah Miller House

The Hannah Miller House, built in 1814, is a unique example of a Continental bank house in Virginia. The small stone house is an early example of a *Stockli*, a Swiss-German term for a house designated for retired parents. While customary for Pennsylvania Germans, building for the aging was rare in Virginia. The original core of the house comprises one room on each story, with a one-story, frame side wing dating to the early 20th century.

*Hannah Miller House, Virginia Department of Historic Resources*

### Harnsberger Octagonal Barn

Built around 1867, the Harnsberger Octagonal Barn is situated on the west bank of a field in Mount Meridian. Unusual for the Commonwealth and constructed under the direction of William Evers, this barn is inspired by the theories and pattern-book designs of Orson Squire Fowler and integrates them with vernacular barn-building techniques. Thus, the unconventional octagonal shape seamlessly blends with the traditional bank-barn form.

*Harnsberger Octagonal Barn, Virginia Department of Historic Resources*

## Harper House

This Italianate house was constructed around 1888 for local farmers John J. and Sarah Harper near Stuarts Draft. The two-story brick dwelling features a bracketed cornice and a front porch with decorative wood columns. On the interior, there are Greek Revival-style mantels and a staircase newel carved with a star motif. The property also includes the remains of a large meat house, a secondary dwelling, a laundry, and a building thought to historically function as a summer kitchen. Harper House was later passed to Harper's son, George Harper, who played a significant role in modernizing the County's schools.

*Harper House, Virginia Department of Historic Resources*

## Henry Mish Barn

This barn was built ca. 1849 for Henry Mish, a native of Pennsylvania. This brick and frame building is an example of the forebay bank design, which spread to the Shenandoah Valley from southeastern Pennsylvania. It is one of the few pre-Civil War examples of this barn type that withstood the burning campaigns inflicted on Valley barns by the Union troops. The barn features decorative brick lattice ventilators in the gable ends and maintains its original trusses, although much of the interior has been altered since its construction.

*Henry Mish Barn, Virginia Department of Historic Resources*

## Intervale

Intervale was constructed around 1819 for Jonathan Shirley and combines a vernacular I-house form with a rear ell and interior detailing derived from German folk art. Intervale is unique in that the interior woodwork is lighter in character than that typically found in similar houses of the period, which is often heavier in character. In the 1880s, the Colonial Revival exterior elements, such as the front porch, gambrel roof, and dormers were added. Historic outbuildings on the property include a log bank barn and a two-story springhouse.

*Intervale, Virginia Department of Historic Resources*

## James Alexander House

The James Alexander House and nearby springhouse are what remains of one of the County's earliest vernacular farms. This site showcases central European-inspired architecture similar to that found in Pennsylvania. Constructed around 1827, this home incorporates a Continental two-level bank form with a Georgian plan and detailing similar to farmhouses in eastern Virginia. The limestone springhouse is typical of Pennsylvania Dutch-style architecture with banked construction and an exterior fireplace.

*James Alexander House, Virginia Department of Historic Resources*

### Lewis Shuey House

The Lewis Shuey House was constructed ca. 1795-1800 for Lewis Shuey, a Revolutionary War veteran. It is a unique example of residential architecture influenced by the German Rhenish style of construction. Weatherboards sheathe the log construction of the two-story house. Utilizing a *Flurkuchenhaus* plan, the floor plan comprises rooms centered around a chimney with a corner staircase. The house also has the only known example of the German-style common-rafter roof system with a heavy underframe.

*Lewis Shuey House, Virginia Department of Historic Resources*

### Long Glade Farm

Long Glade Farm is a well-preserved antebellum farm with an 1848-1852 brick I-house. Built for William Howell, the farmhouse is a vernacular example of the Greek Revival style, with its molded cornice and one-story porch supported by simple, round columns. Two original outbuildings, a brick meat house, and a brick servants' house, stand near the farmhouse. Other historic and non-historic outbuildings are located on the parcel as well.

*Long Glade Farm, Virginia Department of Historic Resources*

### Long Meadow

Long Meadow (ca. 1815) is an excellent example of a brick, Federal-style house with its symmetrical façade, one-story porch supported by Doric columns and corbeled brick cornice. Included on the property are eight (8) historic outbuildings. Long Meadow was constructed by enslaved Africans and free Black people utilizing materials found on the property, such as limestone, clay, and various trees. The house was built for Rev. John McCue, the minister of nearby Tinkling Spring Presbyterian Church, who purchased the property in 1792. The McCue family enslaved African Americans on the property until the end of the Civil War.

*Long Meadow, Virginia Department of Historic Resources*

### Maple Front Farm

Built at the turn of the 18th century, Maple Front Farm was a 185-acre farm with an assemblage of domestic and agricultural buildings. The farm characterizes the small-scale, diversified farms abundant in the Valley during the late 19th and early 20th centuries. The ca. 1900 farmhouse is a Late Victorian example of the popular I-house with its German siding, turned and sawn porch supports and embellishments and shingled gable ends. The interior features decorative paintings that might be attributed to local painter Green Berry Jones.

*Maple Front Farm, Virginia Department of Historic Resources*

### Middlebrook Grade School and High School

Middlebrook Grade School, constructed in 1916, represents a community effort with Middlebrook's citizens contributing money, labor, and materials to provide their children with a quality education. The school originally included high school education, but Middlebrook High School was built in 1923 to keep up with the community's growth. The high school's construction was also a community effort but utilized a more standardized plan.

*Middlebrook Grade and High School, Virginia Department of Historic Resources*

### Middlebrook Historic District

The Middlebrook Historic District encompasses much of the area platted at the turn of the 19th century within the village of Middlebrook. This district comprises the closely spaced vernacular houses and stores along Rt-252 that reflect the character of the community during its boom in the 1880s. The historic district includes 58 resources that are predominantly residential or commercial in character.

*Middlebrook Historic District, Virginia Department of Historic Resources*

### Mount Meridian Schoolhouse

Built in 1885 by the Middle River School Board, the Mount Meridian Schoolhouse is a one-room, frame school. Originally one of many of this type found throughout rural Augusta County, it is now one of the few surviving examples in the County. It was enlarged in 1890 with the addition of a second room. It closed in 1908 when the County schools began to consolidate. The additional classroom has been removed and the school remains in its original form.

*Mount Meridian Schoolhouse, Virginia Department of Historic Resources*

### Mount Pleasant

Built by John Archer in as early as the 1760s, this stone house was purchased by Colonel George Moffett in 1786. Moffett, a Revolutionary War hero, served as one of the first trustees of what would become Washington and Lee University. Beyond its brick façade, the home reflects the traditional Shenandoah Valley style. The vernacular house features a hall-parlor plan, typical of Shenandoah Valley dwellings of the period.

*Mount Pleasant, Virginia Department of Historic Resources*

### Mount Sidney Historic District

The Mount Sidney Historic District contains a distinguished assemblage of 40 residential and commercial resources representative of a turnpike town in the Shenandoah Valley from the early 19th century through the mid-20th century. Established in 1826, the town experienced tremendous growth in the 1830s with the improvement of the Old Wagon Road/Valley Turnpike. After the Civil War, growth continued well into the 20th century with the arrival of the railroad. The period of significance extends from 1826 through 1945, with areas of significance in architecture, commerce, transportation, and settlement.

*Mount Sidney Historic District, Virginia Department of Historic Resources*

## Mount Sidney School

The Mount Sidney School was constructed by Charles Fretwell in 1912. It is the sole surviving school from the earliest phase of school consolidation (1900-1915). The two-story brick school represented the change from one-and two-story schoolhouses to larger schools with plumbing and electricity to accommodate larger student populations. This school's survival is due to its sturdy brick construction, in contrast to the frame schools of the period which have all disappeared. An addition was built in 1921 to accommodate the growing student body.

*Mount Sidney School, Virginia Department of Historic Resources*

## Mount Torry Furnace

Established in 1804, the Mount Torry Furnace was characteristic of the numerous iron furnaces in use throughout western Virginia during the 19th century. In 1854, it was closed for a brief period until 1861 when it was placed back into service to supply pig iron to produce Confederate armaments. The site was raided by Union forces in 1864 and closed. Unlike many regional furnaces, Mount Torry returned to service following the war and continued to operate until it shut down permanently in 1892.

*Mount Torry Furnace, Virginia Department of Historic Resources*

## Mount Airy

Under the ownership of Major James Crawford, Mount Airy was built ca. 1840 as a brick I-house. Although architecturally plain, the house is notable as the home of the famous folk artist "Grandma" Anna Mary Robinson Moses. Anna and her husband, Thomas, were native New Yorkers and farmers who arrived in the County as newlyweds and stayed for nearly two decades. All of their children were born and baptized in the County. Although Moses and her family only lived in this farmhouse between 1901 and 1902, this was the first home that Moses and her husband purchased and is the most intact of all the Augusta County houses in which they lived. Many of the scenes she painted in her later years reflect her time in Augusta County.

*Mt. Airy, Virginia Department of Historic Resources*

### New Hope High School

The New Hope High School was built in 1925 as one of the County's first modern high schools. It is the County's best-preserved example of the state's Division of School Buildings Plan, "18-F Special." This plan centers around an auditorium and includes spaces for a library, office, stage, and home economics room in addition to the standard classrooms. The school became an elementary school in 1947 and closed in the early 1990s.

*New Hope High School, Virginia Department of Historic Resources*

### North River High School

North River High School opened in 1936 as not only the County's, but the state's first consolidated high school. The school consolidated four (4) districts and followed the central auditorium layout that was reflected in many of the County high schools at the time. Modern school spaces such as a library, office space, science lab, home economics classroom, and detached agricultural building were included in the school's plan. The school was enlarged in 1942 and converted to an elementary school in 1968. It permanently closed in 2000.

*North River High School, Virginia Department of Historic Resources*

### Old Providence Stone Church

Built in 1793, the Old Providence Stone Church was built for a congregation founded almost 50 years prior. When the congregation moved to a larger building, this building ceased being used for services. The building has since been used as a school, private home, general store, and social hall. In 1959, it was burned by a fire, with only the exterior walls remaining. The parents of Cyrus McCormick, the inventor of the grain reaper, and J.A.E., the inventor of the sewing machine, Gibbs are buried in the adjacent cemetery.

*Old Providence Stone Church, Virginia Department of Historic Resources*

### Skyline Drive Historic District

Skyline Drive is a scenic highway stretching across eight (8) counties along the crest of the Blue Ridge Mountains in the Shenandoah National Park. This expansive district includes 180 acres of land and 147 historic and natural resources located along the roadway. This district included work done by the Civilian Conservation Corps (CCC) during the late 1930s and early 1940s, along with breathtaking views of the Appalachian Highlands. Within Augusta County, this district runs along the County's eastern border with Nelson and Albemarle County. The historic district was expanded in 2003, and in 2008 it was listed as a National Historic Landmark.

*Skyline Drive Historic District, Virginia Department of Historic Resources*

### Sugar Loaf Farm

Sugar Loaf Farm was obtained by the Summers family in the 1770s. The family began developing the property by 1830, with David Summers constructing a farmhouse, miller's house, and gristmill. These vernacular brick buildings demonstrate sophisticated craftsmanship with molded brick cornices and corbeled brick chimneys. The original farmhouse comprised a hall-parlor plan. A ca. 1870 addition created its current l-house form. The farm's mill is the sole remaining brick gristmill in the County.

*Sugar Loaf Farm, Virginia Department of Historic Resources*

### Swannanoa

Designed by the Richmond architecture firm, Baskervill & Noland, this mountaintop summer villa just outside of the Augusta County boundary line was inspired by the Villa Medici in Rome. Completed in 1913 for Major James H. Dooley, a Richmond businessman and philanthropist, as a summer home in 1913, the sophisticated Georgia marble exterior features two towers and corner pavilions. Highlights of the interior include a large Tiffany stained glass window, a Louis XVI music room, and a Turkish office. Also located on the property is an Italian-style terraced garden.

*Swannanoa, Virginia Department of Historic Resources*

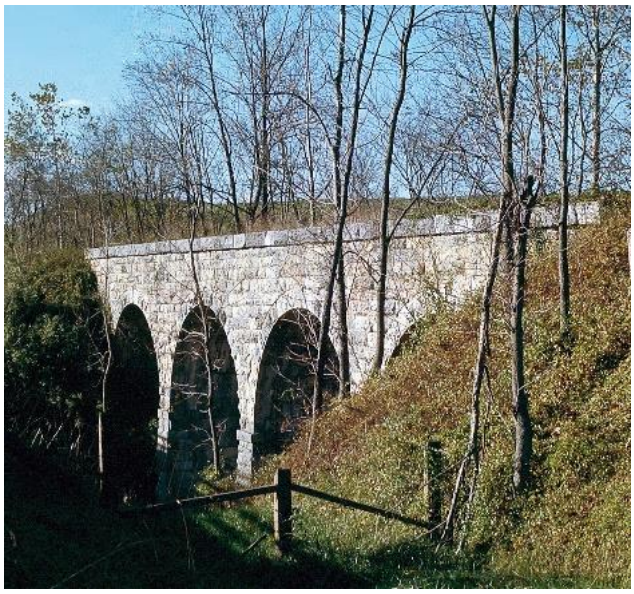
### Tinkling Spring Presbyterian Church

Tinkling Spring Presbyterian Church was established in 1740 by John Craig. Along with Augusta Stone Church, also founded in 1740 by John Craig, it is one of the oldest and most historic churches in the Upper Valley. This church was designed and built by Robert Lewis Dabney, an architect of a number of Virginia churches. The brick church is staid in character with a portico in antis featuring recessed panels, brick pilasters, and Doric columns. As of 2025, the church also houses a museum highlighting the settlement and religious history of the County.

*Tinkling Spring Presbyterian Church, Virginia Department of Historic Resources*

### Valley Railroad Stone Bridge

Constructed in 1884, this four-arch scenic bridge crosses Folly Mills Creek in central Augusta County. Visible to motorists along I-81 near the Mint Spring exit, this structure is maintained by VDOT and serves as a visual reminder of the County's once thriving railroads. Constructed of granite and faced with ashlar, the sophisticated bridge was built and used by the Valley Railroad (the B&O) as part of its extension from Staunton to Salem via Lexington. Rail service over the bridge ceased in 1942 and the tracks were removed.



*Valley Railroad Stone Bridge, Virginia Department of Historic Resources*

### Verona School

Constructed in 1911, this three-room school is the only remaining three-room schoolhouse in Augusta County. Evolving from the two-room schoolhouse type, the third room typically housed the high school grades. However, this school only housed the first through fifth grades. The plan comprises two classrooms flanking a central hallway, with the third classroom in the rear ell. Closed in 1940s, the school was moved away from the highway in 1956 and was renovated as a residence for a motel manager.

*Verona School, Virginia Department of Historic Resources*

### Walker's Creek Schoolhouse

This log-constructed schoolhouse with a square plan was erected in the 1850s; therefore, the Walker's Creek Schoolhouse is one of the oldest surviving schoolhouses in the County. The building pre-dates the public school system, which was established in 1870. It was acquired by the County school board in 1873 for $30.00, serving as a public one-room school until the early 20th century, when schools were consolidated throughout the County.

*Walker's Creek Schoolhouse, Virginia Department of Historic Resources*

### Weyers Cave School

The Weyers Cave School, constructed 1916-1917, represents one of the County's first successful consolidation efforts from the early 1900s. The design of the school was influenced by the Colonial Revival style with its red brick construction, white trim, and portico. The school was enlarged in 1924 with a two-story addition with similar stylistic references as the original core. The school is significant as it led the way in the County's vocational education program, with a four-year agricultural curriculum implemented in 1926. The first Future Farmers of America Chapter was organized here.

*Weyers Cave School, Virginia Department of Historic Resources*

## Surveyed Resources

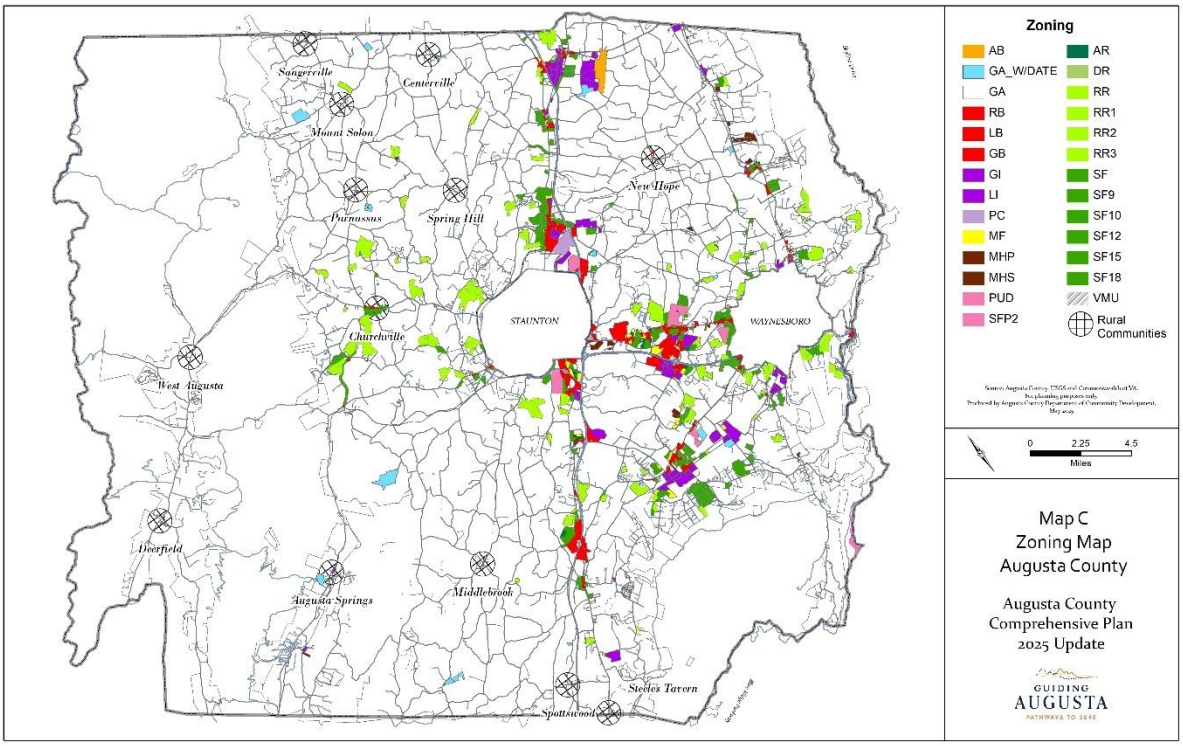
In addition to the historic and cultural resources formally listed on the National Register of Historic Places, there are hundreds of other resources that have been surveyed throughout Augusta County. Several cultural resources surveys associated with Section 106 review and Ann McCleary's extensive 1970s and 1980s documentation demonstrate that there are many more eligible resources for National Register listing throughout the County. Additionally, there are many more historic and cultural resources that have yet to be surveyed that merit documentation based on the Virginia Department of Resources and National Park Service standards.

# Appendix D: Zoning and Land Use

## Existing Land Use & Zoning

Land Use is a term used to describe how people utilize a specific piece of land and represents the economic and cultural activities that are practiced on the land. Land use is most often regulated through a local zoning ordinance and an adopted future land use map or plan. The current land use of a particular piece of property is represented by what zoning district the property lies within. The planned *future* land use of the same property is represented through the Comprehensive Plan's Future Land Use Map. Because a rezoning requires the consent or initiation of the property owner, the Future Land Use Map only serves as guidance, and an existing zoning district could remain in place indefinitely.

Map X.X: Zoning Map Augusta County




## Zoning Ordinance

The County's Zoning Ordinance was revised in 2002, and again in 2010 following the 2007 Comprehensive Plan update. In the 2010 update, the County eliminated Exclusive Agriculture and Limited Business districts and created Rural Conservation, Recreational Vehicle Park, Planned Commerce, and Village Mixed Use districts. It is recommended that, following the adoption of this Plan, the County consider creating additional mixed-use districts (Neighborhood

Mixed Use and Community Mixed Use) in order to accommodate a wider variety of use types within a single zoning district.

Land in Augusta County is used for a variety of different purposes, including, but not limited to, agriculture, industry, housing, retail, and recreation. Data from the Augusta County GIS Office is reflected in Figure X.X and represents the breakdown acreage of land by zoning district in Augusta County.

Figure X.X: Existing Zoning Districts in Augusta County June 2025

| Zoning Type | Acreage | Percent of Total |
|---|---|---|
| Agriculture | 384,162.75 | 61.4% |
| Business | 4,175.53 | 0.7% |
| Industrial | 4,140.36 | 0.7% |
| Multifamily Residential | 1,040.14 | 0.2% |
| Planned Unit Development | 1,271.83 | 0.2% |
| Public Lands | 215,562.63 | 34.4% |
| Rural Residential | 8,252.29 | 1.3% |
| Single Residential Dwelling | 7,050.09 | 1.1% |
| Single-Family Attached Residential | 241.53 | 0.0% |
| Village Mixed Use | 18.53 | 0.0% |
| **Total** | **625,915.67** | **100.0%** |

# Appendix E: Mobility Plan

This appendix serves as the Mobility Plan for the Augusta County 2025-2045 Comprehensive Plan. The Mobility Plan should look familiar to readers of past plans, as transportation planning for Augusta County is a continuous effort with periodic updates to meet transportation needs of the County's growing communities, as well as adjustments to meet state and federal program requirements. §15.2-2223 of the Code of Virginia requires localities to submit the Comprehensive Plan Mobility Plan to the Virginia Department of Transportation (VDOT) for their review and comment on the consistency of the Comprehensive Plan with the Statewide Transportation Plan and the Six-Year Improvement Program.

## Introduction

Augusta County's transportation systems are influenced by the varying terrain — mountain and valley — as well as the low- density land use patterns that exist in the County. In general, the transportation system is denser and better connected in the County's more developed areas and not as dense, connected, or improved in rural and undeveloped areas. Two-lane roads represent the majority of lane mileage in the County.

Similar to many other areas in Virginia and the United States, the most significant development and population growth have occurred at the interchanges off the County's two (2) interstate routes, along other prominent transportation corridors, and at the urban fringe of the cities situated within the County. The County's transportation system links origins and destinations through infrastructure that facilitates the efficient movement of goods and people. Within Augusta County, a number of transportation systems exist, including:

- Roadways
- Sidewalks
- Public Transit
- Passenger Rails
- Freight Rails
- Airports

The main transportation system challenges facing Augusta County reflect its varied land use patterns in rural, suburban, and urban areas. In rural areas, as of September 1, 2025, approximately 176.6 miles of roads remain unpaved.

In more urban and suburban areas, new development adjacent to major roadways has placed pressure on these roads in the form of driveway and turning movement conflicts and peak hour congestion. This is especially evident in the more developed areas on United States Highway (US) 11 and US-250. VDOT also recognizes that vehicle crashes occur along Interstate 81 (I-81) and Interstate 64 (I-64) in Augusta County nearly every day. Addressing crash-related travel delays and increased interstate volumes will be an on-going activity with VDOT. Finally, though the County has had some success in obtaining funding through VDOT's Smart Scale, Transportation Alternative, and Revenue Sharing programs, obtaining adequate funding to meet the County's transportation needs is a constant challenge.

This Mobility Plan will address these and other challenges in the following sections:

- System Inventory and Existing Conditions
- Land Use and Planning Assumptions

- Recommended Typical Sections for Various Land Uses
- Transportation System Needs Assessment
- Recommended Projects

Transportation goals, objectives, and strategies are outlined in Goals 17-20 of the main Comprehensive Plan document.

***Regional Transportation Planning***

Following the 2010 Census, portions of Augusta County along with the cities of Staunton and Waynesboro were designated as an Urbanized Area. Following this designation, in 2012, the region formed the Staunton-Augusta-Waynesboro Metropolitan Planning Organization (SAWMPO), which coordinates the transportation planning process for the two (2) cities and portions of Augusta County. To expand the variety of funding sources available to support these communities, the SAWMPO expanded in 2014 to include areas surrounding Weyers Cave and will again in 2025 to include Greenville and surrounding areas.

In addition to the SAWMPO, Augusta County works with the Central Shenandoah Planning District Commission (CSPDC) through the Rural Transportation Technical Advisory Committee (RTTAC) to coordinate transportation planning for areas that fall outside of the SAWMPO boundary.

## System Inventory and Existing Conditions

This section will describe the existing transportation network and its condition. It will address:

- Roadways
- Sidewalks, Bikeways, and Greenways
- Public Transit
- Passenger Rails
- Freight Rails
- Airports
- EV Charging Infrastructure

***Roadways***

The characteristically rural roadway network in Augusta County is predominantly comprised of two-lane roadways and the occasional divided highway. For the most part, traffic volumes on streets are minimal to moderate, and roadway congestion is infrequent. While there has been considerable development on several of the major corridors that intersect or run parallel to Interstate 64 and 81, such as US-11, US-250, US-340, and State Route (SR) 285/608, the majority of the County's transportation system remains rural in character. On roadways serving many of the newly developed areas, traffic volumes have increased, and there are periods of the day when intersection congestion is commonplace.

The County's highway network is comprised of two (2) interstate facilities, the State Primary System, and the State Secondary System. Decisions regarding changes to, and modifications of, interstate routes are made by the Virginia Department of Transportation (VDOT) and the Federal Highway Administration (FHWA). US Highways and State Primary Routes are entirely the responsibility of VDOT in coordination with the County, while the State Secondary System is maintained by VDOT with cooperative oversight by the County. There are approximately 406 lane miles of primary roads and 2,052 lane miles of secondary roads in Augusta County. The following sections briefly describe the three (3) roadway systems that exist within Augusta County.

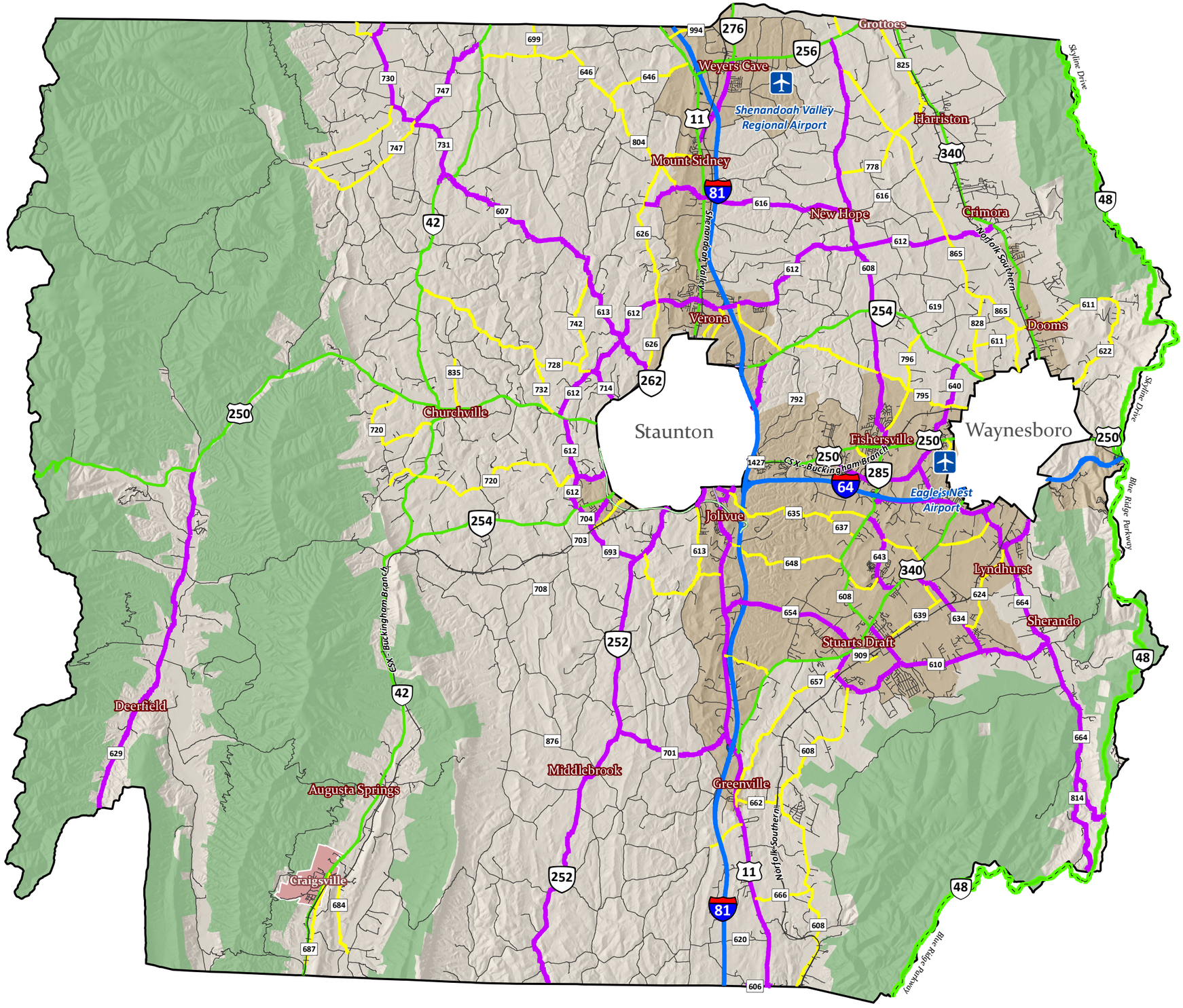
### Interstate Facilities

Interstates 64 and 81 run through Augusta County and are shown in **Map 1**. These rural interstate facilities—totaling approximately 41.4 miles—operate acceptably according to highway standards, except when incidents and inclement weather affect normal traffic flow. A range of typical roadway capacity for 4-lane rural interstates is 56,600 vehicles per day (vpd) to 63,000 vpd based on Average Daily Traffic Counts (ADT); however, the capacity of I-81 and I-64 is likely to be higher due to the relatively even hourly distribution of daily traffic volumes. A capacity of 68,000 to 74,000 vehicles per day is not unreasonable in these corridors.

- **I-81** runs in a generally north/south orientation along the western edge of Virginia. The majority of the I-81 corridor in Augusta County has a four-lane cross section and is rural in character with widely spaced interchanges and 65-70 mile per hour posted speed limits. Between Staunton and Lexington, I-81 runs on a shared alignment with I-64. Throughout the I-81 corridor, in Augusta and other counties through which it passes, high volumes—approximately 25-30% —of heavy trucks substantially impact traffic conditions. In 2023, I-81 carried 58,400 vpd near the northern County line, 61,200 vpd just north of Staunton, 68,800 just south of I-64, and 49,600 vpd near the southern County line, reflecting increases of 20-30% over 2011 traffic volumes.

Higher traffic volumes between the northern and southern County lines and Staunton indicate that county to city and city to county trips are being made on the interstate corridor. The Commonwealth Transportation Board (CTB), with assistance from the Office of Intermodal Planning and Investment, the Department of Rail and Public Transportation, and the Virginia Department of Transportation, studied the entire length of the I-81 corridor within Virginia in 2018. The CTB approved the I-81 Corridor Improvement Plan on December 5, 2018. In 2019, legislation passed which provides for dedicated funding sources for projects identified as priorities. As of 2025, two (2) segments of I-81 are currently under construction to add capacity. A third lane is under construction (northbound and southbound) from mile marker (MM) 221.4 to MM 225.6 in the vicinity of the City of Staunton and the I-64 interchange, and truck climbing lanes are under construction (northbound and southbound) from MM 234.2 to MM 237.9 in the vicinity of Weyers Cave. Augusta County supports these I-81 improvement efforts and encourages further improvements to enhance the capacity and safety of this vital route.

- **I-64** runs in a generally east/west orientation through central Virginia. This important interstate route begins in the Hampton Roads area of the state and runs westward through Augusta County, where it merges with I-81. In the vicinity of Staunton, I-64 and I-81 merge and run on a shared alignment between Staunton and Lexington. Near Lexington, I-81 continues south, whereas I-64 continues westward. Throughout the County, I-64 is a four-lane rural interstate facility with posted speed limits of 65-70 miles per hour. In 2023, I-64 was carrying 46,400 vpd immediately east of Staunton, 44,400 vpd near the US 340 interchange, and 37,900 vpd near the eastern County line, reflecting increases of 20 to almost 50% (nearer to I-81) over 2011 traffic volumes. Similar to I-81, the rise in volume of traffic approaching Waynesboro indicates that county to city, city to county, and city to city trips are being made on the interstate.




SAWMPO Area
Town
Public Lands
Local Roads
Railroad

## FUNCTIONAL CLASS

Interstate
Major Collector
Minor Arterial
Minor Collector
Other Freeways and Expressways
Other Principal Arterial

Source: VDOT, Augusta County, USGS and Commonwealth of VA.
For planning purposes only.
Produced by Augusta County Department of Community Development, May 2025

0 2.25 4.5
Miles

# Map 1
# Existing Transportation Network

## Augusta County Comprehensive Plan 2025 Update

GUIDING AUGUSTA
PATHWAYS TO 2045

## State Primary System—Primary Routes

State Primary Routes include the network of major US and state routes throughout the County. These roadways are owned and maintained by VDOT. By facility type, this system includes principal arterials, minor arterials, and major collectors. These facilities are paved and most have two-lane undivided cross sections. Typically, these roads have higher traffic volumes and carry a more significant proportion of through traffic than State Secondary Roads. Many of these routes have substantial horizontal and vertical alignment deficiencies, not to mention substandard travelway widths, despite being included in the State Primary System. Examples of primary routes include US-250, US-340, US-11, SR-42, SR-252, and SR-285. Sample typical roadway capacities for rural primary routes with good geometrics and moderate design speeds include the following:

Looking south on State Route 252 in southern Augusta County.

- 2-lane undivided - 8,600 vpd to 11,100 vpd
- 2-lane with left-turn lanes - 11,200 vpd to 14,600 vpd
- 4-lane undivided - 17,300 vpd to 22,100 vpd
- 4-lane median divided - 23,000 vpd to 29,400 vpd

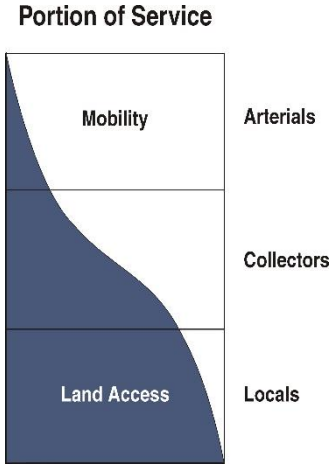
## State Secondary System—Secondary Roads

State Secondary Routes include the network of minor state routes throughout the County. Similar to the State Primary System, facility types within this system include arterials, major and minor collectors, and local streets. Unlike primary routes, not all secondary roads are paved; however, some are eligible to be improved under VDOT's Rural Rustic Road Program. Within these roadway systems, several different roadway classes exist and include:

Looking east on Route 670.

- **Arterials** - The highest classification of street. Arterials include facilities with full access control (freeways and expressways), as well as several types of thoroughfares. Typically, these facilities provide high mobility, operate at higher speeds (45 mph and above), provide significant roadway capacity, and serve longer distance travel. In general, arterials

connect to one another and to collector streets. Less frequently they connect to local streets. From the top of the arterial scale to the bottom, expressways and freeways are the top and provide the most mobility and least access—only at interchanges. Principal arterials typically have tightly controlled access and have few, if any, individual site driveways and are intersected by freeways and expressways as well as minor arterials and other public streets. Minor arterials primarily serve a mobility function but often have more closely spaced intersections, some individual site driveways, and generally lower design and posted speeds than other arterial types.



Arterials primarily serve mobility needs, whereas local streets primarily serve land access needs.

- **Collectors** - Typically provide less overall mobility, have more frequent and greater access flexibility (with adjacent land uses), have lower posted speeds (45 mph and below), and serve shorter distance travel than arterials. The majority of collector streets connect with one another, with local streets, and with non-freeway/ expressway arterials.
- **Locals** - Provide a high level of access to adjacent land uses/development, serve short distance travel, have lower posted speed limits (45 mph and below), and have a lesser role in overall mobility. Local streets typically connect to one another, to collector streets, and less frequently to arterials.

A summary of the inventory of the facilities by functional class is shown in **Table 1**. Mileage figures in this table differ from lane mile figures that appear elsewhere in the Plan due to VDOT's differing calculations for mileage. Lane miles is calculated as mileage multiplied by number of lanes, while mileage doesn't take into consideration the number of lanes a facility might have. **Map 1. Existing Transportation Network** displays the interstates, arterials, collectors, and local roadways that comprise the County's roadway network.

**Table 1: Summary of Augusta County Facilities by Functional Class**

| Facility Type | Mileage |
|---|---|
| **Interstate** | 52.98* |
| **Other Freeways & Expressways** | 8.82 |
| **Other Principal Arterial** | 2.05 |
| **Minor Arterial** | 195.90 |
| **Major Collector** | 220.05 |
| **Minor Collector** | 207.23 |
| **Local** | 349.50 |
| **Total** | **1,036.54** |

***Mileage does not include interstate facility within the boundaries of Waynesboro and Staunton.

## Rural Rustic Roads

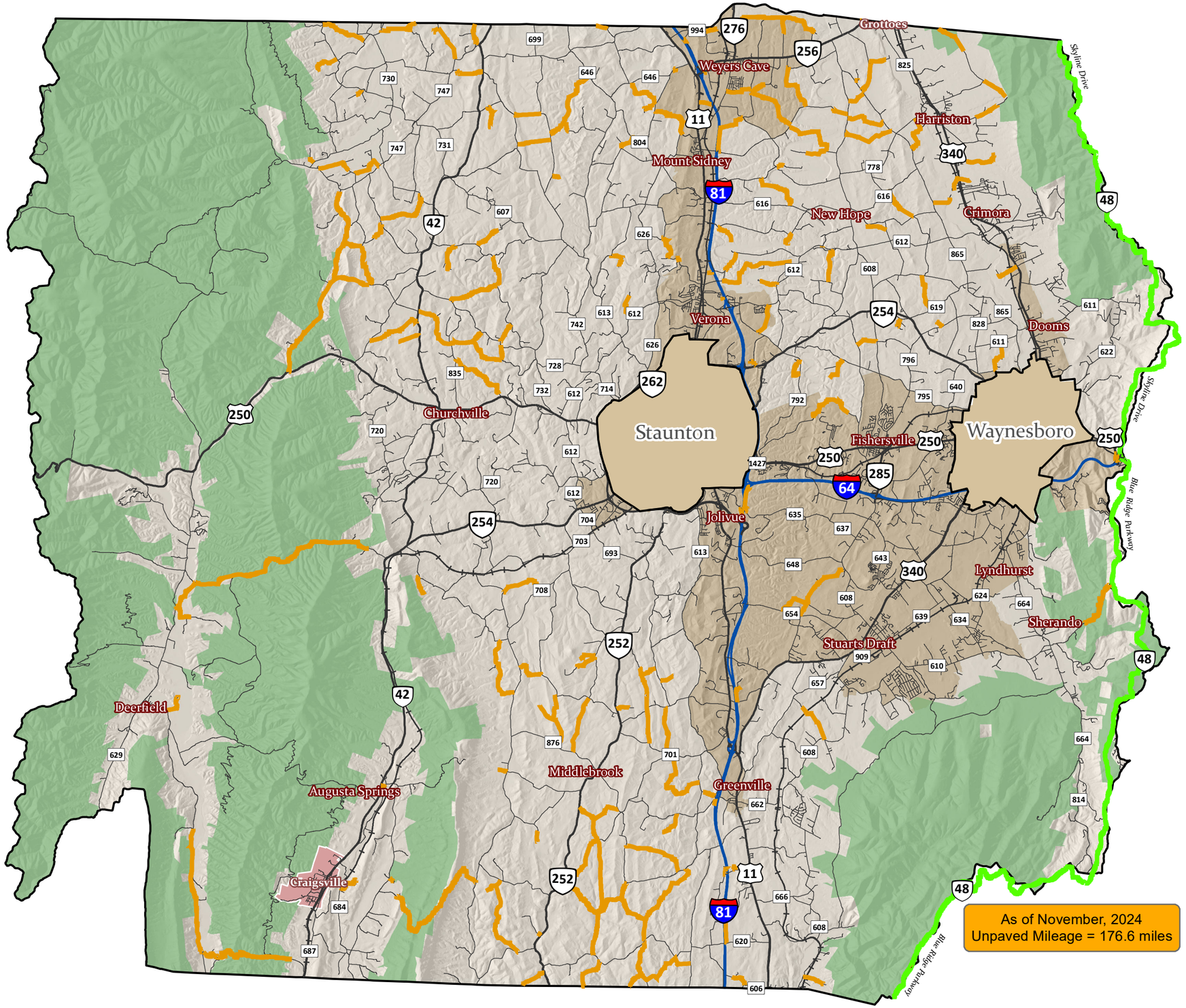
The Rural Rustic Roads Program is administered by VDOT and assists Augusta and other eligible counties in paving currently unpaved State Secondary Roads that meet specific guidelines while maintaining the road's existing setting. At the time of this Plan, there are approximately 176.6 miles of unpaved State Secondary Roads in Augusta County (See **Map 1A**). The Rural Rustic Road Program enables Augusta County to complete a number of projects each year. The following guidelines from VDOT define what makes a road eligible for consideration in this program:

- Unpaved road already in the State Secondary System
- Carries less than 1,500 vehicles per day
- Identified priority in an approved Secondary Six-Year Plan, regardless of whether the funding source is from normal, secondary construction allocations
- Designated Rural Rustic Road by the County in consultation with VDOT
- Predominantly used by local traffic
- Minimal anticipated traffic growth (the County Board of Supervisors will endeavor to limit growth on roads improved under the Rural Rustic Road Program and cooperate with VDOT through its comprehensive planning process to develop adjacent lands consistent with rural rustic road concepts)

## Scenic Byways

Many roads throughout Augusta County are recognized for offering tremendous scenic beauty. Similar roads throughout Virginia have been officially designated by the state and localities, and occasionally by the nation, as Virginia Byways or National Scenic Parkways. Augusta County currently does not have any Virginia Byways, but the Blue Ridge Parkway and Skyline Drive, (See **Map 1**) which run through the County, have been designated as a National Scenic Byways.

The Blue Ridge Parkway and Skyline Drive are assets to the transportation system and popular tourist attractions in Augusta County. The Blue Ridge Parkway, over 469 miles long and running from the Great Smoky Mountains National Park to Shenandoah National Park, is a unique roadway corridor. This highway was specifically designed and constructed to offer the motoring public a unique natural experience and unparalleled views from the slopes of the Blue Ridge Mountains. Skyline Drive begins at the northern terminus of the Blue Ridge Parkway in Rockfish Gap. This scenic highway runs for 105 miles in Virginia in a generally north/south orientation through Shenandoah National Park. It provides vehicular and non-vehicular access to destinations within, as well as north and south of, Shenandoah National Park. The Blue Ridge Parkway and Skyline Drive are intended to carry vehicular traffic; however, they are not intended to be primary routes for general through traffic.




SAWMPO Area
Town
Public Lands
Local Roads
Railroad
Unpaved Roads

Source: VDOT, Augusta County, USGS and Commonwealth of VA.
For planning purposes only.
Produced by Augusta County Department of Community Development,
May 2025

0 2.25 4.5
Miles

As of November, 2024
Unpaved Mileage = 176.6 miles

# Map 1A
# Unpaved Roads

## Augusta County
## Comprehensive Plan
## 2025 Update

GUIDING AUGUSTA
PATHWAYS TO 2045

### *Sidewalks, Bikeways, and Greenways*

Similar to most other rural counties, Augusta County historically has had only a limited number of sidewalks and no designated on-street bikeways. While opportunities exist to walk and bicycle, they have traditionally been primarily focused on recreation, not transportation. In recent years, however, additional sidewalks and bikeways have been installed, both as retrofits and as part of new subdivision development. Since the last Comprehensive Plan update, paved shared use paths along SR-636 (Lifecore Drive) and SR-285 (Tinkling Spring Road), as well as a significant extension of sidewalks in Verona and Stuarts Draft, were completed. In total, records show just under 30 (29.3) miles of sidewalk or public walks paths in the County.

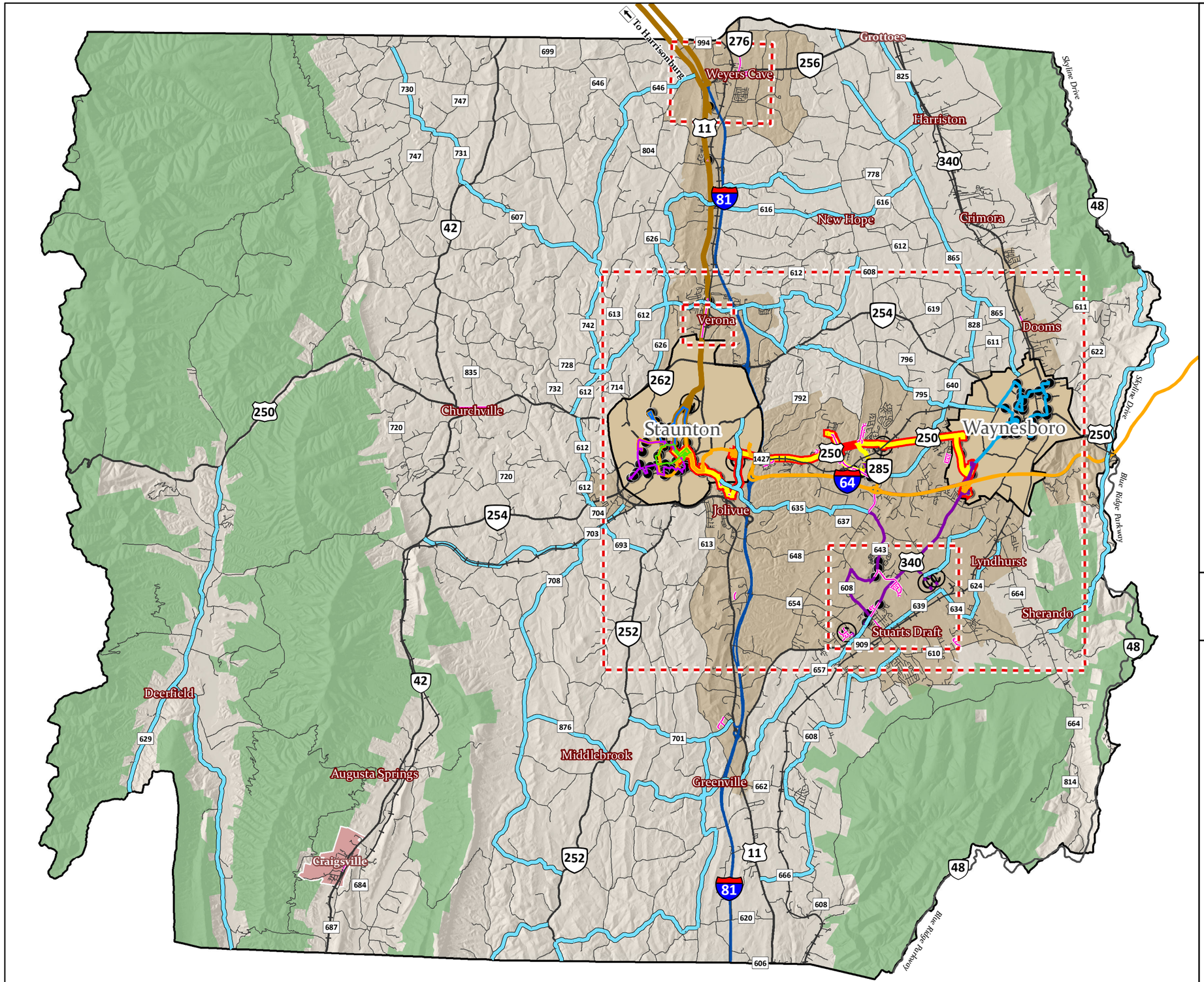
Many of the County's quiet rural roads are used by advanced cyclists. The Central Shenandoah Valley Bicycle Plan (CSPDC 2006) identified many of these routes through collaborative work with Augusta County and citizen input, with the SAWMPO Bicycle Pedestrian Gap Analysis (2022) further refining regional connectivity priorities with the cities of Staunton and Waynesboro. Popular with local bicycle advocacy groups, these are unsigned, on-street bicycle routes within and running through the County, including a segment of the Transamerica Route/Route 76. **Map 2 and Map 2A: Bicycle, Pedestrian, & Transit Network** displays the existing sidewalk and bicycle facilities and other identified bicycle routes in the County.

### *Public Transit*

Public transit in Augusta County consists of fixed-route bus lines with additional call stops. Transit operates along a fixed alignment or path at certain times and with fixed stop locations. There are optional "call stop" locations where the service only stops if there is a rider requesting pick-up or drop-off. Additional public transit service within the cities of Staunton and Waynesboro provides connections to the County routes. The following lines offer fixed-route service:

- BRITE Transit 250 Connector – Provides service between the cities of Staunton and Waynesboro along US-250, stopping at Augusta Health and the Woodrow Wilson Campus. This shuttle service runs throughout the day, Monday through Friday, with a separate schedule for Saturday.
- BRITE Transit Stuarts Draft Link – Provides service between Stuarts Draft, Fishersville, and Waynesboro, operating along Rt-285/608, Augusta Farms Rd, US-340 and US-250. This shuttle service runs throughout the day, Monday through Friday.
- BRITE Transit Blue Ridge Community College Shuttles – The Blue Ridge Community College (BRCC) Shuttle offers two (2) buses on a loop route from JMU Godwin Transit Center in Harrisonburg to the Lewis Street Hub in Staunton via BRCC. This shuttle service runs Monday through Friday from 7:00 AM to 7:00 PM.
- BRITE Transit Afton Express – Afton Express provides a weekday commuting connection between Staunton and Charlottesville as well as a link between the BRITE and CAT systems. Three (3) stops are available in the Valley, one (1) at Augusta Health, one (1) at the Staunton Crossing Park & Ride, and one (1) at the Waynesboro Park & Ride. This shuttle service runs Monday through Friday from 5:00 AM to 8:50 PM (Schedule is under review, and the approved schedule will be reflected in the final document).
- Virginia Breeze – Operated by Megabus, Virginia Breeze connects cities and towns throughout western and central Virginia through daily service 7 days a week, 365 days a

year along four (4) routes. One route, the Valley Flyer (Blacksburg to Washington DC), stops at Staunton Crossing where connection to the BRITE system is possible.




SAWMPO Area
Town
Public Lands
Interstate
US/State Road
Local Roads
Railroad
Sidewalks
Identified Bike Routes
See Map 2A for Insets
Afton Express
BRCC Shuttle
Stuarts Draft Link
Stuarts Draft Link - Call Stop Route
250 Connector Mon - Fri
250 Conn Alt (Mon - Fri)
250 Connector Weekends
Waynesboro Circulator - (Alt Rt Mon - Fri)
Waynesboro Circulator
Downtown_Trolley
Staunton_West_Loop
Staunton_North_Loop
Bus Stops
Call_Stops

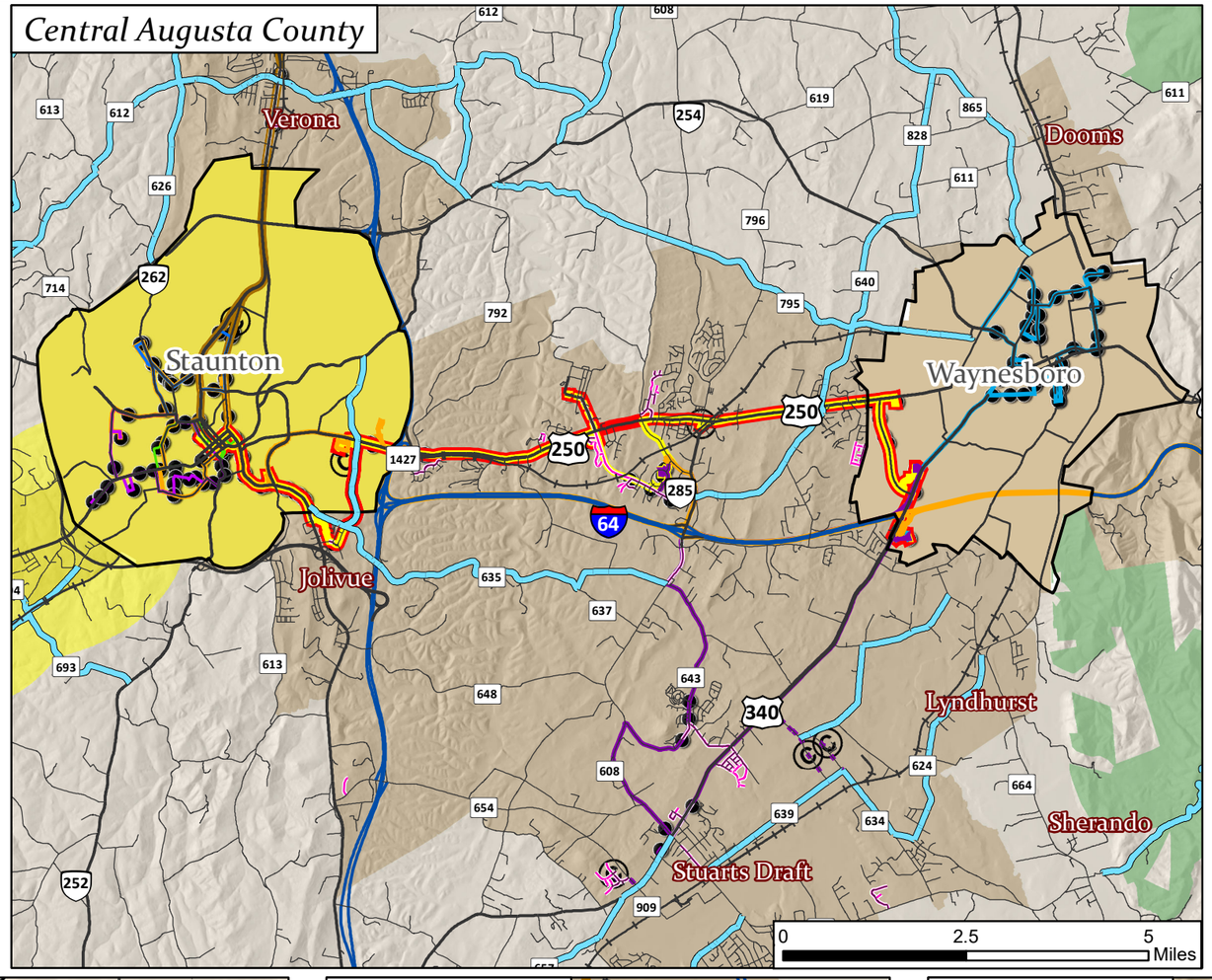
Source: VDOT, Augusta County, USGS and Commonwealth of VA.
For planning purposes only.
Produced by Augusta County Department of Community Development,
May 2025

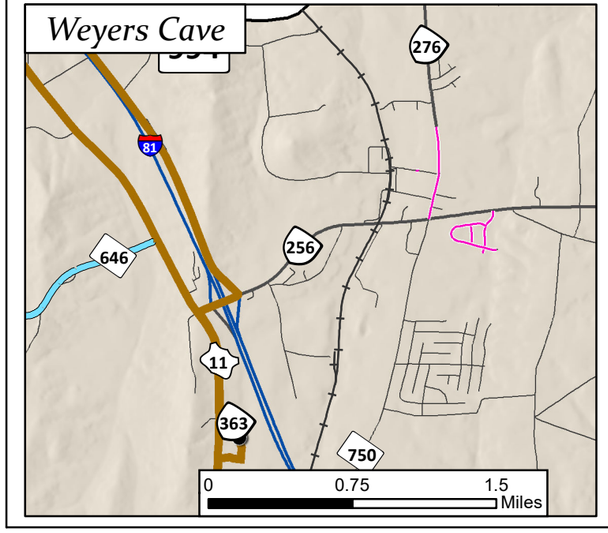
0 2.25 4.5
Miles

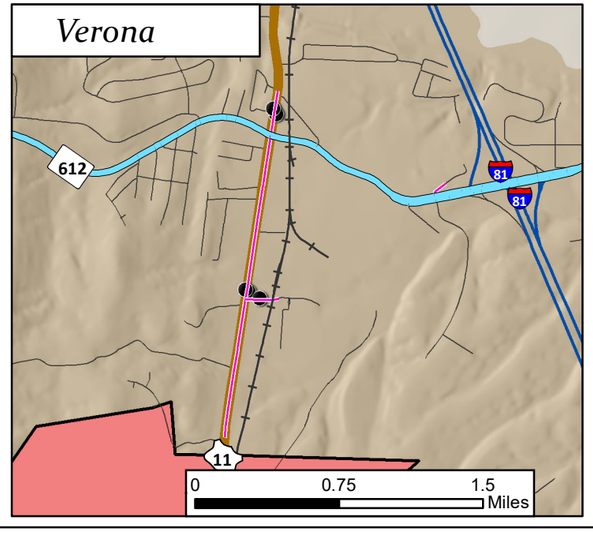
# Map 2
# Bicycle, Pedestrian & Transit Network

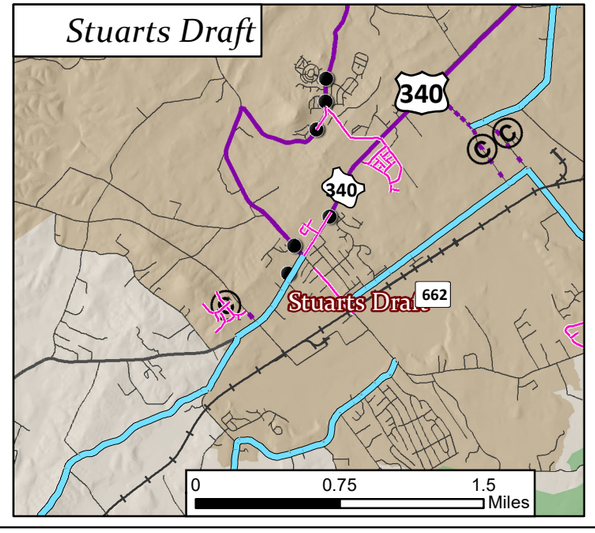
## Augusta County Comprehensive Plan 2025 Update

GUIDING AUGUSTA
PATHWAYS TO 2045




- SAWMPO Area
- Town
- Public Lands
- Interstate
- US/State Road
- Local Roads
- Railroad
- Identified Bike Routes
- Afton Express
- Sidewalks
- BRCC Shuttle
- Stuarts Draft Link
- Stuarts Draft Link - Call Stop Route
- Downtown_Trolley
- Staunton_West_Loop
- Staunton_North_Loop
- Staunton_Saturday_Night_Trolley
- 250 Connector Mon - Fri
- 250 Conn Alt (Mon - Fri)
- 250 Connector Weekends
- Waynesboro Circulator - (Alt Rt Mon - Fri)
- Waynesboro Circulator
- Call_Stops
- Bus Stops

Source: VDOT, Augusta County, USGS and Commonwealth of VA.
For planning purposes only.
Produced by Augusta County Department of Community Development, May 2025

# Map 2A
# Bicycle, Pedestrian & Transit Network Insets

Augusta County
Comprehensive Plan
2025 Update

GUIDING AUGUSTA
PATHWAYS TO 2045

Public transit service throughout Augusta County is provided through a contracted service provider and administered by the CSPDC. Funding is garnered from a mix of local, state, and federal money. **Map 2** displays the public transit service offered in Augusta County.

### *Passenger Rails*

Limited passenger rail service in Staunton is offered on the Amtrak Cardinal route that runs between New York City and Chicago. This route runs on CSX-owned rail lines through the County. The Cardinal route includes 228 miles that traverse Virginia, with stops in Alexandria, Manassas, Culpeper, Charlottesville, Staunton, and Clifton Forge. Westbound and eastbound trains operate three (3) times a week. The Augusta County rail lines are shown in **Map 1**.

### *Freight Rails*

At the time of this Plan, Augusta County is served by two (2) Class I freight railroads—Norfolk Southern Corporation and CSX Transportation. Lines operated by these railroads within the County are shown in **Map 1**. Within Augusta County, Norfolk Southern operates a predominantly north/south rail line and CSX operates a predominantly east/west line.

In addition to Norfolk Southern and CSX lines in Augusta County, there are two (2) short-line railroads operating in Augusta County. Buckingham Branch Railroad operates on over 280 miles of track in Virginia and provides connections with both CSX and Norfolk Southern. The Shenandoah Valley Railroad runs north from Staunton, approximately paralleling the I-81 corridor, to its terminus near Pleasant Valley in Rockingham County. The Shenandoah Valley Railroad interchanges with the Buckingham Branch Railroad in Staunton and connects to the primary north/south Norfolk Southern rail line in Rockingham County.

### *Airports*

Two (2) public-use airports are located in Augusta County—Shenandoah Valley Regional Airport and Eagle's Nest. These are displayed on **Map 1**. The County's primary airport is the publicly owned Shenandoah Valley Regional Airport, which is centrally located between Harrisonburg, Staunton, and Waynesboro in northern Augusta County. Eagle's Nest is a privately owned, public use facility that is located west of Waynesboro, north of the I-64 corridor.

Shenandoah Valley Regional Airport (SHD) has a single asphalt runway approximately 6,000 feet long and 150 feet wide. This airport serves general aviation and commercial airline traffic. Scheduled passenger service is offered at this facility. The airport reported serving 37,304 aircraft operations in 2021.

Eagle's Nest (W13) has a single asphalt runway approximately 2,000 feet long by 50 feet wide. This airport exclusively serves general aviation traffic. The airport reported serving 14,257 aircraft operations in 2021.

### *EV Charging Infrastructure*

Although a decade ago the idea of an electric car, truck, or eighteen-wheeler was unthinkable to most, electric vehicles (EVs) have become commonplace with almost everyone familiar with them. Although novel to some, the push for adopting electric vehicles has been partly driven by private companies, state and federal governments, non-profits, and shifts among these groups to create energy independence. In fact, many benefit from sizable tax credits and rebates when purchasing an EV or EV charging equipment.

As of 2025, EV charging infrastructure in and around Augusta County is relatively sufficient, consisting of a variety of destination chargers, as well as publicly available stations. Publicly available Level 3 chargers are located in Raphine (Rockbridge County), Staunton, Waynesboro, and Stuarts Draft. Publicly available Level 2 chargers are located in Weyers Cave and Fishersville, and the remaining are located at car dealerships, hotels, or other destination locations such as campgrounds. The lack of Level 3 chargers currently available limits EV drivers' ability to stop in the County, with drivers more likely to stop in other localities with more plentiful chargers. **Map 2B** shows existing and permitted electric vehicle charging infrastructure in the County.

Naturally, as EVs become cheaper and more widely adopted, travelers are more and more likely to stop in locales that host EV charging stations. Augusta County's location at the crossroads of I-81 and I-64 positions the County to draw travelers into the County's towns by pairing charging stations with shopping, lodging, eateries, and tourist attractions. This unique crossroads location was key to a successful NEVI grant application for Level 3 charging in Fishersville at the intersection of Tinkling Springs Rd and Goose Creek Rd. Although the applicant did not move forward with the project, similar opportunities in the future could allow visitors to charge their vehicles while also enjoying the sights, food, and culture that make Augusta County unique, bringing in valuable outside tax dollars to the County.

To ensure the County is able to benefit from this energy transition, it is essential to look ahead. With EVs becoming more commonplace, a more robust EV charging network will likely be needed in the next 10 to 20 years. Implementing a County-wide EV network will be a long-term effort. However, a small-scale, fast charger network—focused on tourist attractions, villages, and already developed areas such as Fishersville, Stuarts Draft, and Weyers Cave—can be implemented more quickly. This network will provide locals and travelers with an amenity that is overall lacking across much of the County.

Area Level 3 Chargers

Augusta County
Sheetz - Stuarts Draft (NACS)

Staunton
Sheetz - Richmond Rd (NACS)

Waynesboro
Martin's - Tiffany Dr (CCS-Rivian)
Whight Way Hyundai - Main St (CCS)

Rockbridge County
Pilot Travel Center - Raphine (CCS)

Grottoes
Weyers Cave
Shenandoah Valley Regional Airport
Harriston
Mount Sidney
New Hope
Crimora
Verona
Dooms
Churchville
Staunton
Fishersville
Waynesboro
Eagle's Nest Airport
Jolivue
Lyndhurst
Sherando
Stuarts Draft
Deerfield
Middlebrook
Greenville
Augusta Springs
Craigsville
Skyline Drive
Blue Ridge Parkway
Shenandoah Valley
Norfolk Southern
CSX - Buckingham Branch

SAWMPO Area
Town
Public Lands
Local Roads
Railroad

**Existing EV Chargers**

**Charging Level**

Level 3
Level 2

Source: VDOT, Augusta County, USGS and Commonwealth of VA.
For planning purposes only.
Produced by Augusta County Department of Community Development, May 2025

0 2.25 4.5
Miles

# Map 2B
# EV Charging Infrastructure

## Augusta County Comprehensive Plan 2025 Update

GUIDING AUGUSTA
PATHWAYS TO 2045

## Land Use and Planning Assumptions

How the County expects to grow and change in the future directly affects the demand on, and functionality of, the transportation network. Planning assumptions regarding changes in land use, demographics, employment, and demand for public services and facilities inform anticipated improvements to the transportation system. This section addresses these planning assumptions based on an analysis of past trends and the existing conditions data presented in the previous section **System Inventory and Existing Conditions** and throughout this Comprehensive Plan.

### *Demographics*

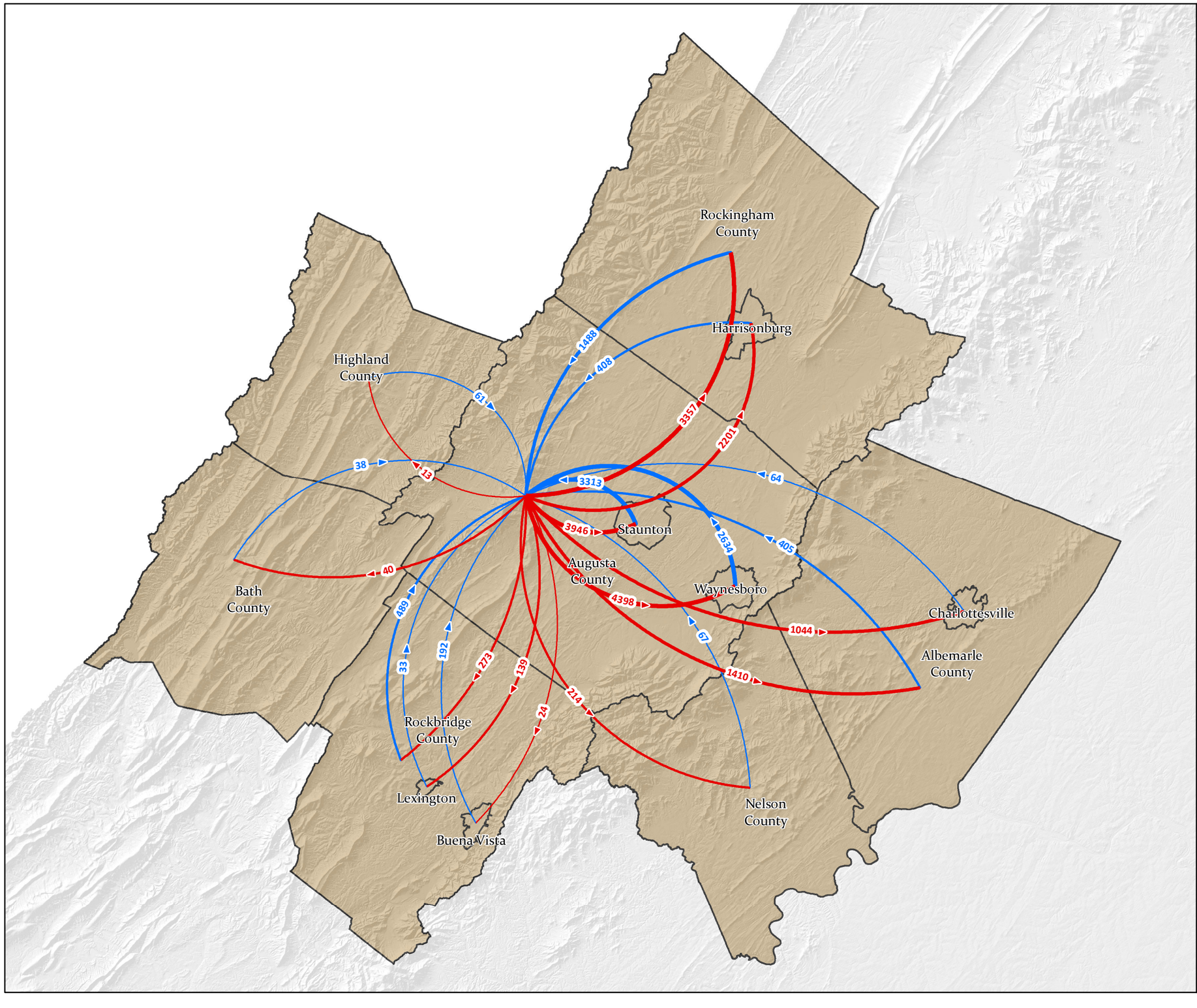
In the decade between 2010 and 2020, the County's population grew by approximately 2%, down significantly from the 2000-2010 growth of 12.4%, and modest in comparison to the 20% growth rate seen between 1990 and 2000. According to the Weldon Cooper Center population estimates, the County's population is projected to grow from an estimated 77,901 in 2024 to 80,060 by 2030, 84,728 by 2040, and 90,664 by 2050. While smaller than in earlier decades, this growth will continue to place pressure on already congested roadway corridors and intersections. This projected roadway congestion will be addressed at greater length in the following **Transportation System Needs Assessment** section.

The elderly and persons with disabilities often need assistance with transportation, access to health care, shopping, and other social services. According to Weldon Cooper data, in 2022, 16,810 persons, about 21% of the total population, were 65 or over; reflecting a 17% increase over the 10-year period since 2012. By 2030, this number is expected to grow to 20,590, where almost 26% of the total population is expected to be 65 or over. By 2040, the impact of the Baby Boomer generation is expected to level off, with older adults continuing to represent about 25% of the population, followed by a slight decrease to 24% by 2050. This population of residents ages 65 and older is generally spread evenly throughout the County, although the elderly and/or disabled persons in the western portion of the County pose an additional mobility challenge since Augusta County currently has minimal demand-response or para-transit service available for those residents.

### *Employment*

Journey to Work data from the 2020 American Communities Survey (ACS) indicates that nearly half of Augusta County's commuting workforce works within the County or in Staunton or Waynesboro. In addition to the Augusta County residents and employees who travel outside of the County as part of their commute, the cities of Staunton and Waynesboro have residents and employees that do the same, putting additional pressure on County highways. **Table 2: Where Residents Work** displays the top ten (10) destinations where residents of Augusta, Staunton, and Waynesboro travel to work. **Table 3: Where Workers Live** displays the top ten (10) locations where employees of Augusta, Staunton, and Waynesboro travel from to get to work. **Map 3: Inter-County Commuting Patterns** displays the Journey to Work data for Augusta County residents who travel outside of the County for work and employees who travel to the County for work in graphic form. This data suggests that a substantial number of residents currently travel out of or through the County for work. These trips are likely made predominantly on I-64 and I-81, although the other major roadways in the County would also accept some of this traffic.

| Table 2: Where Residents Work | | | | | |
|---|---|---|---|---|---|
| | | Home | | | |
| | | Augusta | Staunton | Waynesboro | Total |
| Work | **Augusta** | 17658 | 3313 | 2634 | **23,605** |
| | **Staunton** | 3946 | 5368 | 586 | **9,900** |
| | **Waynesboro** | 4398 | 577 | 3845 | **8,820** |
| | **Rockingham** | 3357 | 650 | 139 | **4,146** |
| | **Harrisonburg** | 2201 | 958 | 293 | **3,452** |
| | **Albemarle** | 1410 | 119 | 1597 | **3,126** |
| | **Charlottesville** | 1044 | 253 | 1045 | **2,342** |
| | **Rockbridge** | 273 | 33 | 18 | **324** |
| | **Nelson** | 214 | 47 | 79 | **340** |
| | **Lexington** | 139 | 17 | - | **156** |




**Workers Leaving Augusta County for Employment**

**Workers Coming to Augusta County for Employment**

**** 17,658 Augusta County residents work within the County***

All data except Bath County (In/Out) are from 2016-2020, Bath data is 2011-2015 due to limitations of the ACS Dataset.

Source: VDOT, Augusta County, USGS and US Census Bureau (2010).
For planning purposes only.
Produced by Augusta County Department of Community Development, May 2025

0 5 10
Miles

# Map 3
# Augusta County Commuting Patterns

## Augusta County Comprehensive Plan 2025 (2016-2020 Data)

GUIDING AUGUSTA
PATHWAYS TO 2045

| Table 3: Where Workers Live | | | | | |
|---|---|---|---|---|---|
| | | Work | | | |
| | | Augusta | Staunton | Waynesboro | Total |
| Home | **Augusta** | 17,658 | 3,946 | 4,398 | **26,002** |
| | **Staunton** | 3,313 | 5,368 | 577 | **9,258** |
| | **Waynesboro** | 2,634 | 586 | 3,845 | **7,065** |
| | **Rockingham** | 1,488 | 513 | 423 | **2,424** |
| | **Rockbridge** | 489 | 122 | 34 | **645** |
| | **Harrisonburg** | 408 | 100 | 98 | **606** |
| | **Albemarle** | 405 | 239 | 156 | **800** |
| | **Buena Vista** | 192 | - | 22 | **214** |
| | **Page** | 95 | - | 46 | **141** |
| | **Nelson** | 67 | - | 67 | **134** |

Subareas of the County with the highest employment concentrations today are in Fishersville, Stuarts Draft, and Verona, in addition to the independent cities of Staunton and Waynesboro. These employment centers will continue to put peak hour pressure on US-250 throughout the County, SR-285 (Tinkling Spring Road) in Fishersville, US-11 in Verona and south of Staunton, and US-340 north and south of Waynesboro, in addition to the nearby interchanges with I-81 and I-64. Each of these employment centers are parts of the County's designated growth areas.

Projects, such as the reconstruction of the I-64 Exit 91 interchange at SR-285 (Tinkling Spring Road) and the construction of SR-636 (Lifecore Drive), have significantly helped relieve some peak hour pressure in Fishersville near I-64 and Augusta Health, and the Woodrow Wilson Turn Lane and Roundabout Project should provide some relief in the Woodrow Wilson Complex. VDOT's ongoing evaluation of the I-81 corridor and its capacity and safety issues may determine that other interchanges will require future improvements as these employment centers continue to grow.

***Land Use***

The Planning Policy Area and Future Land Use Maps section of the Comprehensive Plan describes the County's strategies for managing growth and the development and use of Planning Policy Areas to help implement the County's vision. These Planning Policy Areas include Urban Service Areas, Community Development Areas, Rural Conservation Areas, and Agricultural Conservation Areas. For a full description of Planning Policy Areas and definitions of each, please refer to the Planning Policy Area and Future Land Use Maps section of this Comprehensive Plan. The County's vision for future growth directs 80% of future growth to the Urban Service Areas, predominantly expected to occur in Fishersville, Stuarts Draft, and Weyers Cave. These areas, along with Verona, are likewise expected to accommodate most of the County's future commercial and industrial development. They are also anticipated to accommodate most of the County's residential development, which is anticipated to provide, more of the County's affordable and accessible residential units. Linking transportation capacity and access improvements to these growth areas would result in fewer access management challenges and less potential for congestion.

Conversely, if lower density growth patterns become more widespread due to by-right residential development in the General Agriculture zoning districts, residents in the Rural Conservation and Agricultural Conservation Areas will make more trips and travel longer distances by car. These resulting growth and traffic patterns will put additional pressure on local roads, which may not have the capacity to handle higher traffic volumes. At present, VDOT maintains and improves secondary roads in the County with a backlog of needed improvements to bring these roads up to current standards.

### *County Subareas*

#### Fishersville

The Fishersville subarea continues to be a primary growth area for both business and residential development. Improvements to Exit 91 and SR-285 and the completion of Lifecore Drive provided significant capacity to support development within the subarea. County subdivision and rezoning approvals, as well as investments in transportation, water and sewer infrastructure, and area schools all support the current trend for Fishersville to continue to be one of the County's major growth areas with accompanying increases in demand for transportation mobility and access.

#### Stuarts Draft

Stuarts Draft has been a traditional hub of industry for the County with Ply Gem Siding Group, Hershey Chocolate of Virginia, Inc., Hollister Inc., McKee Foods Corp., NIBCO, and Target Distribution Center all located in this subarea. This industrial base has also supported growing commercial and residential sectors. Two (2) of the most active subdivisions in the County, Overlook and Stone Valley, are located in Stuarts Draft. US-340, at five (5) lanes through the subarea, has underutilized capacity to accept additional traffic, and the water, sewer, and school infrastructure is also sufficient to handle increased development. Therefore, Stuarts Draft is expected to continue to experience residential growth and be a desirable location for manufacturing, distribution, and industrial operations in need of larger land parcels.

#### Verona

Verona is home to the Augusta County Government Center and has developed as a hub of government and government-related services. Significant private sector redevelopment of aged commercial buildings along the US-11 corridor, as well as continued buildout of the Augusta County Government Center, has increased commercial activity in the area. A significant increase in traffic and commerce is also anticipated with the opening of the new Augusta County Courthouse in 2026.

With the exception of residential development in Olde South subdivision just inside the City of Staunton, recent development in Verona is trending toward primarily a non-residential Urban Service Area with existing and planned office, industrial, manufacturing, and commercial developments. The area is zoned and targeted for new commercial and industrial development, especially within Mill Place Commerce Park, a developing commerce park with many new industries currently building there, and Augusta Marketplace, a large commercial development which has not yet begun construction. Both of these developments will add new trips to the network on US-11, SR-612 (Laurel Hill Road), SR-262/254, and I-81. Though an intersection capacity improvement Smart Scale project is slated for construction for the intersection of Mill Place Parkway and SR-612 (Laurel Hill Road) in late 2025, with continued growth anticipated in this subarea, these facilities are all expected to experience capacity issues by 2045.

### Weyers Cave and Mt. Sidney

Additional commercial and residential developments have recently been approved in the Weyers Cave and Mt. Sidney Urban Service Areas. In addition, significant land adjacent to the Shenandoah Valley Regional Airport has been set aside for industrial development. Weyers Cave currently has limited water and sewer capacity which will limit growth until new capacities can be added. However, plans are being developed to address the infrastructure needs to accommodate the planned growth. New development in this subarea would likely add trips onto US-11, SR-256, and the I-81 interchange at Exit 235, all of which are expected to experience capacity issues by 2045.

### Jolivue, Mint Spring, and Greenville

The addition of public sewer to Greenville has enabled the Route 11 South corridor through Jolivue, Mint Spring, and Greenville to see additional residential and commercial development over the last decade. This subarea has three (3) I-81 interchanges with public water and sewer capacity, which are expected to support commercial and/or mixed-use developments. The connecting areas along Route 11 are expected to continue to see residential development, especially in the Spring Lakes/Jolivue area and in a limited area around the Riverheads school complex.

### Balance of County

Areas not identified in the other subareas discussed above that are likely to see additional development would include the lands surrounding both the City of Staunton and the City of Waynesboro. These areas have land designated as Community Development Areas or Urban Service Areas and are supported by water and sewer services, as well as other infrastructure. A small amount of additional development could occur in the existing Community Development Areas along US-340 north of Waynesboro, along SR-42 and SR-601 from Augusta Springs to Craigsville, and along SR-42 from Churchville south toward Buffalo Gap.

The County does not expect to experience significant residential or commercial growth in the Rural Conservation and Agricultural Conservation Areas found in the balance of the County. The County's vision is that these areas remain rural and in mostly agricultural uses, and this vision is supported by a consistent policy not to extend municipal water and sewer into these areas.

### *Planning Assumptions Summary*

Augusta County expects to continue to see modest growth in population and employment over the next 20 years, especially in the five (5) major designated Urban Service Areas. The Urban Service Areas of Fishersville, Staunton South and West, Stuarts Draft, Verona, and Weyers Cave promote the goals of urban development consistent with the principles identified in §15.2-2223.1. While the County's population is expected to grow, a significant percentage of the total population will be age 65 or older. This trend will create increased demand for transportation mobility options, including fixed-route and on-demand transit service.

While the Urban Service Areas of Fishersville, Stuarts Draft, and the areas adjacent to Staunton and Waynesboro expect to see new residential development in a relatively dense land use pattern, current by-right uses in rural and agricultural areas could result in a low-density residential development pattern that puts pressure on local and secondary roads. Additional development in Weyers Cave will be somewhat restricted until water and sewer capacities are upgraded.

The County expects to see the majority of its commercial development occur in Fishersville, Stuarts Draft, Verona, and Weyers Cave (dependent on water and sewer upgrades). These Urban Service Areas are well-served by transportation and other public infrastructure, but also rely on I-81 and I-64 for access. Both facilities have segments that are at or over capacity, with worsening conditions projected by 2045, which could affect access to these areas.

## Recommended Typical Sections for Various Land Uses

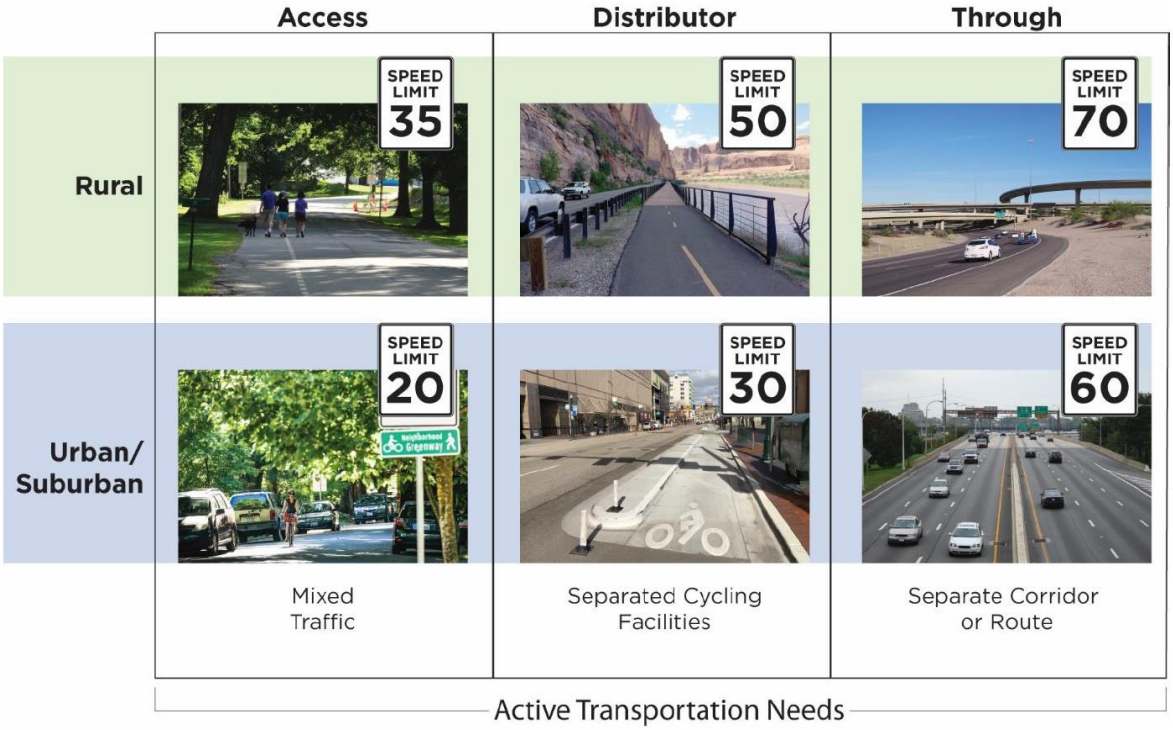
### *Typical Sections*

The following sections update typical sections from the 2007 Comprehensive Plan Thoroughfare Plan to reflect the state of the practice design guidance for all modes.

Bicycle and pedestrian facilities included in the typical sections should be designed to align with roadway speed, volume, and function (Figure 3-18).

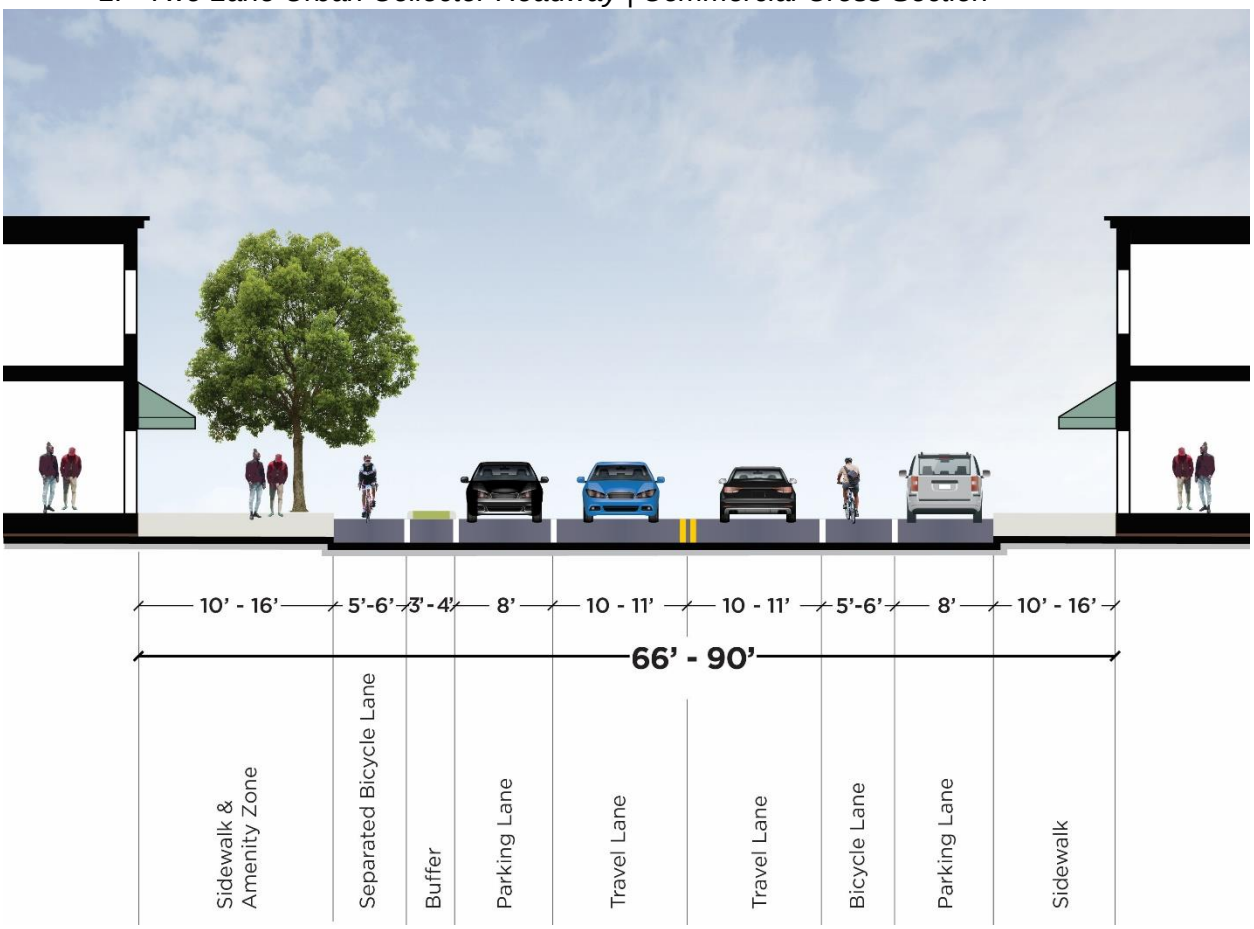
Along with these sections, the VDOT IIM TE-384.1 for Pedestrian Crossing Accommodations at Unsignalized Approaches provides key guidance for designing pedestrian crossings.[3]

*Figure xxxx Active Transportation Needs by Land Use Context (NCHRP 1036)*




[3] VDOT IIM TE-384.1 for Pedestrian Crossing Accommodations at Unsignalized Approaches

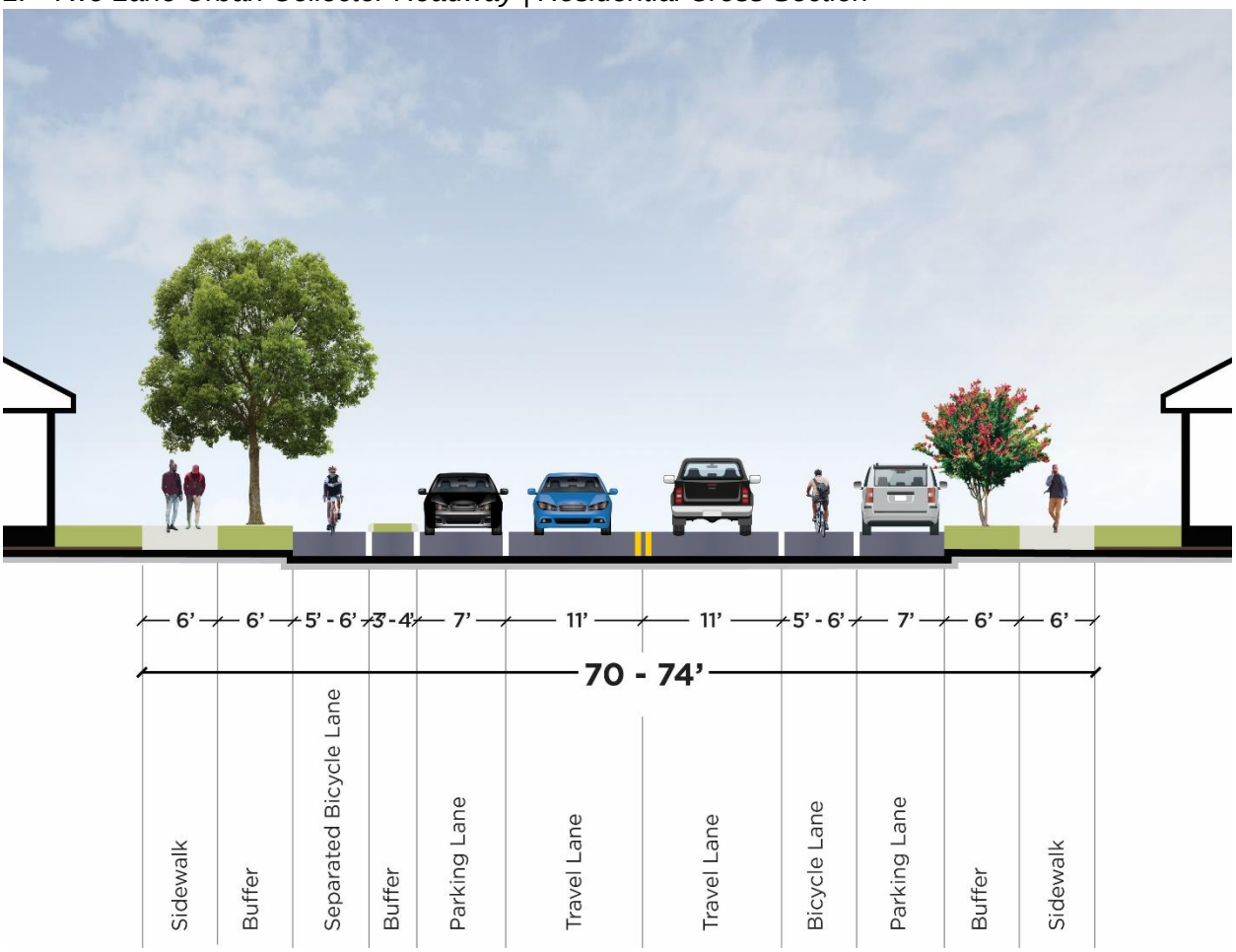
1. *Two Lane Urban Collector Roadway | Commercial Cross Section*




Notes

- Assumes 2.5' curb and gutter
- Bicycle facility design should vary based on roadway speed and volume
- Separated bicycle lanes or bicycle lanes can be replaced with a shared use path. Shared use path design should include careful design of driveway and side-street crossings.

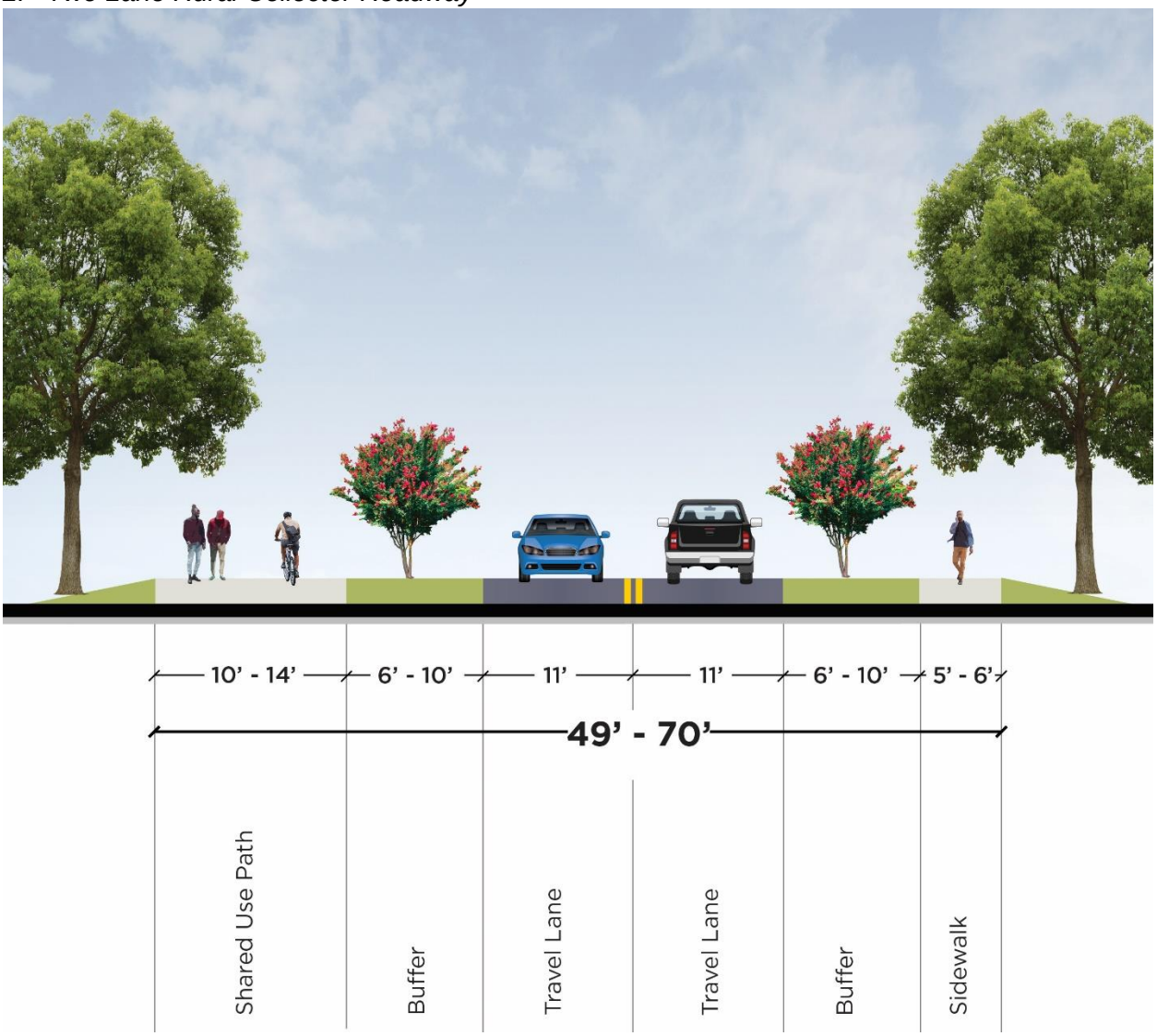
*1. Two Lane Urban Collector Roadway | Residential Cross Section*




Notes

- Assumes 2.5’ curb and gutter
- Bicycle facility design should vary based on roadway speed and volume
- Separated bicycle lanes or bicycle lanes can be replaced with a shared use path. Shared use path design should include careful design of driveway and side-street crossings.

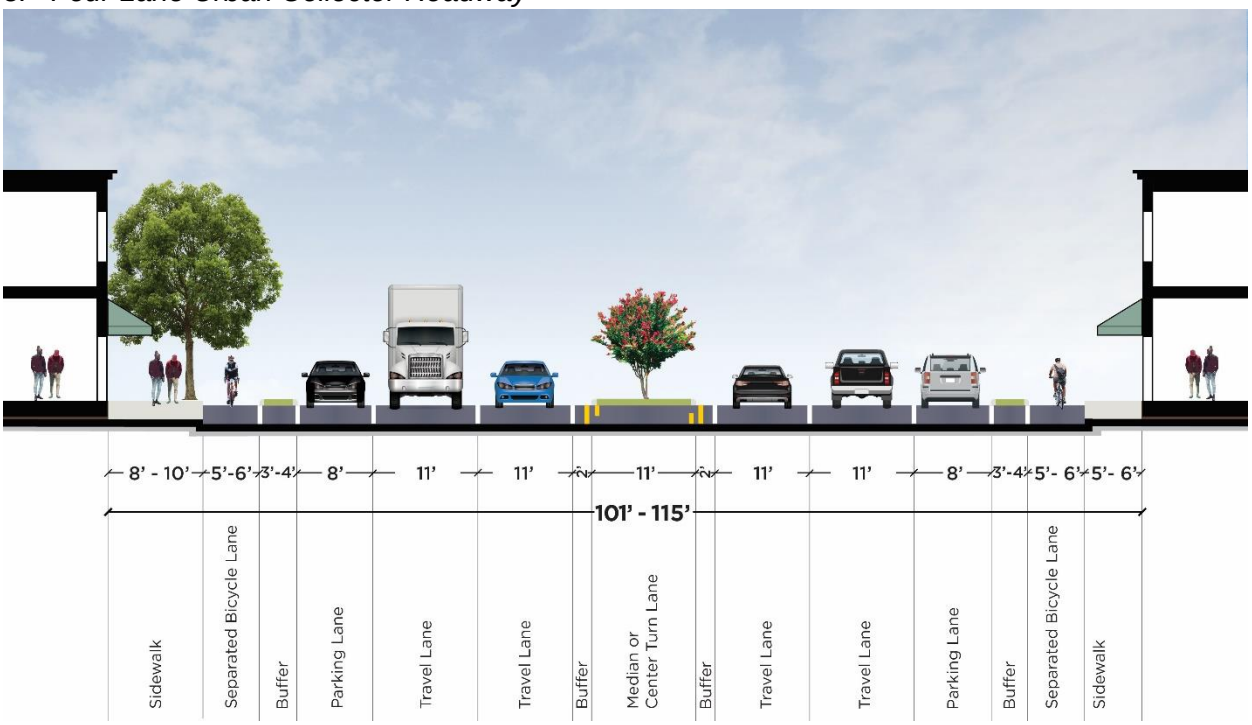
*2. Two Lane Rural Collector Roadway*




Notes

- Shared use path design should include careful design of driveway and side-street crossings.
- Shared use path dimensions may vary as follows:
    1. 10’ – minimum width
    2. 12’ – preferred width
    3. 14’ – high use corridor width

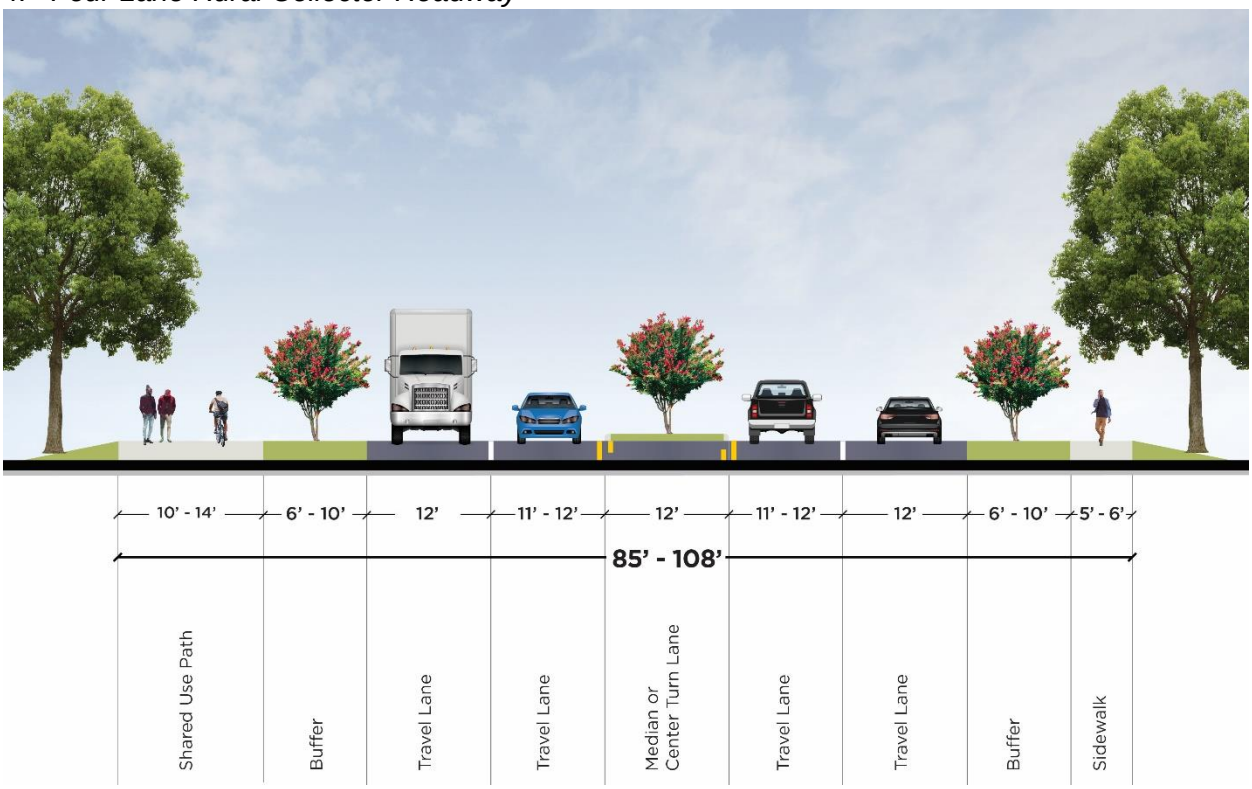
*3. Four Lane Urban Collector Roadway*




Notes

- Assumes 2.5' curb and gutter
- Bicycle facility design should vary based on roadway speed and volume
- Separated bicycle lanes or bicycle lanes can be replaced with a shared use path. Shared use path design should include careful design of driveway and side-street crossings.

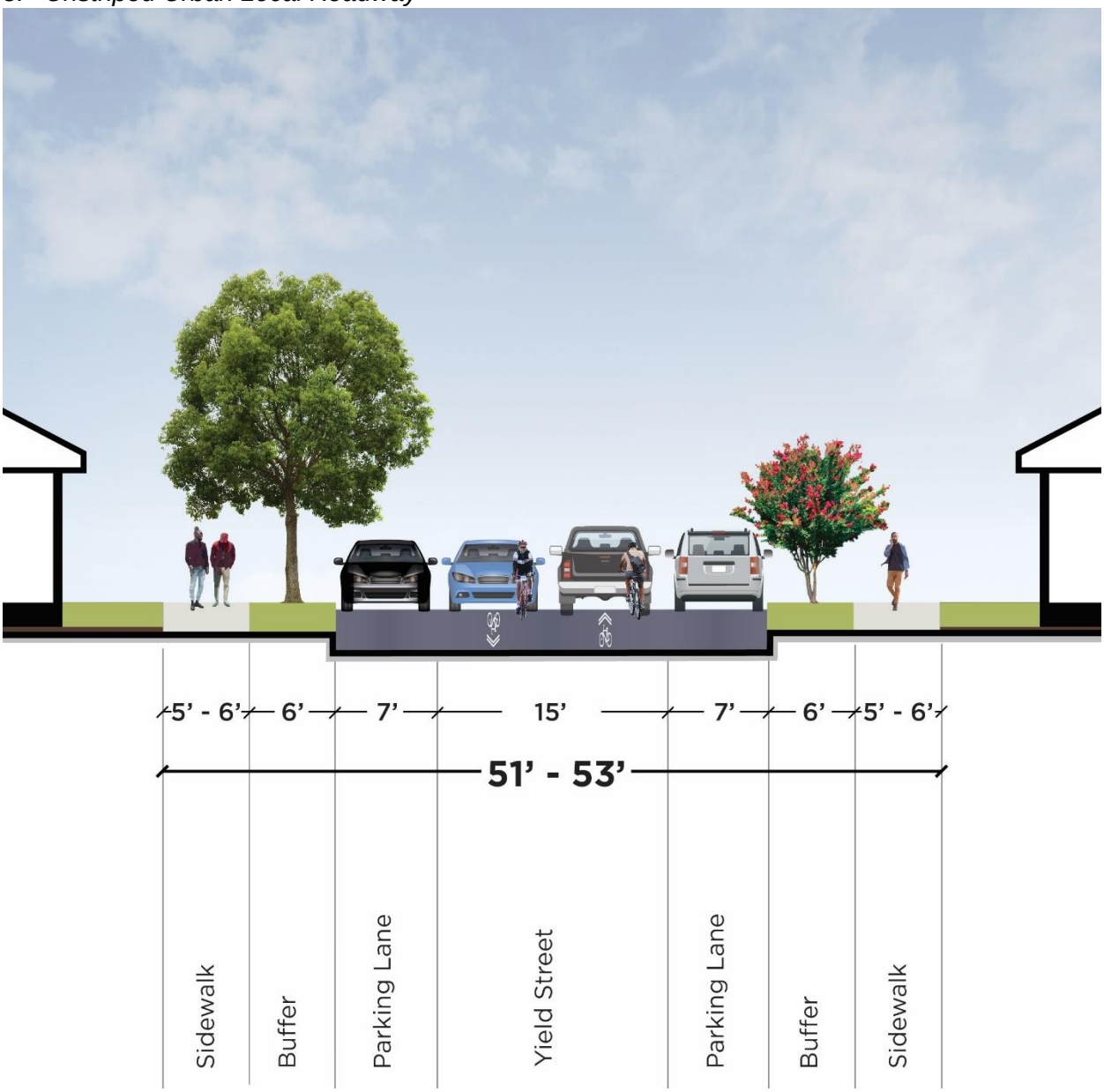
*4. Four Lane Rural Collector Roadway*




Notes

- Shared use path design should include careful design of driveway and side-street crossings.
- Shared use path dimensions may vary as follows:
  - 10' – minimum width
  - 12' – preferred width
  - 14' – high use corridor width

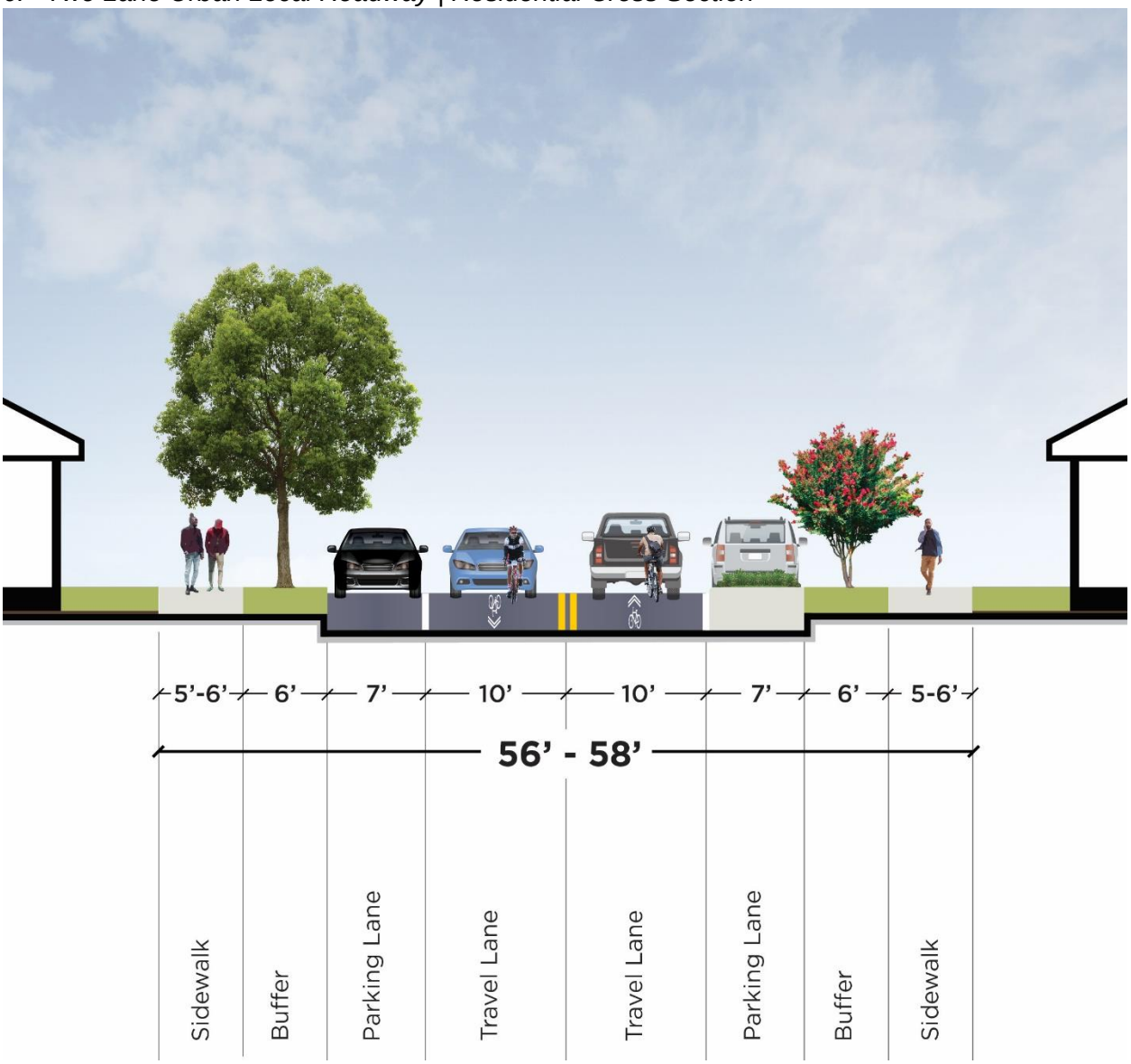
*5. Unstriped Urban Local Roadway*




Notes

- Per Appendix B of VDOT’s Road Design Manual, minimum pavement widths vary based on AADT and the presence of parking (i.e., no parking, parking on one side, parking on both sides). See Table B(1)-1 Curb and Gutter Section for details.
- Assumes 2.5’ curb and gutter

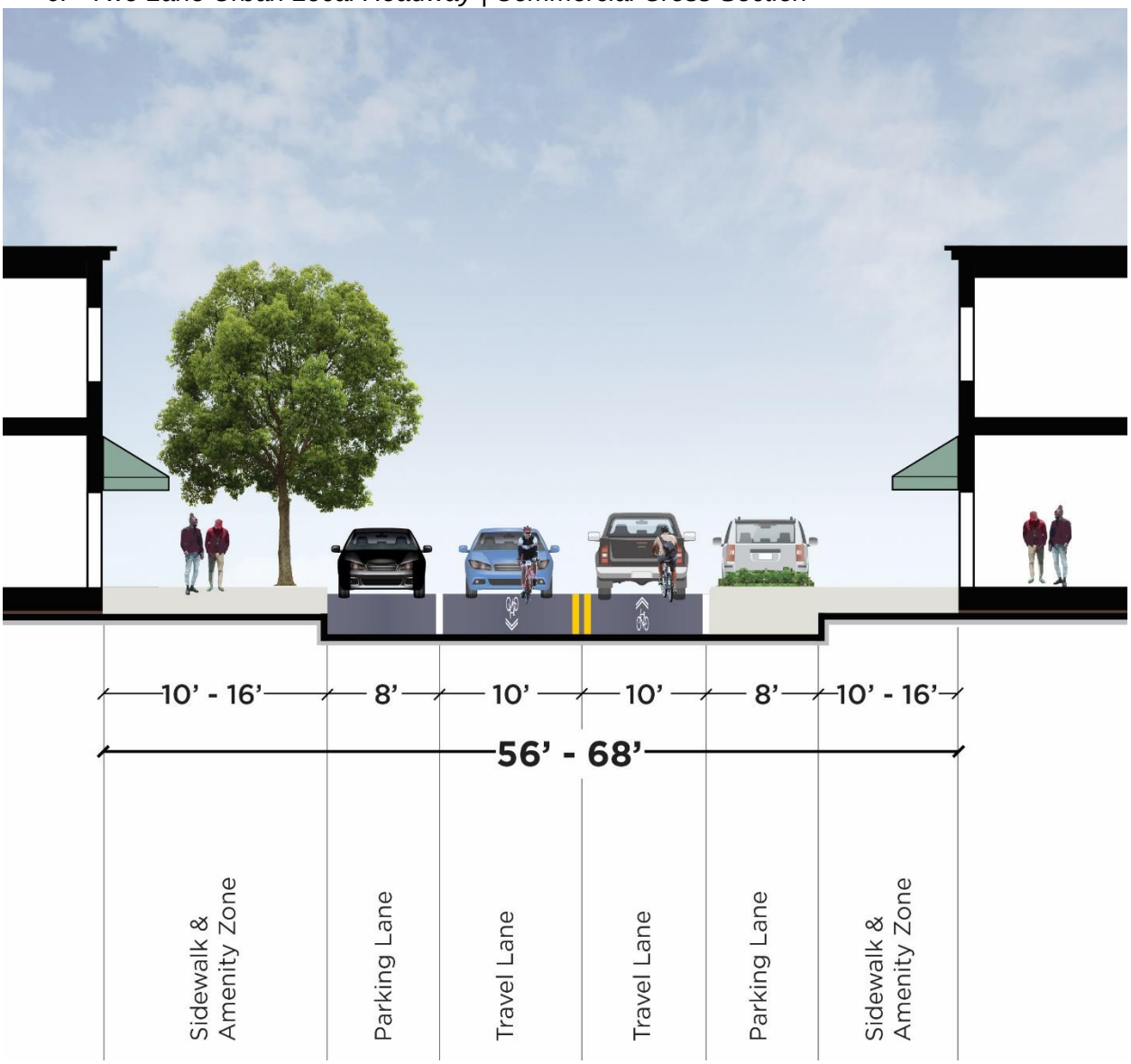
*6. Two Lane Urban Local Roadway | Residential Cross Section*




Notes

- Assumes 2.5' curb and gutter
- Potential curbside uses include vehicle parking, curb extensions with green infrastructure, and side boarding islands for transit.

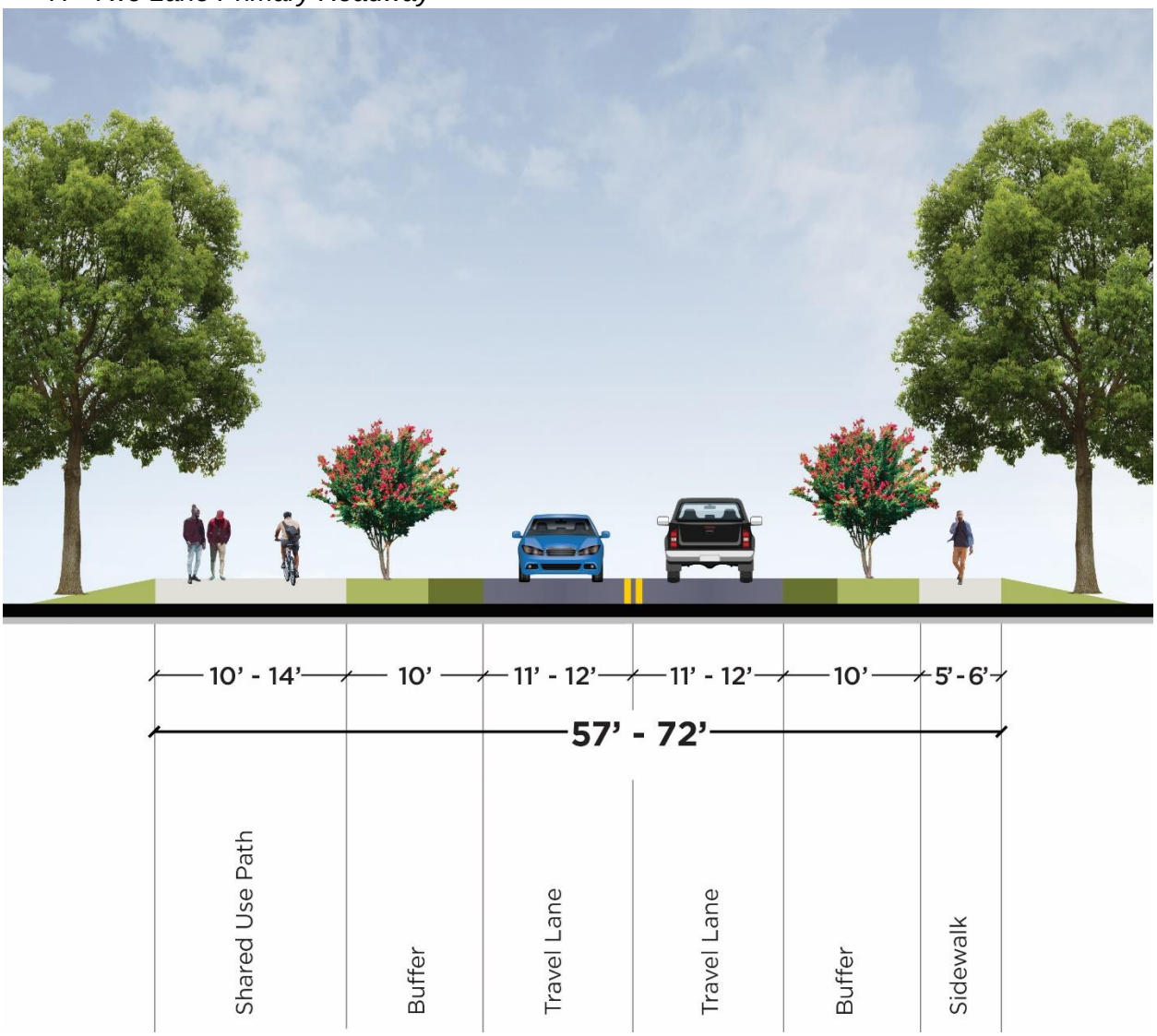
6. *Two Lane Urban Local Roadway | Commercial Cross Section*




Notes

- Assumes 2.5’ curb and gutter
- Potential curbside uses include vehicle parking, curb extensions with green infrastructure, and side boarding islands for transit.
- Wider travel lanes may be needed to accommodate loading zones if rear access loading for businesses is not available.

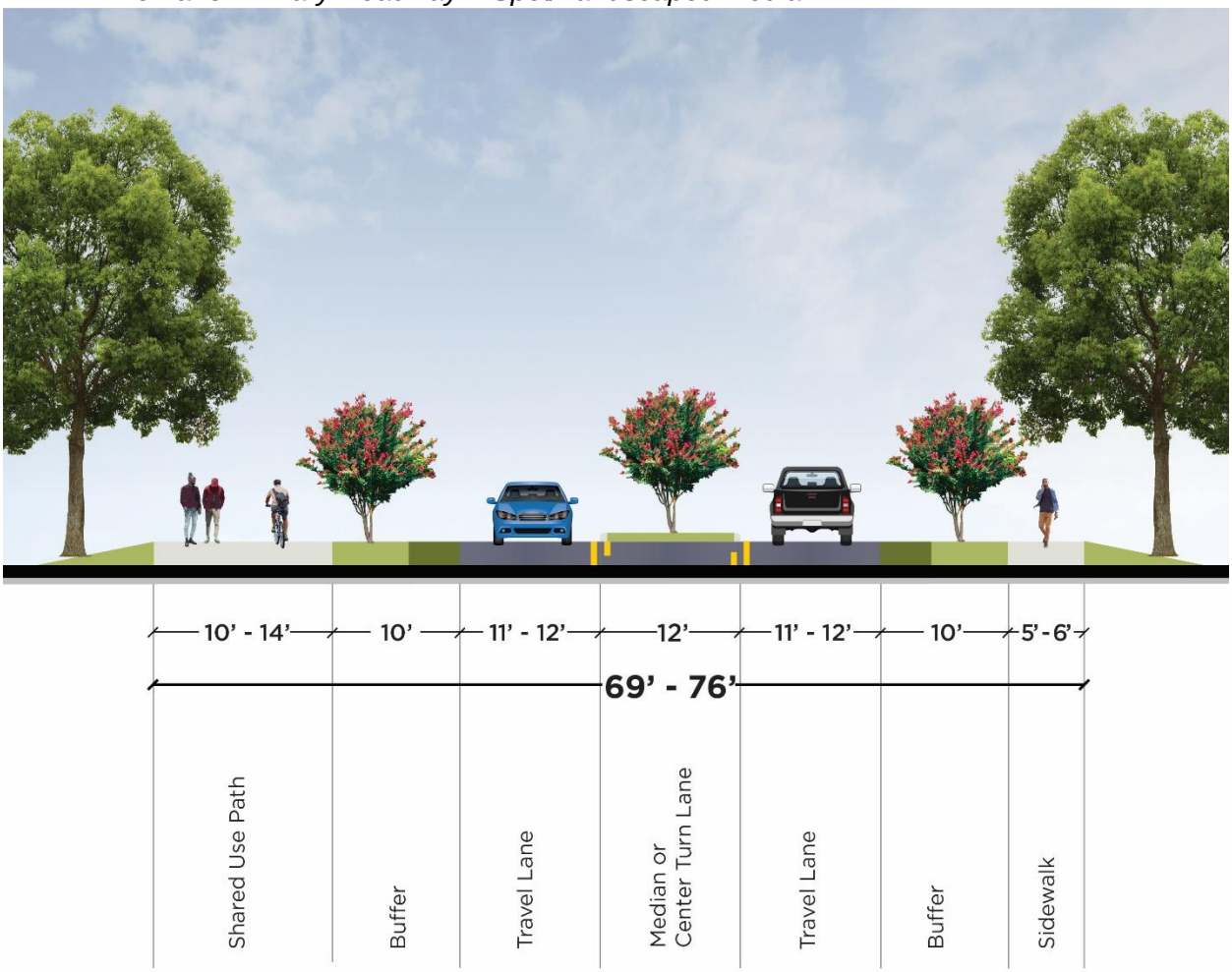
7. *Two Lane Primary Roadway*




Notes

- Shared use path design should include careful design of driveway and side-street crossings.
- Shared use path dimensions may vary as follows:
    1. 10’ – minimum width
    2. 12’ – preferred width
    3. 14’ – high use corridor width
- Guardrail may be used to provide separation between motorists and vulnerable road users in narrower buffer areas

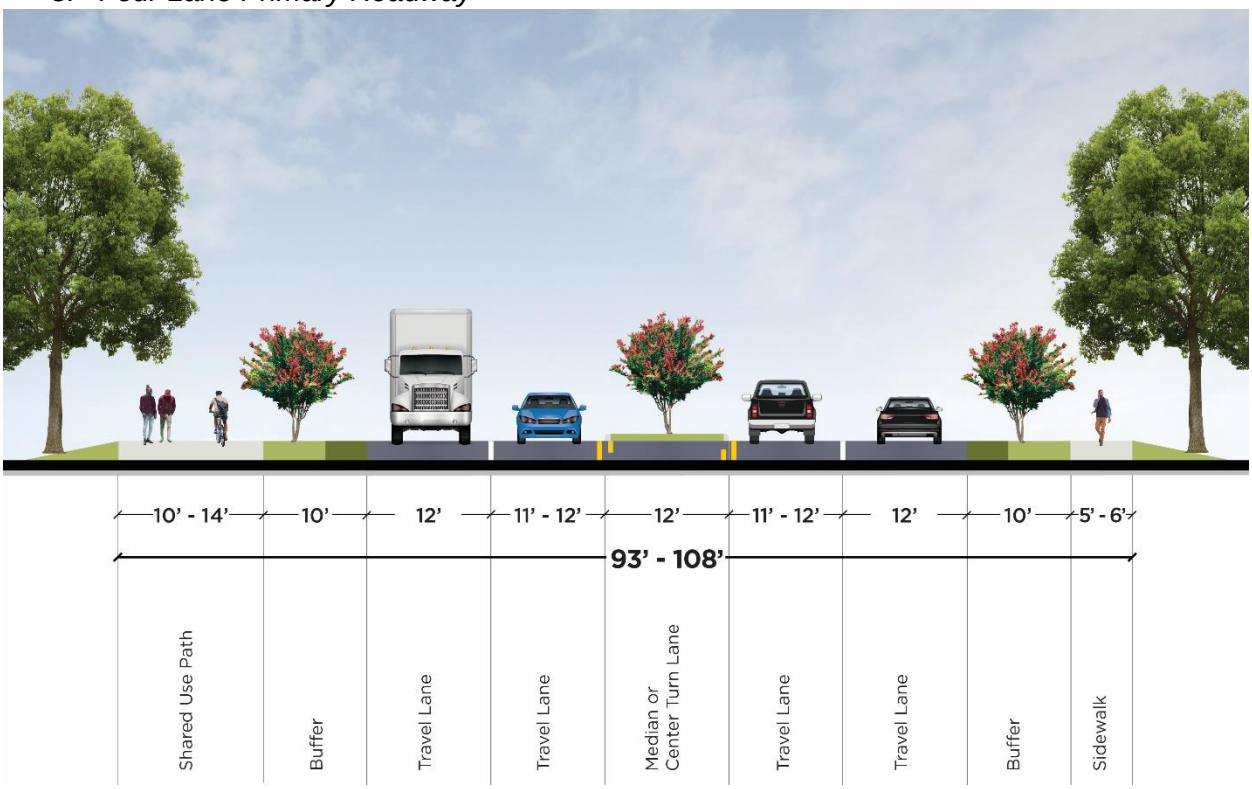
7. *Two Lane Primary Roadway – Spot/Landscaped Median*




Notes

- Shared use path design should include careful design of driveway and side-street crossings.
- Shared use path dimensions may vary as follows:
  - 10’ – minimum width
  - 12’ – preferred width
  - 14’ – high use corridor width
- This section can be implemented with spot/landscaped medians
- Guardrail may be used to provide separation between motorists and vulnerable road users in narrower buffer areas

8. *Four Lane Primary Roadway*




Notes

- Shared use path design should include careful design of driveway and side-street crossings.
- Shared use path dimensions may vary as follows:
  - 10’ – minimum width
  - 12’ – preferred width
  - 14’ – high use corridor width
- Guardrail may be used to provide separation between motorists and vulnerable road users in narrower buffer areas

*Figure xxxx Transition Zones*

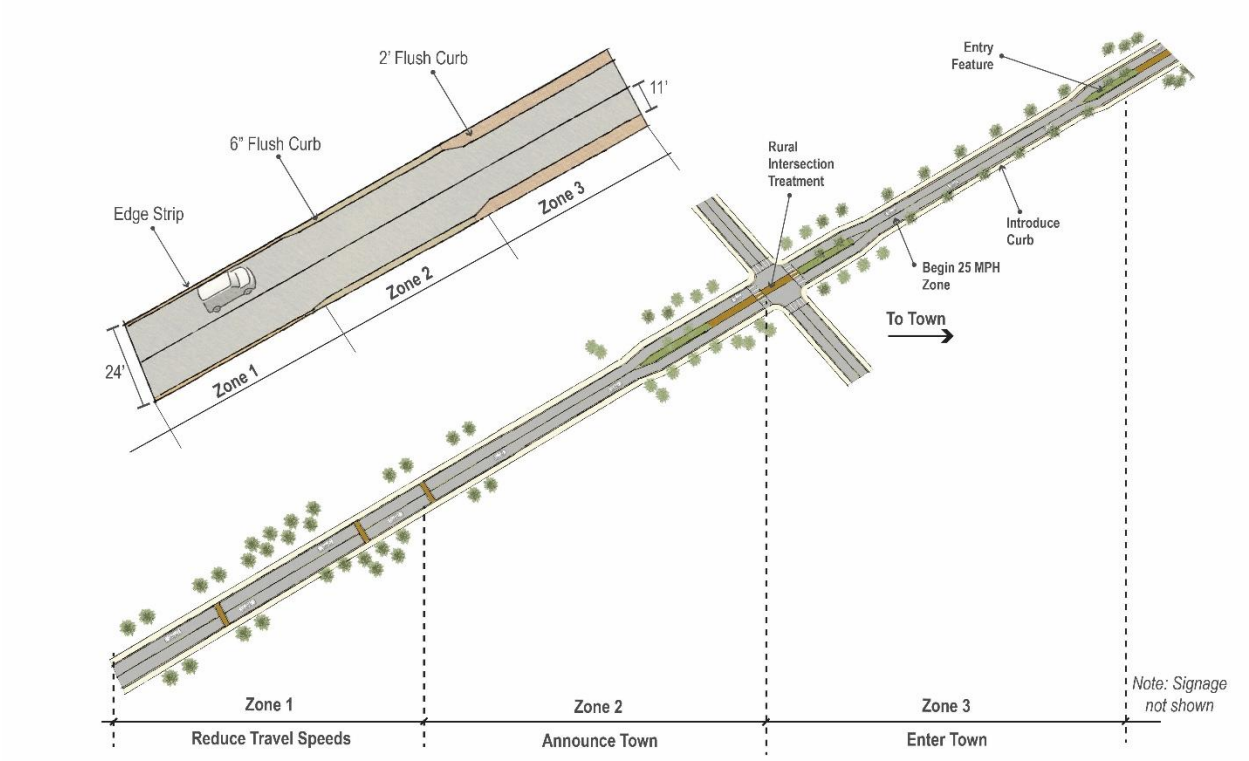
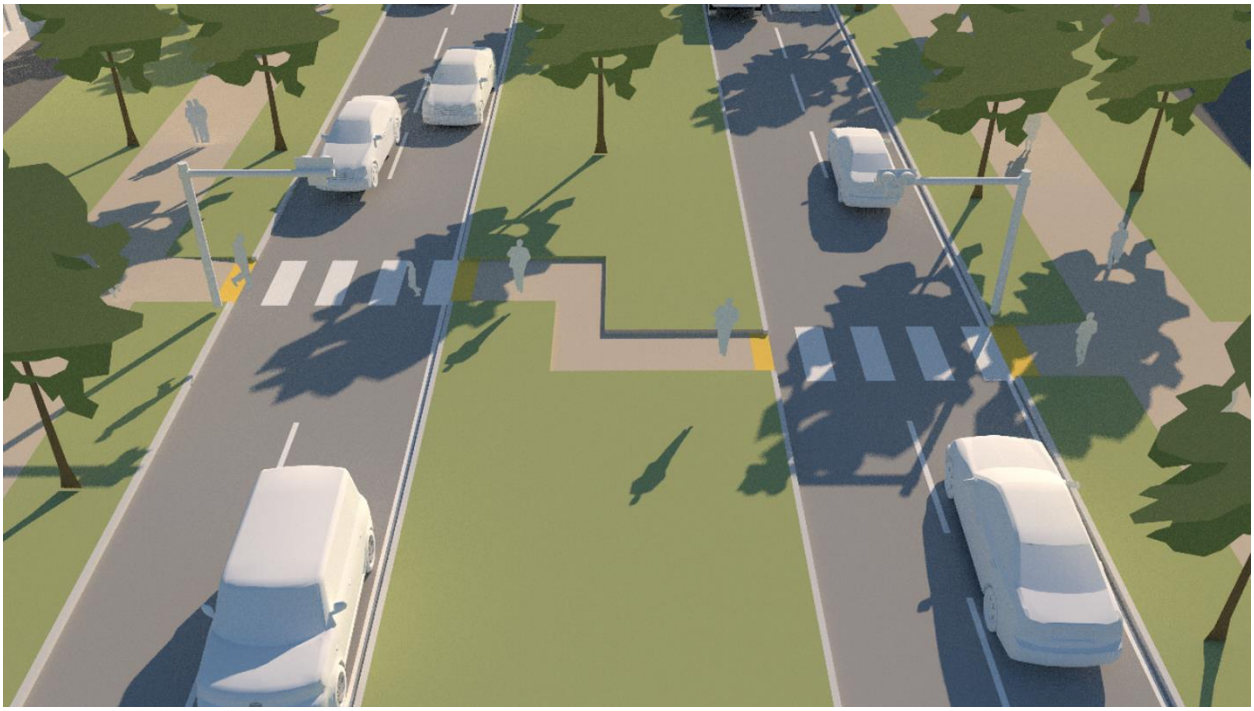



*Figure xxxx  Midblock Crossing – 2 Lane Cross Section*

*Figure xxxx Midblock Crossing – 4 Lane Cross Section*



## Transportation System Needs Assessment

This subsection compares the existing and proposed transportation network and network deficiencies with Future Land Use policies to anticipate how future growth will affect the transportation system. It identifies specific transportation network deficiencies based on current conditions and projected future conditions in order to understand what future improvements will be needed to serve anticipated development. The **Priority Facility and Study Recommendations** section details a select list of necessary transportation improvements based on the needs identified here.

Understanding existing and future constraints on the network—traffic congestion, crash clusters, and missing facilities and services—is the first step toward identifying specific improvements that may be needed in the next 20 years. These constraints are a result of the anticipated patterns of growth and development described in the **Land Use and Planning Assumptions** section of the Mobility Plan. They are similarly organized by general trends and then issues specific to the Urban Service Areas and the balance of the County.

### *Roadway Capacity and Congestion*

To update the analysis from the current Thoroughfare Plan, base year (2023) and future year (2045) traffic and Level-of-Service (LOS) data was analyzed for roadway segments using the VDOT Statewide Pathways for Planning (P4P) database. Level-of-Service is a qualitative assessment of a road's operating conditions, which indicates the degree of service provided by a facility based on, and related to, the operational characteristics of the facility. LOS indicates the capacity for each public facility. The term refers to a measurement which reflects the relative ease of traffic flow on a scale of A to F, with free-flow being rated LOS-A and congested conditions rated as LOS-F. It should be noted that LOS calculations convey different meanings for interrupted facilities (arterials, collectors, local streets) and uninterrupted facilities (interstates). Interrupted facilities base LOS on delay, whereas uninterrupted facilities base it on free-flow speeds. This means that, on collectors, a LOS-E or F would likely mean that traffic is predominantly stopped, whereas LOS-E or F on an interstate or other access-controlled highway could involve traffic moving as fast as 55 mph. For the purposes of this analysis, LOS F is considered failing. The 2023 and 2045 LOS are in **Table 6** below, and are displayed in **Map 4: 2023 Level-of-Service** and **Map 5: 2045 Level-of-Service**. **Table 6** also includes a countywide listing of bridges with a “poor” rating as assessed by VDOT.

Across the County, traffic conditions on the segments that are approaching failing based on 2023 conditions are projected to further deteriorate by 2045, with all segments of I-81 and additional segments in the I-64 corridor in the County reaching a LOS-F by then. While local trips likely only make up a small percentage of the existing and projected congestion on the two (2) interstates, the capacity issues must be addressed in tandem with VDOT as the County continues to target new residential and commercial growth in these two (2) main transportation corridors.

## Table 6: Failing Level of Service (LOS) 2023 and 2045

**Interstates**

| RTE | Name | From | To | 2023 LOS | 2045 LOS |
|---|---|---|---|---|---|
| I-64 | Interstate 64 (Both Directions) | I-81 | US 340 Exit | B/C | D/E |
| I-64 | Interstate 64 (Both Directions) | Delphine Avenue Exit | Nelson County | C/D | F |
| I-81 | Interstate 81 (Both Directions) | Rockbridge County | I-64 Interchange | E/F | F |
| I-81 | Interstate 81 (Both Directions) | I-64 Interchange | US 250 (Exit 222) | C | D |
| I-81 | Interstate 81 (Both Directions) | US 250 (Exit 222) | Rockingham County | E | F |

**US Routes and Primary Highways**

| RTE | Name | From | To | 2023 LOS | 2045 LOS |
|---|---|---|---|---|---|
| US 11 | Lee Jackson Hwy | Shultz Ln | Just North of the Village of Greenville | C | D |
| US 11 | Lee Hwy | Seawright Springs Rd | Keezletown Rd | C | D |
| US 250 | Churchville Ave | Buffalo Gap Hwy | Vinegar Hill Rd | C | D |
| US 250 | Churchville Ave | Eagle Rock Ln | Hundley Mill Rd | C | D |
| US 250 | Three Notched Mountain Hwy | Nelson Co Line | Entrance Rd to former Inn at Afton | D | E |
| Rt 256 | Weyers Cave Rd | I-81 Northbound | Keezletown Rd | C | D |
| Rt 276 | Keezletown Rd | Knightly Mill Rd | Dice's Spring Rd | B | D |

**Bridges with "Poor" Rating per the latest VDOT Inspection**

**US Routes and Primary Highways**

| RTE | Facility with Bridge | Crossing | Rating | Insp Date |
|---|---|---|---|---|
| US-250 | SHENANDOAH MTN RD | BROAD DRAFT | Poor | 9/13/2022 |
| VA-254 | PARKERSBURG TRNPK | EDISON CREEK | Poor | 8/22/2022 |
| VA-42 | BUFFALO GAP HWY | DRY BRANCH | Poor | 7/19/2022 |

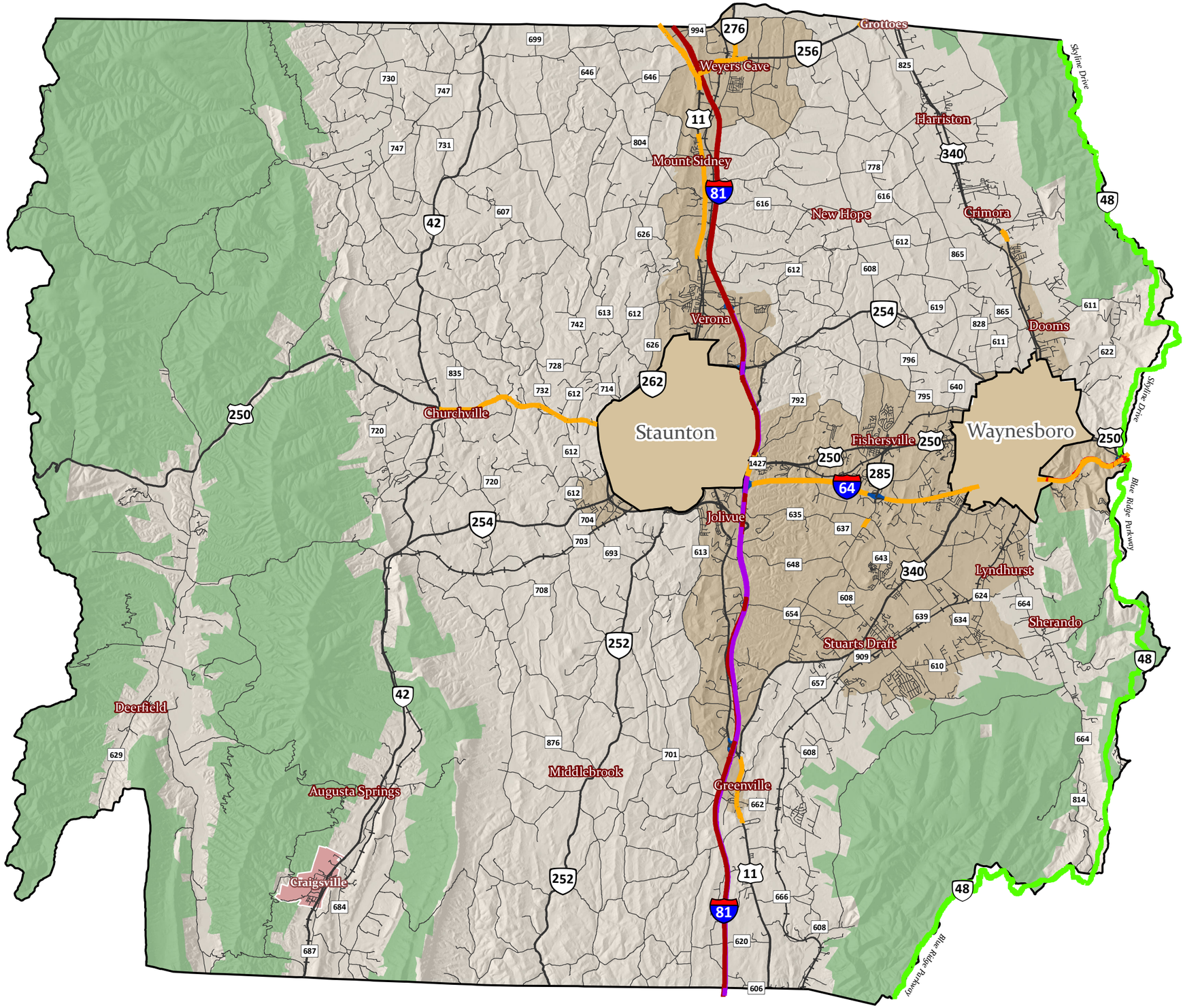
**Secondary Routes**

| RTE | Facility with Bridge | Crossing | Rating | Insp Date |
|---|---|---|---|---|
| Rt 601 | ESTALINE VALLEY RD | TRIB SMITH CREEK | Poor | 7/14/2022 |
| Rt 602 | SUMMERDEAN RD | MIDDLE RIVER | Poor | 6/6/2022 |
| Rt 608 | LONG MEADOW RD | TRIB MEADOW RUN | Poor | 6/2/2022 |
| Rt 608 | LONG MEADOW RD | MEADOW RUN | Poor | 6/2/2022 |
| Rt 624 | MT TORREY RD | BACK CREEK | Poor | 8/17/2022 |
| Rt 627 | TINKLING SPRINGS D | GOOSE CREEK | Poor | 7/11/2022 |
| Rt 662 | STOVER SCHOOL RD | ROARING RUN | Poor | 6/7/2022 |
| Rt 687 | RAILROAD AVE | STREAM | Poor | 4/6/2022 |
| Rt 701 | HOWARDSVILLE RD | TRIB CHRISTIANS CREEK | Poor | 6/7/2022 |
| Rt 731 | MOSCOW LOOP | BRANCH MOSSY CREEK | Poor | 9/21/2022 |
| Rt 769 | ROUTE 0769 | MIDDLE RIVER | Poor | 10/1/1996 |
| Rt 775 | CRAIG SHOP RD. | MIDDLE RIVER | Poor | 7/24/2019 |
| Rt 778 | KNIGHTLY MILL RD | MIDDLE RIVER | Poor | 4/12/2022 |
| Rt 778 | KNIGHTLY MILL RD | TRIB BROAD RUN | Poor | 7/26/2022 |
| Rt 786 | EAKLE RD | MEADOW RUN | Poor | 9/22/2022 |
| Rt 907 | SWISHER RD | MEADOW RUN | Poor | 4/6/2022 |
| Rt 907 | TILT HAMMER CR. | CHRISTIANS CREEK | Poor | 10/8/2020 |

### *Safety Deficiencies*

Incidents that reflect potential safety deficiencies include a number of occurrences on the highway network, the most visible and inconvenient of which are vehicle crashes on the interstate and primary network but may also simply involve disabled vehicles obstructing traffic.

**Table 7** shows the summary of the Augusta County crash report from the Virginia **TREDS (Traffic Records Electronic Data System)** from 2022 to 2024. It should be noted that these are reported crashes; countless crashes go unreported each year. While these figures are still high, the total average number of crashes for this reporting period was more than 25% lower than the 1999-2003 reporting period shown in the 2007 Comprehensive Plan. Though the 2015 Comprehensive Plan update had reflected a 25% decrease in the total average number of crashes compared to the 2007 numbers, current 2022-2024 data reflects a 50% increase overall (40% increase in fatal crashes) from the 2011-2013 total average crash numbers reported in the 2015 plan.




SAWMPO Area

Town

Public Lands

Local Roads

Railroad

**2023 LOS (C-F)**

C

D

E

F

Source: VDOT, Augusta County, USGS and Commonwealth of VA.
For planning purposes only.
Produced by Augusta County Department of Community Development,
May 2025

0 2.25 4.5

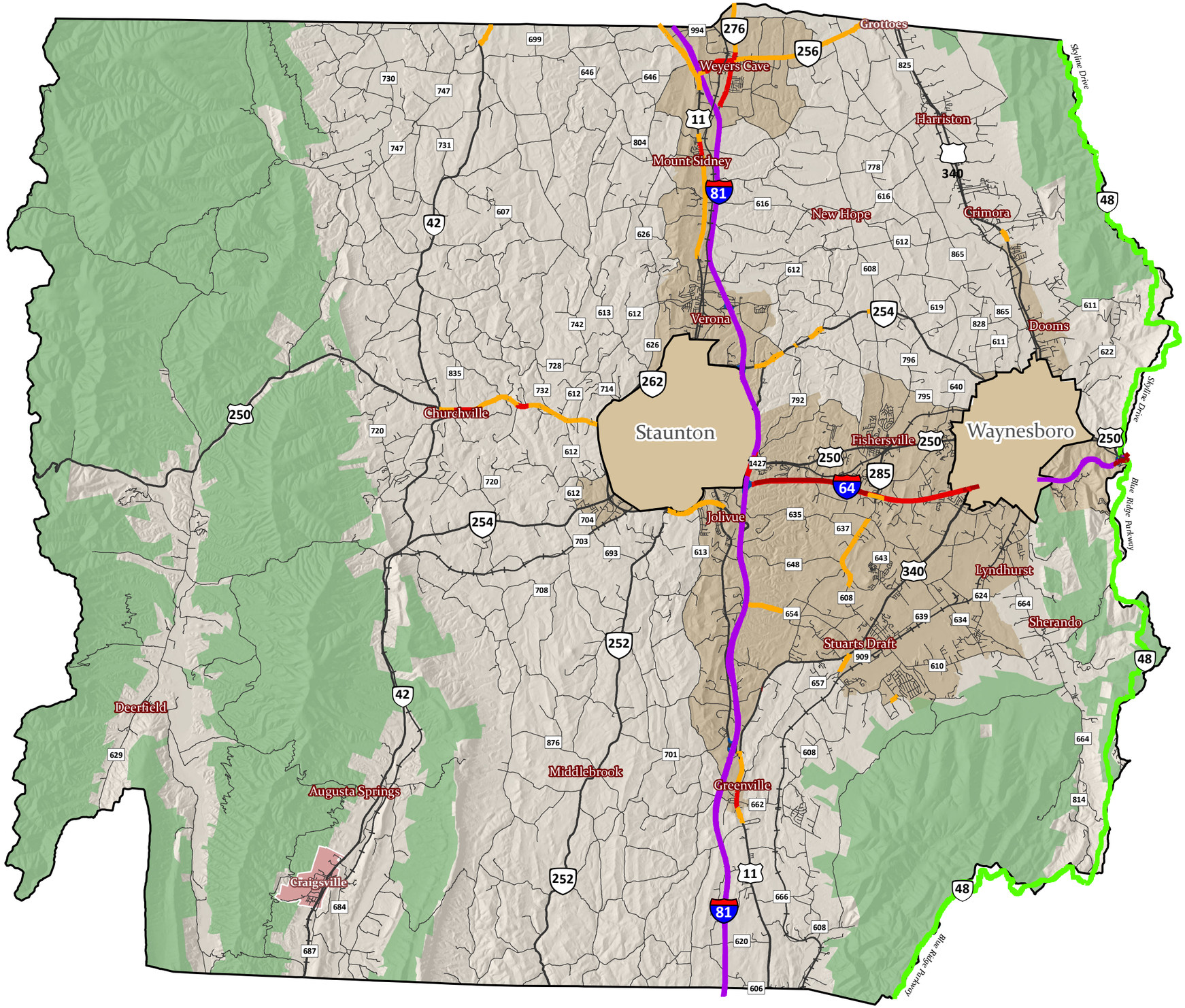
Miles

# Map 4
# 2023 Level of Service

## Augusta County Comprehensive Plan 2025 Update

GUIDING AUGUSTA

PATHWAYS TO 2045




SAWMPO Area

Town

Public Lands

Local Roads

Railroad

**2045 LOS (C-F)**

C

D

E

F

Source: VDOT, Augusta County, USGS and Commonwealth of VA.
For planning purposes only.
Produced by Augusta County Department of Community Development,
September 2025

0 2.25 4.5
Miles

# Map 5
# 2045 Level of Service

## Augusta County Comprehensive Plan 2025 Update

GUIDING AUGUSTA
PATHWAYS TO 2045

| Table 7: Augusta County Crash Summary, 2022-2024 | | | | | |
|---|---|---|---|---|---|
| | 2022 | 2023 | 2024 | Total | Average |
| **Total Crashes** | 1322 | 1348 | 1568 | 4238 | 1412.7 |
| **Fatalities** | 24 | 12 | 17 | 53 | 17.7 |
| **Injuries** | 362 | 382 | 381 | 1125 | 375.0 |

*Source: Virginia State Police*

**Map 6: Crash Analysis Heat Map** displays the number, severity, and density of crashes throughout Augusta County between 2022 and 2024 as provided by VDOT. I-81 and I-64 in Augusta County see major crashes occur regularly, which often involve trucks and other heavy vehicles. The high number of crashes on the two (2) interstates is evident on **Map 6**. These major crashes can block the shoulder, individual travel lanes, and the facility entirely. VDOT estimates the time needed to restore traffic flow following the arrival of first responders to one of these major crashes is typically 45 minutes to an hour. To the extent that it is reasonable and possible, during this period, traffic is diverted to other routes and facilities.

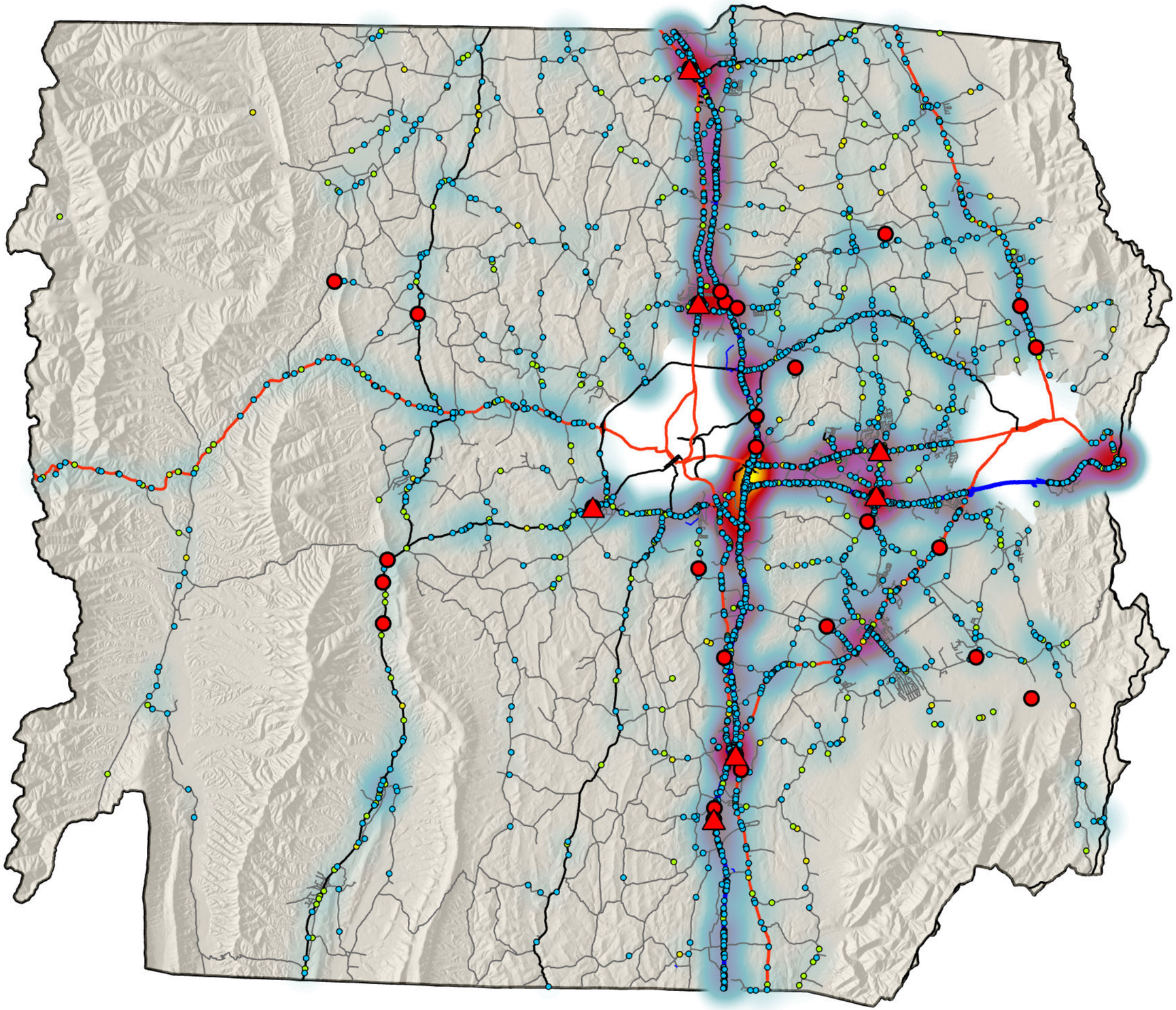
In addition to major crashes, numerous minor reported and unreported incidents also occur on these corridors. Some of these incidents are quickly addressed by the State Police, while others result in a vehicle being left on an interstate shoulder for an extended period of time.

Beyond the interstate system, crashes and incidents in the County tend to cluster around larger intersections and along corridors with higher volumes. US-11 is an example of this with numerous crashes along its entire length, especially in the vicinity of I-81 at Exit 213, in Jolivue south of Staunton, through Verona, especially the intersection with Laurel Hill Road, and near SR-256 (Weyers Cave Road). Other areas with high numbers of crashes include US-250 between I-81 and Fishersville and US-340 in Stuarts Draft. Recommendations for these safety hotspots are addressed in the following sections.

### *VTRANS Needs*

VTRANS is Virginia's statewide transportation plan. The plan is administered by the Office of Intermodal Planning & Investment (OIPI), which continuously assimilates data using a host of metrics to identify areas of needed transportation investment throughout the Commonwealth.

For Augusta County, the most recent published VTRANS needs are from 2023, and identify 280 individual segments that are Priority 1 (top 1%) and Priority 2 (top 5%). These needs are primarily on US-11 (70 segments), US-250 (48 segments), US-340 (33 segments), I-81 (17 segments), RT-254 (12 segments), RT-256 (8 segments), and RT-285 (5 segments). A countywide map of these Priority 1 and Priority 2 needs is displayed on **Map 6A VTRANS Priority Needs**.



## Legend

- Interstate
- U.S. Route
- State Route
- Frontage Road
- Secondary Route
- Urban Road

### Crash Density Jan 23-Jan 25

Sparse

Dense

### Crash Severity Jan 21-Jan 25

- Serious Injury
- Minor Injury & Possible Injury
- Property Damage Crash
- Fatal Crash

### Pedestrian Crash

- Fatal Pedestrian Crash

Source: VDOT, Augusta County, USGS and Commonwealth of VA.
For planning purposes only.
Produced by Augusta County Department of Community Development,
May 2025

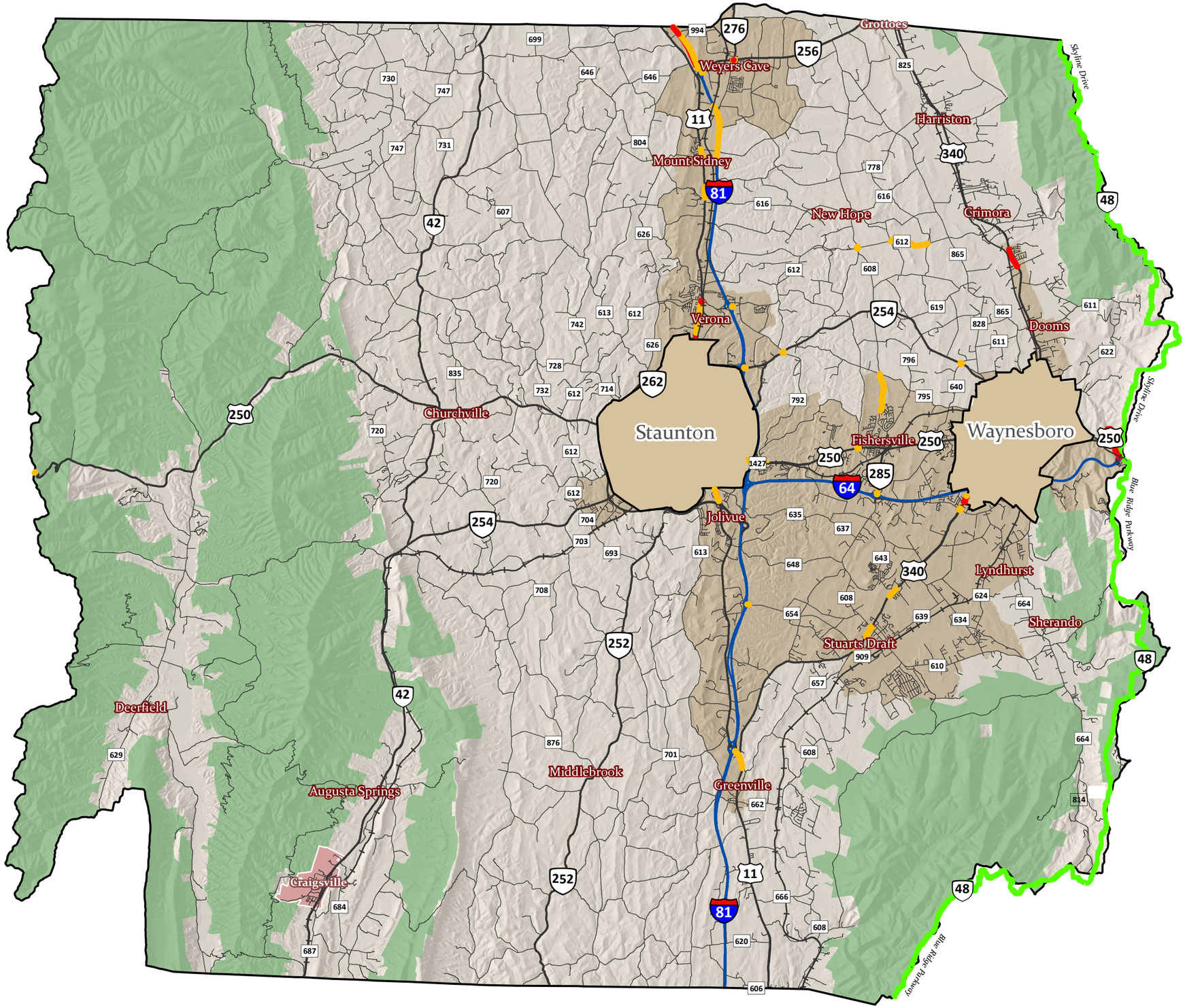
N

0 1.25 2.5 5 Miles

# Map 6
# Crash Analysis Heat Map

Augusta County
Comprehensive Plan
2025 Update

GUIDING AUGUSTA
PATHWAYS TO 2045




SAWMPO Area
Town
Public Lands
Local Roads
Railroad

## VTRANS Prioritized Needs

### District Priority

Priority 1
Priority 2

Source: VDOT, Augusta County, USGS and Commonwealth of VA.
For planning purposes only.
Produced by Augusta County Department of Community Development,
May 2025

0 2.25 4.5
Miles

# Map 6a
# VTRANS Prioritized Needs

Augusta County
Comprehensive Plan
2025 Update

GUIDING AUGUSTA
PATHWAYS TO 2045

### *Bicycle and Pedestrian Deficiencies*

As noted in the **System Inventory and Existing Conditions** section, Augusta County is predominantly rural and many areas are without sidewalks or designated bikeways, although a number of the older communities, including parts of Stuarts Draft and Churchville, were developed with sidewalks. VDOT subdivision street acceptance requirements currently include a requirement for installation of pedestrian accommodations for most new subdivision streets that are intended for inclusion in the state secondary system. Additionally, the County's Zoning Ordinance provides incentives for inclusion of sidewalks and/or walking paths in new subdivision development. Both regulatory changes have resulted in more sidewalks being built in the County.

Utilizing the Transportation Alternatives Program, the County has added pedestrian accommodations to several subareas over the last 20 years. Four (4) phases of sidewalk were added in Stuarts Draft, connecting the Elementary-Middle-High School complex to both existing and newly developed surrounding neighborhoods. Two (2) phases of sidewalk now connect residential and commercial areas of Verona along US-11 and SR-612, and an extensive Shared Use Path was constructed in Fishersville connecting Expo Road, Augusta Health, and the Woodrow Wilson Complex at US-250. VDOT regulatory changes has resulted in new road projects being planned and built with bicycle and pedestrian accommodations. Grant funding is also available to construct non-motorized facilities. While rural roads in the County continue to be popular for recreational cyclists, the pressure to address the need for additional pedestrian and cyclist access to destinations Countywide will likely increase.

As noted earlier in the Public Transit subsection, BRITE provides fixed-route transit and paratransit services in Augusta County and the cities of Staunton and Waynesboro. One of BRITE's routes, the Afton Express, connects the Central Shenandoah Valley with the City of Charlottesville and Albemarle County. As noted in the Demographics section of this Mobility Plan, the County anticipates a peak between 2030 and 2040, where 26% of residents will be over the age of 65. Existing transit service is inadequate to meet the needs of a growing population of residents 65 and over with increasingly limited mobility.

This deficiency is even more pronounced in rural, lower-income areas of the County. Elderly residents who do not live in retirement facilities with dedicated vehicle fleets—and who do not own a vehicle themselves—are especially reliant on relatives or neighbors to reach medical appointments or complete basic shopping trips. Further, there is a national trend in areas with an increasing population and strengthening economy to see a desire for more transportation options including public transit. The system in Augusta County, while growing, has limited geographic coverage that makes the existing transit service insufficient to meet future needs of all County residents.

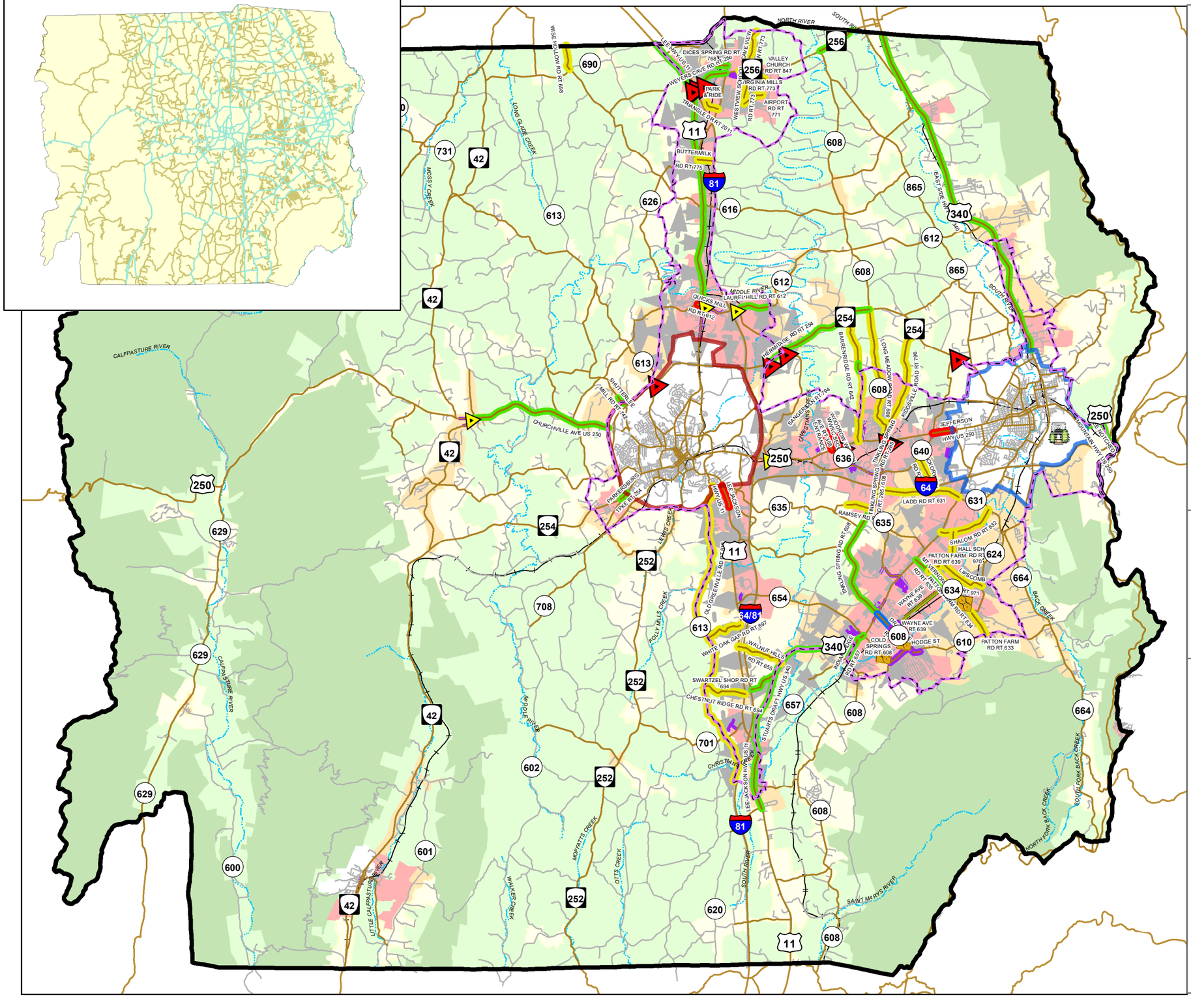
Over the next 20 years, the County will have the opportunity to address senior mobility, especially for its most vulnerable residents. Partners in this effort can include the SAWMPO/CSPDC, the cities of Staunton and Waynesboro, and Virginia DRPT-hosted Coordinated Human Services Mobility Committee.

### *Facility Improvements*

The following sections describe general types of facility needs and methods to address those needs, including safety and congestion issues previously discussed. **Map 7** presents the facility improvements needed at the County level. **Maps 8-14** show the project details for the subareas.

***Spot Improvements for Capacity & Safety***

This strategy involves making small-scale, strategic improvements to existing road segments to correct design deficiencies that currently limit the capacity on these roads. Spot improvements may include strategies, such as applying access management strategies to limit excessive turning movements from roadways, improving or coordinating traffic signal timings, or adding turning or through lanes to alleviate bottlenecks. As these are typically the least costly types of improvements to make, they are recommended as the first priority strategy for all Planning Policy Areas.




## Legend

SAWMPO BOUNDARY 2025

**RECOMMENDATIONS**

- BRIDGE
- BRIDGE, PRIORITY
- INTERSECTION,
- INTERSECTION, PRIORITY
- PRIORITY ROAD PROJECTS
- ADD PEDESTRIAN ACCOMMODATIONS,
- SPOT IMPROVEMENTS - PED FOCUSED,
- SPOT IMPROVEMENTS
- ROAD PROJECTS
- PROPOSED SHARED USE PATH
- STAUNTON
- WAYNESBORO

**MAJOR ROADS**

- MAJOR ROADS
- LOCAL STREETS
- EXISTING SIDEWALKS
- RAILROADS
- Rivers and Streams
- Conceptual Grid
- Urban Service Area
- Community Development Area
- Rural Conservation Area
- Agricultural Conservation Area
- Public Land

0 0.5 1 2 3 4 5 6 7

Miles

# Map 7
# Countywide
# Subarea Recommendations

Augusta County
Comprehensive Plan
2025 Update

GUIDING AUGUSTA
PATHWAYS TO 2045

Detailed corridor studies are typically used to identify the specific type and location for spot improvements. Corridor studies are recommended for longer failing road segments to identify potential spot improvements and assess their cost and effectiveness compared to strategies, such as road widening or constructing parallel roadways.

***Upgrading Existing Local Roads to Secondary Roads***

This strategy is designed to increase the capacity of existing roadways but may necessitate more comprehensive and expensive improvements to existing roads. Local roads likely do not meet current secondary road standards based on pavement type (or lack of paving), lane width, or roadway geometry. However, many local roads in Augusta County are located where they have the potential to make a vital connection in the secondary road network. By upgrading existing roads rather than constructing new roads, additional network capacity can be provided at a cost that is most likely cheaper than other road construction strategies. As this strategy is similar to spot improvements in that it improves conditions on existing roads rather than constructing new roads, this strategy is recommended for all Planning Policy Areas. However, in each case an evaluation should be performed to insure that upgrading the existing road is the best and most cost-effective option based on right-of-way, topographic, and environmental conditions.

***Network Development***

Where spot improvements and road upgrades cannot adequately improve the capacity on a roadway to improve the LOS to "C" or better, new road construction to create a network of streets is the next priority for mitigation in Urban Service and Community Development Areas. The network is intended to relieve traffic on existing congested roadways (e.g. US-11) by providing alternate travel paths that allow travelers to make local connections that bypass the congested roadways, resulting in more direct travel with shorter vehicle trip lengths. Road networks are also vital for limiting future congestion in currently undeveloped Urban Service and Community Development Areas where the networks help to diffuse traffic throughout the network rather than concentrating it onto a limited number of major roads. Networks also serve the County's goal of promoting walkability in communities, as pedestrians typically will walk only ¼ of a mile on average for most trips. Short block lengths provide opportunities for making walking trips that otherwise may not be possible with more sparsely spaced roads.

The road network recommendations should be considered conceptual in the sense that they are not proposed alignments but rather are general locations where a road connection would make a vital link in the network and would help to relieve traffic on existing congested roadways. An ideal grid of streets includes collector streets spaced ½-to-one mile apart with local streets spaced 300-600 feet apart. This Plan demonstrates two (2) layers of a proposed collector road network:

- Conceptual Grid - The conceptual grid is an idealized overlay based on a collector street spacing of ½-to-one mile between collectors. This grid is illustrative only.
- Proposed Connections - The proposed connections are conceptual road locations that provide the road connections necessary to enhance the existing road network to function more closely to the idealized overlay grid.

This Plan is intended only to identify the need for the proposed collector connections. Not every proposed connection may be feasible as they do not take into account existing development or features, such as railroads, rivers, wetlands, and topography that may present a challenge to their development. The precise alignment and feasibility of the roads will need to be determined

through more detailed studies, such as small area plans, and coordinated through specific development proposals. Small area plans and development proposals should also provide alignment recommendations for the local street network.

***County Subareas***

The following subsections discuss specific transportation needs by County subarea based on the existing conditions and land use and growth assumptions presented in previous sections. The needs proposed are intended to address specific transportation deficiencies by County Planning Policy Area using some of the general strategies outlined above, rather than representing finalized or approved recommended projects.

Fishersville

Fishersville continues to be one of the most rapidly-growing Urban Service Areas in the County. With the continued non-residential growth associated with Augusta Health and the Murphy Deming College of Health Sciences, this area will see increased congestion and reductions in overall LOS in its road network. Though there is significant queueing during morning and evening start and dismissal times for the Woodrow Wilson school complex, the Fishersville subarea has no failing segments identified as of 2023. Additional improvements as described below will still be needed at the remaining approaches where US-250, SR-636, and SR-358 intersect in order for the intersection to operate with efficiency. Elsewhere the subarea is projected to have a failing roadway segment at the approach to the SR-635 (Ramsey Rd / Augusta Farms Rd) intersection on Rt-608 (identified with current LOS-C). In the 2045 condition, this segment of LOS-C extends farther south toward Stuarts Draft.

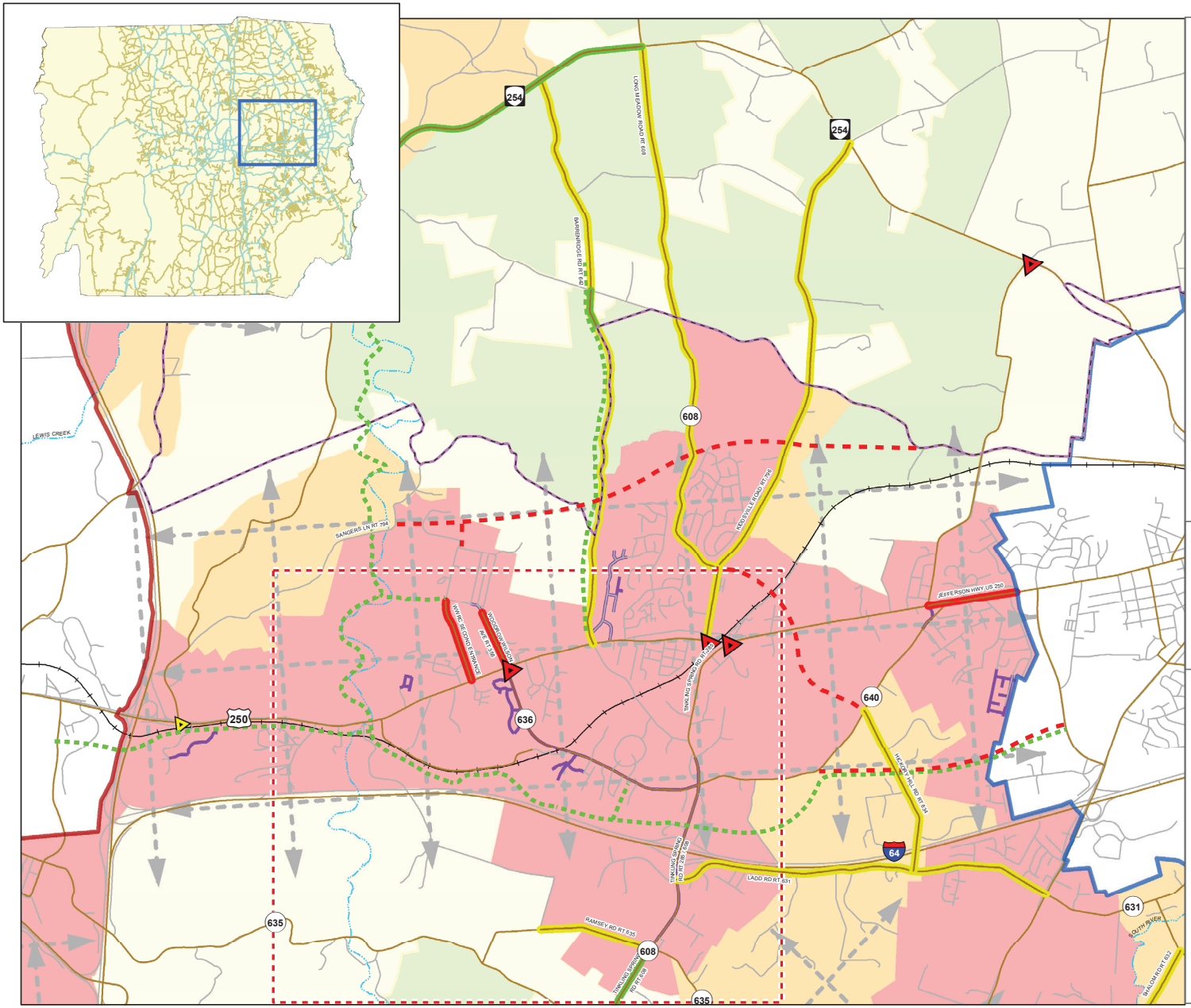
As indicated in the 2009 Fishersville Small Area Plan and prior comprehensive plans, the area will require capacity and safety improvements to major and minor arterials, as well as the extension or improvement of collector routes in order to form a more complete street grid and relieve congestion pressure on the two main arterials existing today. **Map 8** indicates the general alignment and facility type for a functional grid network of north/south and east/west routes in Fishersville. **Map 9** shows the proposed greenways and shared use paths for the subarea. The general location of several of these facilities was approved as part of the Fishersville Small Area Plan.

As the area continues to add additional residential development in close proximity to jobs and non-work destinations, like shopping and entertainment, this planned network of collectors and expanded arterials will also require facilities for pedestrians and cyclists, either in the form of sidewalks and painted bike lanes or as paved, shared-use pathways parallel to the road. Buffering sidewalks and parallel shared-use pathways from vehicular traffic with planted green strips will improve safety and comfort for non-motorized travelers as well.

The following list identifies system needs that are intended to address congestion, safety, or network development needs. The list was developed by reviewing projects identified in the 2009 Fishersville Small Area Plan, the 2045 and Draft 2050 Long Range Transportation Plan, and through analysis of updated traffic and safety data and recent or proposed Future Land Use. In **Priority Facility and Study Recommendations**, these system needs are prioritized and refined with the highest priorities included as recommendations.

- Intersections of SR-285 (Tinkling Spring Road) and SR-608 (Long Meadow Road) with US-250 - Realign and reconstruct to improve safety and capacity. Improve signal timing and/or increase capacity to reduce bottleneck north of US-250.

- SR-642 (Barrenridge Road), SR-608 (Long Meadow Road), and SR-796 (Kiddsville Road) from US-250 to US 254 – Upgrade to 2-lane urban secondary road standards.
- SR-631 (Ladd Road) and SR-834 (Hickory Hill Road) – Upgrade to 2-lane rural secondary road standards.
- Goose Creek Greenway from Staunton to Waynesboro – Construct a multi-use path along Goose Creek and connect to Waynesboro greenway system.
- Christians Creek Greenway from north of Fishersville to US-250 – Construct a multi-use path along Christians Creek to connect to the Goose Creek Greenway.
- Intersection of US-250 and SR-358 (Woodrow Wilson Avenue) – Install eastbound and southbound double left turn lanes and construct additional receiving lane on SR-358 (Woodrow Wilson Avenue). Consider adding westbound double right turn lanes. Construct a secondary access to the Woodrow Wilson Complex.
- Intersection of US-250 and SR-792 (Sangers Lane) – Realign or reconstruct intersection to improve safety and capacity. Study opportunities for relocation of intersection outside of the functional area of the I-81 northbound on-ramp.
- Lew Dewitt Boulevard to SR-640 (Goose Creek Road) – Construct a connector road.
- SR-640 (Goose Creek Road) to SR-608/796 (Long Meadow Road/Kiddsville Road) – Construct a connector road.
- US-250 between Staunton and Waynesboro – Construct a parallel roadway.
- SR-635 (Ramsey Road) from SR-637 (Jericho Road) to SR-608 (Tinkling Spring Road) – Upgrade to Secondary Road Standards.




**Legend**

- SAWMPO BOUNDARY 2025

**RECOMMENDATIONS**

- BRIDGE
- BRIDGE, PRIORITY
- INTERSECTION,
- INTERSECTION, PRIORITY
- PRIORITY ROAD PROJECTS
- SPOT IMPROVEMENTS
- ROAD PROJECTS
- PROJECTS FROM FSAP
- GREENWAYS FROM FSAP
- SEE MAP 9 FOR INSET
- STAUNTON
- WAYNESBORO

**MAJOR ROADS**

- MAJOR ROADS
- LOCAL STREETS
- EXISTING SIDEWALKS
- RAILROADS
- Rivers and Streams
- Conceptual Grid
- Urban Service Area
- Community Development Area
- Rural Conservation Area
- Agricultural Conservation Area

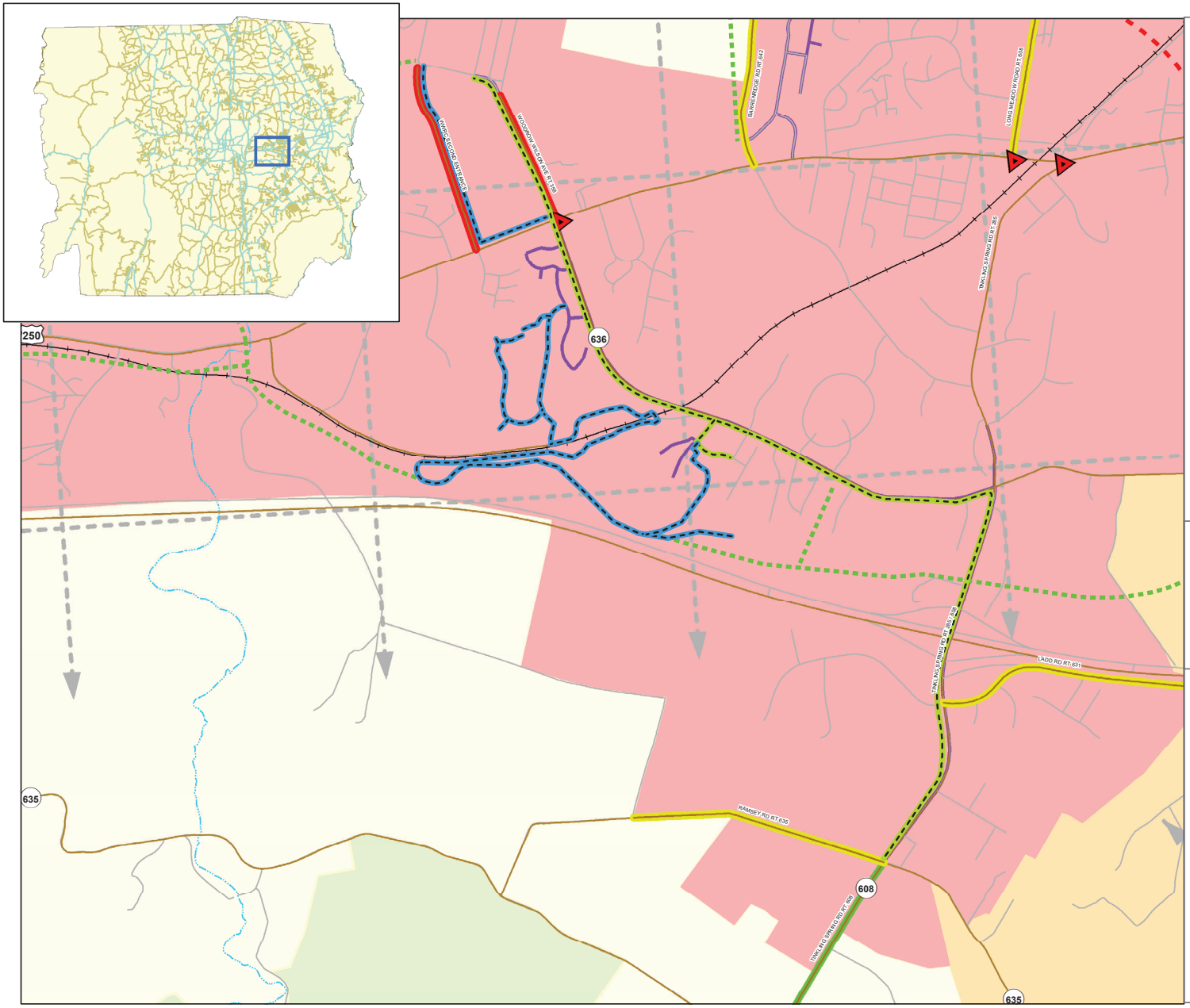
0 0.5 1 2

Miles

# Map 8
# Fishersville
# Subarea Recommendations

Augusta County
Comprehensive Plan
2025 Update

GUIDING AUGUSTA
PATHWAYS TO 2045




**Legend**

- SAWMPO BOUNDARY 2025

**RECOMMENDATIONS**

- BRIDGE
- BRIDGE, PRIORITY
- INTERSECTION,
- INTERSECTION, PRIORITY

**FISHERSVILLE SHARED USE PATH**

- EXISTING
- PLANNED
- PRIORITY
- PRIORITY ROAD PROJECTS
- SPOT IMPROVEMENTS
- ROAD PROJECTS
- PROJECTS FROM FSAP
- GREENWAYS FROM FSAP

**MAJOR ROADS**

- MAJOR ROADS
- LOCAL STREETS
- EXISTING SIDEWALKS
- RAILROADS
- Rivers and Streams
- Conceptual Grid
- Urban Service Area
- Community Development Area
- Rural Conservation Area
- Agricultural Conservation Area

0 0.425 0.85

Miles

# Map 9
# Fishersville Shared Use Path - Greenways
# Subarea Recommendations

Augusta County
Comprehensive Plan
2025 Update

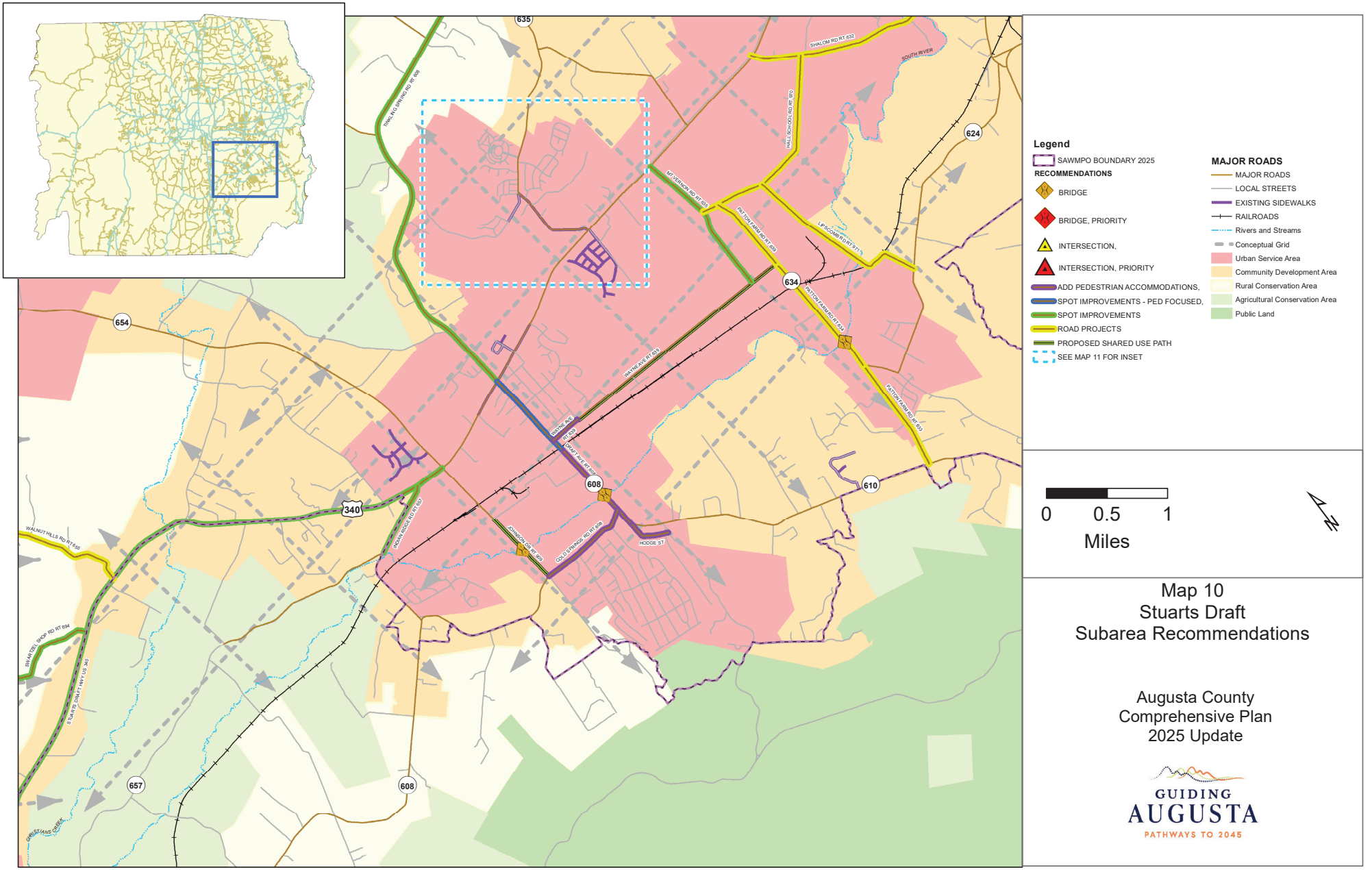
GUIDING AUGUSTA
PATHWAYS TO 2045

## Stuarts Draft

The Stuarts Draft subarea is projected to have roadway segments with deteriorating capacity along portions of SR-608 from Round Hill Road north and on segments of SR-657 (Indian Ridge Road) and Rt-654 (White Hill Road) by 2045. Throughout the remainder of the Urban Service and Community Development Areas that comprise Stuarts Draft, a network of streets is needed to help relieve the projected congested corridors. Extending SR-909 (Johnson Drive) over South River and upgrading SR-633/634/639 (Patton Farm Road) and SR-635 (Mt. Vernon Road), as a part of the overall network concept, are needed to relieve the congested segment of SR-608 through downtown Stuarts Draft. Additional parallel roads with rail and river crossings are recommended as well, although the cost of these proposed crossings will make them less feasible to implement. Upgrades to existing facilities and constructing new street connections can be addressed as development necessitates, proceeding according to the suggested grid network described in **Map 10**. **Map 11** illustrates the Scholastic Way sidewalk project.

The following list identifies system needs that are intended to address congestion, safety, or network development needs. The list was developed by reviewing projects identified in the 2007 Thoroughfare Plan, the 2011 Rural Long Range Transportation Plan, the 2019 Stuarts Draft Small Area Plan, and through analysis of updated traffic and safety data and recent or proposed Future Land Use. In the **Priority Facility and Study Recommendations** section, these system needs are prioritized and refined with the highest priorities included as recommendations.

- SR-649 (Round Hill Drive) to August Boulevard – Utilize the Scholastic Way Sidewalk Project to construct Phase 5, a five-foot-wide concrete sidewalk connecting additional neighborhoods to previously constructed sidewalks and providing additional community access to school complex.
- SR-634, 633, and 639 (Patton Farm Road) from SR-610 (Howardsville Turnpike) to SR-970 (Hall School Road) – Replace low water crossing and upgrade to secondary road standards.
- SR-971 (Lipscomb Road) from SR-664 (Lyndhurst Road) to SR-970 (Hall School Road) – Upgrade to secondary road standards and evaluate the adequacy of the bridge to accommodate anticipated traffic.
- SR-909 (Johnson Drive) from the current terminus to SR-608 (Cold Springs Road) – Extend, at a minimum, bike / pedestrian access across the South River.
- SR-635 (Mount Vernon Road) from US-340 to SR-639 (Wayne Avenue) – Spot improvements.
- SR-657 (Indian Ridge Road) from US-340 to SR-656 (Offliter Road) – Spot improvements for failing LOS in 2045.
- SR-608 (Tinkling Spring Road/Draft Avenue) from SR-635 (Augusta Farms Road) to SR-610 (Howardsville Turnpike) – Spot improvements.
- SR-632 (Shalom Road) from SR-624 (Lyndhurst Road) to US 340 – Upgrade to 2-lane secondary road standards.
- SR-970 (Hall School Road) from SR-632 (Shalom Road) to SR-635 (Mount Vernon Road) – Upgrade to secondary road standards.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SAWMPO BOUNDARY 2025
RECOMMENDATIONS
BRIDGE
BRIDGE, PRIORITY
INTERSECTION,
INTERSECTION, PRIORITY
ADD PEDESTRIAN ACCOMMODATIONS,
SPOT IMPROVEMENTS - PED FOCUSED,
SPOT IMPROVEMENTS
ROAD PROJECTS
PROPOSED SHARED USE PATH
SEE MAP 11 FOR INSET
MAJOR ROADS
MAJOR ROADS
LOCAL STREETS
EXISTING SIDEWALKS
RAILROADS
Rivers and Streams
Conceptual Grid
Urban Service Area
Community Development Area
Rural Conservation Area
Agricultural Conservation Area
Public Land
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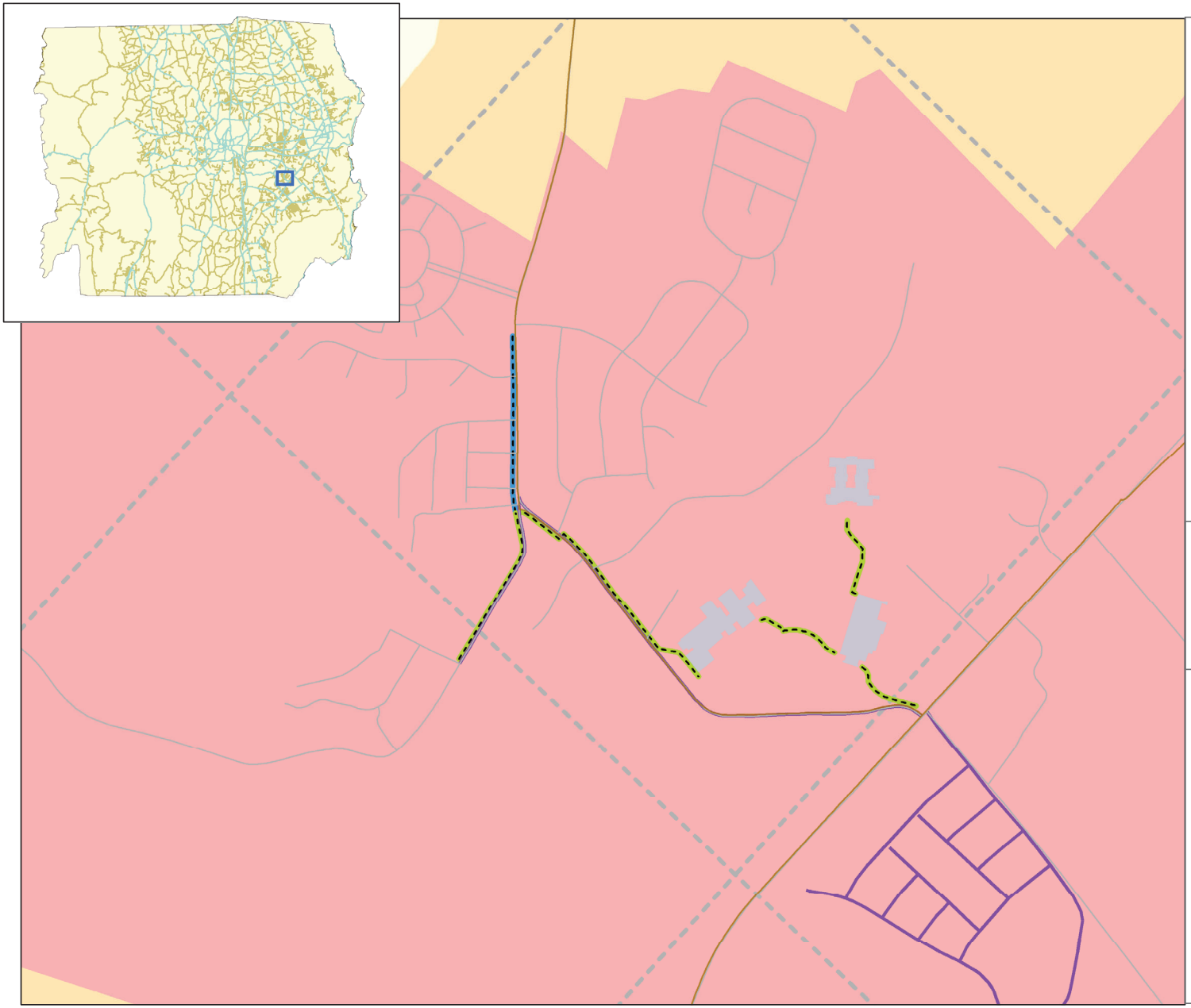
Miles
Map 10
Stuarts Draft
Subarea Recommendations
Augusta County
Comprehensive Plan
2025 Update
GUIDING
AUGUSTA
PATHWAYS TO 2045



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SAWMPO BOUNDARY 2025
STUARTS DRAFT SCHOOLS

**RECOMMENDATIONS**

BRIDGE
BRIDGE, PRIORITY
INTERSECTION,
INTERSECTION, PRIORITY

**SCHOLASTIC WAY**

EXISTING
PLANNED

**MAJOR ROADS**

MAJOR ROADS
LOCAL STREETS
EXISTING SIDEWALKS
RAILROADS
Rivers and Streams
Conceptual Grid
Urban Service Area
Community Development Area
Rural Conservation Area

0 0.2 0.4
Miles

# Map 11
# Scholastic Way Sidewalks
# Subarea Recommendations

Augusta County
Comprehensive Plan
2025 Update

GUIDING AUGUSTA
PATHWAYS TO 2045

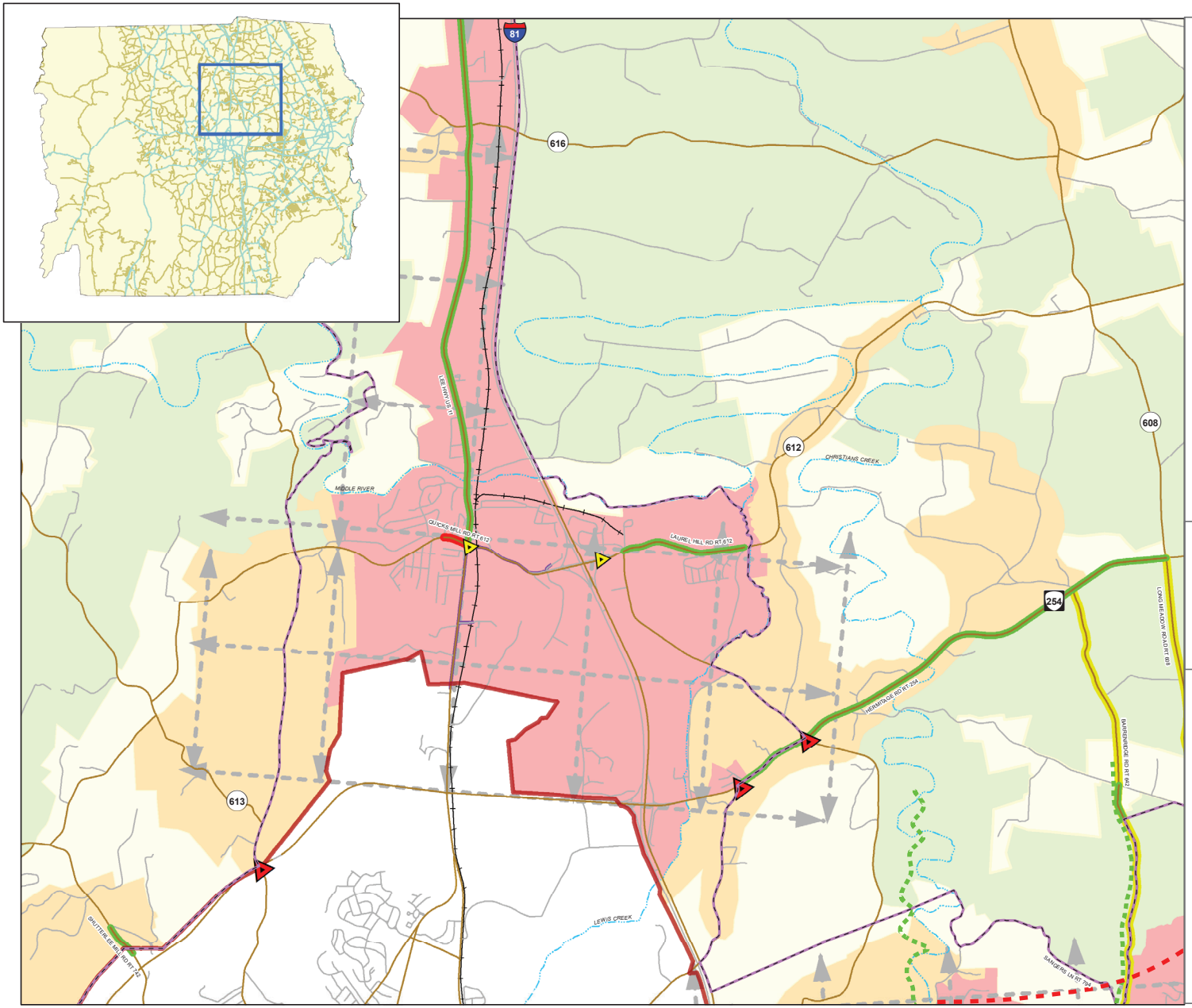
## Verona

The Verona subarea is projected to have roadway segments with deteriorating capacity at various locations on SR-254 (Hermitage Road). US-11 serves as a major north/south travel corridor, both as a reliever to I-81 and for local traffic movement, putting significant stress on this facility. The corridor is located within an Urban Service Area where continued development is expected in the future. A detailed Corridor Study of US-11 is needed to identify potential spot improvements, intersection improvements, or access improvements and consolidations that may increase capacity and improve safety through this corridor.

Upgrades to existing facilities and constructing new street connections can be addressed as development necessitates, proceeding according to the suggested grid network described in **Map 12**. The intersection of SR-262 (Woodrow Wilson Parkway) and SR-613 (Spring Hill Road) has presented numerous safety problems with the intersection currently signalized with a flashing yellow light. The speed limit on SR-262 is 55 mph. This intersection has experienced crashes with fatalities in the past. As of 2025, a project to grade separate this interchange is in the design and right-of-way phase. Existing local roads that do not meet VDOT's secondary road standards also require upgrades to bring them into the secondary road network.

The following list identifies system needs that are intended to address congestion, safety, or network development needs. The list was developed by reviewing projects identified in the 2007 Thoroughfare Plan, the 2045 and Draft 2050 Long Range Transportation Plan, and through analysis of updated traffic and safety data and recent or proposed Future Land Use. In the **Priority Facility and Study Recommendations** section, these system needs are prioritized and refined with the highest priorities included as recommendations.

- US-11 from SR-612 (Quicks Mill/Laurel Hill Road) to Rockingham County Line – Spot improvements for failing LOS in 2045. Reference the September 2023 SAWMPO PSI Study.
- SR-612 (Laurel Hill Road) from SR-792 (Indian Mound Road) to SR-790 (West Amber Road) – Spot improvements.
- Intersection of US-11 with SR-612 (Quicks Mill/Laurel Hill Road) – Address safety deficiency/crash rate at intersection.
- Intersection of SR-262 (Woodrow Wilson Parkway) and SR-613 (Spring Hill Road) – Address safety issues to accommodate future growth and to provide increased connectivity west of US-11.
- SR-742 (Shutterlee Mill Road) north of, and including the intersection with SR-262 (Woodrow Wilson Parkway) – Address safety and capacity issues to accommodate future growth and to provide increased connectivity west of US-11.
- US-254 (Hermitage Road) from Woodrow Wilson Parkway (SR-262) to SR-608 (Long Meadow Road) – Spot improvements for failing LOS in 2045.




**Legend**

- SAWMPO BOUNDARY 2025
- **RECOMMENDATIONS**
- BRIDGE
- BRIDGE, PRIORITY
- INTERSECTION,
- INTERSECTION, PRIORITY
- PRIORITY ROAD PROJECTS
- SPOT IMPROVEMENTS
- ROAD PROJECTS
- PROJECTS FROM FSAP
- GREENWAYS FROM FSAP
- STAUNTON

**MAJOR ROADS**

- MAJOR ROADS
- LOCAL STREETS
- EXISTING SIDEWALKS
- RAILROADS
- Rivers and Streams
- Conceptual Grid
- Urban Service Area
- Community Development Area
- Rural Conservation Area
- Agricultural Conservation Area

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Miles

# Map 12
# Verona
# Subarea Recommendations

Augusta County
Comprehensive Plan
2025 Update

GUIDING AUGUSTA
PATHWAYS TO 2045

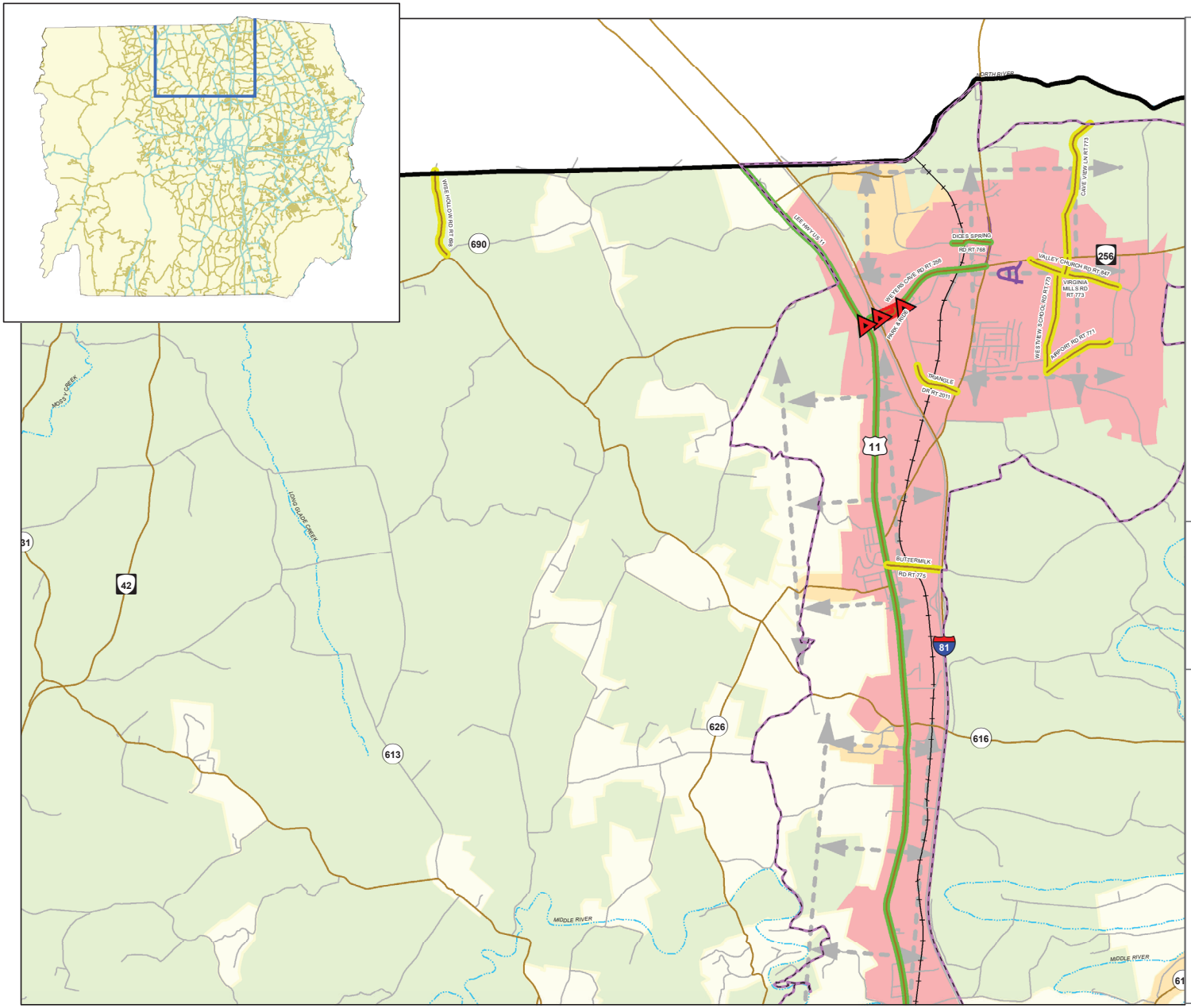
## Weyers Cave and Mount Sidney

The Weyers Cave and Mount Sidney subarea is projected to have roadway segments with deteriorating capacity along US-11 north of SR-626 (Seawright Springs Road) and south of SR-750 (Keezletown Road), on SR-750 (Keezletown Road) north of I-81, and on SR-256 (Weyers Cave Road) east of the I-81 interchange. I-81 will continue to put significant traffic pressure on SR-256 (Weyers Cave Road) east of the interchange. A combination of capacity enhancements, access management strategies, and an on-going focus on safety, especially in the vicinity of the SR-256/S- 276 (Keezletown Road) intersection will be necessary because of the interstate, coupled with anticipated industrial and commercial growth between I-81 and Shenandoah Valley Regional Airport.

US-11 serves as a major north/south travel corridor, both as a reliever to I-81 and for local traffic movement, putting significant stress on this facility. US-11 also requires a more detailed corridor study to identify potential spot improvements, intersection improvements, or access improvements that may increase capacity and improve safety through this corridor. Upgrades to existing facilities and constructing new street connections can be addressed as development necessitates, proceeding according to the suggested grid network described in **Map 13**.

The following list identifies system needs that are intended to address congestion, safety, or network development needs. The list was developed by reviewing projects identified in the 2007 Thoroughfare Plan, the 2011 Rural Long Range Transportation Plan, and through analysis of updated traffic and safety data and recent or proposed Future Land Use. In the **Priority Facility and Study Recommendations** section, these system needs are prioritized and refined with the highest priorities included as recommendations.

- SR-698 (Wise Hollow Road) from SR-690 (Summit Church Road) to the Rockingham County Line – Upgrade to secondary road standards.
- US-11 from the Regional Animal Shelter north of Verona to Rockingham County Line – Spot improvements to address poor or failing LOS in 2045.
- SR-256 (Weyers Cave Road) from US-11 to Rockingham County Line – Spot improvements to address failing LOS in 2045.
- SR-2011 (Triangle Drive) – Reconstruct intersection with Rt-256 (Weyers Cave Rd) and extend Triangle Drive across the Shenandoah Valley Railroad to intersect with SR-750 (Keezletown Rd).
- SR-775 (Buttermilk Road) from US-11 to I-81 – Upgrade to secondary road standards.
- SR-773 (Westview School Road) from SR-771 (Airport Road) to SR-847 (Valley Church Road) – Upgrade to secondary road standards.
- SR-771 (Airport Road) from SR-773 (Westview School Road) to Aviation Circle – Upgrade to secondary road standards.
- SR-847 (Valley Church Road) from SR-256 (Weyers Cave Road) to SR-771 (Airport Road) – Upgrade to secondary road standards.
- SR-773 (Virginia Mills Road/Cave View Lane) from SR-847 (Valley Church Road) to SR-996 (Chapel Hill Road) – Upgrade to secondary road standards.

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- SAWMPO BOUNDARY 2025

**RECOMMENDATIONS**

- BRIDGE
- BRIDGE, PRIORITY
- INTERSECTION,
- INTERSECTION, PRIORITY
- PRIORITY ROAD PROJECTS
- SPOT IMPROVEMENTS
- ROAD PROJECTS

**MAJOR ROADS**

- MAJOR ROADS
- LOCAL STREETS
- EXISTING SIDEWALKS
- RAILROADS
- Rivers and Streams
- Conceptual Grid
- Urban Service Area
- Community Development Area
- Rural Conservation Area
- Agricultural Conservation Area

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Miles

# Map 13
# Weyers Cave, Mount Sidney Subarea Recommendations

Augusta County
Comprehensive Plan
2025 Update

GUIDING AUGUSTA
PATHWAYS TO 2045

## Jolivue, Mint Spring, and Greenville

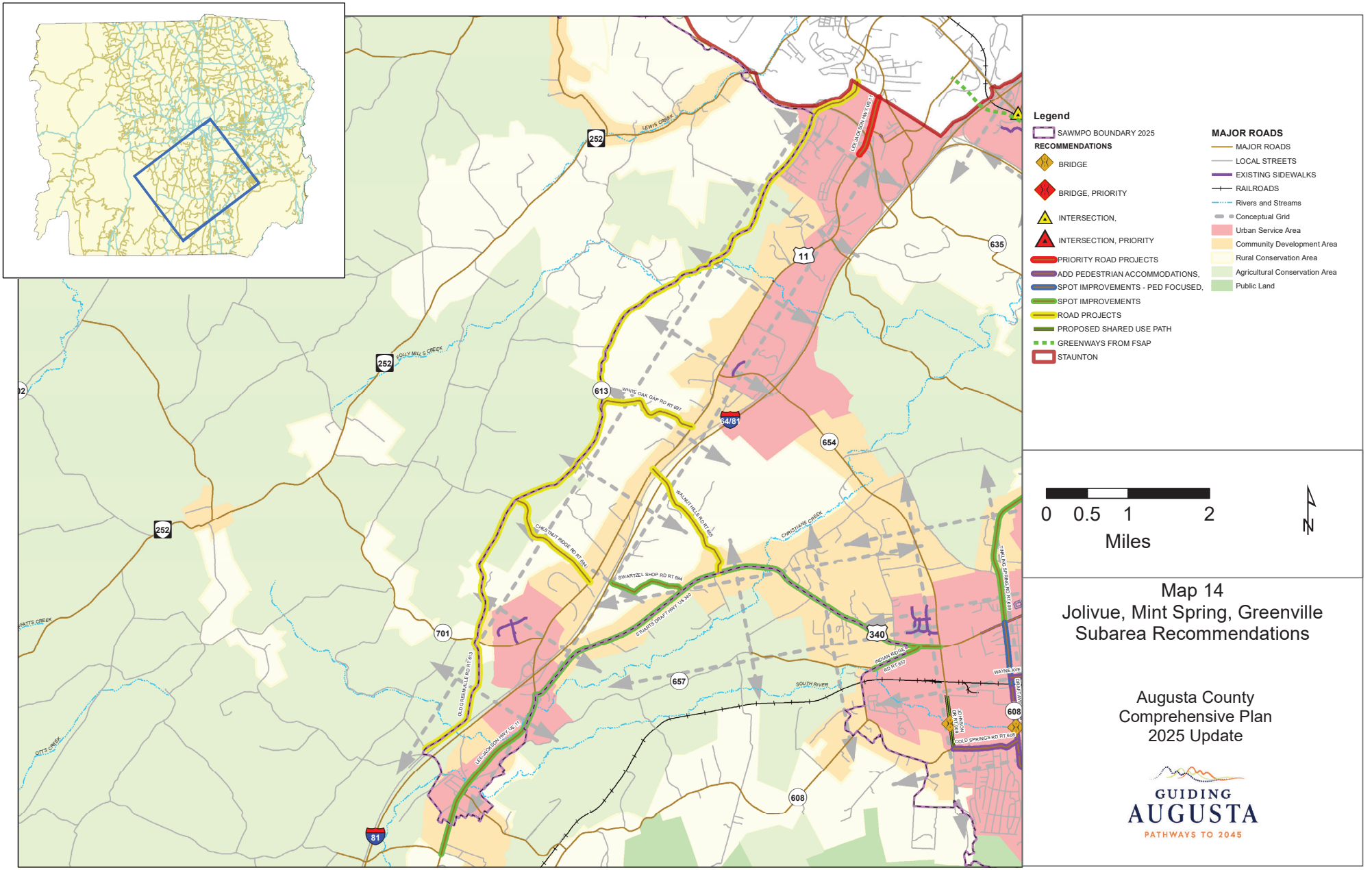
The Jolivue, Mint Spring, and Greenville subarea is projected to have roadway segments with deteriorating capacity along US-11 (Lee Jackson Highway) in the Village of Greenville and on Rt-694 (Swartzel Shop Road) from Rt-686 (Hilltop Drive) to US-340 (Stuarts Draft Highway). US-11 serves as a major north/south travel corridor both as a reliever to I-81 and for local traffic movement, putting significant stress on this facility. The corridor is located within an Urban Service and Community Development Area where continued development is expected in the future.

Additionally, I-81 Exit 213 experiences a significant number of over the road trucks that take the wrong exit when heading southbound. Trucks intending to go to one (1) of the two (2) travel plazas south of I-81 take the US11 northbound exit and then need to turn around. While VDOT has provided several provisions for turnarounds, many trucks utilize private properties or unsafe locations to turn around. In addition to the problems of the truck turnarounds, this corridor also absorbs all of the interstate traffic when frequent incidents occur on the interstate, making local transportation challenging and unsafe.

A network of streets adjacent to US-11 is needed to create a parallel travel corridor to US-11 and to provide additional connections for local traffic to avoid the need for every trip to use US-11. US-11 also requires a more detailed corridor study to identify potential spot improvements, intersection improvements, or access improvements that may increase the capacity and improve safety through this corridor. Upgrades to existing facilities and constructing new street connections can be addressed as development necessitates, proceeding according to the suggested grid network described in **Map 14**.

The following list identifies system needs that are intended to address congestion, safety, or network development needs. The list was developed by reviewing projects identified in the 2007 Thoroughfare Plan, the 2011 Rural Long Range Transportation Plan, and through analysis of updated traffic and safety data and recent or proposed Future Land Use. In the **Priority Facility and Study Recommendations** section. these system needs are prioritized and refined with the highest priorities included as recommendations.

- I-81, Exit 213 Interchange
- US-11 from SR-1203 (Shultz Lane) to just north of the Village of Greenville – Spot improvements to address failing LOS in 2045.
- Rt-694 (Swartzel Shop Road) from Rt-686 (Hilltop Drive) to US-340 (Stuarts Draft Highway
- SR-613 (Old Greenville Road) from Staunton City Limits to SR-662 (Stover School Road) – Upgrade to secondary road standards.
- SR-697 (White Oak Gap Road) from SR-613 (Old Greenville Road) to US-11 – Upgrade to secondary road standards.
- SR-694 (Chestnut Ridge Road) from SR-613 (Old Greenville Road) to US-11 – Upgrade to secondary road standards.
- SR-655 (Walnut Hills Road) from US-11 to US-340 – Upgrade to secondary road standards.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SAWMPO BOUNDARY 2025
RECOMMENDATIONS
BRIDGE
BRIDGE, PRIORITY
INTERSECTION,
INTERSECTION, PRIORITY
PRIORITY ROAD PROJECTS
ADD PEDESTRIAN ACCOMMODATIONS,
SPOT IMPROVEMENTS - PED FOCUSED,
SPOT IMPROVEMENTS
ROAD PROJECTS
PROPOSED SHARED USE PATH
GREENWAYS FROM FSAP
STAUNTON
MAJOR ROADS
MAJOR ROADS
LOCAL STREETS
EXISTING SIDEWALKS
RAILROADS
Rivers and Streams
Conceptual Grid
Urban Service Area
Community Development Area
Rural Conservation Area
Agricultural Conservation Area
Public Land
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Map 14
Jolivue, Mint Spring, Greenville
Subarea Recommendations
Augusta County
Comprehensive Plan
2025 Update
GUIDING
AUGUSTA
PATHWAYS TO 2045

## Balance of County

Many local and secondary roads in the balance of the County do not meet current secondary road standards based on pavement type, lack of pavement, or roadway geometry. Identifying those roads which could provide additional capacity to serve higher growth areas is necessary to accommodate additional future trips on the network in these areas. Upgrading existing roads is a cost-effective alternative to new construction and can also improve safety on these facilities.

Local and secondary roads in the County will also benefit from spot improvements to address access management challenges, correct geometric deficiencies at intersections or to add turn lanes, and improve capacity. The County will continue to coordinate with VDOT to identify specific, cost-effective spot improvements through the secondary roads program. Many bridges throughout the County have poor bridge ratings and are presently considered structurally deficient. The County and VDOT have identified the bridges most in need of replacement and prioritized replacement on those in most need, focusing on the ones which receive a high level of traffic. Many of these bridges are found along US-250 west of Staunton.

The following list identifies system needs that are intended to address congestion, safety, or network development needs. The list was developed by reviewing projects identified in the 2007 Thoroughfare Plan, the 2011 Rural Long Range Transportation Plan, and through analysis of updated traffic and safety data and recent or proposed Future Land Use. In the **Priority Facility and Study Recommendations** section, these system needs are prioritized and refined with the highest priorities included as recommendations.

- Intersection of US-250 and SR-42 (Buffalo Gap Highway) in Churchville – Improvements to address capacity and delay.
- SR-254 (Parkersburg Turnpike) from Staunton City Limits to SR-262 (Woodrow Wilson Parkway) – Spot improvements.
- US-250 from SR-262 (Woodrow Wilson Parkway) to SR-42 (Buffalo Gap Highway) – Spot improvements to address failing LOS in 2045.
- US-340 from US-11 to SR-654 (White Hill Road) – Spot improvements.
- SR-256 (Weyers Cave Road) from SR-865 (Rockfish Road) to Rockingham County Line – Spot improvements.
- US-340 from Waynesboro City Limits to the Rockingham County Line – Spot Improvements to improve LOS along entire length.
- US-250 from Waynesboro City Limits to Nelson County Line – Spot improvements.
- Crozet Tunnel Improvements – Coordinate with Nelson County and City of Waynesboro to continue development of the Crozet Tunnel as part of a pedestrian and bicycle trail network.

## Recommended Projects

The recommendations below consist of a prioritized list of further studies, facility improvements, and multimodal strategies to address the needs described in the **Transportation System Needs Assessment** section. The recommendations were selected through a mix of quantitative and qualitative methods from needs identified through this comprehensive plan update process. As discussed in that section, these needs were refined from those identified in the prior planning efforts and through ongoing evaluation of transportation facilities conducted by the County, VDOT, the CSPDC, and the SAWMPO.

### *Studies to Evaluate Spot Improvements*

Detailed corridor studies are recommended for failing road segments or areas with high frequency of crashes to identify potential spot improvements. Corridor studies will also assess the cost and effectiveness of improvements compared to strategies, such as road widening or constructing parallel roadways. Many of these corridors were identified as areas of concern for safety, focusing on roads or road segments that had high speed combined with poor geometrics (horizontal or vertical road alignments), which contributed to a safety issue. These corridors, intersections, or segments were reevaluated based on data and information presented in previous sections of this Mobility Plan. The recommendations for capacity and safety studies are presented below**.**

- US-11 Countywide – Corridor study (including all intersections) to evaluate capacity and safety.
- US-250 between I-81 and Waynesboro – Corridor study to evaluate capacity and safety.
- US-250 West of Waynesboro STARS Study completed in 2020 – Recommendations added to priority projects (Amended July 24, 2020).
- SR-608 (Draft Avenue) from US 340 south to SR-610 (Howardsville Turnpike) – Update corridor study to evaluate capacity and develop cost effective solutions.
- US-250 intersection with SR-285 (Tinkling Spring Road) – Intersection study to evaluate capacity and safety.
- SR-262 – Study the need for intersection/interchange improvements and the need to build the planned 4 lane section.
- Woodrow Wilson complex – Study to identify alternative accesses to the complex, in addition to SR-358 (Woodrow Wilson Avenue).
- Wilson Workforce and Rehabilitation Center/US-250 Small Area Study completed in March 2018 – Recommendation for secondary access added to priority projects (Amended July 24, 2020).
- US-11 – STARS Study and Smart Scale project.
- Route-254 – Safety Study and Smart Scale project.

### *Multi-Modal Recommendations*

As the Fishersville, Stuarts Draft, Verona, and Weyers Cave Urban Service Areas of the County continue to develop, planning for a transportation system that encompasses all modes, including walking, bicycling, and transit, would be beneficial and should be examined. The Scholastic Way sidewalks and Lifecore Drive/Tinkling Spring Road multi-use trail projects in Stuarts Draft and Fishersville, respectively, are an important start to developing a complete

network of pedestrian and bicyclist facilities in concert with the development of the conceptual grid of collector and local roads and streets.

As noted in previous sections of this Mobility Plan, additional mobility options will benefit the County's growing 65 and over population. Expanding urban and rural transit in the County following a model where local funding for transit is significantly leveraged to match federal transit funding should be considered to provide additional fixed-route and demand-response service in the County.

### *Priority Facility and Study Recommendations*

The following list of recommended facility improvements or additions to transportation infrastructure have been developed based on the evaluation of needs. The recommendations are intended to address those needs identified as most pressing to the County considering the transportation goals and objectives, as well as costs and benefits, safety, and economic development. The list below does not reflect any order of priority; these projects are simply those projects deemed to be priorities for the County. The recommendations are displayed in **Map 15**.

#### Priority Study Recommendations

1. **Intersection of US-11 and SR-256 (Weyers Cave Road)**

   **Deficiency:** This roadway section experiences heavy school traffic and a significant queue eastbound during peak hours. The roadway network cannot accommodate the long-term growth expected. 2021 MPO study recommended a roundabout.

   **Recommendation:** Further study of the intersection, including the corridor from US-11 to just east of Triangle Drive. An Operational Safety Analysis Report (OSAR) is currently underway to recommend operational improvements to the interstate ramps. Work with partners to further this study and its forthcoming recommendations.

2. **Safety Improvements to intersections: SR-42 Intersection with Rt-607 (Mt Solon Rd / Moscow Loop)**

   **Deficiency:** The intersection has experienced at least 9 crashes in the period between 2019-2023. The intersection is listed at #100 on the Staunton District's Potential for Safety Improvements intersection list.

   **Recommendation:** Study intersection to recommend safety improvements needed to address skewed intersection with sight distance issues, particularly for southbound travelers from North River Elementary.

3. **I-81 Exit 213**

   **Deficiency:** The two (2) existing southbound exits direct traffic either north or south, depending on which exit the driver chooses. This split exit design does not permit drivers to easily change their direction of travel if they inadvertently chose the incorrect southbound exit. This is particularly problematic for semi-trucks where there are very few appropriate locations for a semi-truck to turn around. In addition, the southbound off ramp contains varying curvature and has experienced 13 crashes from January 2020 to January 2025. On US-11, in the vicinity of the interchange, there were 55 crashes from January 2020 to January 2025 between SR-659 (Peyton Hill Road) and SR-701 (Howardsville Road).

**Recommendation:** Conduct an Operational Safety Analysis Report (OSAR) on the I-81 Exit 213 interchange to study the most safe and efficient way to permit both northbound and southbound movements from the I-81 southbound exit and mitigate truck turnarounds on US-11.

## Priority Facility Recommendations

1. **SR-256 (Weyers Cave Road) and the I-81/SR-256 Interchange**

   **Deficiency:** This roadway section experiences heavy school, industrial, and local traffic and a significant queue during peak hours.

   **Recommendation:** Increase capacity of SR-256 (Weyers Cave Road) to just east of Triangle Drive.

   **Short-term solutions:**

   UPC 111055 (Smart Scale Round 2, ID 1268) - COMPLETED 2023/2024, project added right-turn lanes at the I-81 acceleration ramps from eastbound and westbound Rt-256. $1,144,958

   UPC 119660 (Smart Scale Round 4, ID 6738) - This project will reconstruct Rt-256 (Weyers Cave Road) between the I-81, exit 235 northbound ramps and Triangle Drive. The work includes providing a divided road section with a through lane and right-turn lane in each direction, which will improve interchange operations. The project also includes a 50-space Park and Ride facility and a shared use path along the south side of Route 256. $8,508,915

   Smart Scale Project 11566 – “Rt-256/I-81 Interchange: Three (3) Lane Bridge (Included in Round 6 staff recommended scenario) - This project includes the addition of left turn lanes through a bridge deck widening between the north and southbound ramps. This project is adjacent to two (2) funded projects (Round 2 app ID 1268) and (Round 4 app ID 6738) that added east and west bound turn lanes from Rt-256 onto the I-81 ramps (Constructed 2024) and will add capacity and a Park & Ride east of the interstate. $14,585,148.

   **Cost:** $24,239,021

2. **Rt-256 (Weyers Cave Road) at Triangle Drive**

   **Deficiency:** This intersection is lacking a fourth leg (north), and the intersection capacity is insufficient to accommodate existing truck traffic. Further development is expected on Triangle Drive, as well as the potential extension of Triangle Drive across the SVRR to Keezletown Road.

   **Recommendation:** Add a single lane roundabout at the intersection of Rt-256 (Weyers Cave Road) and Triangle Drive. Extend Triangle Drive across the SVRR to Keezletown Road.

   **Cost:** $11,025,058

3. **Rt-612 (Quicks Mill Road) Sidewalk Project**

**Deficiency**: This section of Rt-612 west of US-11 does not have pedestrian accommodations yet there is demonstrated pedestrian use and a recent (2024) pedestrian fatality.

**Recommendation:** Extend sidewalk along Quicks Mill Rd to Charlottes Ct.

**Cost:** $1,366,440

**4. SIGNALIZED GREEN T AT INTERSECTION OF RT-250 & I-64 EXIT 99**

**Deficiency**: This intersection is insufficient to accommodate future growth and is an identified safety hazard with previous instances of crashes.

**Recommendation:** Intersection should be replaced with a signalized green T.

**Cost:** $1,000,000

**5. SR-262 (Woodrow Wilson Parkway) at SR-613 (Spring Hill Road)**

**Deficiency**: This intersection is insufficient to accommodate future growth and is an identified safety hazard with previous instances of fatal crashes.

**Recommendation:** Intersection should be replaced with a diamond interchange.

**Cost:** $22,000,000

**6. Mill Place Parkway Entrance Improvements**

**Deficiency:** This intersection is insufficient to accommodate future growth of Mill Place Industrial Park.

**Recommendation:** It includes an additional westbound left turn lane (creating a dual left from the existing single left) for traffic turning from Rt-612 onto Rt-901. It also improves signage and access management for existing commercial entrances.

Other enhancements include an additional southbound lane on Rt-901 before transitioning back to the existing three-lane, undivided section.

The existing VDOT Park and Ride facility near this intersection will also be expanded from 37 spaces to approximately 52 spaces, including the addition of an electric vehicle charging station.

**Cost: $2,981,336**

**Work to Date:** Project has been released for bids.

**Project was let with early July 2025 due date.**

**7. Intersection of US-250 and SR-358 (Woodrow Wilson Avenue)**

**Deficiency:** This intersection experiences heavy school traffic and a significant queue eastbound during AM peak hours. The intersection has experienced at least 33 crashes in the period January 2020 – January 2025. The majority of accidents involve eastbound left turns and westbound through traffic. The intersection has a high crash rate with the contributing factors being student age drivers, poor intersection spacing and vertical alignment, short green times for the southbound approach, and no pedestrian facilities. This intersection cannot accommodate the long-term growth expected.

**Recommendation:** In 2016, Augusta County received funding approval for a roundabout within the Woodrow Wilson Workforce and Rehabilitation center at the intersection of Woodrow Wilson Avenue, Hornet Road, and Vo Tech Road. The roundabout will include a pedestrian connection to an existing multi-use path. In 2019, Augusta County received funding approval for short-term improvements to the US-250/Woodrow Wilson Avenue intersection, including installing a dedicated westbound right-turn lane on US 250, a northbound receiving land on SR-358, and a dedicated southbound right-turn lane on SR-358.

The combined projects (UPC 115715/111229) are currently in the right of way negotiation process. Relocation of utilities is scheduled to begin in late spring 2026. The project is set to advertise on summer 2026. Construction will begin in the fall of 2026, with grading for the roundabout construction beginning in the summer of 2027.

**Cost:** $ 4,608,353

**8. US-250 at SR-285 (Tinkling Spring Road / Station House Road)**

**Deficiency:** The intersection has experienced at least 17 crashes in the period between January 2020 – January 2025. Vehicles approaching US-250 (Jefferson Highway) on SR-285 (Tinkling Spring Road) have limited sight distance to the signal due to the horizontal curvature. This is likely one factor contributing to the high crash rate at the intersection. Other contributing factors are a lack of access management; poor visibility due to placement of signs, fences, and horizontal alignment; worn pavement markings; and lack of delineation of ditches.

**Recommendation:** Refurbish the pavement markings, add delineators, and relocate signage to improve sight distance. Reconstruct the eastbound approach to improve sight distance, and improve right turning radius to better accommodate trucks. Apply access management techniques to consolidate the driveways and reduce the number of turning points close to the intersection.

**Cost:** $400,000- $600,000

**9. Scholastic Way Shared-Use Path – Partially completed since 2015 adoption of this chapter**

**Deficiency:** The County has constructed the first 4 phases of a Safe Routes to School project in Stuarts Draft; however, all of the neighborhoods are not yet connected to the school complex.

**Recommendation:** Construct Phase 5 of the project - a five-foot-wide concrete sidewalk connecting additional neighborhoods to previously constructed sidewalks.

**Cost:** $2,000,000

**10. WWRC Secondary Access**

**Deficiency:** Congestion at the US-250/SR-358 intersection, particularly the westbound segment. No secondary access to the WWRC complex, which is the site of the elementary, middle, and high schools, the regional technical center, the state rehabilitation and workforce training center, some residential development, and offices and maintenance facilities.

**Recommendation:** Improvement includes a raised median on US-250 between intersection with Rt-358 and new secondary access intersection, that consists of 3,700

feet of new construction on a new alignment with parallel shared use path to connect US-250 with the WWRC complex. In addition to the new alignment, a shared use path will extend along the north side of US-250 to connect the existing shared use path on Woodrow Wilson Avenue.

**Cost:** $41,500,000

**11. <u>Safety Improvements to intersections: SR 254/262, 254/792, and 254/640</u>**

**Deficiency:** The intersections combined have experienced at least 39 crashes in the period between January 2020 – January 2025 with two (2) fatalities. All three (3) of these intersections are in the top 100 on the Staunton District's Potential for Safety Improvements intersection list.

**Recommendation:** Rt-254 and Rt-262 improvements include constructing a westbound left-turn lane and eliminating the center island on the northbound approach and realigning that approach. Rt-254 and Rt-792 improvements include construction an eastbound left-turn lane, lengthening the westbound right turn lane, and relocating the minor approach stop bars. Rt-254 and Rt-640 improvements include re-grading the berm in the southwest corner and eliminating the center island on the westbound approach and realigning that approach. Smart Scale funding was awarded for this project (UPC 119658) in 2020. The project design is complete, no RW was needed, and the project is in the construction bid process as of July 2025.

**Cost:** $2,902,267

**12. <u>US 11 STARS Study Recommendations</u>**

**Deficiency:** The intersections combined have experienced at least 62 crashes in the period January 2020 – January 2025. Deficient access spacing, intersection configurations, and signal phasing and timing, causing angle crashes from intersection US-11 with Rolling Thunder Lane to the US-11 intersection with Barterbrook Road.

**Recommendation:**

A. US-11 from Rolling Thunder Lane to Frontier Drive – Restripe to improve merge. Install an overhead sign in advance of the Rt-262 northbound on-ramp. Extend median and install straight thru green arrow on the northbound approach to discourage left turns from through lanes. Install new signal head configuration for northbound approach.
B. US-11 at Payne Lane – Directional median opening. Restrict left turn from southbound US-11 at Mall Entrance. Allow northbound left turns from US-11 onto Payne Layne. Re-route left turns to the adjacent intersections.
C. Orchard Hill Road – Access management on the west side of Greenville Avenue. Directional median opening. Install median to restrict turns.

Smart Scale funding was awarded for this project (UPC 119641) in 2020. The project design is complete and the project is in the right of way acquisition process as of July 2025.

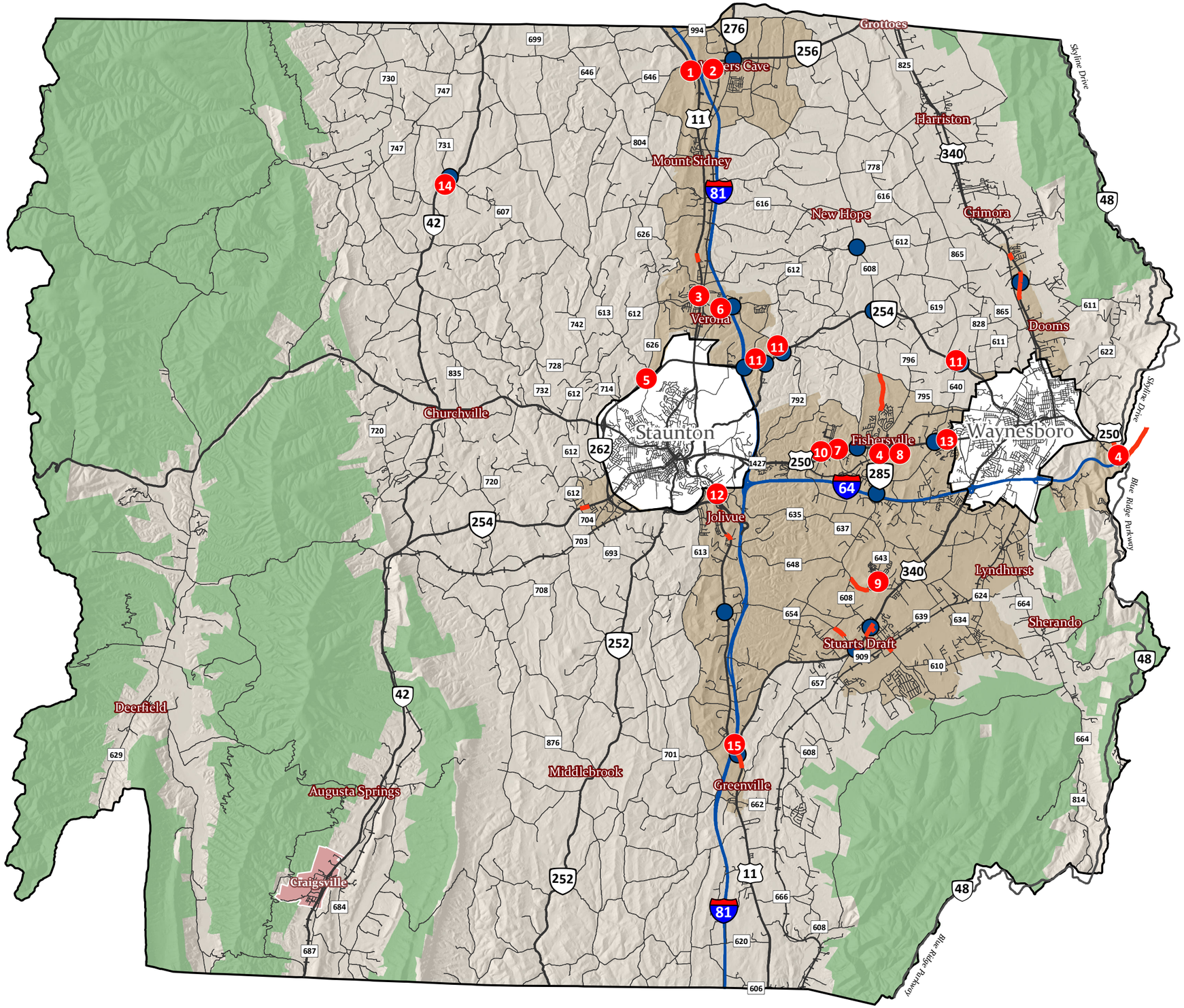
**Cost:** $2,458,218

**13. <u>US-250 STARS Study Recommendations</u>**

**Deficiency:** Deficient access spacing, causing angle crashes.

**Recommendation:** Access management improvements by raised median (with median breaks) from the intersection of Old White Bridge Road and US-250 and to the intersection of Lew Dewitt Blvd. (City of Waynesboro) and US-250. Improvements include sidewalk infrastructure along the north of US-250. The County segment of this corridor (Old White Bridge Road to City of Waynesboro) has experienced at least 51 crashes from January 2020 to January 2025.

**Cost: $2,410,000**




- SAWMPO Boundary
- Town
- Public Lands
- Interstate
- US/State Road
- Local Roads
- Railroad
- PSI Segments without Interstates
- PSI Intersections
- 1 Transportation Recommendation ID

Source: VDOT, Augusta County, USGS and Commonwealth of VA.
For planning purposes only.
Produce by Augusta County Department of Community Development,
May 2025

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# Map 15 Transportation Recommendations

## Augusta County Comprehensive Plan 2025

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# Appendix F. Priority Locations for Augusta County Service Authority System Expansions

## Water System Expansions

The Augusta County Service Authority should prioritize water system expansions in the following locations:

1. **Verona –** Rt-262, Country Club Road, and Baker Lane
2. **Weyers Cave –** Blue Mountain and (SHD Aviation Technology Park), Keezletown Road
3. **Dooms –** Dooms Water System (Crimora Industrial Park, Turk Mountain)
4. **Greenville –** MEG Site
5. **Churchville –** Elementary School, Rt-250, Hotchkiss, Taliafero, West Ridge
6. **Stuarts Draft –** Highland Hills Apartments and nearby single-family houses
7. **Verona –** Blue Ridge Apartments, Animal Shelter
8. **Greenville –** Greenville 340 and Greenville Property
9. **Fishersville –** Wood Property by Expo
10. **Blackburn –** Blackburn Main Zone
11. **Middlebrook –** Middlebrook Water System
12. **Stuarts Draft –** Rt-340, west of University Farm Road; Karman Hills, Walnut Hills, Labelle Estates

## Sewer System Expansions

The Augusta County Service Authority should prioritize sewer system expansions in the following locations:

1. **Stuarts Draft -** Rt-340 and Ladd Road
2. **Staunton West -** Rt-254 (Parkersburg Turnpike)

# Appendix G: Community Engagement Summary

As part of the Comprehensive Planning process, a robust public engagement plan was prepared and executed. Public engagement began in November 2023 with a series of Community Input Meetings at local elementary schools and two (2) virtual Community Input Meetings. Following the community meetings, a series of eight (8) focus groups were held on a variety of topics covered in the Plan. Concurrently, during the development of the SEDAP, an external party hosted several focus groups on large business, small-and-large-scale agricultural production, and utilities, all of which supported the SEDAP's recommendations and the goals set forth in this Plan. To expand outreach even further, staff then hosted numerous pop-up engagement exhibits at events held throughout the County, primarily focusing on more rural areas, such as Craigsville and Deerfield.

A comprehensive community survey, which covered the same wide breadth of topics covered in community meetings and focus groups, was distributed during the first half of 2024. This survey asked residents about their thoughts on housing development, the local economy, infrastructure, quality of life, and other relevant topics. The final engagement tool utilized was a Future Land Use survey, which asked for resident feedback regarding the Future Land Use of their property, along with comments on Planning Policy Areas.

## Initial Community/Public Engagement

### *Focus Group Summaries*

As part of the public engagement process for this Comprehensive Plan, staff facilitated eight (8) focus groups covering a range of topics, such as Land Use, Transportation, and Community Facilities and Services. These focus groups brought together subject matter experts to discuss key issues and provide valuable insights into current conditions, stakeholder relationships, and future possibilities.

Each focus group was guided by tailored questions, ranging from broad to specific, allowing participants to highlight pressing concerns while also exploring detailed aspects of each topic. Feedback from these discussions played a critical role in shaping recommendations for the Comprehensive Plan.

Focus groups were held at the Augusta County Government Center, the Virginia Cooperative Extension Office, Valley Career and Technical Center, or virtually, with 10 to 20 participants per session representing a diverse range of stakeholders. The following summarizes key perspectives shared on how the Comprehensive Plan should address various issues.

#### Historic and Cultural Resources Focus Group Summary

The Historic and Cultural Resources Focus Group, held on February 29, 2024, took a proactive approach to preserving and promoting Augusta County's rich historic and cultural heritage with a vision for 2045. The group emphasized the importance of uncovering and documenting overlooked aspects of history, while balancing preservation with accessibility. There was a strong consensus on the need to enhance public awareness of Augusta County's historic and cultural significance. Participants highlighted the County's role in American history as a means to foster community pride and inclusivity.

Several challenges were identified, including the County's expansive geography, which complicates comprehensive documentation, and concerns about perceived governmental overreach. The group also recognized the need for better coordination of existing resources, improved documentation efforts, and stronger integration of historical education within the school system.

Opportunities for improvement focused on collaboration with historical societies and the establishment of a centralized repository for historic and cultural resources. Promoting Augusta County's contributions on both local and national levels was seen as a strategic advantage. The group looked to successful models from other localities, such as property restoration efforts in Historic Lexington, VA and the accessibility of survey data from projects like the Atlantic Coast Pipeline, as actionable examples.

The discussion underscored the vital role of local museums and cultural facilities in preserving and promoting the County's history through community outreach. Additionally, the group identified the potential for expanding or introducing festivals and events to celebrate Augusta County's unique historic, cultural, and agricultural heritage.

In conclusion, the focus group centered on identifying and addressing challenges in historical preservation, increasing public engagement, and leveraging strategic opportunities to promote Augusta County's historic and cultural resources.

### Community Facilities and Services Focus Group Summary

The Community Facilities and Services focus group discussion, held on March 4, 2024, outlined a vision for 2045 that includes shared services between Staunton and Waynesboro, an increase in County-owned libraries, enhanced emergency response systems, improved school infrastructure, and expanded broadband access.

The discussion highlighted the vital role of libraries and community centers in meeting community needs, the potential for expanding emergency services, and opportunities to enhance schools and childcare to better serve residents. Participants emphasized key challenges, including stagnant tax rates, funding limitations, the need for strategic planning, the balance between agricultural preservation and development, water access concerns, and the necessity of proactive infrastructure and housing investments.

Opportunities for service expansion were identified in parks, libraries, fire stations, and schools, as well as the development of a large community center similar to the APEX Center in Wytheville, VA. Additionally, the group noted that certain areas, particularly along the Rt-42 Corridor, remain underserved in terms of library services, staffing, funding, and space.

### Land Use Focus Group Summary

The Land Use Focus Group met on March 14, 2024 to discuss the current and future state of land use in the County. Participants noted significant shifts over the past decade, including the conversion of agricultural land to residential development, the transformation of agricultural properties into bed and breakfasts and short-term rentals, the introduction of solar energy projects, and the subdivision of larger agricultural parcels into smaller lots.

The group identified several challenges, such as the need for thoughtful land use, outdated and unclear zoning laws, issues with utility expansion due to lot configurations, and the broad scope of General Business Zoning.

There was consensus on the importance of protecting agricultural land, the need for a comprehensive, forward-thinking land use policy, and balancing solar projects with the needs of agriculture and residential areas. The group also highlighted the pressures of residential development, the importance of building on existing infrastructure, and the challenges of expanding utilities.

Discussions included calls for more small-area plans, protecting farmers' rights, managing solar development, and addressing the difficulties young farmers face in securing loans. The group expressed concerns about the impact of housing demand on rising prices, the attraction of industry and business due to affordable land, and the need for the Comprehensive Plan to guide growth effectively. Emphasis was placed on the importance of dense, community-centered neighborhoods and the need for flexible zoning to support a variety of housing types and affordable homes.

### Energy Focus Group Summary

The Energy Focus Group, held on March 25, 2024, discussed strategies regarding energy sustainability, diversification, and the differing opinions on solar locating within the County. Key points included the historic use of biofuels by local farms and the need for a comprehensive energy plan that integrates solar, small-scale nuclear, natural gas, and battery storage.

The group emphasized the importance of planning for the full lifecycle of solar panels, including decommissioning and recycling. Several participants advocated for the protection of prime farmland and other natural resources, citing the negative environmental impacts solar panels have.

Additional proposals included offering incentives for incorporating solar into new municipal, community, and private commercial buildings, streamlining the solar proposal process, and updating building codes to support solar installations. Future considerations included anticipating demand for solar energy and identifying a cap once that demand is met, exploring the potential of small-scale nuclear reactors, and ensuring the financial feasibility of solar development sites. The need for a load letter from Dominion for transmission line approval underscored the importance of long range planning in regards to energy infrastructure.

### Housing Focus Group Summary

The Housing Focus Group, held on March 28, 2024, outlined several action items to address housing challenges in the County. The collective vision focused on eliminating homelessness and creating a diverse housing market that meets the needs of entry-level, mid-range, and first-time homebuyers, including individuals with disabilities.

Key points included the need for development in suitable areas, integrating housing with transportation services and local amenities, maintaining regional aesthetics, and ensuring housing affordability. The group emphasized the importance of offering a variety of housing options, attracting large affordable housing developers, exploring community land trusts, and addressing the scarcity of homes priced under $300k.

Additional priorities included promoting aging-in-place solutions, increasing density in rural subdivisions, enhancing affordable rental options near public transportation, and encouraging mixed-use developments. The group also called for partnerships with local organizations, exploring incentives for developers, and addressing zoning and infrastructure challenges to create a more inclusive and diverse housing market in Augusta County.

### Natural Resources, Outdoor Recreation, Tourism Focus Group Summary

The Outdoor Recreation, Natural Resources, and Tourism Focus Group met on April 1, 2024. The discussion aimed to shape a vision for these sectors through 2045, emphasizing the importance of maintaining clean water, soil, and air quality to attract visitors and preserve the County's appeal for both residents and tourists.

Key topics included the County's thriving agritourism sector, diversifying outdoor recreation opportunities, pursuing a Virginia Scenic River designation for the South River, addressing viewshed impacts from solar developments, offering incentives for tree planting, and developing access points on the Middle River. The group also focused on sustainability in agritourism; beautification initiatives; support for small enterprises; diversification through music festivals and events; expanding broadband access; creating tourism zones; enhancing lodging options; adopting a regional tourism approach; improving connectivity for walking and cycling routes; and increasing walkability through more sidewalks.

The group identified several challenges facing outdoor recreation, natural resources, and tourism. These included the County's large, rural geography, difficulty in rallying support for projects, high infrastructure costs, local resistance to outsiders, the need for Smart Growth strategies, and the importance of effectively communicating project benefits to foster community cohesion. Additional concerns included pollution from forever chemicals and biosolids, the need for clear regulations on retention ponds and tanks in Karst areas, increased water testing, proactive measures against new biosolid retention ponds, improved access to environmental data, stronger penalties for waterway pollution, and the potential for a composting and recycling program.

Overall, the discussion emphasized balancing growth with conservation, strengthening tourism through strategic investments, and ensuring long-term environmental stewardship to support Augusta County's outdoor recreation, natural resources, and tourism sectors.

### Transportation Focus Group Summary

The Transportation Focus Group met on April 5, 2024. Key concerns included addressing issues with Interstate 81, enhancing alternative routes and pedestrian infrastructure, and improving public transportation to create a safer and more efficient network. Specific attention was given to traffic bottlenecks, particularly around schools in Stuart Draft, and exploring more effective utilization of school buses.

The group also discussed the challenges of providing public transit in rural areas, such as Craigsville, and the importance of integrating transportation infrastructure with housing and industrial development. Safety and economic factors were emphasized, with goals to expand the coverage and frequency of public transit services, leverage regional collaborations, and improve major interstates.

Road maintenance, particularly for rural roads, and the need for better pedestrian safety were discussed, along with the importance of taking a comprehensive approach to public transit. This included conducting a feasibility study for micro-transit and forming partnerships for workforce transit. Participants also identified the need for improved infrastructure around pedestrian crosswalks and bus stops, as well as addressing truck parking issues to reduce conflicts.

Lastly, the group emphasized the importance of creating safer spaces for cyclists and the potential of cycling to boost tourism. Suggestions included establishing separate bike lanes and greenways as part of regional transportation planning.

### Youth Focus Group Summary

The Youth Focus Group, held on April 24, 2024, explored young residents' priorities, including recreation, job opportunities, housing, transportation, and farmland preservation. Participants valued the County's outdoor spaces but noted the need for more indoor recreational facilities, such as a gym in Verona or Mount Sidney, and additional entertainment options. Career availability was a key factor in whether they would stay in the County, with many citing a lack of science, engineering, and research jobs. Housing affordability was a concern, with support for townhouses and apartments in areas like Weyers Cave while preserving farmland.

***Community Input Meetings***

Staff facilitated five (5) in-person Community Input Meetings at the following locations in 2023:

1. Clymore Elementary School on November 1, 2023
2. Riverheads Elementary School on November 9, 2023
3. Stuarts Draft Elementary School on November 15, 2023
4. Churchville Elementary School on November 16, 2023
5. Wilson Elementary School on November 27, 2023

At each Community Input Meeting, staff arranged tables dedicated to various topics, allowing attendees to provide input on each subject. Two (2) additional Community Input Meetings took place online. The feedback collected from both the in-person and virtual meetings informed the recommendations outlined in this Plan.

***Pop-Up Engagements***

### Craigsville Community Yard Sale

Date: May 4, 2024
Location: Craigsville

Brief Summary:
Staff engaged the Craigsville community, sharing upcoming Comprehensive Plan goals. Attendees showed significant interest in and concern with the future use of the recently closed prison, citing job loss and the need for a proper replacement.

### Sangerville Towers Ruritan Sale

Date: May 8, 2024
Location: Mt. Solon

Brief Summary:
Staff engaged the Mt. Solon community with details on the Comprehensive Plan. However, engagement was not fully reciprocated. One community member shared their concern with roads needing attention and repair, specifically referring to potholes.

### Deerfield Annual Plant and Book Sale

Date: May 18, 2024
Location: Deerfield

Brief Summary:
Staff engaged the Deerfield community, sharing upcoming Comprehensive Plan goals. Community members expressed significant interest in preserving the rural environment and community. The community members hope to keep Deerfield rural.

### Draft Days

Date: June 1, 2024
Location: Stuarts Draft

Brief Summary:
Staff engaged the Stuarts Draft community, sharing details about the goals and intentions of the Comprehensive Plan. This pop-up engagement included a public input display board where participants answered several questions and provided wide ranging comments.

On the board, it asked *"Where are you from?"* Stickers were made available to attendees to place under a specific area in the County or a pen to share if they're from somewhere else.

- Sixteen (16) participants were from Stuarts Draft
- One (1) participant was from Churchville
- One (1) participant was from Fishersville
- One (1) participant was from Verona

In the column where attendees could write where they were from, staff received one (1) sticker for Weyers Cave, one (1) for Waynesboro, two (2) for Staunton, one (1) for New Hope, one (1) for Crimora, and two (2) for Raphine.

The board also invited participants to share *"What's most important to you?"* The following are responses staff received:

- "Safety First"
- "Boys Basketball"
- "Girls Basketball"
- "Community Center"
- "Free Winter Activities for Kids/Families"
- "Kids Waterpark"
- "Roller Skating"
- "Kids Skating; Trails for Walking"
- "Indoor Pickleball Courts; Rec Center"
- "Walking/Biking Trails"
- "Outdoors"
- "Dog Park"
- "Encouraging Purpose Within the Youth"

Lastly, the board invited participants to respond to "What do you want to see more of?" The following are responses staff received:

- "More Activities for Kids/Families; Skatepark"
- "Youth/Teen Activities; Skatepark"
- "More Running Events"
- "Umbrellas/Shade at the Pool"
- "Helicopter Pad in Sherando/Lyndhurst (Ruritan Ball Field)"

- “Reduction of Invasive Species; More Public Transport; Bike Paths; Increased Walkability”
- “Roller Skating Rink”
- “Splash Pad”
- “Community Center”
- “Skatepark”
- “Programs for Seniors”
- “Waterpark”
- “Community Park/Playground”
- “Kick Ball”
- “Educational Resources”
- “Splash Park for Kids”
- “Water Park”
- “Things for Kids 8 Months to 8 Years with Separate Areas but in Same Facility”

### Parks and Recreation Open House Pop-Up

Date: June 20, 2024
Location: Verona

Brief Summary:
Staff engaged the public in various ways, including games and prizes for children, a copy of the Future Land Use Map, and a display board seeking public comment and opinion.

On the board, it asked *“Where are you from?”* Stickers were made available to attendees to place under a specific area in the County or a pen to share if they’re from somewhere else.

- Four (4) participants were from Stuarts Draft
- One (1) participant was from Fishersville
- Four (4) participants were from Verona
- One (1) participant was from Churchville

In the column where attendees could write where they were from, staff received one (1) sticker for Weyers Cave, one (1) for Crimora, and one (1) for Grottoes. Staff even had two out-of-state participants, one from Iowa and the other from Texas.

The board also invites participants to share *“What’s most important to you?”* The following are responses staff received:

- “One Day Trips”
- “Activities for Family”

Lastly, the board invites participants to respond to *“What do you want to see more of?”* The following are responses staff received:

- “Regular Police Wellness Treatment”
- “Splash Park”
- “More Free Winter Activities”
- “Development for a Continuing Tax Base. Light Industrial (e.g. Buc-ee’s, Bass Pro)”

***Survey Responses***
The Augusta County Comprehensive Plan Survey gathered 1,882 completed responses over a period of seven (7) months. The majority of respondents are Augusta County residents, with just under half working within the County. Below is a summary of the key takeaways from the survey analysis:

### Strengths and Opportunities
Survey respondents identified Augusta County's biggest strengths as its geographical and environmental features, community and lifestyle, and economic aspects. Respondents expressed high satisfaction with fire-rescue services, libraries, law enforcement agencies, water and wastewater services, refuse and recycling facilities, and cellular service.

There is a desire for better access to fresh food, recreational facilities, and senior support services. Respondents also showed interest in developing agricultural businesses, professional services, and bioscience and life sciences industries.

The preservation of the County's rural character and historic landmarks was considered highly important, with respondents ranking the protection and quality of natural resources, managing land development and sprawl, and fostering opportunities for active farming as top priorities. Additionally, there was a call for more parks and hiking trails.

Respondents believe that more high-paying jobs, high-quality schools, and affordable, diverse housing options would help retain the County's young population and attract young professionals.

### Challenges and Weaknesses
Regarding challenges, respondents most frequently mentioned a lack of recreational activities and social events, the County's political climate, and the level of public services. There was significant dissatisfaction with social and family services, childcare and after-school programs, and schools. Internet services also received notable negative feedback.

A significant portion of respondents indicated a low variety of retail services, with a particular need for more shopping and dining options. Nearly half of the respondents felt the County could do more to celebrate its cultural and historic heritage through community events.

Housing-related concerns were also raised, with many feeling there is too much growth, yet insufficient affordable housing opportunities in the County.

Transportation issues, particularly related to pedestrian and bicycle infrastructure and public transportation, were noted as areas requiring attention.

Lastly, many respondents expressed a need for more activities and opportunities for youth.

## Review of the Comprehensive Plan Draft

***Community Input Meetings***
Once the draft of the Comprehensive Plan was made available to the public, staff facilitated five (5) additional in-person Community Input Meetings at the following locations:

1. Riverheads Middle School on July 28, 2025
2. Wilson Middle School on July 30, 2025

3. Stuarts Draft Middle School on July 31, 2025
4. Blue Ridge Community College on August 5, 2025
5. Buffalo Gap Middle School on August 14, 2025

At each meeting, staff displayed visuals of Planning Policy Area and Future Land Use Map changes for attendees to review, including those specific to the subarea where the school was located. These same map changes were then incorporated into the overall presentation, which outlined the draft Plan's vision, key priorities, and goals. Staff explained the roles of each Planning Policy Area and the purpose of Future Land Use designations while highlighting proposed changes for the broader area. Following the presentation, staff invited feedback and engaged in discussion with participants.

***Survey Responses***

The 2025 Comprehensive Plan Draft Feedback Survey received 49 completed responses between July 21, 2025 and August 22, 2025. Below is a summary of the key takeaways from the survey analysis, where 80.85% of respondents were either homeowners or renters in Augusta County.

When asked whether the draft Plan reflects what matters most to individuals who live, work, or spend time in Augusta County, 63.27% of respondents selected either "completely agree" or "somewhat agree." A majority of respondents (57.15%) also felt the Plan's design and layout was clear and easy to follow, with the Planning Policy Area and Future Land Use maps (43.48%) and the Goals, Objectives, and Strategies (23.91%) identified as the most helpful sections.

Establishing General Agriculture as a Future Land Use category—recommended in Goal 5 of the Plan—was ranked as the top priority to implement first by 85.72% of respondents. This, along with many comments, underscores the public's strong desire to preserve and protect agriculture as a vital part of the County's economy and rural character. At the same time, several respondents shared concerns that the draft Plan did not go far enough in addressing agriculture and environmental priorities.

Respondents also expressed strong support for protecting and investing in outdoor parks, trails, and natural spaces. Comments reinforced the importance of natural resources, such as air, water, and soil quality, for sustaining both agricultural production and the County's open spaces. Some feedback, however, suggested that these issues should be elevated even further in the Plan.

In addition to agriculture and natural resources, survey participants raised a wide range of other considerations, including childcare availability, emergency management and disaster response, traffic safety, energy planning, small area plan priorities, youth opportunities for entertainment and physical activity, and ensuring a balanced approach to land use across the County.

Taken together, the survey responses and Community Input Meetings guided staff in strengthening the heart of the Plan to better reflect resident, visitor, and business owner values. In particular, the Plan was revised to place greater emphasis on agricultural vitality and natural resources, directly responding to both the support voiced and the concerns raised.

# Appendix H: Implementation

The implementation tables below are organized by each strategy's designated implementation period. Each row lists the strategy's topic, recommended action items, and relevant stakeholders. A blank Suggested Action Item cell indicates that the strategy is specific enough to guide stakeholders in its implementation.

While most strategies will rely on local, state, federal, or private funding sources and are often covered within existing expenses, some may require additional appropriations from the Augusta County Board of Supervisors beyond what is typically included in the annual budget.

## Annual

| *Strategy* | *Topic* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *3.1.D.* | Utility Infrastructure | | Community Development, County Administration |
| *3.5.D.* | Utility Infrastructure | 1. Identify gaps in water and sewer service in high-priority development areas.<br>2. Create a funding framework that includes grants, loans, and private contributions. | ACSA, Community Development |
| *3.5.E.* | Utility Infrastructure | 1. Use population and development trend data to rank or prioritize high-growth areas for water and/or sewer expansion.<br>2. Coordinate with ACSA to align their infrastructure planning with the County's Planning Policy Area and Future Land Use Map. | ACSA, Community Development, County Administration Economic Development |
| *3.5.G.* | Utility Infrastructure | 1. Identify high priority rural areas underserved by traditional fireflow infrastructure.<br>2. Map priority locations for alternative fireflow infrastructure.<br>3. Coordinate with ACFR and VDOF. | ACFR, ACSA, Community Development |
| *4.1.A.* | Natural Environmental Systems | 1. Work with the Virginia DEQ, Friends of the Middle River, South River Coalition, and local Ruritan Clubs. | Engineering Office |
| *4.4.C.* | Natural Environmental Systems | 1. Create graphics, videos, or other promotional materials to display this information to the public. | Engineering Office |

| | | | |
|---|---|---|---|
| | | 2. Utilize local media outlets as a means of promoting such efforts. | |
| *4.4.D.* | Natural Environmental Systems | 1. Utilize printed and digital media. | Communications Manager, Engineering Office |
| *6.1.B.* | Energy | 1. Emerging technologies may include battery storage, small modular reactors, wind power, and other alternative energy solutions. Look to similar or adjacent localities for guidance.<br>2. Keep abreast state and federal policy changes specific to energy technology.<br>2. Update the Ordinance and other policies as deemed necessary. | Community Development, County Administration, Economic Development |
| *10.3.C.* | Parks and Recreation | 1. Identify what programs would utilize the scholarship program, while also paying attention to any correlations between age groups and programs.<br>2. Utilize the Augusta County Library as a resource and partner when offering free or low-cost services and programs.<br>3. Assess various funding streams to support the scholarship program. | Augusta County Library, Parks and Recreation |
| *20.1.D.* | Farm Equipment Vehicles | 1. Research similar or adjacent agriculture-heavy localities that implement similar campaigns.<br>2. Mirror identified localities' efforts with Augusta County's culture in mind.<br>3. Seek out the support of other agencies to help push or advertise the campaign. | Augusta Extension Office, CSPDC, Community Development, Communications Manager, County Administration, VDOT |

Year 1

| *Strategy* | *Topic* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *1.3.A.* | Agricultural Economy | 1. Increase funding for required matching on AFID projects to grow and promote agri-business.<br>2. Identify existing agricultural programs. Keep an up-to-date tracking sheet of such programs.<br>3. Research what similar or adjacent localities are doing to support agricultural production and work. Compare efforts with what can best be used in the County. | Augusta Extension Office, Economic Development, Farm Bureau |
| *2.1.I.* | Economic Development | 1. Consider the adoption of a property maintenance ordinance (same as *7.3.A.*) to address blighted or unsafe commercial properties. | Building Inspection, Community Development, Economic Development |
| *2.2.E.* | Economic Development | 1. Develop a comprehensive marketing strategy to promote Augusta County's natural and recreational attractions more effectively; and invest in product development, particularly for the Afton Mountain site adjacent to the Blue Ridge Parkway. | Economic Development |
| *2.2.F.* | Economic Development | | Economic Development |
| *2.4.A.* | Mixed-Use Development | 1. Share Build Out Analysis with partner agencies and departments, such as ACPS, ACSA, ACFR, etc.<br>2. Utilize data from build out analysis to create or strengthen a growth management plan. | Community Development |
| *2.4.H.* | Mixed-Use Development | 1. Review the Ordinance with developers, VDOT, and relevant County staff and agencies to assess the feasibility of expanding shared parking flexibilities.<br>2. Update the Ordinance as needed. | Community Development |
| *3.1.E.* | County Expenditures | 1. Assess infrastructure capacity and improvement needs (roads, water, sewer, | Community Development, County |

| | | | |
|---|---|---|---|
| | | broadband) to support future uses.<br>2. Work with the Town of Craigsville and the potential next owner of the property with any potential analyses, rezonings, or other requests that may come forward. | Administration, Town of Craigsville |
| *3.2.A.* | Community Facilities | | County Administration |
| *3.3.D.* | Fire-Rescue | 1. Regularly coordinate with County Administration on the remodeling and construction of hub stations. | ACFR, County Administration |
| *3.4.B.* | Emergency Management | 1. Create an inventory of current emergency response resources. Identify gaps.<br>2. Utilize live experiences and data to help fill gaps to build a more resilient community. | ECC, Emergency Management |
| *3.5.H.* | Utility Infrastructure | 1. Develop a phased plan for capacity expansion in partnership with ACSA engineers.<br>2. Analyze population and employment projections in Weyers Cave to inform design capacity.<br>3. Apply for and secure funding through federal and state programs for wastewater infrastructure. | ACSA, Community Development, County Administration, Economic Development |
| *3.7.A.* | Parks and Recreation Planning | | Parks and Recreation |
| *3.7.C.* | Parks and Recreation Planning | 1. Map existing trails, parks, recreational areas, and historic and natural resources.<br>2. Identify and include planned sidewalks, paths, and bicycle routes from the Mobility Plan.<br>3. Draft a Greenways Plan and conduct public outreach before Plan is adopted.<br>4. Seek funding. | Community Development, County Administration, Parks and Recreation |
| *3.8.C.* | Parks and Recreation Planning | | Parks and Recreation |
| *3.9.A.* | Library Planning | 1. Host a stakeholder workshop with representatives from social services, public safety, relevant civic organizations, Library Board of Trustees, | Augusta County Library, County Departments, Planning Office |

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| | | patrons, and the Planning Office.<br>2. Request further input in the Library Strategic Plan from these groups following a draft.<br>3. Develop annual action plans based on assessment of previous years' plans and the finalized strategic priorities. | |
| *5.3.A.* | Open Space, Farmland | 1. Review map of prime farmland and farmland of statewide importance in Augusta County.<br>2. Look to similar or neighboring localities to review best practices on preservation and management.<br>3. Develop recommendations and share across departments involved in development. | Augusta Extension Office, Engineering Office, Planning Office |
| *6.4.A.* | Energy | 1. Update the County Ordinance to establish pre-selected sites and operational and design standards for data centers, given that data centers are, at the time this Plan was adopted, permitted by-right in General Industrial districts.<br>2. Operational and design standards should address visual impacts, water usage, height limits, noise monitoring, and other factors to ensure data centers are safely and appropriately sited. | Community Development, County Administration, Economic Development |
| *7.1.C.* | Housing | 1. Review the County's Ordinance and analyze potential alternatives to further incentivize smaller lot widths in development areas (e.g. USA/CDA).<br>2. Research other adjacent or similar localities' ordinances.<br>3. Work with developers and associations to explore unique incentives. | Community Development, Ordinance Working Group |
| *7.1.D.* | Housing | 1. Analyze the pros and cons of the 900 sqft minimum dwelling size in the County.<br>2. Assess the costs and benefits for reducing the minimum.<br>3. Consider the square footage minimum requirement for only specific zoning districts or Planning Policy Areas.<br>4. Explore and be mindful of local creative housing solutions that | Planning Office, Zoning Office |

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| | | utilize flexible design standards, such as the Valley Career and Technical Center Community Blitz Build. Consider on-site visits to interact with the smaller home sizes and determine its feasibility and appropriate placement in Augusta County. | |
| *7.3.A.* | Housing | 1. Identify other localities in the region that have a similar ordinance and assess challenges, benefits, enforcement capacity, etc.<br>2. Assess how the enforcement is different across residential type.<br>3. Promote the use of unique local resources to support the maintenance and rehabilitation of substandard or unsafe housing stock in Augusta County as a resolute of a property maintenance ordinance. | Building Inspection, Community Development, Ordinance Working Group |
| *8.2.C.* | Utility Services | 1. Identify existing partnerships and continue to identify underserved areas throughout the County. | County Administration, Zoning Office |
| *11.2.C.* | Libraries | 1. Identify possible partners, including adjacent localities.<br>2. Identify priority locations within the County that would benefit from this service.<br>3. Evaluate cost of providing this service.<br>4. Establish a schedule/calendar for this service, noting its frequency of stops to each location. | Augusta County Library |
| *11.2.H.* | Libraries | 1. Research what other County departments or neighboring localities do to highlight programming and services, such as the Parks and Recreation Seasonal Activities Guide.<br>2. Continue to utilize the Parks and Recreation Activities Guide to promote Library services and programs.<br>3. Identify preferred methods of communication for target populations and align message delivery. | Augusta County Library |
| *14.2.B.* | Community Planning | 1. Develop and adopt Small Area Plans for of the designated subareas in Appendix B, | Planning Office |

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| | | including Greenville and the four (4) growth areas on a rotating basis, focusing on goals like public services, the economy, and parks and recreation, ensuring each Plan captures the essence of each community.<br>2. Seek funding for implementation.<br>3. Include comprehensive involvement from the affected community. | |
| *16.1.A.* | Wayfinding | 1. Develop branding that is cohesive yet defined for each of the different areas. | Community Development, Economic Development & Tourism |
| *17.1.E.* | Vehicular Traffic/Development | 1. Identify areas needing the greatest amount of attention,<br>2. Partner with the CSPDC.<br>3. Support a regional truck parking needs assessment with other I-81 corridor localities. | CSPDC, Community Development, County Administration, Economic Development, FHWA, VDOT |
| *17.3.G.* | Vehicular Traffic/Development | 1. Identify and define flexible standards.<br>2. Research what flexible standards for subdivision streets looks like in similar or adjacent localities.<br>3. Compare with the recommendations in Goal 7 to support affordable housing development. | Community Development |
| *19.2.A.* | Pedestrian Traffic | 1. Utilize PSI Data, SAWMPO Planning Assistance, and other resources to collect and analyze pedestrian and bicycle crash data to inform these safety improvements. | CSPDC, Community Development, County Administration |

<u>Year 2 to 5</u>

| *Strategy* | *Topic* | *Suggested Action Items* | *Stakeholders* |
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| *1.1.A.* | Agricultural Economy | 1. Identify what elements would need to be included in an in-depth analysis or study, such as necessary acreage for cost-effective production compared with average acre size farms in the County. | Augusta Extension Office, Economic Development |

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| | | 2. Survey acreage and production data from existing farms in Augusta County and compare with USDA Census of Agriculture data in order to identify the minimum amount of acreage needed to support a farm family.<br>3. Recommendations and strategies for any relevant parties are to follow an in-depth analysis. | |
| *1.1.B.* | Agricultural Economy | 1. Identify local and regional economic development partners and keep an up-to-date contact list.<br>2. Schedule time(s) to meet with partners to develop actionable steps to boost agriculture as a primary economic driver. | Augusta Extension Office, Economic Development |
| *1.1.C.* | Agricultural Economy | 1. Identify stakeholders in the farming community.<br>2. Establish a form of communication that allows for transparency in feedback. | Augusta Extension Office |
| *1.1.G.* | Agricultural Economy | 1. Utilize printed media in the Government Center, at suite windows, and other display areas in County owned facilities to market such resources.<br>2. Utilize digital media on the County's website and social media pages to market such resources.<br>3. Set a clear definition for agritourism in the Augusta County Ordinance. | Augusta Extension Office, Community Development, Communications Manager, Economic Development & Tourism, Ordinance Working Group |
| *1.2.B.* | Agricultural Economy | 1. Identify additional ways such programs need support and assess County's role. | ACPS, Augusta Extension Office, County Administration |
| *1.2.C.* | Agricultural Economy | 1. Strengthen the partnerships between the Agriculture Industry Board, Economic Development, and ACPS.<br>2. Identify - via survey, conversations, or other methods – farmers needing support.<br>3. Identify curriculum opportunities at ACPS, Valley Career and Technical Center, and BRCC opportunities to add a program for school credit, internships, or | ACPS, Augusta Extension Office, Economic Development |

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| | | apprenticeships and connect the farmers and students.<br>4. Review and utilize national resources, such as the American Farmland Trust. | |
| *1.3.A.* | Agricultural Economy | 1. Increase funding for required matching on AFID projects to grow and promote agri-business.<br>2. Identify existing agricultural programs. Keep an up-to-date tracking sheet of such programs.<br>3. Research what similar or adjacent localities are doing to support agricultural production and work. Compare efforts with what can best be used in the County.<br>4. Promote the strategies outlined in Objective 5.2. in this Plan to support productive agriculture. | Augusta Extension Office, Economic Development, Farm Bureau |
| *1.3.B.* | Agricultural Economy | 1. Utilize printed and digital media campaigns to outline the benefits of keeping land in agricultural and forestry production. Identify available resources to enhance production. Printed media can be mailed or displayed in facilities, at suite windows, and other display areas. Digital media can utilize social media pages and the Augusta County website.<br>2. Promote the strategies outlined in Objective 5.2. in this Plan to support productive agriculture. | Augusta Extension Office, Communications Manager, Economic Development |
| *1.3.E.* | Agricultural Economy | 1. Review the County Ordinance and work with the Augusta Extension Office and local farmers to determine whether the County Ordinance is restrictive or discourages new, appropriate agricultural operations.<br>2. Revise and update the County Ordinance as deemed necessary. | Augusta Extension Office, Ordinance Working Group |
| *2.2.A.* | Economic Development | 1. Acquire a new site for development that already has key assets/infrastructure to shorten the time to project-ready status. | Economic Development |

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| | | 2. Develop a long-term industrial/commercial product strategy.<br>3. Develop or join one (1) or more RIFAs (Regional Industrial Facilities Authorities) to share risks and rewards in acquiring and developing sites and buildings.<br>4. Develop building stock through a shell building program and/or identification of and reuse of existing buildings (private or publicly owned; including unique buildings).<br>5. Develop a deep knowledge/understanding of "aspirational" sector and conduct asset inventories for each niche opportunity sectors to determine which to elevate as a focus sector. | |
| *2.2.B.* | Economic Development | 1. Make manufacturing a priority sector for both attraction and Business Retention and Expansion (BRE) efforts. Within the general BRE program, implement BRE activities specifically for businesses within the recommended target sectors.<br>2. Develop a comprehensive and data-based marketing approach for each core sector (Advanced Mfr., Agriculture and Forestry, Food and Beverage, Life Sciences, and Supply Chain).<br>3. Conduct comparative incentives review for each target sector and modify or create new incentives for each (Budgetary; include data centers). | Economic Development |
| *2.2.C.* | Economic Development | 1. Create a written and more formal BRE plan and diligently implement it.<br>2. Increase the operating budget incrementally over a 5-year period to add economic development and tourism staff, and to enhance the BRE program.<br>3. Increase the operating budget incrementally to enhance direct target sector research and marketing/promotion effort.<br>4. Conduct comparative incentives review for each | Economic Development |

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| | | target sector and modify or create new incentives for each. | |
| *2.3.A.* | Residential Development | 1. Identify costs and benefits to increasing residential development in USAs, while taking into consideration ACSA, existing green space and GA zoned lots, and remaining Planning Policy Areas.<br>2. Based on the County's population, home types, home needs, and population projections, consider establishing a target number of residential units by housing type. Consider percentage of cost-burdened residents and household/family sizes.<br>3. Utilize the housing scorecard in *2.3.C.*<br>4. Planning staff shall cite this strategy during rezoning requests. | Community Development |
| *2.3.B.* | Residential Development | 1. Compare against the analysis done for *2.3.A.*<br>2. Identify the costs and benefits of reducing the percentage of new residentials lots in RCAS and ACAs.<br>3. Compare this strategy against others in the Plan that discourage residential development in ACAs.<br>4. Planning staff shall cite this strategy during rezoning requests. | Community Development |
| *2.3.F.* | Residential Development | 1. Research similar or adjacent localities that offer this tiered approach to residential zoning. Consider positive and negative consequences during research.<br>2. Evaluate the process and language for new residential zoning districts. | Community Development, Ordinance Working Group |
| *2.3.G.* | Residential Development | 1. When evaluating proposed changes to the Zoning and Subdivision Ordinances, the County should assess the potential impact on housing density, types, and prices. Changes to the ordinances should be analyzed for both initial developer costs and long-term implications for homebuyers, renters, and the County. This should be to | Community Development, Ordinance Working Group |

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| | | increase residential development in USAs and CDAs and away from RCAs and ACAs. | |
| *2.3.L.* | Residential Development | 1. Identify existing dedicated funding streams in the County. Assess how the functions of those streams can be utilized to support a standalone funding stream for housing and utility development initiatives.<br>2. Research what similar or adjacent localities do and compare against the County's vision and capacity.<br>2. Partner with the cities of Staunton and Waynesboro to assess the benefits of cost-sharing for utility and infrastructure expansions. | Community Development, County Administration, Finance |
| *2.4.B.* | Mixed-Use Development | 1. Create Neighborhood Mixed Use and Community Mixed Use zoning districts within the Zoning Ordinance.<br>2. Update the Zoning Ordinance to reflect overall recommendations outlined in this Plan. | Community Development, Ordinance Working Group |
| *2.4.E.* | Mixed-Use Development | 1. Review existing buffer yard requirements across zoning districts and compare.<br>2. Weighs costs and benefits to enhancing buffer yard requirements.<br>3. Look to similar or adjacent localities' buffer yard requirements and compare. | Community Development, Ordinance Working Group |
| *3.1.B.* | County Expenditures | 1. Each department should identify key programs and services with intent and missions for each.<br>2. Compile data and develop service standards as a tool guide for partnering departments and colleagues. This tool can also be used during the Comprehensive Plan and CIP processes.<br>3. Update guide/tool as services or programs change. | County Administration, County Departments |
| *3.2.B.* | Community Facilities | | County Administration |
| *3.2.C.* | Community Facilities | | County Administration |

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| *3.2.E.* | Community Facilities | | County Administration |
| *3.2.D.* | Community Facilities | | County Administration |
| *3.3.D.* | Fire-Rescue | 1. Regularly coordinate with County Administration on the remodeling and construction of hub stations. | ACFR, County Administration |
| *3.4.A.* | Emergency Management | 1. Explore funding opportunities to develop and maintain the necessary equipment and furniture needed for the EOC. .Develop a manual on training guidelines.<br>2. Research similar or adjacent localities to identify best practices or things to avoid when maintaining an EOC.<br>3. Identify the Center's "needs" list for development and maintenance. | Emergency Management |
| *3.5.L.* | Utility Infrastructure | 1. If available, compile and evaluate existing cost-benefit analyses (CBA) from comparable localities or projects to identify best practices and lessons learned. Compare data and costs to County averages.<br>2. If conducting a new CBA, develop a standardized methodology for evaluating service line construction costs and benefits both within and outside of road networks. Engage relevant stakeholders in the analysis process to ensure accurate representation of costs and impacts.<br>3. Document potential community impacts, including effects on traffic, road maintenance, and adjacent residents or property owners.<br>4. Review findings and recommendations to guide future utility expansion and infrastructure planning. | ACSA, Community Development |
| *3.7.B.* | Parks and Recreation Planning | 1. Convene a working group with Staunton, Waynesboro, and County representatives to draft a regional recreation and sports tourism plan. | Parks and Recreation |

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| | | 2. Schedule follow-up meetings on a routine basis.<br>3. Engage private sector partners.<br>4. Develop and sign memorandum(s) of understanding. | |
| *3.7.C.* | Parks and Recreation Planning | 1. Map existing trails, parks, recreational areas, and historic and natural resources.<br>2. Identify and include planned sidewalks, paths, and bicycle routes from the Mobility Plan.<br>3. Draft a Greenways Plan and conduct public outreach before Plan is adopted.<br>5. Seek funding. | Community Development, County Administration, Parks and Recreation |
| *3.7.D.* | Parks and Recreation Planning | 1. Identify sites that generate significant revenue and allow for the revenue to fund other expenditures, such as Natural Chimneys Park.<br>2. Track revenue and expense trends annually to guide future resource allocation. | Parks and Recreation |
| *3.8.A.* | Parks and Recreation Planning | 1. Establish a scoring matrix.<br>2. Identify and seek funding opportunities. | County Administration, Parks and Recreation |
| *3.8.F.* | Parks and Recreation Planning | 1. Conduct a financial feasibility study to assess the potential facilities and programs have of generating revenue.<br>2. Develop a pilot enterprise budget for one (1) facility or program and track cost recovery rates and user fees.<br>3. Adjust budget structures as needed to allow facility-generated revenue to be reinvested into parks. | County Administration, Finance, Parks and Recreation |
| *3.9.A.* | Library Planning | 1. Host a stakeholder workshop with representatives from social services, public safety, relevant civic organizations, Library Board of Trustees, patrons, and the Planning Office.<br>2. Request further input in the Library Strategic Plan from these groups following a draft.<br>3. Develop annual action plans based on assessment of previous years' plans and the finalized strategic priorities. | Augusta County Library, County Departments, Planning Office |

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| *3.9.G.* | Library Planning | 1. Conduct an initial assessment to determine where Augusta County Library can currently rank on the Planning for Library Excellence scale.<br>2. Use benchmarking tools and incremental targets to meet or exceed standards. | Augusta County Library |
| *4.1.B.* | Natural Environmental Systems | 1. Coordinate with the ACSA.<br>2. Review and edit the SWPO Ordinance to allow for greater prohibitions in locations designated as Area 2. | Engineering Office |
| *4.1.D.* | Natural Environmental Systems | | Engineering Office |
| *4.2.A.* | Natural Environmental Systems | 1. Review existing ordinances.<br>2. Review other localities' ordinances.<br>3. Draft language appropriate to the County and adopt. | Community Development, Ordinance Working Group |
| *4.4.G.* | Natural Environmental Systems | 1. Create an audit checklist based on state and federal environmental requirements. | Engineering Office |
| *5.1.B.* | Open Space, Farmland | | Augusta Extension Office, Ordinance Working Group |
| *5.2.A.* | Open Space, Farmland | 1. Clearly define Agriculture as a Future Land Use category.<br>2. Work with property owners and other stakeholders to identify optimal locations and parcels.<br>3. Assess alternatives for parcels that are not planned for Agriculture or any other development, especially in USAs and CDAs.<br>4. Utilize the first five-year update of the Plan to update the Future Land Use Map. | Augusta Extension Office, Planning Office |
| *5.3.B.* | Open Space, Farmland | 1. Identify key land preservation programs.<br>2. Promote key programs via printed and digital media, highlighting the basic points of the programs and how to benefit from them. | Augusta Extension Office, Communications Manager, Engineering Office, Planning Office |
| *5.3.C.* | Open Space, Farmland | 1. Research the Purchase of Development Rights program and look to similar counties, such as Rockbridge County.<br>2. Research the Transfer of Development Rights program and look to similar counties. | Augusta Extension Office, County Administration, Ordinance Working Group, Planning |

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| | | 3. Compare the two (2) programs to see which is best suited for the County in preserving agricultural lands.<br>4. Research the relationship such programs can have with housing and Community Land Trusts. | Office, Ordinance Working Group |
| *5.4.D.* | Open Space, Farmland | 1. Review the County's existing land use taxation policies and compare them with those in similar or neighboring localities.<br>2. Assess current effectiveness of program to find gaps or areas for improvement and provide recommendations based on findings. | Augusta Extension Office, Commissioner of the Revenue, County Administration |
| *6.1.A.* | Energy | 1. Identify energy uses and needs.<br>2. Maintain a database of ongoing and future development projects.<br>3. Update public outreach strategies, ordinances, and procedures to address energy opportunities and needs.<br>4. Research similar or adjacent localities' efforts on utilizing energy needs to determine a cap on solar projects.<br>5. Incorporate insights from utility providers and agencies to plan for energy needs in a way that optimizes cost, reliability, and efficiency. | Community Development, County Administration, Economic Development |
| *6.2.D.* | Energy | | County Administration, Finance |
| *7.1.B.* | Housing | 1. Consult with adjacent localities, such as the City of Waynesboro, on the process, challenges, benefits, and language used for their cottage-court development.<br>2. Research other adjacent or similar localities' ordinances.<br>3. Consult with local organizations, such as the SAW Housing group, for ideas and feedback.<br>4. Consult with developers experienced in cottage court development in nearby or similar localities to assess challenges, benefits, and other key takeaways. | Nonprofit Housing Organizations, Ordinance Working Group, Planning Office |

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| *7.1.C.* | Housing | 1. Review the County's Ordinance and analyze potential alternatives to further incentivize smaller lot widths in development areas (e.g. USA/CDA).<br>2. Research other adjacent or similar localities' ordinances.<br>3. Work with developers and associations to explore unique incentives. | Community Development, Ordinance Working Group |
| *7.2.B* | Housing | 1. Research other localities that have done similar initiatives.<br>2. Consult with the City of Staunton on the conversion from Staunton Steam Laundry to apartments.<br>3. Weigh the costs and benefits of the initiative, including Building Code and the age of buildings. | Building Inspection, Planning Office, Ordinance Working Group, Zoning Office |
| *8.2.C.* | Utility Services | 1. Identify existing partnerships and continue to identify underserved areas throughout the County. | County Administration, Zoning Office |
| *9.1.B.* | Resident Retention | 1. Research what similar or regional localities are doing.<br>2. Inspect how learning installations differ by building or service type, weather, age, etc. | Augusta County Library, County Administration, Parks and Recreation |
| *9.1.C.* | Resident Retention | | Augusta County Library, Parks and Recreation |
| *11.2.C.* | Libraries | 1. Identify possible partners, including adjacent localities.<br>2. Identify priority locations within the County that would benefit from this service.<br>3. Evaluate cost of providing this service.<br>4. Establish a schedule/calendar for this service, noting its frequency of stops to each location. | Augusta County Library |
| *11.2.H.* | Libraries | 1. Research what other County departments or neighboring localities do to highlight programming and services, such as the Parks and Recreation Seasonal Activities Guide.<br>2. Continue to utilize the Parks and Recreation Activities | Augusta County Library |

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| | | Guide to promote Library services and programs.<br>3. Identify preferred methods of communication for target populations and align message delivery. | |
| *12.2.A.* | Human Services | 1. Identify what is currently offered remotely.<br>2. Assess accessibility of existing remote options by surveying what works and does not work.<br>3. Research what similar or adjacent localities offer. | County Administration, IT |
| *14.2.A.* | Community Planning | 1. Review recommendations and implementation matrices in existing Small Area Plans. Assess new strategies to achieve.<br>2. Include comprehensive involvement from the affected community. | Planning Office |
| *14.2.C.* | Community Planning | 1. Request funds in the annual budget to support additional planning staff and office space. | Planning Office |
| *15.2.E.* | Cultural and Historic Resources | 1. Research parking flexibility for development near or revitalization of historic structures<br>2. Review Building Inspection's practices and identify potential areas for improvement related to the matter. | Building Inspection, Community Development |
| *15.2.F.* | Cultural and Historic Resources | 1. Research other localities that have a historic documentation protocol for demolition projects or something similar.<br>2. Identify pros and cons, and assess how such practices could best be incorporated into the County. | Community Development |
| *16.1.A.* | Wayfinding | 1. Develop branding that is cohesive yet defined for each of the different areas. | Community Development, Economic Development & Tourism |
| *16.1.C.* | Wayfinding | 1. Research form-based code, corridor overlays, and other regulatory tools to guide additional design standards for signage, landscaping, building materials, and more for properties along designated roadways or corridors. Look to | Community Development, County Administration, Economic Development & |

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| | | adjacent or similar localities, such as the City of Staunton, during research process.<br>2. Consider benefits and costs to such regulations, and determine if this approach is appropriate for the County.<br>2. Update Zoning Ordinance or other policies as needed. | Tourism, Ordinance Working Group |
| *17.1.B.* | Vehicular Traffic/Development | 1. Collaborate with Staunton, Waynesboro, Albemarle, Nelson, Rockingham, Rockbridge, Highland, and Bath. | Community Development, County Administration, VDOT |
| *17.2.D.* | Vehicular Traffic/Development | 1. Coordinate and facilitate meetings to identify areas of greatest concern and come up with actionable solutions. | Augusta County Fire Rescue, Community Development, County Administration, Emergency Management, VDOT |
| *17.3.A.* | Vehicular Traffic/Development | 1. Utilize Small Area Plans.<br>2. Consider vehicle speed management, adequate pedestrian/bicycle facilities through settled areas, and safe crossings from vulnerable users on major highways.<br>3. Utilize the Mobility Plan in Appendix E. | CSPDC, Community Development, VDOT |
| *17.3.C.* | Vehicular Traffic/Development | | Community Development, County Administration, VDOT |
| *17.3.D.* | Vehicular Traffic/Development | 1. Consider incorporating weight limits, no truck signs, or other tools.<br>2. Research the weight difference and impacts of tractor trailers compared to farm vehicles and equipment.<br>3. Coordinate with VDOT to develop appropriate weight limits and signage strategies | CSPDC, Community Development, County Administration, VDOT |
| *17.3.H.* | Vehicular Traffic/Development | 1. Explore innovative transportation technologies, such as smart signals.<br>2. Explore incorporating pedestrian friendly street design methods, such as bollards, rumble strips, sidewalks, benches, and lighting. | Community Development, County Administration, VDOT |

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| | | 3. Increase the number of speed limit signs in areas with high rates of speed-related accidents.<br>4. Increase the number of radar speed limit signs.<br>5. Apply for and utilize VDOT programs, such as the Safe Routes to School program. | |
| *18.1.D.* | Public Transit | 1. Help identify high-demand bus stops and work with the CSPDC/BTAC, DRPT, and VDOT to apply for grants, identify design elements, etc. | CSPDC, Community Development, County Administration |
| *19.1.B.* | Pedestrian Traffic | 1. Identify high, medium, and low-priority locations.<br>2. Take into consideration high usage, accident prone routes, population distribution, etc.<br>3. Coordinate with the CSPDC on regional trail connectivity planning, prioritizing projects that connect to the regional trail network.<br>4. Work toward applying for transportation alternative funding through SAWMPO and CSPDC coordination. | CSPDC, Community Development, VDOT |
| *19.1.D.* | Pedestrian Traffic | 1. Research what similar or adjacent localities do.<br>2. Identify existing bicycle routes most frequently used by residents and tourists.<br>3. Review surrounding infrastructure and properties.<br>4. Work with cycling groups to assess their needs and expectations. | Community Development, County Administration, Parks and Recreation |
| *19.2.B.* | Pedestrian Traffic | 1. Research pedestrian refuge island designs through CSPDC technical assistance.<br>2. Coordinate with VDOT through the CSDPC for design standards and funding opportunities. | CSPDC, Community Development, County Administration, VDOT |
| *19.2.D.* | Pedestrian Traffic | 1. Coordinate with the CSPDC on regional wayfinding standards for pedestrian/bicycle facilities.<br>2. Work with VDOT technical assistance for signage design and placement standards. | CSPDC, Community Development, County Administration, VDOT |
| *19.2.F.* | Pedestrian Traffic | 1. Research similar or adjacent localities that utilize speed humps. Identify best distance, | CSPDC, Community Development, County |

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| | | width for emergency vehicles, location, etc.<br>2. Assess whether sidewalks must be established before speed humps can be. | Administration, VDOT |
| *20.1.B.* | Farm Equipment Vehicles | 1. Coordinate with the CSPDC to research regional approaches to farm equipment signage with peer localities.<br>2. Work with VDOT through CSPDC technical assistance for signage standards and placement best practices and strategies.<br>3. Consider a County-designed sign that highlights the County's appreciation and care for its farmers and other road users. | CSPDC, Community Development, County Administration, VDOT |
| *20.1.C.* | Farm Equipment Vehicles | 1. Research similar or adjacent agriculture-heavy localities to review best practices on managing multi-mode traffic on rural roads with farm equipment.<br>2. Utilize CSPDC regional safety campaign resources.<br>3. Utilize CSPDC Rural Transportation Work Program planning funds for multi-modal road safety education. | Augusta Extension Office, CSPDC, Community Development, County Administration, VDOT |

Year 5 to 10

| *Strategy* | *Topic* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *1.1.H.* | Agricultural Economy | | Community Development, Ordinance Working Group |
| *1.3.D.* | Agricultural Economy | 1. Coordinate with the Augusta Extension Office as they identify benefits and promotional strategies. Assist where feasible. | Augusta Extension Office, Economic Development |
| *3.3.C.* | Fire-Rescue | | ACFR, Community Development, County Administration |
| *3.3.D.* | Fire-Rescue | 1. Regularly coordinate with County Administration on the remodeling and construction of hub stations. | ACFR, County Administration |
| *4.1.H.* | Natural Environmental Systems | 1. Consider partnerships with VDOT, the City of Staunton, the City of Waynesboro, and other MS4 entities that are local to the County. | Engineering Office |
| *4.2.E.* | Natural Environmental Systems | 1. Share the updated map of breach inundation zones with Emergency Management. | Engineering Office |
| *4.3.B.* | Natural Environmental Systems | 1. Create an inventory of existing GIS layers from agencies, such as DEQ, USDA, etc.<br>2. Utilize data from the data provided in *4.3.A.*<br>3. Coordinate with IT to develop a “Natural Resources” GIS viewer for internal and public use. | Engineering Office |
| *5.1.C.* | Open Space, Farmland | 1. Identify what a resource management plan would include and develop a sample plan.<br>2. Distribute and promote the sample plan to relevant land owners. | Augusta Extension Office |
| *5.2.C.* | Open Space, Farmland | 1. Consider new lot size limits, restrictions on family exceptions, boundary line adjustments, and parcel consolidation to preserve larger tracts of land. Additionally, review regulations on lot configurations. | Engineering Office |

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| *5.2.E.* | Open Space, Farmland | 1. Review setback regulations for neighboring or similar localities.<br>2. Review site plans and building permits that have been approved within the last 10 years, paying attention to setbacks.<br>3. Provide a recommendation based on findings. | Engineering Office |
| *6.2.C.* | Energy | 1. Conduct a feasibility analysis on the cost-benefit relationship between non-renewable consumption within County facilities and renewable consumption.<br>2. Identify costs and benefits of developing EV infrastructure at County facilities, such as the Government Center, libraries, court house, and schools.<br>3. If determined cost-efficient, develop an EV Plan. | County Administration, Engineering Office, Finance |
| *6.2.E.* | Energy | | County Administration, Finance |
| *7.3.B.* | Housing | 1. Pursue grant opportunities, such as those available through Virginia Housing, to retrofit older homes as a means to meet the needs of County residents, including senior or working adults. | Community Development, County Administration |
| *7.4.E.* | Housing | 1. Work with local groups, such as the SAW Housing organization and regional housing authorities, to assess local government role in the process. | Community Development, County Administration, Nonprofit Housing Organizations |
| *8.1.B.* | Utility Services | | ACSA, Engineering Office |
| *8.1.C.* | Utility Services | | ACSA, Engineering Office |
| *9.1.A.* | Resident Retention | 1. Take inventory of public facilities that can accommodate interactive educational elements, such as the Augusta County Government Center, ACFR stations, Parks and Recreation, and Augusta County Library stations. | ACFR, Augusta County Library, Community Development, County Administration |

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| | | 2. Implement elements and experiences by high-usage locations. | |
| *10.2.A.* | Parks and Recreation | | Parks and Recreation |
| *12.3.A.* | Human Services | 1. Agencies come together and identify shared goals, missions, themes, service users, high demand locations, etc. | ACFR, Augusta County Library, ACPS, ACSO, County Administration, Parks and Recreation |
| *12.3.B.* | Human Services | | County Administration, Identified Departments |
| *15.1.A.* | Cultural and Historic Resources | 1. Identify all community histories that should be included.<br>2. Partner with members of these communities to collect their stories and conduct oral histories and document the material culture and contributions of these groups to the history and culture of the community. | Community Development, Communications Manager, County Administration, Non-profit History Organizations |
| *15.1.B.* | Cultural and Historic Resources | 1. Research unique ways to engage audiences about local histories.<br>2. Research similar or nearby localities for best practices and other methods on story-telling.<br>3. Research and assess the feasibility of digitizing historical markers or other historical pieces (e.g. using QR codes for a short clip of the history's story). | Community Development, Communications Manager, County Administration, Economic Development, Non-profit History Organizations |
| *15.1.E.* | Cultural and Historic Resources | 1. Investigate the requirements and necessary steps to become a Certified Local Government as designated by the Virginia Department of Historic Resources. | Community Development, Communications Manager, County Administration, Economic Development, Non-profit History Organizations |
| *16.1.B.* | Wayfinding | 1. Collaborate with the Virginia Department of Tourism and VDHR to explore potential grant opportunities for funding this initiative. | Community Development, Communications Manager, Economic |

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| | | 2. Consult with adjacent or similar localities, such as the City of Waynesboro.<br>3. Identify historical markers in Wayfinding Plan.<br>4. Work with an external firm to decide where, what, and how. | Development & Tourism |
| *17.3.I.* | Vehicular Traffic/Development | 1. Coordinate with the CSPDC to identify regional priorities for rural road improvements.<br>2. Work with VDOT through CSPDC technical assistance to develop phased improvement plans that balance safety with rural character preservation. | CSPDC, Community Development, County Administration, VDOT |
| *19.2.E.* | Pedestrian Traffic | 1. Research implementation through CSPDC technical assistance and regional best practices study.<br>2. Coordinate with VDOT for signal timing modifications through traffic engineering coordination. | CSPDC, Community Development, County Administration, VDOT |

Year 10 to 15

| *Strategy* | *Topic* | *Suggested Action Items* | *Stakeholders* |
|---|---|---|---|
| *2.1.G.* | Economic Development | | Community Development, Economic Development |
| *4.2.G.* | Natural Environmental Systems | | Engineering Office |
| *4.4.E.* | Natural Environmental Systems | 1. Create a standard response check-list/form.<br>2. Identify corrective actions.<br>3. Create a schedule for when to assess public facilities. | Engineering Office |
| *8.2.B.* | Utility Services | 1. Conduct an assessment of existing infrastructure and identify where there are gaps, service issues, etc.<br>2. Consider different negotiation agreements for future contracts. | County Administration, Zoning Office |
| *12.3.C.* | Human Services | 1. Conduct surveys, focus groups, and public meetings to gauge community interest in centralized resources. Understand concerns about convenience, service quality, and potential challenges. | County Administration, Identified Departments |
| *12.3.D.* | Human Services | 1. Utilize the data gathered from *12.3.C.* and look to similar or adjacent localities to identify priorities for locations and services. | County Administration, Identified Departments |
| *15.1.C.* | Cultural and Historic Resources | 1. Research similar or nearby localities for unique and best practices.<br>2. Research and assess the feasibility of digitizing historical markers or other historical pieces (e.g. using audio tools for historical plaques in the Augusta County Government Center). | Community Development, Communications Manager, County Administration, Economic Development, Non-profit History Organizations |
| *15.1.D.* | Cultural and Historic Resources | | Augusta County Public Schools |
| *15.2.C.* | Cultural and Historic Resources | 1. Review Virginia Code § 15.2-978.<br>2. Research what other localities have adopted ordinances that follow the Virginia Code | Ordinance Working Group |

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| | | section and assess whether it is a good fit for Augusta County. | |
| *19.1.C.* | Pedestrian Traffic | 1. Utilize hybrid or rapid flashing beacons at crossings.<br>2. Research what similar or adjacent localities do. Assess and compare the County's goals and capacity. | Community Development, County Administration, Parks and Recreation |

Year 15 to 20

| *Strategy* | *Topic* | *Suggested Action Items* | *Stakeholders* |
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| *5.1.E.* | Open Space, Farmland | 1. Request a list of priority planting areas from the VA Dept. of Forestry and the U.S. Forest Service.<br>2. Identify community groups or school programs that are interested in planting events.<br>3. Provide assistance for at least one (1) local tree planting project and assess regularity of the plantings. | Augusta Extension Office, Engineering Office |
| *8.1.B.* | Utility Services | | ACSA, Engineering Office |
| *8.1.C.* | Utility Services | | ACSA, Engineering Office |
| *12.3.D.* | Human Services | 1. Utilize the data gathered from *12.3.C.* and look to similar or adjacent localities to identify priorities for locations and services. | County Administration, Identified Departments |

Continuous

| Strategy | *Topic* | *Suggested Action Items* | *Stakeholders* |
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| *1.1.D.* | Agricultural Economy | 1. Encourage development of new crops, products, and processes. Collaborate with Augusta Extension Offices, educational institutions, and farmers' markets to promote and market local agriculture. | Augusta Extension Office, Economic Development |
| *1.1.E.* | Agricultural Economy | 1. Identify key stakeholders in the farming community and keep an up-to-date contact list.<br>2. Engage stakeholders on a scheduled basis to identify needs, challenges, concerns, successes, etc. | Augusta Extension Office |
| *1.1.F.* | Agricultural Economy | | Augusta Extension Office |
| *1.2.A.* | Agricultural Economy | 1. Promote and attend student competitions. Promote competitions via printed and digital media. Printed media can be displayed in facilities, at suite windows, and other display areas. Digital media can utilize social media pages and the Augusta County website.<br>2. Encourage the reservation or construction of spaces designed to facilitate youth farming or agricultural exercises, such as agricultural laboratories (ag labs). | ACPS, Augusta Extension Office, Communications Manager, Economic Development |
| *1.2.D.* | Agricultural Economy | 1. Utilize printed and digital media to promote the Farm Transition workshops. Printed media can be displayed in facilities, at suite windows, and other display areas. Digital media can utilize social media pages and the Augusta County website.<br>2. Utilize print media to attract farmers as well as agricultural law attorneys and other professional consultants in the field. | Augusta Extension Office, Communications Manager, Economic Development |
| *1.2.E.* | Agricultural Economy | 1. Identify and strengthen partnerships with existing organizations and agencies to expand the support network for beginning farmers. | Augusta Extension Office, Communications Manager, Economic Development |

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| | | 2. Compile available financial resources, grants, and cost-share programs, and identify the most feasible options for young farmers in Augusta County.<br>3. Promote these resources through print and digital media, as well as direct outreach and engagement with beginning farmers. Printed media can be displayed in facilities, at suite windows, and other display areas. Digital media can utilize social media pages and the Augusta County website. | |
| *1.3.C.* | Agricultural Economy | | Augusta Extension Office, County Administration |
| *2.1.A.* | Economic Development | 1. Identify themes and patterns within business activity in the County.<br>2. Identify what complements and or enhances such business activity and compare against target sectors recommendations in the SEDAP action matrix. | Economic Development |
| *2.1.B.* | Economic Development | 1. Reference the Target Sectors Review section (p. 13-18) of the SEDAP for key sectors to attract. Additionally, identify and review the County's key assets in attracting businesses.<br>2. Develop a retention policy that outlines ways in which to care for existing and incoming businesses. Utilize community feedback from existing businesses, especially locally owned businesses, to identify areas for improvement. | Economic Development |
| *2.1.C.* | Economic Development | | Community Development, Economic Development |
| *2.1.D.* | Economic Development | | Community Development, Economic Development |
| *2.1.E.* | Economic Development | | Community Development, |

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| | | | Economic Development |
| *2.1.F.* | Economic Development | | Community Development, Economic Development |
| *2.1.H.* | Economic Development | | Community Development, Economic Development |
| *2.2.D.* | Economic Development | | Economic Development |
| *2.3.A.* | Residential Development | 1. Identify costs and benefits to increasing residential development in USAs, while taking into consideration ACSA, existing green space and GA zoned lots, and remaining Planning Policy Areas.<br>2. Based on the County's population, home types, home needs, and population projections, consider establishing a target number of residential units by housing type. Consider percentage of cost-burdened residents and household/family sizes.<br>3. Utilize the housing scorecard in *2.3.C.*<br>4. Cite this strategy during rezoning requests. | Community Development |
| *2.3.B.* | Residential Development | 1. Compare against the analysis done for *2.3.A.*<br>2. Identify the costs and benefits of reducing the percentage of new residentials lots in RCAS and ACAs.<br>3. Compare this strategy against others in the Plan that discourage residential development in ACAs.<br>4. Cite this strategy during rezoning requests. | Community Development |
| *2.3.C.* | Residential Development | 1. Create a housing scorecard.<br>2. Schedule a time to annually compile data to then report on.<br>3. Utilize the data when making decisions in the Community Development Department. | Community Development |
| *2.3.D.* | Residential Development | 1. Collected data from the housing scorecard, ACSA Master Plan, anticipated or | Community Development |

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| | | existing road projects, and ACPS Master Plan. | |
| *2.3.E.* | Residential Development | 1. Regularly cite and utilize the Planning Policy Area and Future Land Use Map during conversations on development.<br>2. Update such maps as needed and allowed when patterns of gaps and inconsistencies rise to the surface during said conversations. | Community Development |
| *2.3.H.* | Residential Development | 1. Review Rural Smart Growth principles and identify areas in the County where such principles can be further promoted and encouraged.<br>2. Add principles to Small Area Plans and utilize during development proposals/requests. | Community Development |
| *2.3.I.* | Residential Development | | Community Development |
| *2.3.J.* | Residential Development | 1. Utilize the Small Area Plan process to encourage and plan for this type of residential development. | Community Development |
| *2.3.K.* | Residential Development | 1. Encourage local developers, builders, and financiers to participate in federal and state housing programs that target homeownership for residents with low-and-moderate-incomes. | Community Development |
| *2.4.C.* | Mixed-Use Development | | Community Development |
| *2.4.D.* | Mixed-Use Development | 1. Conduct annual inventories and evaluations of infrastructure projects to monitor progress and adjust investments based on evolving conditions and development opportunities. | ACPS, ACSA, Community Development, VDOT |
| *2.4.F.* | Mixed-Use Development | | Community Development |
| *2.4.G.* | Mixed-Use Development | | Community Development |
| *3.1.A.* | County Expenditures | | County Administration |

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| *3.1.C.* | County Expenditures | | County Administration, County Departments |
| *3.1.F.* | County Expenditures | 1. Identify points of contact and keep up-to-date contact lists.<br>2. Set scheduled times for the localities to convene to coordinate the planning, funding, and delivery of public facilities and services. | Commissioner of the Revenue, County Administration |
| *3.1.G.* | County Expenditures | | Commissioner of the Revenue, County Administration |
| *3.2.B.* | Community Facilities | | County Administration |
| *3.2.C.* | Community Facilities | | County Administration |
| *3.2.D.* | Community Facilities | | County Administration |
| *3.3.A.* | Fire-Rescue | 1. Regularly coordinate with ACFR staff to assess priorities, timelines, and current efforts to remain up-to-date and provide support where possible. | ACFR, Community Development, County Administration |
| *3.3.B.* | Fire-Rescue | 1. Regularly coordinate with ACFR staff to assess where support can be given. | ACFR, Community Development, County Administration |
| *3.3.C.* | Fire-Rescue | | ACFR, Community Development, County Administration |
| *3.3.E.* | Fire-Rescue | 1. Continue to assess station and training facility needs for the overall system. | ACFR, Community Development, County Administration |
| *3.3.F.* | Fire-Rescue | 1. Regularly coordinate with ACFR staff regarding land use and development. | ACFR, Community Development, County Administration |
| *3.4.A.* | Emergency Management | 1. Explore funding opportunities to develop and maintain the necessary equipment and furniture needed for the EOC. .Develop a manual on training guidelines.<br>2. Research similar or adjacent localities to identify best practices or things to avoid when maintaining an EOC. | Emergency Management |

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| | | 3. Identify the Center's "needs" list for development and maintenance. | |
| *3.4.B.* | Emergency Management | 1. Create an inventory of current emergency response resources. Identify gaps.<br>2. Utilize live experiences and data to help fill gaps to build a more resilient community. | ECC, Emergency Management |
| *3.4.C.* | Emergency Management | 1. Test existing notification systems on a scheduled/routine basis.<br>2. Create pre-scripted messages for common emergency scenarios for rapid deployment.<br>3. Train staff in use of all communication platforms during emergency situations. | ECC, Emergency Management |
| *3.4.D.* | Emergency Management | 1. Maintain an up-to-date contact list and distribute to relevant partners.<br>2. Schedule routine calls or meetings. | ECC, Emergency Management |
| *3.4.E.* | Emergency Management | 1. Annually assess StormReady Community requirements and maintain registration. Compare against existing County practices. Improve where necessary.<br>2. Re-apply for StormReady Community status every 4 years. | Emergency Management |
| *3.4.F.* | Emergency Management | 1. Review the Emergency Operation Plans every 4 to 5 years and update as needed. Maintain a document or file that tracks all plan revisions and progress. | Emergency Management |
| *3.4.G.* | Emergency Management | 1. Maintain an up-to-date contact list.<br>2. Schedule regular or routine times to discuss the details of the partnership. | ECC, Emergency Management |
| *3.5.A.* | Utility Infrastructure | 1. Refer to Appendix E. Priority Locations for Augusta County Service Authority System Expansions. | ACSA, Community Development |
| *3.5.B.* | Utility Infrastructure | 1. Continue to work with the ACSA to prioritize capital projects that address fireflow deficiencies and explore opportunities to pilot innovative fire flow delivery technologies. | ACSA, Community Development, County Administration, Economic Development |

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| *3.5.C.* | Utility Infrastructure | 1. Seek matching funds from state or federal programs for high-priority upgrades.<br>2. Work with developers to establish cost-share agreements where fireflow improvements are tied to new construction. | ACSA, Community Development |
| *3.5.F.* | Utility Infrastructure | | ACSA, Community Development |
| *3.5.I.* | Utility Infrastructure | | ACSA, Community Development |
| *3.5.J.* | Utility Infrastructure | | ACSA, Community Development |
| *3.5.K.* | Utility Infrastructure | 1. Coordinate early on with developers during rezoning and site plan requests to map out utility corridors and easement needs.<br>2. Utilize housing scorecard and other development trackers alongside the FLUM to anticipate future ACSA infrastructure expansion. | ACSA, Community Development |
| *3.5.M.* | Utility Infrastructure | | ACSA, Community Development |
| *3.5.N.* | Utility Infrastructure | | ACSA, Community Development |
| *3.5.O.* | Utility Infrastructure | | ACSA, Community Development |
| *3.6.A.* | Solid Waste Management | 1. Review and update those plans on a periodic basis, particularly in regards to the efficient use and accessibility of the landfill site and its access roads. | ACSA, Community Development, County Administration |
| *3.6.B.* | Solid Waste Management | 1. Review and update solid waste collection sites periodically based on capacities, type of waste being collected, etc. | ACSA, Community Development, County Administration, Facilities Management |
| *3.7.D.* | Parks and Recreation Planning | 1. Identify sites that generate significant revenue and allow for the revenue to fund other expenditures, such as Natural Chimneys Park.<br>2. Track revenue and expense trends annually to guide future resource allocation. | Parks and Recreation |

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| *3.8.B.* | Parks and Recreation Planning | | Parks and Recreation |
| *3.8.D.* | Parks and Recreation Planning | | Parks and Recreation |
| *3.8.E.* | Parks and Recreation Planning | 1. Create a routine maintenance schedule, regularly tracking needs and upgrades upon visits.<br>2. Utilize best practices to upkeep facilities and promote to Parks and Recreation staff.<br>3. Incorporate sustainability practices to reduce long-term maintenance costs. | Facilities Management, Parks and Recreation |
| *3.9.B.* | Library Planning | 1. Conduct a facilities and service gap analysis to identify priority facilities and services.<br>2. Conduct an ADA assessment of facilities.<br>3. Prioritize locations that have a significant increase in usage.<br>4. Host a stakeholder workshop with representatives from community organizations, library users, and non-library users in the identified target areas. | Augusta County Library |
| *3.9.C.* | Library Planning | 1. Maintain an up-to-date contact list of partner agencies/departments.<br>2. Meet with partners to explore share-used or co-located spaces.<br>3. Draft MOUs and develop pilot programs for services with the greatest need. | Augusta County Library, County Departments |
| *3.9.D.* | Library Planning | 1. Identify items in the collection that are “rare and valuable.”<br>2. Research best practices for maintaining such items.<br>3. Develop a plan and advocate for resources necessary to protect the items. | Augusta County Library |
| *3.9.E.* | Library Planning | 1. Prepare a presentation summarizing the updated Strategic Priorities and annual action plans with clear benefits for broader County goals.<br>2. Request a formal resolution of support. | Augusta County Library, County Administration |

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| *3.9.F.* | Library Planning | 1. Create annual work plans with clear tasks and responsible parties identified.<br>2. Collect data on usage, satisfaction, program reach, etc. | Augusta County Library |
| *3.9.G.* | Library Planning | 1. Conduct an initial assessment to determine where Augusta County Library can currently rank on the Planning for Library Excellence scale.<br>2. Use benchmarking tools and incremental targets to meet or exceed standards. | Augusta County Library |
| *3.10.A.* | Schools Planning | 1. Meet with ACPS staff on a quarterly basis to best align anticipated growth with ACPS' needs.<br>2. Provide updates on development proposals for ACPS planning purposes.<br>3. Utilize County or region-specific multiplier to predict the number of students per residential development to anticipate needs. | ACPS, Community Development, County Administration |
| *3.10.B.* | Schools Planning | 1. Analyze staffing trends and shortages across subject areas using ACPS data.<br>2. Identify hard-to-fill positions and create a targeted hiring and retention plan.<br>3. Include staffing as a recurring topic in budget development workshops between the County and ACPS. | ACPS |
| *3.10.C.* | Schools Planning | 1. Evaluate opportunities for co-locating programs and engage agency partners. | ACPS, County Departments |
| *3.10.D.* | Schools Planning | 1. Engage with ACPS and ask where help from the County could best be used. | ACPS, County Administration |
| *3.10.E.* | Schools Planning | 1. Identify opportunities to work together on shared programs or facilities, such as joint use-buildings.<br>2. Remain in regular contact with regional partners to ensure there is an alignment on educations needs and services. | ACPS |
| *3.10.F.* | Schools Planning | 1. Utilize data gathered through the Comprehensive Plan drafting process to highlight workforce, educational, and | ACPS, County Administration |

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| | | other demographic trends to note the growing importance of having a skilled, local workforce.<br>2. Work with the ACPS to explore incentives and other initiatives to make CTE program enrollment more attractive and feasible for students. | |
| *4.1.C.* | Natural Environmental Systems | | Engineering Office |
| *4.1.E.* | Natural Environmental Systems | 1. Maintain an up-to-date contact list for partners.<br>2. Set a routine point in time for when to coordinate with partners. | CSPDC, Engineering Office |
| *4.1.G.* | Natural Environmental Systems | 1. Apply for DEQ grants for Stormwater TMDL action plans for water quality for projects, such as Jennings Branch and Dooms Crossing.<br>2. Apply for DuPont NRDAR Settlement money. | Engineering Office |
| *4.1.I.* | Natural Environmental Systems | 1. Continue to develop an MS4 Annual Action Plan, TMDL Action Plan, Recycling Rate Report, and public outreach to stay in compliance.<br>2. Have townhall discussions with MS4 managers in neighboring localities (Staunton, Waynesboro, Harrisonburg) to review their MS4 programs and compare practices. | Engineering Office |
| *4.2.B.* | Natural Environmental Systems | | Engineering Office |
| *4.2.C.* | Natural Environmental Systems | | Engineering Office |
| *4.2.D.* | Natural Environmental Systems | 1. Create and maintain a contact list for partners.<br>2. Identify projects and rank from highest to lowest priority.<br>3. Identify grant opportunities and apply, utilizing partners as resources for competitive applications. | Engineering Office |
| *4.2.F.* | Natural Environmental Systems | 1. Identify partners and keep an up-to-date contact list.<br>2. Develop an awareness campaign to distribute, especially to affected property owners and incoming developers. | Engineering Office |

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| *4.2.H.* | Natural Environmental Systems | | Emergency Management, Engineering Office |
| *4.2.I.* | Natural Environmental Systems | | Engineering Office |
| *4.2.J.* | Natural Environmental Systems | 1. Identify high-risk residential areas prone to flooding throughout the County, such as neighborhoods in Stuarts Draft, Churchville, and Lyndhurst. | Engineering Office |
| *4.3.A.* | Natural Environmental Systems | 1. Utilize data on the direct and indirect economic benefits provided by the County's natural resource base, including prime farmland, forestry, tourism, recreation, water supply, water quality, and flood control.<br>2. Communicate these benefits effectively to ensure natural resource issues are fairly considered in land use and growth discussions. | Community Development, County Administration, Engineering Office |
| *4.3.C.* | Natural Environmental Systems | 1. Coordinate with state agencies, Extension Service, and local conservation partners to provide education and outreach on best management practices. | Engineering Office |
| *4.3.D.* | Natural Environmental Systems | 1. Partner with the organizations, such as the Virginia Department of Forestry, Extension Service, and local conservation groups to promote the use of native species in landscaping, reforestation, and habitat restoration projects. | Augusta Extension Office, Engineering Office |
| *4.3.E.* | Natural Environmental Systems | 1. Utilize the Performance Standards Table during staff review of rezonings, Special Use Permit requests, and site plans.<br>2. Provide guidance to applicants on how to best address relevant natural resource features.<br>3. Track the frequency in which each performance standard is adhered to inform future updates to the Table. | Engineering Office |

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| *4.4.A.* | Natural Environmental Systems | 4. Provide a list of all public environmental programs to public through paper and social media. | Engineering Office |
| *4.4.B.* | Natural Environmental Systems | 1. Revise current educational materials.<br>2. Programs and initiatives can include the Augusta County Fair, Hazardous Waste Day, Spring Cleanup, and Earth Day. Research additional opportunities.<br>3. Consider options to participate in school and other events that discuss why, how, and where to recycle. | Engineering Office |
| *4.4.E.* | Natural Environmental Systems | 1. Create a standard response check-list/form.<br>2. Identify corrective actions.<br>3. Create a schedule for when to assess public facilities. | Engineering Office |
| *4.4.F.* | Natural Environmental Systems | 1. Research funding opportunities. | Engineering Office |
| *4.4.G.* | Natural Environmental Systems | 1. Create an audit checklist based on state and federal environmental requirements | Engineering Office |
| *5.1.A.* | Open Space, Farmland | 1. Maintain and promote up-to-date maps of existing AFDs.<br>2. Promote AFD enrollment through seasonal mailings and physical and digital media that give a basic overview of AFDs and their benefits. | Augusta Extension Office, Engineering Office |
| *5.1.C.* | Open Space, Farmland | 1. Identify what a resource management plan would include and develop a sample plan.<br>2. Distribute and promote the sample plan to relevant land owners. | Augusta Extension Office |
| *5.1.D.* | Open Space, Farmland | 1. Centralize all BMP resources and contacts and distribute to local farmers and foresters.<br>2. Develop outreach materials highlighting local success stories of BMP adoption in farming and forestry operations.<br>3. Promote cost-share, grant, and technical assistance programs available through unique agencies, such as the Headwaters SWCD. | Augusta Extension Office, Engineering Office |

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| | | 4. Work with partner agencies to track participation in BMP programs and share results that demonstrate environmental and operational benefits. | |
| *5.1.F.* | Open Space, Farmland | 1. Utilize printed and digital media to highlight woodlots and sound forestry management, looking to success stories on occasion. | Augusta Extension Office, Engineering Office |
| *5.2.B.* | Open Space, Farmland | 1. Annually review the Planning Commission Index for rezonings.<br>2. Establish strong relationships with farmers and welcome their feedback.<br>3. Assess and amend the Augusta County Code as necessary. | Augusta Extension Office, Engineering Office, Ordinance Working Group |
| *5.2.D.* | Open Space, Farmland | 1. Review existing Zoning Ordinance and confirm there is consistency. Amend as necessary.<br>2. Cite this strategy during rezoning and administrative or Special Use Permit requests. | Engineering Office, Ordinance Working Group, Planning Office, Zoning Office |
| *5.2.F.* | Open Space, Farmland | 1. Invoke cluster subdivision requirements per §25-77.1. Cluster subdivision option of Augusta County Code. | Engineering Office |
| *5.2.G.* | Open Space, Farmland | 1. Document the number and type of residential rezonings proposed in ACA from the last 5-10 years. Continue to document. | Engineering Office |
| *5.2.H.* | Open Space, Farmland | 1. Identify and define established development patterns.<br>2. Collaborate with VDOT through the rezoning process to ensure that any transportation expansions or improvements are designed to be consistent with the existing patterns of development. | Engineering Office, Planning Office |
| *5.4.A.* | Open Space, Farmland | 1. Once available, regularly utilize the map from *4.3.B.* to find a balance between new development and open space and connectivity. | Engineering Office |
| *5.4.B.* | Open Space, Farmland | 1. These programs should be encouraged broadly in both RCAs and ACAs and on a case-by-case basis in the USAs and CDAs, subject to Board of Supervisors approval. | Engineering Office, Planning Office |

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| | | b) Maintain an up-to-date inventory of properties with conservation easements and prioritize outreach in RCAs and ACAs through printed and digital media.<br>2. As additional land is preserved, it should be designated as Urban Open Space on the Planning Policy Area/Future Land Use Map to enhance recreational use, open space, source water protection, and natural resource conservation.<br>3. Explore unique incentives to encourage residents to place land under conservation easements. | |
| *5.4.C.* | Open Space, Farmland | 1. Apply for and utilize unique funding tools, such as the Virginia Outdoors' Get Outdoors Fund, DOI Land and Water Conservation Fund, and CIP. | Engineering Office, Parks and Recreation |
| *6.1.C.* | Energy | 1. Maintain an up-to-date contact list with utility providers and relevant stakeholders to stay in the know and make periodic check-in calls. | Community Development, County Administration, Economic Development |
| *6.1.D.* | Energy | 1. Maintain an up-to-date contact list with relevant agencies to stay in the know and make periodic check-in calls. | Community Development, County Administration, Economic Development |
| *6.1.E.* | Energy | 1. Coordinate with CSPDC on regional EV charging infrastructure planning and site identification. | CSPDC, Community Development, County Administration, Economic Development |
| *6.2.A.* | Energy | 1. Energy-efficient homes include technologies like solar rooftops or geothermal heat pumps. | Engineering Office |
| *6.2.B.* | Energy | 1. Compare the County's usage data gathered from energy providers with County energy projects. Evaluate and assess goals as needed. | Engineering Office |
| *6.3.A.* | Energy | 1. When given a Special Use Permit application for a solar energy system, utilize this | Planning Office, Zoning Office |

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| | | policy, in conjunction with the rest of this Plan, when preparing project recommendations.<br>2. Utilize the Future Land Use and Planning Policy Area maps. | |
| *6.3.B.* | Energy | 1. When given a Special Use Permit application for a solar energy system, utilize this policy, in conjunction with the rest of this Plan, when preparing project recommendations. | Planning Office, Zoning Office |
| *6.3.C.* | Energy | 1. When given a Special Use Permit application for a solar energy system, utilize this policy, in conjunction with the rest of this Plan, when preparing project recommendations.<br>2. Utilize the map of prime farmland detailed in *5.3.A.*<br>3. As a means of protecting agricultural land, review the Solar Ordinance and explore incentives for placing solar panels on already impervious surfaces. | Planning Office, Zoning Office |
| *6.3.D.* | Energy | 1. When given a Special Use Permit application for a solar energy system, utilize this policy, in conjunction with the rest of this Plan, when preparing project recommendations. | Planning Office, Zoning Office |
| *6.3.E.* | Energy | 1. When given a Special Use Permit application for a solar energy system, utilize this policy, in conjunction with the rest of this Plan, when preparing project recommendations. | Planning Office, Zoning Office |
| *6.3.F.* | Energy | 1. When given a Special Use Permit application for a solar energy system, utilize this policy, in conjunction with the rest of this Plan, when preparing project recommendations. | Planning Office, Zoning Office |
| *6.3.G.* | Energy | 1. When given a Special Use Permit application for a solar energy system, utilize this policy, in conjunction with the rest of this Plan, when | Planning Office, Zoning Office |

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| | | preparing project recommendations. | |
| *6.3.H.* | Energy | 1. When given a Special Use Permit application for a solar energy system, utilize this policy, in conjunction with the rest of this Plan, when preparing project recommendations.<br>2. Assess the feasibility of a solar overlay district that pre-selects optimal locations for solar projects so as not to alter the character of the community. | Planning Office, Zoning Office |
| *6.3.I.* | Energy | 1. When given a Special Use Permit application for a solar energy system, utilize this policy, in conjunction with the rest of this Plan, when preparing project recommendations. | Planning Office, Zoning Office |
| *7.1.A.* | Housing | 1. Establish measurable indicators (e.g. number of affordable units built per year) to track progress on meeting the goals and recommendations outlined in the Study and be prepared to adjust goals based on real-time data and feedback.<br>2. Consider preparing an Augusta County Housing Plan with up-to-date data and strategies, similar to the 2014/2015 Housing Plan. | Engineering Office, Planning Office |
| *7.1.E.* | Housing | | County Administration, Economic Development, Planning Office |
| *7.1.F.* | Housing | 1. Review and update the Zoning Ordinance as it pertains to ADUs to allow greater flexibility in their location, design, and use.. | Planning Office, Zoning Office |
| *7.2.A.* | Housing | 1. Update the Zoning Ordinance to respond to density and zoning needs across growth areas in the County.<br>2. Work with interested developers to promote such development. | Planning Office, Engineering Office, Ordinance Working Group |

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| *7.2.C.* | Housing | | Community Development, County Administration |
| *7.3.C.* | Housing | 1. Promote the efforts of the groups by printed or digital media.<br>2. Serve as a liaison for grant applications for community-wide rehabilitation projects. | Community Development, Communications Manager, County Administration |
| *7.4.A.* | Housing | | Community Development, County Administration |
| *7.4.B.* | Housing | | Community Development, County Administration |
| *7.4.C.* | Housing | 1. Have at least one (1) representative from the County serve a role in a local housing organization, such as serving on the SAW Housing Steering Committee. | County Administration, Nonprofit Housing Organizations, Planning Office |
| *7.4.D.* | Housing | | Community Development |
| *8.1.A.* | Utility Services | | ACSA |
| *8.2.A.* | Utility Services | 1. Develop a schedule for when to make regular assessments. | ACSA, Engineering Office |
| *8.2.B.* | Utility Services | 1. Create a recycling “do and don’t” graphic to be shared via printed and digital media.<br>2. Consider options for expanding the list of materials that can be recycled at County recycling centers. | ACSA, Communications Manager, Engineering Office |
| *9.1.D.* | Resident Retention | 1. Identify traditional and non-traditional sports.<br>2. Assess what sports the County can offer individually and what would benefit from public-private partnership. | Parks and Recreation |
| *9.2.A.* | Resident Retention | 1. Stay up-to-date on programs being offered within the Center.<br>2. Manage the supportive partnership by regularly asking how the County be of help.<br>3. Incorporate suggested ways to help where feasible. | ACPS, County Administration, Economic Development |

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| *9.2.B.* | Resident Retention | 1. Identify regional organizations and employers that prepare students with workforce skills.<br>2. Regularly ask identified groups in what ways the County can support their efforts.<br>3. Incorporate suggested ways to help where feasible.<br>4. Explore existing available opportunities designed to support young adults entering the workforce. Promote and/or develop other programs/initiatives as necessary. | ACPS, County Administration, Economic Development |
| *9.2.C.* | Resident Retention | 1. Promote events, programs, or other opportunities either for youth and young adults or of their work/program experiences. Utilize printed or digital media. | ACPS, Communications Manager, County Administration, Economic Development |
| *9.3.A.* | Resident Retention | 1. Identify programs that offer such guidance.<br>2. Regularly ask the identified groups in what ways the County can support their efforts.<br>3. Incorporate suggested ways to help where feasible. | Community Development, County Administration |
| *9.3.B.* | Resident Retention | 1. Utilize printed and digital media to promote such programs.<br>2. Utilize suite windows in the Government Center and other County facilities to distribute printed media. | Communications Manager, County Administration, Economic Development |
| *9.3.C.* | Resident Retention | 1. Identify similar groups or localities with the same efforts and assess ways to improve. | ACFR, Augusta County Library |
| *9.4.A.* | Resident Retention | | Augusta County Library, Parks and Recreation |
| *9.4.B.* | Resident Retention | 1. Stay aware of what initiatives exist in the area that can utilize support.<br>2. Regularly ask identified groups in what ways the County can support their efforts.<br>3. Incorporate suggested ways to help where feasible. | Community Development, County Administration |
| *10.1.A.* | Parks and Recreation | | Parks and Recreation |
| *10.1.B.* | Parks and Recreation | 1. Identify the broader spectrum of the population that is not | Parks and Recreation |

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| | | being reached and identify as a target.<br>2. Create a master list of existing partners with relevant contact info to support regular engagement | |
| *10.2.A.* | Parks and Recreation | | Parks and Recreation |
| *10.2.B.* | Parks and Recreation | 1. Prioritize identifying locations for parks that are ADA compliant.<br>2. Consider developing splash pad parks, pickleball courts, basketball courts, and skateboard parks to meet the general public's physical activity interests. | Parks and Recreation |
| *10.3.A.* | Parks and Recreation | | Parks and Recreation |
| *10.3.B.* | Parks and Recreation | 1. Identify programs and services to promote, including a partnership with Emergency Management programs, such as Pule Point, CPR, etc.<br>2. Identify existing promotional strategies, while reviewing what similar or adjacent localities do.<br>3. Conduct a cost-benefit analysis, which will compare existing and potential promotional strategies.<br>4. Implement the promotional strategies with the best cost-benefit ratios. | Emergency Management, Parks and Recreation |
| *11.1.A.* | Libraries | 1. Continuously engage with community members and community organizations to identify areas of interest. | Augusta County Library |
| *11.1.B.* | Libraries | 1. Continuously engage with community members and community organizations to identify areas of interest.<br>2. Annually develop an action plan based on community feedback and strategic priority to identify community-responsive services.<br>3. Advocate for the resources needed to support community-responsive services. | Augusta County Library |
| *11.1.C.* | Libraries | 1. Stay up-to-date on and regularly assess ADA compliance laws.<br>2. Annually develop an action plan based on assessment | Augusta County Library |

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| | | and ADA compliance to ensure all Augusta County Library buildings are ADA compliant.<br>3. Identify assistive technologies to make available at all Augusta County Libraries that aid patrons of varying abilities. | |
| *11.2.A.* | Libraries | 1. Continuously engage with community members and community organizations to identify areas of interest.<br>2. Explore the expansion of courier services to more rural locations to increase accessibility to library materials. | Augusta County Library |
| *11.2.B.* | Libraries | 1. Engage with the public on a regular or semi-regular basis (annual or bi-annual) to survey what works, what doesn't work, what could be better, etc.<br>2. Continuously engage with community members and community organizations to identify areas of the County without equitable access to library resources and services.<br>3. Develop an annual action plan for expanding service delivery to underserved groups.<br>4. Advocate for the resources needed to support service delivery expansion efforts. | Augusta County Library |
| *11.2.C.* | Libraries | 1. Identify possible partners, including adjacent localities.<br>2. Identify priority locations within the County that would benefit from this service.<br>3. Evaluate cost of providing this service.<br>Establish a schedule/calendar for this service, noting its frequency of stops to each location. | Augusta County Library |
| *11.2.D.* | Libraries | 1. Annually evaluate Augusta County community member usage and advocate for proportional funds to support access to Talking Book Center resources. | Augusta County Library |
| *11.2.E.* | Libraries | 1. Identify and develop opportunities to expand or create flexible meeting space.<br>2. Identify solutions for small group and single person study spaces. | Augusta County Library |

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| | | 3. Advocate for the resources needed to support meeting and study room enhancements. | |
| *11.2.F.* | Libraries | 1. Identify existing partners and use network to further identify what voices are missing from the conversation and what gaps could be filled. | Augusta County Library |
| *11.2.G.* | Libraries | 1. Research the feasibility of regional interlibrary loan services with nearby library systems | Augusta County Library |
| *11.2.H.* | Libraries | 1. Research what other County departments or neighboring localities do to highlight programming and services, such as the Parks and Recreation Seasonal Activities Guide.<br>2. Continue to utilize the Parks and Recreation Activities Guide to promote Library services and programs.<br>3. Identify preferred methods of communication for target populations and align message delivery. | Augusta County Library |
| *11.2.I.* | | 1. Identify community groups in the area that are seeing an increase in library usage.<br>2. Develop a mechanism to collect impact stories and additional needs for identified areas.<br>3. Provide advocacy and awareness training for Friends of the Augusta County Library Foundation and the Augusta County Library Board of Trustees. | Augusta County Library |
| *11.3.A.* | Libraries | 1. Ensure all public-facing technology access is meeting community needs and upgrade as necessary.<br>2. Evaluate the use of 3D printing services and expand to other parts of the County as necessary.<br>3. Advocate for the resources needed to support technology and digital services at all 7 locations, including staff time. | Augusta County Library |
| *11.3.B.* | Libraries | 1. Evaluate the use of the Book a Librarian service and expand as necessary. | Augusta County Library |

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| | | 2. Advocate for the resources needed to support technology and digital services at all 7 locations, including staff time. | |
| *11.3.C.* | Libraries | 1. Identify gaps for improvement.<br>2. Identify best practices for expansion.<br>3. Evaluate the use of mobile hotspots and expand service as needed. | Augusta County Library |
| *11.3.D.* | Libraries | 1. Advocate for increased financial support for technology training for all library staff.<br>2. Stay up-to-date with technology trends and develop a long-term plan for enhancing staff knowledge and increased technology support at all 7 locations. | Augusta County Library |
| *12.1.A.* | Human Services | 1. Identify existing partners and keep an up-to-date contact list.<br>2. Communicate with partners about human service needs. | County Administration |
| *12.1.B.* | Human Services | | County Administration |
| *12.1.C.* | Human Services | | County Administration |
| *12.1.D.* | Human Services | 1. Identify groups and partners, such as Project GROWS and Augusta Health, where assistance can be given.<br>2. Regularly ask identified groups in what ways the County can enhance their efforts.<br>3. Incorporate suggested ways to help where feasible.<br>4. Utilize suite windows in the Government Center to display printed media and the County website and social media to display digital media. | Augusta County Government Center, Communications Manager, County Administration |
| *12.1.E.* | Human Services | 1. Remain in regular contact with DSS and ask in what ways the County can enhance their efforts.<br>2. Incorporate suggested ways to help where feasible.<br>3. Utilize suite windows in the Government Center to display printed media and the County website and social media to display digital media. | Augusta County Government Center, Communications Manager, County Administration |

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| *12.1.F.* | Human Services | 1. Remain in regular contact with VDH and ask in what ways the County can enhance their efforts.<br>2. Incorporate suggested ways to help where feasible.<br>3. Utilize suite windows in the Government Center to display printed media and the County website and social media to display digital media. | Augusta County Government Center, Communications Manager, County Administration |
| *12.1.G.* | Human Services | 1. Work with Augusta Health to further identify such initiatives, such as the Neighborhood Clinic or Remote Area Medical.<br>2. Utilize suite windows in the Government Center to display printed media and the County website and social media to display digital media. | Augusta County Government Center, Communications Manager, County Administration |
| *12.1.H.* | Human Services | 1. Remain in regular contact with veteran partners and organizations and ask in what ways the County can enhance their efforts.<br>2. Incorporate suggested ways to help where feasible.<br>3. Utilize suite windows in the Government Center to display printed media and the County website and social media to display digital media, if necessary. | Augusta County Government Center, Communications Manager, County Administration |
| *12.2.B.* | Human Services | 1. Stay up-to-date on ADA compliance.<br>2. Identify what languages are present in the County/community through conversations with DSS and other partners. | County Administration |
| *12.2.C.* | Human Services | | County Administration |
| *12.2.D.* | Human Services | 1. Identify what services are being offered by what agencies and stay up-to-date on needs and demands for services. | County Administration |
| *12.2.E.* | Human Services | 1. Identify what services are being offered by what programs and stay up-to-date on needs and demands for services. | County Administration |

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| *12.2.F.* | Human Services | 1. Identify and stay up-to-date on both partners and needs.<br>2. Regularly assess ways in which the County can be involved. | County Administration |
| *12.2.G.* | Human Services | 1. Stay up-to-date on and in contact with partners.<br>2. Regularly assess needs and ways to provide support or promotional efforts. | County Administration |
| *12.2.H.* | Human Services | 1. | |
| *13.1.A.* | Public Safety Service Delivery | 1. Follow the Fire-Rescue Comprehensive Strategic Plan and other guiding tools. | ACFR, ACSO, County Administration, ECC, Emergency Management |
| *13.1.B.* | Public Safety Service Delivery | 1. Utilize Comprehensive Plan updates, CIP, budget requests, rezonings, etc. to involve public safety agencies in strategic planning efforts. | ACFR, ACSO, County Administration, ECC, Emergency Management, Finance, Planning Office |
| *13.1.C.* | Public Service Safety Delivery | 1. Research what similar or adjacent localities apply for and assess competitiveness as applicants. | ACFR, ACSO, County Administration, ECC, Emergency Management |
| *13.1.D.* | Public Safety Service Delivery | 1. Maintain a working relationship with the leadership of neighboring jurisdictions and attend regularly scheduled meetings | ACFR, ACSO, ECC, Emergency Management |
| *13.1.E.* | Public Safety Service Delivery | 1. Continuously asses systems for effectiveness.<br>2. Maintain a log of communications disruptions to assess cause and potential improvements. | ECC, Emergency Management |
| *13.2.A.* | Public Safety Service Delivery | | ACFR |
| *13.2.B.* | Public Safety Service Delivery | 1. Have a ready-to-go and up-to-date contact list to give to developers when they seek development approval, rezonings, etc. | ACFR, ACSA, Community Development, Emergency Management, VDOT |

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| *13.2.C.* | Public Safety Service Delivery | | ACFR |
| *13.2.D.* | Public Safety Service Delivery | 1. Review initiatives and use the Government Center suite windows and other display areas to inform the public about available services and initiatives, and to share seasonal fire prevention messages during periods of higher fire risk. | ACFR, Communications Manager, County Administration |
| *13.2.E.* | Public Safety Service Delivery | | ACFR, County Administration |
| *13.2.F.* | Public Safety Service Delivery | 1. Other hazard and emergency response-based plans include: Threat and Hazard Identification & Risk Assessment, Hazard Mitigation Plan, Emergency Operation Plan, Hazardous Material Emergency Response Plan, Traffic Incident Safety Plan, and Dam Safety. Regularly assess and implement recommendations. | ACFR, Emergency Management |
| *13.2.G.* | Public Safety Service Delivery | 1. Explore incentives to attract new volunteers and strengthen efforts to recruit and train those willing to serve. Couple with efforts in *13.2.A.* | ACFR, County Administration |
| *13.3.A.* | Public Safety Service Delivery | 1. Stay up-to-date on any changes to standards and regularly assess protocols and policies. | ACSO |
| *13.3.B.* | Public Safety Service Delivery | 1. Identify neighboring or like-sized localities with innovative efforts and assess feasibility of duplicating efforts in the County. | ACSO |
| *13.3.C.* | Public Safety Service Delivery | | ACSO |
| *13.3.D.* | Public Safety Service Delivery | | ACFR, ACSO, Community Development, County Administration, Emergency Management |
| *13.3.E.* | Public Safety Service Delivery | 1. Identify neighboring or like-sized localities with new programs and technologies and assess feasibility of | ACSO |

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| | | duplicating efforts in the County. | |
| *13.3.F.* | Public Safety Service Delivery | 1. Utilize printed or digital media to disseminate information. For printed media, utilize Government Center suite windows and other display areas. | Animal Control, ACSO, Communications Manager |
| *14.1.A.* | Community Planning | 1. Utilize Small Area Plans to identify or define the character of certain communities.<br>2. Use Small Area Plans to guide higher-density and/or mixed-use development in areas best suited for such growth.<br>3. Utilize rezoning and development requests to encourage infill development. | Community Development |
| *14.1.B.* | Community Planning | 1. Collaborate with VDOT to ensure that any transportation expansions or improvements are designed to be consistent with the existing patterns of development.<br>2. Utilize rezoning and site plan comments to encourage sensitive design and buffering. | Community Development |
| *14.1.C.* | Community Planning | 1. Identify and provide examples of development patterns to share with developers.<br>2. Utilize rezoning and site plan comments to encourage those development patterns. | Community Development |
| *14.1.D.* | Community Planning | | Community Development |
| *14.2.B.* | Community Planning | 1. Develop and adopt Small Area Plans for of the designated subareas in Appendix B, including Greenville and the four (4) growth areas on a rotating basis, focusing on goals like public services, the economy, and parks and recreation, ensuring each Plan captures the essence of each community.<br>2. Seek funding for implementation.<br>3. Include comprehensive involvement from the affected community. | Planning Office |
| *15.1.F.* | Cultural and Historic Resources | 1. Identify best location for a centralized repository. | Augusta County Circuit Court Clerk's Office, Augusta County Library, |

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| | | 2. Utilize printed and digital media to bring awareness to the resources and events. | Communications Manager, Non-profit History Organizations |
| *15.2.A.* | Cultural and Historic Resources | 1. Identify and keep up-to-date contacts lists of group and agency partners.<br>2. Assess programmatic needs and find areas needing support.<br>3. Consult with other localities, such as the City of Lexington regarding Historic Downtown Lexington. | Community Development, County Administration, Economic Development |
| *15.2.B.* | Cultural and Historic Resources | | Community Development |
| *15.2.D.* | Cultural and Historic Resources | | Community Development |
| *15.3.A.* | Cultural and Historic Resources | 1. Utilize printed and digital media to promote events and activities. | Communications Manager, Economic Development & Tourism |
| *15.3.B.* | Cultural and Historic Resources | 1. Stay up-to-date on events and activities and utilize printed and digital media to promote them. | Communications Manager, Economic Development & Tourism |
| *15.3.C.* | Cultural and Historic Resources | | Communications Manager, Economic Development & Tourism |
| *16.1.D.* | Wayfinding | 1. Work with local partners and vendors to stay in-the-know on upcoming events. | Economic Development & Tourism |
| *16.1.E.* | Wayfinding | 1. Highlight the value and locations of local assets, especially where events are commonly held.<br>2. Market events to better keep the community in-the-know.<br>3. Coordinate events (by Special Use Permit application) with Emergency Management. | Community Development, Communications Manager, Economic Development & Tourism, Emergency Management |
| *17.1.A.* | Vehicular Traffic/Development | 1. Promote and be involved in public engagement opportunities for the Improvement Project. | Community Development, County Administration, VDOT |
| *17.1.C.* | Vehicular Traffic/Development | 1. Research third-party applications and software that | Community Development, County |

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| | | detail accident info for travels via digital messaging. | Administration, Emergency Management, VDOT |
| *17.1.D.* | Vehicular Traffic/Development | 1. Promote and be involved in public engagement opportunities for improvements. | Community Development, County Administration, VDOT |
| *17.2.A.* | Vehicular Traffic/Development | 1. Utilize the Mobility Plan in Appendix E. | Community Development, County Administration, VDOT |
| *17.2.B.* | Vehicular Traffic/Development | 1. Attend monthly SAWMPO meetings with prepared input on County development projects.<br>2. Incorporate public input from all users during the transportation planning process.<br>3. Utilize Small Area Plans and growth areas to ensure County transportation priorities are integrated into the planning and implementation of the region's Long Range Transportation Plan and Transportation Improvement Program. | CSPDC, Community Development, County Administration, SAWMPO |
| *17.2.C.* | Vehicular Traffic/Development | 1. Identify roadway networks needing alternate routes.<br>2. Utilize the Mobility Plan in Appendix E.<br>3. Incorporate supplemental roadway connections into the design of new residential subdivisions to help divert local traffic from major roads. | Community Development, County Administration, VDOT |
| *17.2.E.* | Vehicular Traffic/Development | 1. Consider stormwater management and wildlife crossings when expanding flexible standards.<br>2. Identify existing standards and see where it makes the most sense to offer flexibility. | Community Development, VDOT |
| *17.2.F.* | Vehicular Traffic/Development | | Community Development, County Administration, VDOT |
| *17.3.B.* | Vehicular Traffic/Development | 1. Utilize the Future Land Use and Planning Policy Area maps to coordinate traffic | CSPDC, Community Development, VDOT |

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| | | infrastructure improvements and other developments with growth areas.<br>2. Utilize the Mobility Plan in Appendix E.<br>3. Coordinate growth projections with CSPDC demographic analysis and ensure consistency with SAWMPO LRTP. | |
| *17.3.E.* | Vehicular Traffic/Development | 1. Utilize rezoning and site plan requests/submittals to encourage this. | Community Development |
| *17.3.F.* | Vehicular Traffic/Development | | Community Development |
| *18.1.A.* | Public Transit | 1. Ensure access includes access and connectivity to service areas or high-employment areas. | CSPDC, Community Development, County Administration |
| *18.1.B.* | Public Transit | 1. Stay in regular contact with the CSPDC/BTAC.<br>2. Periodically assess where the CSPDC needs County support, and provide support where feasible. | CSPDC, Community Development, County Administration |
| *18.1.C.* | Public Transit | 1. Stay in regular contact with the CSPDC.<br>2. Periodically assess where the CSPDC needs County support, and provide support where feasible.<br>3. Utilize printed and digital media to promote such alternatives. | CSPDC, Community Development, Communications Manager, County Administration |
| *18.1.E.* | Public Transit | 1. Utilize printed and digital media to promote the various benefits of transit ridership utilizing CSPDC BRITE reports and surveyed data from local users via BRITE on rider testimonials and success stories.<br>2. Display printed media in Government Center suite windows and other display areas. | CSPDC, Community Development, Communications Manager, County Administration |
| *18.1.F.* | Public Transit | 1. Review the Microtransit Feasibility Study with CSPDC staff to identify County-specific implementation priorities.<br>2. Review possibilities to help with implementation.<br>3. Coordinate with Brite on service integration planning for pilot program implementation. | CSPDC, Community Development, County Administration |

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| *19.1.A.* | Pedestrian Traffic | 1. Utilize rezoning and site plan requests and submittals to encourage this infrastructure. | Community Development, VDOT |
| *19.2.C.* | Pedestrian Traffic | 1. Maintain up-to-date contact lists between Zoning, Economic Development and Tourism, and Emergency Management offices between localities to stay in-the-know on cycling events in the area.<br>2. Communicate expected travel patterns, length and frequency of rides, etc.<br>3. Work cross-departmentally to share this information with residents in the impacted areas.<br>4. Provide safe cycling tip graphics to the neighboring localities to share with riders.<br>5. Support the development of a regional cycling safety campaign with CSPDC coordination through Bike the Valley program. | CSPDC, Community Development, Economic Development and Tourism, Emergency Management, Communications Manager |
| *20.1.A.* | Farm Equipment Vehicles | 1. Alternatives may include alternatives to paving, dedicated turn-outs on narrow rural roads for safe passing, etc.<br>2. Research similar or adjacent localities with similar road infrastructure.<br>3. Collaborate with VDOT and the CSPDC.<br>4. Utilize the Mobility Plan in Appendix E. | CSPDC, Community Development, County Administration, VDOT |

GUIDING
# AUGUSTA
PATHWAYS TO 2045

## EXECUTIVE SUMMARY

Augusta County, Virginia

**DRAFT**

# Introduction

## Purpose

*Guiding Augusta* is a wide-ranging document that maps out the trajectory of both the development and preservation of Augusta County over the next 20 years. Serving as a guide for the future, it provides a vision and policy framework that reflects the aspirations of the County and its residents, farming community, and business owners.

The Code of Virginia requires localities to adopt a Comprehensive Plan every 20 years and to partially update the document at least once every five (5) years.

The County's first Comprehensive Plan was adopted in 1970. It was later updated in 1987, 1994, and, most recently, 2007. The 2007 Plan was officially adopted on April 25, 2007. Since then, it has received partial updates in 2014-2015, 2018-2019, and 2020, some of which included Planning Policy Area and Future Land Use Map amendments from the Fishersville and Stuarts Draft Small Area Plan adoption processes.

The Comprehensive Plan is used as a land use guide for decisions specific to housing, transportation, recreation, economic development, community services and facilities, and conservation and preservation.

When the Comprehensive Plan is adopted and adhered to in land use decisions, it enables Augusta County to be proactive in guiding where development occurs, ensuring that any future growth is carefully planned for and balanced.

## Process

*Guiding Augusta* was created by – and for – the residents of Augusta County. Public involvement has been a crucial part of the planning process and has, in turn, informed the vision, key priorities, and recommendations within this document.

County staff coordinated five (5) initial public input meetings and two (2) virtual input meetings in the fall of 2023. The purpose of these meetings was to hear directly from residents about their priorities and how they envision Augusta County over the next 20 years. In addition to these public forums, staff coordinated a series of focus groups, one-on-one meetings with property owners, a community survey, a Future Land Use survey, and several pop-up engagement events.

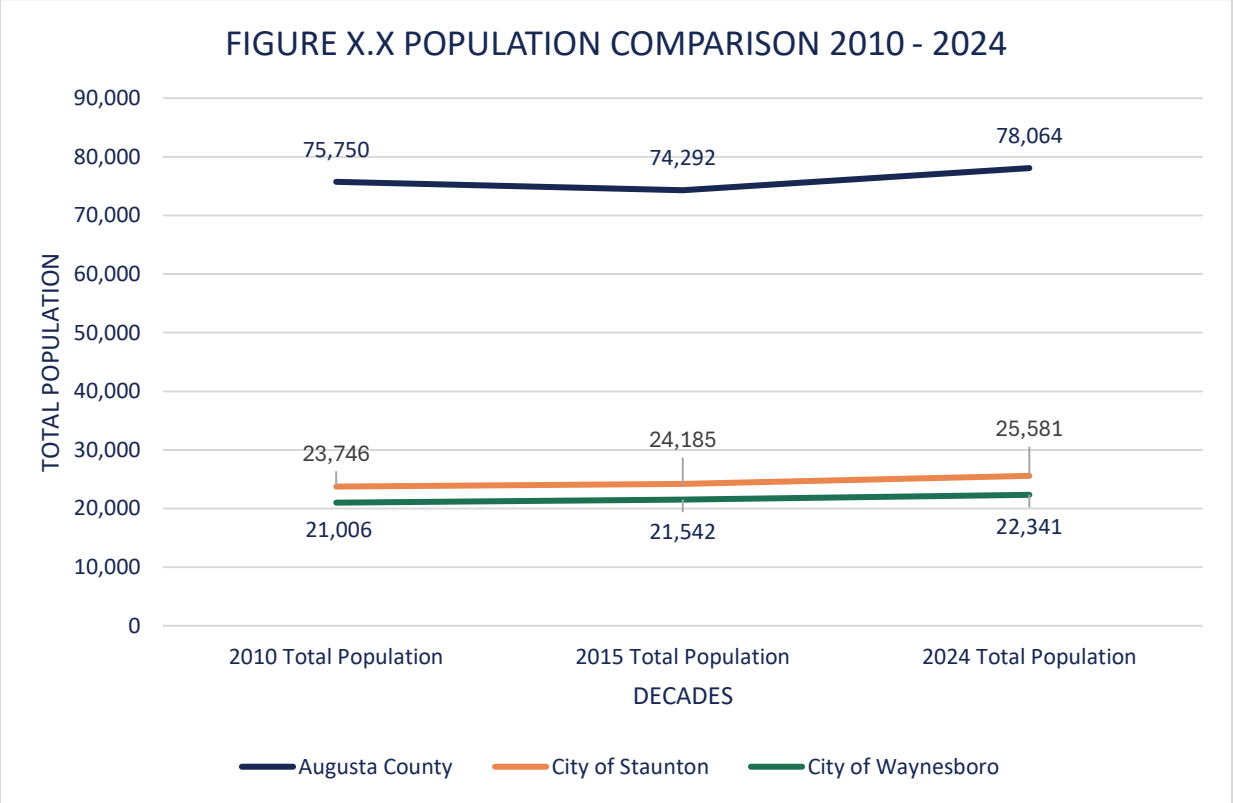
Based on this first round of public input, staff synthesized the community's vision to shape the key components and themes of the Plan. At this stage, the County identified Rural Smart Growth as the guiding planning framework. Rural Smart Growth adapts Smart Growth principles to a rural context by directing growth to designated areas with existing infrastructure, supporting vibrant village and town centers, and preserving agricultural and rural lands.

This approach enables Augusta County to plan for growth while maintaining the character and strengths most valued by residents. With Rural Smart Growth as its foundation, staff drafted the Plan and shared it with the public at five (5) community meetings to present key priorities and proposed updates to the Future Land Use and Planning Policy Area maps. Input from these meetings, along with completed survey responses on the draft Plan, guided revisions made before its final adoption in 2025.

# Augusta County Community Profile

Augusta County operates under a **Board of Supervisors with seven (7) elected members**, supported by appointed boards and professional administration. The County also works closely with the cities of Staunton and Waynesboro and other regional partners to provide services. This structure helps Augusta County manage growth while making sure decisions are tied to long-term priorities. **Strong regional cooperation and careful alignment of growth policies** remain central to how the County moves forward.

The County's population is approximately **78,064 and is projected to grow to just over 90,000 by 2050 (16% increase)**. The County has the **oldest median age in the SAW region, at 44.7**, with one in five (1 in 5) residents already over age 65, a share that is expected to grow. At the same time, households are getting smaller, with an average of 2.43 people per household, and fewer households have children (**55% of households are married couples without school aged children or infants**). **An older and smaller household base means planning for senior services while also attracting younger families** through housing, education, and job opportunities.

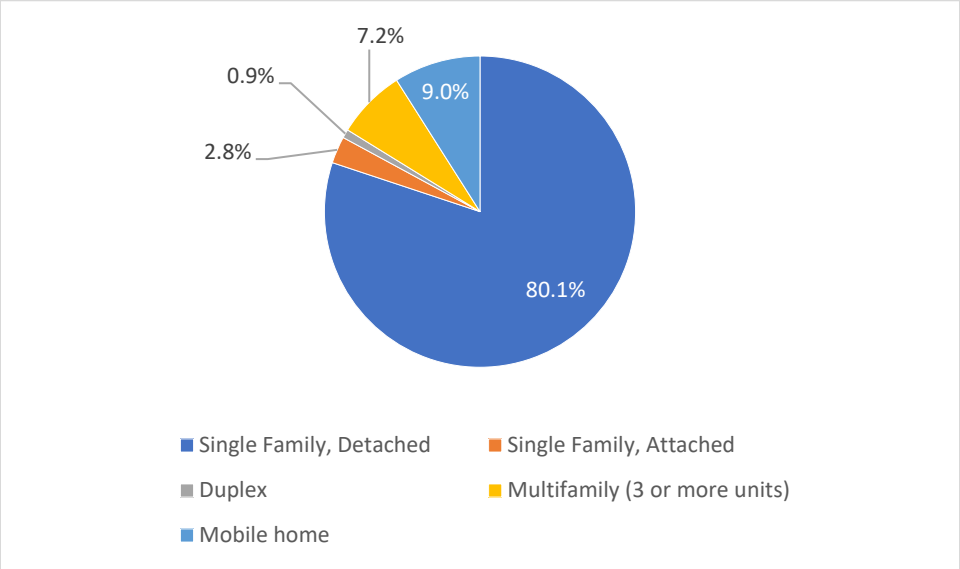



*Source: US Census Bureau*

Housing is a pressing issue. The County has **approximately 32,890 housing units as of 2023**, with very low vacancy rates (7%), making it harder for residents to find homes. The vast majority (**80.1%) are single-family detached houses**, and there are limited "missing middle" choices like townhomes or duplexes (<10.9%). Many homes are also older, with a third built before 1980. Looking ahead, the County will need at least **4,100 additional housing units over the next 25 years** (includes housing units built and approved for in the last two (2) years) to

accommodate the projected population increase of 12,000, underscoring the importance of reinvesting in aging housing stock while also building new, diverse options in designated growth areas.

Figure X-X. Housing Types




*Source: 2023 ACS 5-Year Estimates*

Augusta County's economy is anchored by **agriculture, manufacturing, and transportation**, with nearly half (46%) of residents commuting outside the County for work. The County has seen major job gains in manufacturing and warehousing, while agriculture remains one of the strongest sectors, producing **$448 million in 2022, second highest in Virginia**. However, the number of farms is shrinking even as the value of production rises. **Balancing economic diversification while keeping agriculture strong will be key to maintaining Augusta County's identity and prosperity.**

The transportation network is a strength, with **two (2) interstates (I-81 and I-64) and thousands of miles of primary and secondary roads (406 and 2,052, respectively)**. Traffic is manageable overall, with congestion mainly near Staunton, Waynesboro, and the interstate corridors. Public transit options such as the **BRITE bus and Afton Express commuter line** are in place but limited, and sidewalks and bikeways cover only about 29 miles. **Future investments will need to focus on better connections in growth areas while preserving the rural road network.**

Augusta's environment is both an asset and a responsibility. Nearly **half (45%) the County sits on karst aquifers**, which are vital but vulnerable groundwater systems. The County is also home to the **Blue Ridge and Allegheny Mountains, Shenandoah National Park, and George Washington National Forest**, making natural landscapes part of both its economy and quality of life. With approximately **53.7% (332,714 acres) of the County's land area in a Rural Conservation or Agricultural Conservation Area** and 34.6% (214,410 acres) identified as Public Land, the County must protect natural resources while directing development where infrastructure already exists.

# Planning Policy Area and Future Land Use Maps

The Planning Policy areas and Future Land Use categories are utilized to enact the overall vision of this Plan. There are four (4) Planning Policy Areas and thirteen (13) Future Land Use categories. The *Guiding Augusta* Future Land Use Story Map is an interactive tool designed to navigate the Planning Policy Area and Future Land Use Map proposed changes.

## Planning Policy Areas

The four (4) Policy Areas identified on the Planning Policy Area Map include:

- Urban Service Areas (80% of future growth)
- Community Development Areas (10% of future growth)
- Rural Conservation Areas (5% of future growth)
- Agricultural Conservation Areas (5% of future growth)

In order to drive growth into designated Growth Nodes within the County, particularly surrounding the cities of Staunton and Waynesboro and Interstates 81 and 64, approximately 90% of future development is planned to occur in either the Urban Service or Community Development Areas.

***Map A: Planning Policy Areas***

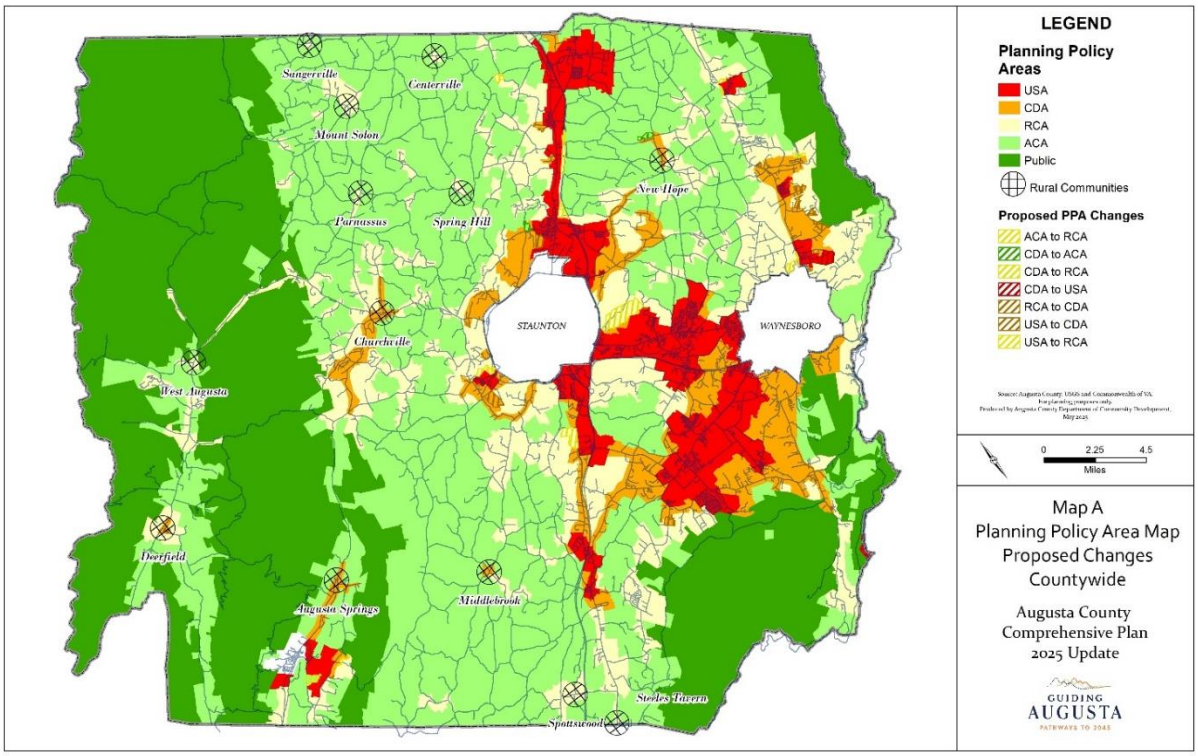


Figure X.X provides a statistical breakdown of the County by Planning Policy Area. These policy areas have been modified as part of the Comprehensive Plan Update process. Changes to the Urban Service and Community Development Areas have been made in areas east and west of Staunton, Dooms/Crimora, Stuarts Draft, Greenville, Fishersville, Harriston, Craigsville, Mount Sidney, Verona, and Weyers Cave. Changes to the Rural Conservation and Agricultural Conservation Areas have been made due to conservation easements placed on properties and the feasibility of future expansions of infrastructure.

As a result of the Planning Policy Area modifications, approximately 1,865.82 acres were removed from either an Urban Service or Community Development Area and placed into a Conservation Area, while approximately 668.72 acres were shifted from a Rural Conservation Area to a Community Development Area. No Conservation Areas were converted into an Urban Service Area. **Overall, this process resulted in a net increase of approximately 1,196.90 acres designated as part of a Conservation Area Planning Policy Area,** reflecting the County's ongoing commitment to managing growth in a way that preserves its rural character.

*Figure X.X: Acreage by Planning Policy Area*

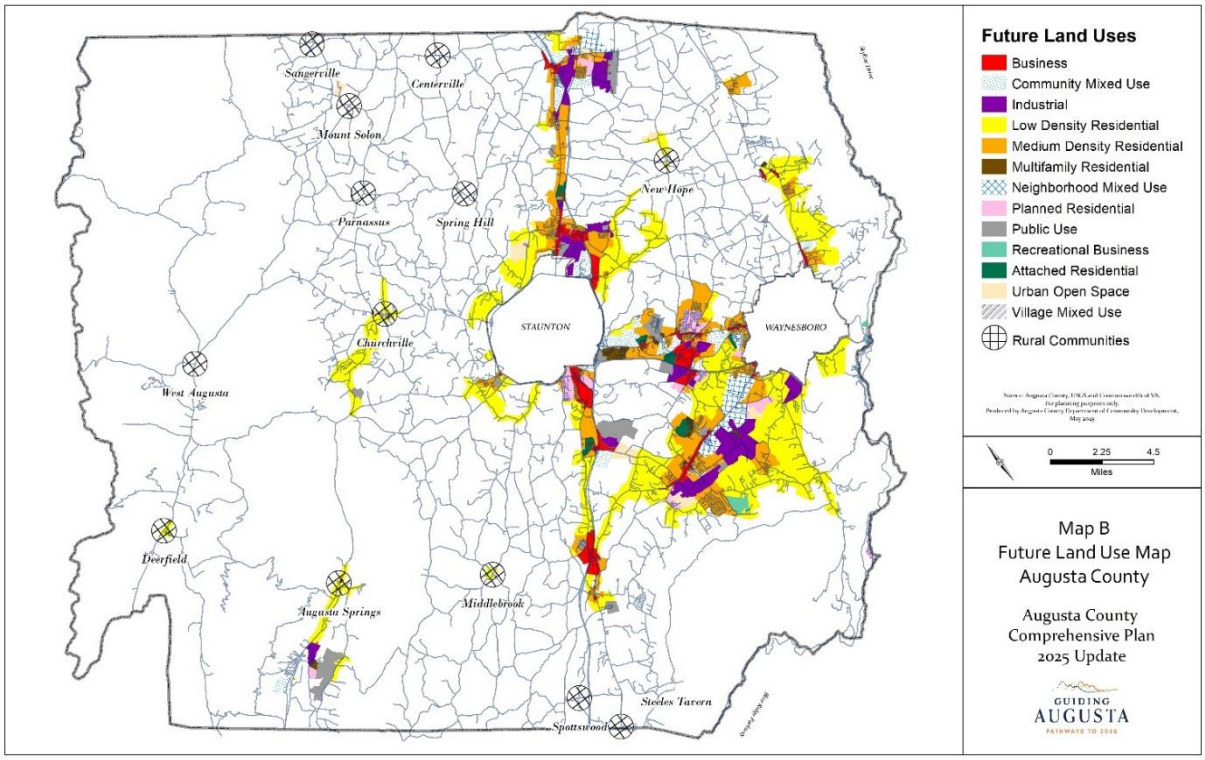
| Policy Area | Acres | Percent |
|---|---|---|
| Urban Service Area | 38,027.32 | 6.14% |
| Community Development Area | 34,571.04 | 5.58% |
| Rural Conservation Area | 84,300.71 | 13.60% |
| Agricultural Conservation Area | 248,413.68 | 40.08% |
| Public Land | 214,410.25 | 34.60% |
| **TOTAL** | **619,722.29** | **100.0%** |

Source: Augusta County GIS, Augusta County Community Development Department

# Future Land Use Categories

The Future Land Use categories indicate the type of use and level of density considered appropriate for each parcel in the Urban Service and Community Development Areas. They are not regulatory, such as a zoning classification, but serve as a guide if and when property owners seek rezoning.

***Map B: Future Land Use Map***



There are thirteen (13) Future Land Use categories identified by the Planning Policy Area/Future Land Use Map. Those areas include:

- **Business**, where business uses of varying scale and scope would be appropriate.
- **Community Mixed Use,** which may include a variety of residential uses at a density of six (6) to sixteen (16) dwelling units per acre and, on up to 40% of the total land area, retail and office uses and in some, but not all cases, industrial uses.
- **Industrial**, where industrial uses of varying scale and scope would be appropriate.
- **Low Density Residential**, which may include detached residential units at a density of between one-half (1/2) and one (1) dwelling unit per acre; will be found only in the Community Development Area.
- **Medium Density Residential**, which may include single-family residential units at a density of between two (2) and five (5) dwelling units per acre.
- **Multifamily Residential**, which may include residential buildings housing between nine (9) and twenty (20) dwelling units per acre, as well as manufactured home developments.
- **Neighborhood Mixed Use,** which may include a variety of residential uses at a density of four (4) to eight (8) dwelling units per acre and convenience retail and office uses on up to 20% of the total land area.
- **Planned Residential,** which may include a variety of residential uses at a density of four (4) to twelve (12) dwelling units per acre.
- **Public Use**, which identifies land owned by, or utilized by, a federal, state or local government agency.
- **Recreational Business**, which may include business development on a limited scale, within close proximity to important natural resource recreation opportunities; may be found in Conservation Areas.
- **Single-Family Attached Residential**, which may include attached residential units like townhouses and duplexes at a density of between four (4) and twelve (12) dwelling units per acre; will be found only in the Urban Service Area.
- **Urban Open Space**, which identifies land permanently set aside for open space uses such as conservation easements and County recreation areas.
- **Village Mixed Use,** which encourages the adaptive reuse of existing structures, as well as infill development conforming to the existing or historic development pattern in the community; will be found only in the Community Development and Urban Service Areas.

Like the Planning Policy Areas, the Future Land Use categories are not zoning classifications. Instead, they act to inform the decision-making process on rezoning and development applications. Since the land located in the Rural and Agricultural Conservation Areas is expected to remain rural in character, those Planning Policy Areas generally do not have designated Future Land Uses. **Table X.X** provides a statistical breakdown of the Future Land Use categories.

*Figure X.X: Acreage by Future Land Use Category*

| Future Land Use Category | Acres | Percent of Future Land Uses | Percent of Total Land Area |
|---|---|---|---|
| Business | 4,119.01 | 5.53% | 0.66% |
| Community Mixed Use | 4,203.74 | 5.64% | 0.68% |
| Industrial | 5,703.25 | 7.65% | 0.92% |
| Low Density Residential | 32,669.38 | 43.82% | 5.27% |
| Medium Density Residential | 14,872.46 | 19.95% | 2.40% |
| Multifamily Residential | 833.44 | 1.12% | 0.13% |
| Neighborhood Mixed Use | 2,743.72 | 3.68% | 0.44% |
| Planned Residential | 2,314.28 | 3.10% | 0.37% |
| Public Use | 4,053.64 | 5.44% | 0.65% |
| Recreational Business | 473.30 | 0.63% | 0.08% |
| Single-Family Attached Residential | 740.88 | 0.99% | 0.12% |
| Urban Open Space | 1,483.59 | 1.99% | 0.24% |
| Village Mixed Use | 337.45 | 0.45% | 0.05% |
| **TOTAL** | **74,548.16** | **100.00%** | **12.03%** |

Source: Augusta County GIS, Augusta County Community Development Department

# Augusta County's Vision and Key Priorities

***Augusta County embraces its enduring rural charm, promotes thoughtful development, and fosters an environment where residents, visitors, and businesses feel valued.***

As a way to achieve that vision, this Plan identifies five (5) key priorities, each with their own unique vision and set of goals. The key priorities guide this Plan and will be achieved through concrete, actionable goals, objectives, and strategies.

Balanced Growth: Augusta County commits to a diverse economy by supporting agricultural vitality and aligning residential, commercial, and industrial development with plans, resources, and infrastructure.

Environmental Stewardship: Augusta County preserves its unique natural resources through strategically planned development that maximizes open space and maintains its rural character.

Quality of Life: Augusta County provides residents with a variety of housing, employment, and recreational opportunities. Facilities and services are accessible, reflect the mission of each organization or agency, and protect the rural lifestyle and character that define daily life in the County.

Sense of Place: Augusta County celebrates the unique traditions and qualities of its rural communities by encouraging and nurturing a strong sense of place, culture, and connection.

Transportation Network: Augusta County prioritizes the safety, efficiency, and accessibility of its transportation network, while respecting the unique character of both developed and rural areas.

The concrete, actionable goals, objectives, and strategies in this Plan are significantly shaped by the four (4) Planning Policy Areas – Urban Service Areas, Community Development Areas, Rural Conservation Areas, and Agricultural Conservation Areas. In order to promote compact, coordinated, orderly, and balanced patterns of development, the Plan clearly distinguishes between Urban Service and Community Development Areas and Rural Conservation and Agricultural Conservation Areas. These designations establish distinct areas for both rural development and denser development, as well as areas for a full range of agricultural and forestal uses. Where Urban Service Areas are intended to accommodate significant residential development, Rural Conservation Areas are recommended for clustered development patterns only. **Using a reasonable combination of voluntary and mandatory measures, the goals, objectives, and strategies detailed in this Plan effectively implement the County's vision and key priorities.**

# Priority and Goal Chart

| | | |
|---|---|---|
| Balanced Growth | Goal 1 | Proactively support and grow agricultural vitality in Augusta County. |
| | Goal 2 | Coordinate commercial, industrial, and residential development with available resources, infrastructure, and growth objectives. |
| | Goal 3 | Facilitate and support the maintenance and development of plans, resources, and infrastructure that are cost-efficient and effective in better serving the community as it continues to grow and develop. |
| Environmental Stewardship | Goal 4 | Preserve the integrity of the County's natural environmental systems for the long-term health and benefit of the community. |
| | Goal 5 | Prioritize preserving open space and farmland to support a community where the access to and protection of unique natural resources promote sustainability and provide lasting benefits for residents, agriculture, recreation, and scenic beauty. |
| | Goal 6 | Energy infrastructure and initiatives in the County will be strategically planned to protect natural resources, adapt to evolving technologies, and meet the community's future needs. |
| Quality of Life | Goal 7 | Ensure an adequate supply of safe, suitable, and affordable housing for all County residents. |
| | Goal 8 | Where feasible per Planning Policy Area designation, ensure residents have access to safe and quality utility services. |
| | Goal 9 | Expand unique and engaging opportunities for residents of all ages to promote community connection, retention, and a sense of value. |
| | Goal 10 | Advance the overall wellness of the County's residents and visitors through well-maintained parks, programs, and services. |
| | Goal 11 | Establish and maintain library facilities that provide efficient, effective, and readily available services to all County residents in accordance with Planning for Library Excellence: Standards for Virginia Public Libraries. |
| | Goal 12 | Ensure that all human services and programs are accessible, inclusive, and of high quality. |
| | Goal 13 | Ensure the efficient and responsive delivery of public safety services. |
| Sense of Place | Goal 14 | Guide long-range planning and development efforts to protect the unique identity of each community in Augusta County. |
| | Goal 15 | Acknowledge and celebrate Augusta County's cultural and historic resources, emphasizing their lasting significance and expanding the ways in which the narrative is shared and embraced by all. |
| | Goal 16 | Ensure residents and visitors can safely access and connect to resources and amenities throughout the County. |
| Transportation Network | Goal 17 | Ensure Augusta County's transportation network addresses congestion, development, and other system demands with user safety as the highest priority. |
| | Goal 18 | Promote and support fixed route and on-demand/paratransit public transit services in Augusta County. |
| | Goal 19 | Recognize non-motorized traffic, such as walking and biking, as essential modes of transportation by enhancing its safety, connectivity, and integration throughout the County. |
| | Goal 20 | Ensure farmers operating farm vehicles and equipment on local roadways have the necessary support and resources to travel safely. |

## Balanced Growth (Page 36-69 of Plan)

*Vision:* Augusta County commits to a diverse economy by supporting agricultural vitality and aligning residential, commercial, and industrial development with plans, resources, and infrastructure.

### Goal 1. Proactively support and grow agricultural vitality in Augusta County.

AGRICULTURAL ECONOMY: Ensure that the agricultural and forestry industries in Augusta County have a wide array of methods for maintaining a viable agricultural economy.

NEXT GENERATION FARMING: Pursue programs that help foster a smooth transition of agricultural land ownership from one generation of farmers to the next, utilizing local, state, and federal agencies to sustain farming as a leading economic sector in Augusta County.

LEADERSHIP IN FARMING: Maintain an organizational framework that fosters leadership and advocacy to support the success of the agricultural and forestry industry in Augusta County.

### Goal 2. Coordinate commercial, industrial, and residential development with available resources, infrastructure, and growth objectives.

COMMERCIAL AND INDUSTRIAL ATTRACTION/RETENTION: Attract and retain well-planned commercial and industrial development that strengthen the County's economic foundation and protect the harmony, safety, and character of adjacent properties.

COMMERCIAL AND INDUSTRIAL DEVELOPMENT: Align commercial and industrial development with the Strategic Economic Development Action Plan (SEDAP), prioritizing specific locations and targeting key sectors identified in the Action Plan.

RESIDENTIAL DEVELOPMENT: Ensure residential development aligns with growth plans, available resources, and infrastructure capacity to support housing needs across all densities.

BALANCED AND MIXED-USE DEVELOPMENT: Promote balanced mixed-use development in the County's growth areas, aligned with planned capacity and long-term growth strategies.

### Goal 3. Facilitate and support the maintenance and development of plans, resources, and infrastructure that are cost-efficient and effective in better serving the community as it continues to grow and develop.

COUNTY INVESTMENTS: Manage the County's expenditures and investments to ensure resource allocations prioritize long-term community benefits and fiscal sustainability.

COMMUNITY FACILITIES IMPROVEMENTS/DEVELOPMENTS: Assess current and future community facility needs to guide strategic investments and ensure efficient, phased improvements to public resources.

FIRE-RESCUE INFRASTRUCTURE: Maintain and improve fire-rescue facilities and services.

EMERGENECY MANAGEMENT RESOURCES: Ensure a comprehensive state of readiness through coordinated emergency management services and effective public safety response, supported by strategic resource and infrastructure investments across the County.

UTILITY INFRASTRUCTURE: Ensure efficient, well-planned utility infrastructure by prioritizing strategic investments, guiding expansion into growth areas and maintaining reliable capacity for consumptive use and fire safety to meet the community's needs.

SOLID WASTE MANAGEMENT: Continue to update, with public involvement, the County’s Solid Waste Management Plan to ensure that solid waste disposal service is provided in a manner that is environmentally safe, adequate in capacity, and economical to local residents for the long-term.

PARKS AND RECREATION PLANS/INITIATIVES: Develop Parks and Recreation plans and initiatives to assess current facilities and inventory, ensuring future development aligns with available resources, funding, and the community's best interests.

PARKS AND RECREATION FACILITIES: Establish and maintain parks and recreational facilities that are efficient, effective, and readily available to all County residents in accord with state service standards.

LIBRARY PLANNING: Develop and implement a comprehensive and forward-thinking Augusta County Library Strategic Plan that integrates long-term facility planning, community partnerships, modernized services, and sustainable resource management to meet the evolving needs of all citizens.

PUBLIC SCHOOLS PLANNING: Support Augusta County Public Schools by aligning facilities, staffing, and resources with the ACPS 2027 Comprehensive Plan and future needs.

## Environmental Stewardship (Page 70-95 of Plan)

*Vision:* Augusta County preserves its unique natural resources through strategically planned development that maximizes open space and maintains its rural character.

### Goal 4. Preserve the integrity of the County's natural environmental systems for the long-term health and benefit of the community.

SURFACE AND GROUNDWATER RESOURCES: Protect and enhance the quality of surface and groundwater resources to ensure environmental health, sustainable water supplies, and compliance with regulatory standards, promoting responsible development practices and recognizing the role of residents in conservation efforts.

STORMWATER MANAGEMENT: Promote efficient and effective stormwater management strategies appropriate to each Planning Policy Area to protect water quality and control flooding.

NATURAL ENVIRONMENTAL SYSTEMS: Protect the fundamental integrity of the County's natural environmental systems for the enjoyment and benefit of local citizens, businesses, tourism, and recreation while accommodating new development.

ENVIRONMENTAL SUSTAINABILITY: Continue to promote and advocate for recycling and other environmentally sustainable initiatives, working with public facilities to meet and exceed state and federal regulations.

### Goal 5. Prioritize preserving open space and farmland to support a community where the access to and protection of unique natural resources promote sustainability and provide lasting benefits for residents, agriculture, recreation, and scenic beauty.

RESPONSIBLE AND PRODUCTIVE FARMING: Enhance the agricultural and forestry industry in Augusta County while maintaining a balance with environmentally responsible practices.

STRATEGIC FARMLAND DEVELOPMENT: Promote strategic development that supports both existing and future farming operations, as well as the needs of future residents.

PRESERVING FARMLAND: Preserve farmland of varying importance to support agriculture, protect ecosystems, and maintain the rural landscape.

OPEN SPACE AND GREENWAYS: Encourage the preservation of open space and the development of greenways to enhance and maintain the rural character and natural beauty of the County.

## Goal 6. Energy infrastructure and initiatives in the County will be strategically planned to protect natural resources, adapt to evolving technologies, and meet the community's future needs.

ENERGY INFRASTRUCTURE AND PLANNING: Participate in the planning of utility-scale energy infrastructure to ensure grid stability, long-term reliability, and the effective fulfillment of the County's future energy needs.

ENERGY RESILIENCY: Promote education and long-range resiliency planning both at the citizen level and as a part of government policies to ensure informed decision-making and sustainable energy practices.

SOLAR: Ensure the siting of solar projects demonstrates a balance between renewable energy and environmental resources, while minimizing impacts on community resources and current and future residents and businesses.

DATA CENTER DEVELOPMENT: Ensure data center development prioritizes the preservation of the County's limited resources and rural character.

## Quality of Life (Page 96-125 of Plan)

*Vision:* Augusta County provides residents with a variety of housing, employment, and recreational opportunities. Facilities and services are accessible, reflect the mission of each organization or agency, and protect the rural lifestyle and character that define daily life in the County.

### Goal 7. Ensure an adequate supply of safe, suitable, and affordable housing for all County residents.

HOUSING ALTERNATIVES: Ensure the provision of a variety of housing types and values to meet the needs of County residents.

AFFORDABLE RENTAL HOUSING: Encourage the increase in the supply of affordable, long-term rental housing opportunities that are equitable and accessible to all individuals.

HOUSING REHABILITATION: Support the rehabilitation of aging or blighted properties to promote the safety and quality of homes in the County.

HOUSING INITIATIVES: Participate in and promote housing initiatives that are collaborative and serve all individuals in the Staunton, Augusta, Waynesboro region.

### Goal 8. Where feasible per Planning Policy Area designation, ensure residents have access to safe and quality utility services.

WATER CONSUMPTION AND QUALITY: Ensure that all County residents have access to a safe and adequate water supply and that private water and wastewater systems do not pose long-term public health or environmental threats to the County and its residents.

NON-PUBLIC UTILITY SERVICES: Coordinate with non-public utility providers, including telephone, broadband, and gas services, in order to ensure adequate provision of services.

### Goal 9. Expand unique and engaging opportunities for residents of all ages to promote community connection, retention, and a sense of value.

YOUTH ENTERTAINMENT OPPORTUNITIES: Support the creation of activities and programs that inspire creativity and provide engaging entertainment for youth.

YOUTH/YOUNG ADULT CAREER AND EDUCATIONAL OPPORTUNITIES: Support the expansion and development of career and technical programs aimed at broadening occupational opportunities for youth and young adults.

ADULT OPPORTUNITIES: Promote initiatives and programs for adults to gain access to educational and developmental opportunities and resources.

OLDER ADULT OPPORTUNITIES: Assist in the peaceful living of older adults in the County.

### Goal 10. Advance the overall wellness of the County's residents and visitors through well-maintained parks, programs, and services.

VAST RECREATIONAL OFFERINGS: Provide a variety of recreational amenities, activities, and programs that are appropriate and adequate in number, size, type, and location to accommodate the needs of all County residents.

HEALTHY LIFESTYLES: Enhance existing recreational amenities and programs while considering new ones to promote healthy lifestyles, personal growth, and social connection.

ACCESSIBLE RECREATIONAL OFFERINGS: Ensure accessibility and affordability for County residents when evaluating amenities, activities, and programs, with careful attention to diverse physical and intellectual abilities, socioeconomic backgrounds, and generational interests and familiarity.

### Goal 11. Establish and maintain library facilities that provide efficient, effective, and readily available services to all County residents in accordance with Planning for Library Excellence: Standards for Virginia Public Libraries.

LIBRARY ACCESSIBILITY: Strive to provide exceptional public library services and programs for all citizens.

LIBRARY GROWTH: Explore opportunities to expand and enhance the programming, services, spaces, resources, collections, and accessibility available through the public library system.

TECHNOLOGY IN THE LIBRARY: Expand and enhance the technological and digital services available throughout Augusta County Libraries, recognizing the Library's continued and expanding role of providing access to high-speed internet and devices.

### Goal 12. Ensure that all human services and programs are accessible, inclusive, and of high quality.

SERVICE PARTNERSHIPS: Maintain partnerships that enhance services and improve the quality of life for all citizens.

PUBLIC HEALTH/SOCIAL SERVICES: Maintain quality public health and social services for residents of all ages and needs in the County, in conjunction and cooperation with local, state, and federal agencies.

COMMUNITY RESOURCES: Consider the feasibility of centralizing certain community resources based on the service delivery objectives, mission, and purpose of each office or agency.

### Goal 13. Ensure the efficient and responsive delivery of public safety services.

EMERGENCY COMMUNICATIONS: Enhance the County's emergency communications systems and public safety coordination to ensure efficient, effective, and economical services for Augusta County and neighboring localities.

FIRE-RESCUE SERVICES: Maintain and improve the services provided by ACFR to maximize the protection and safety of all residents and visitors.

PUBLIC SAFETY SERVICES: Continue to strengthen law enforcement, detention services, and animal control initiatives to ensure public safety.

## Sense of Place (Page 126-136 of Plan)

*Vision*: Augusta County celebrates the unique traditions and qualities of its rural communities by encouraging and nurturing a strong sense of place, culture, and connection.

### Goal 14. Guide long-range planning and development efforts to protect the unique identity of each community in Augusta County.

PRESERVING CHARACTER: Preserve rural areas through strategic land use decisions and development practices.

SMALL AREA PLANS: Prioritize the adoption and implementation of Small Area Plans to guide targeted and strategic development in the County's growth areas.

### Goal 15. Acknowledge and celebrate Augusta County's cultural and historic resources, emphasizing their lasting significance and expanding the ways in which the narrative is shared and embraced by all.

SHARING THE COUNTY'S HISTORY: Broaden the ways in which the County's diverse history is shared and celebrated.

HISTORICAL PRESERVATION: Identify and protect the basic physical integrity of the County's significant historic and prehistoric sites, structures, and objects.

CULTURAL CELEBRATIONS: Promote initiatives that celebrate and honor the diverse cultures and histories represented across Augusta County.

### Goal 16. Ensure residents and visitors can safely access and connect to resources and amenities throughout the County.

WAYFINDING: Improve wayfinding to help residents and visitors easily navigate to and within communities.

## Transportation Network (Page 137-149 of Plan)

*Vision:* Augusta County prioritizes the safety, efficiency, and accessibility of its transportation network, while respecting the unique character of both developed and rural areas.

### Goal 17. Ensure Augusta County's transportation network addresses congestion, development, and other system demands with user safety as the highest priority.

INTERSTATE FACILITIES: Work with the Virginia Department of Transportation (VDOT) and the Federal Highway Administration (FHWA) as they deliver interstate projects and improvements in Augusta County.

PRIMARY AND SECONDARY ROADWAYS: Maintain and improve the County's primary and secondary systems through cooperative oversight with VDOT and other organizations.

SECONDARY AND LOCAL FUNCTION ROADWAYS: Prioritize access management and safety when improving and developing secondary systems and local function roadways.

### Goal 18. Promote and support fixed route and on-demand/paratransit public transit services in Augusta County.

PUBLIC TRANSIT: Continue working with the Central Shenandoah Planning District Commission (CSPDC) to expand and ensure safe public transportation options for local users.

### Goal 19. Recognize non-motorized traffic, such as walking and biking, as essential modes of transportation by enhancing its safety, connectivity, and integration throughout the County.

PEDESTRIAN AND BICYCLE CONNECTIVITY: Improve connectivity for pedestrian and bicycle traffic.

PEDESTRIAN AND BICYCLE SAFETY: Ensure the safe and efficient integration of pedestrian and bicycle traffic into the County’s transportation network, promoting a harmonious relationship among all users.

### Goal 20. Ensure farmers operating farm vehicles and equipment on local roadways have the necessary support and resources to travel safely.

FARM VEHICLE AND EQUIPMENT SAFETY: Prioritize initiatives and projects that improve farm vehicle travel within the County.

# Additional Information and Resource Index

The topics below reflect the issues identified by the public and other reviewers of the Plan as most important to Augusta County's future. For more information, see the referenced pages in the Comprehensive Plan.

## Farmland/Farming

***Key Data***

- Agricultural Economy Profile – Page 21
- Farmland Environment Profile – Page 24
- Planning Policy Areas by Acreage – Page 28
- 2016 Land Cover Data – Page 201
- Farmland Classifications and Map – Pages 211 and 212
- Tools for Land Conservation – Page 213

***Key Strategies***

- Strategies 1.2.A. – 1.2.E. – Pages 39 and 40
- Strategies 5.2.A. – 5.2.H. – Pages 83 and 84
- Strategies 5.3.A. – 5.3.C. – Page 65

## Education/Students

***Key Data***

- Enrollment and Educational Attainment – Page 16
- Enrollment and Educational Attainment – Pages 157 and 158
- Primary and Secondary School Data – Pages 183 and 187

***Key Strategies***

- Strategies 1.2.B. – 1.2.C. – Page 39
- Strategies 3.10.A – 3.10.F. – Pages 68 and 69
- Strategies 9.1.A. – 9.1.D. – Page 104
- Strategies 9.2.A. – 9.2.C. – Page 105

## Land Use/Growth

***Key Data***

- Planning Policy Areas by Acreage – Page 28
- Future Land Use Categories by Acreage – Page 33
- 2016 Land Cover Data – Page 201
- Zoning Type by Acreage – Page 248

***Key Strategies***

- Strategies 2.1.C. – 2.1.F. – Pages 43 and 44
- Strategies 2.3.A. – 2.3.L. – Pages 47, 48, and 49
- Strategies 2.4.A. – 2.4.H. – Pages 50 and 51
- Strategies 5.2.A. – 5.2.H. – Pages 83 and 84

## Population/Housing

***Key Data***

- Population Profile and Projections – Pages 14 and 15
- Household Sizes – Pages 15 and 16
- Housing Community Profile – Pages 17, 18, and 19.
- Population Change – Page 150
- Population Projections – Page 156
- Families and Households – Page 157
- Age of Housing Stock – Page 161
- Housing Type – Pages 161 and 162

***Key Strategies***

- Strategies 2.3.A. – 2.3.L. – Pages 47, 48, and 49
- Strategies 7.1.A. – 7.1.F. – Pages 97 and 98

## Affordable Housing

***Key Data***

- Housing Stock – Pages 159 and 160
- Housing Tenure – Page 160
- Age of Housing Stock – Page 161
- Housing Type – Pages 161 and 162
- House Value, Cost, and Rent – Page 162
- Housing Cost Burden – Page 163

***Key Strategies***

- Strategies 2.3.K. and 2.3.L. – Pages 47 and 49
- Strategy 2.4.H. – Pages 50 and 51
- Strategy 3.5.L. – Page 59
- Strategies 7.1.A. – 7.1.F. – Pages 97 and 98
- Strategies 7.2.A. – 7.2.C. – Page 99
- Strategies 7.3.A. – 7.3.C. - Page 100
- Strategies 7.4.A. – 7.4.E. – Page 101

## Water/Water Quality

***Key Data***

- Groundwater – Page 206
- Surface Waters and Watersheds – Pages 206 and 207
- Floodplains – Pages 209 and 210

***Key Strategies***

- Strategies 4.1.A. – 4.1.I. – Pages 71 and 72
- Strategies 4.2.A. – 4.2.J. – Pages 73 and 74

Summary of Revisions Draft III to Draft IV

1. Page 7 Glossary of Acronyms
2. Page 9 Comprehensive Plan Adoption History Added
3. Page 15 Population Comparison 2010-2024 Figure Added
4. Page 16 Average Household Size Graphic Added
5. Page 16 Updated Public School Enrollment Data
6. Page 17 Housing Section Moved to Follow After Demographics Section
7. Page 18 Housing Types Pie Chart Added
8. Pages 18 and 19 Added Data and Analysis to Compare the Relationship Between the County's Population and Housing Types/Development
9. Page 24 Environment Section Updated to Include More on Karst and Groundwater Protections
10. Page 27 PPA Expected Growth Percentages Edited to No Longer Be Defined by Residential Growth but All Future Growth
11. Page 27 PPA Map Updated
12. Page 28 Summary of Acreage Going to and From Development Area and Conservation Area (PPA) Added
13. Page 28 PPA Acreage Updated
14. Page 31 FLUM Updated
15. Page 32 FLUM Categories Alphabetized
16. Page 33 FLUM Acreage Updated/Added to
17. Throughout the Plan Several Strategies or Text Were Edited from Repeatedly Using the Word "Support" to Better Describe the Type of Assistance the County Would Provide for the Implementation of a Strategy
18. Page 39 1.2.B. was Edited to Specify Working with the School Board
19. Page 39 1.2.A. Suggested Action Item #2 Added to Mention Ag Labs
20. Page 41 1.3.E. Added to Review the County Ordinance to Determine Whether It is Restrictive or Discourages New Ag Business
21. Page 44 2.1.I. Implementation Row Edited to Better Reflect Recent Staff Conversations
22. Page 45 BRE Spelled Out
23. Page 49 2.3.L. Implementation Period Changed to 2 to 5 Years
24. Page 50 2.4.G. Edited to Spell Out Definition of "Public Good"
25. Page 52 3.1.E. Edited to Better Reflect the County's Role in the Change of Ownership/Development of the Old Craigsville Prison
26. Page 58 3.5.J. Edited to Reflect the Ordinance
27. Page 63 3.7.C. Implementation Period Edited to Year 1 and Year 2 to 5
28. Page 68 3.10.F. Added for the ACPS to Place Stronger Emphasis on CTE Programs
29. Page 74 4.2.F. Implementation Period Changed to Continuous
30. Page 74 4.2.J. Suggested Action Item #1 Edited to Make Greater Sense to the Public
31. Page 75 4.3.A. Implementation Period Changed to Continuous

32. Page 86 5.4.B. Suggested Action Item #3 Added to Incentivize Additional Conservation Easements
33. Page 88 6.1.B. Edited to Better Explain Next Steps within the Strategy Text
34. Page 88 6.1.B. Implementation Period Changed to Annual to Match the Text of the Strategy
35. Page 90 6.2.B. Suggested Action Item #1 Added to Provide Clarity to the Strategy
36. Page 92 6.3.C. and 6.3.E. Edited for Fenced Project Area to Better Reflect the Definition in the Ordinance
37. Page 85 6.4.A. Edited to Be More General and Better Reflect Staff Conversations
38. Page 97 7.1.A. Suggested Action Item #1 Added to Take Housing Info in Comp Plan and Consider Developing a Housing Plan
39. Page 98 7.1.C. Suggested Action Item #1 Edited to Specify in Development Areas
40. Page 98 7.1.D. Suggested Action Item #3 Edited to Consider Square Footage Minimum by Zoning District *or* Planning Policy Areas
41. Page 98 7.1.D. Suggested Action Item #4 Added to Better Utilize Local Resources/Initiatives
42. Page 100 7.3.B. Edited to Call Out Manufactured or Mobile Homes as it is the 2nd Largest Housing Type in Augusta County
43. Page 100 7.3.A. Implementation Row Edited to Better Reflect Recent Staff Conversations
44. Page 100 7.3.B. Suggested Action Item #1 Edited to Reflect Data from Demographics and Housing Community Profile
45. Page 105 Entire Objective 9.2. Strengthened to Highlight the Importance of CTE Programs and Encouraging Students and Young Adults to Remain in the Region Following Graduation (9.2.A. and 9.2.B. Edited, 9.2.C. Added)
46. Page 116 12.1.H. Added to Recognize Veterans as a Significant Population to Give Attention to in Augusta County
47. Page 123 13.2.G. Added to Recognize the Critical Role of Fire-Rescue Volunteers, Especially in More Rural Communities
48. Page 125 13.3.C. Added to Recognize Central Shenandoah Criminal Justice Training Academy as a Partner/Contributor to Law Enforcement and Public Safety
49. Page 127 14.1.C. Edited to Include the Protection of Historic Sites, Structures, and Features When Development is Proposed
50. Page 129 14.2.B. Suggested Action Item #1 Edited to Not Include Greenville as a Growth Node and to Add Year 1 as an Implementation Period
51. Page 132 15.2.D. Edited to Specify Both On-Site or Adjacent Historic Sites, Structures, and Features
52. Page 135 16.1.C. and 16.1.D. Added to Enhance the Overall Objective and Respond to Public/Board Input

53. Page 157 Enrollment Data Updated
54. Pages 184 and 185 Add Historical ACPS Enrollment Data from 2003 to 2025 with Table and Figure
55. Page 186 Sentence Added to ”Primary Private Schools” Section to Note the Impact Private Schools May Have on Overall Student Population Data for the Region
56. Pages 209 and 210 Flood Hazard Areas Map Edited to Give Individuals Better Reference to Their Proximity to Flood Hazard Areas, as well as a Link to the GIS Webpage for Better Access/Viewing
57. Captions Added to Pictures in Rural Areas, Villages, and Towns Appendix A Subsection
58. Page 222 “Greenville, Verona, and Weyers Cave” Subsection Text Edited to Note the true Growth Nodes and Identify Greenville not as a Growth Node but as an Area in Need of a Small Area Plan
59. Page 247 Zoning Map of Augusta County, as well as a Blurb to Note Zoning Changes are by Property Owner Request and Can be Indefinite if Preferred by an Owner
60. Edits Were Made to the Mobility Plan to Reflect Conversations with VDOT, as well as Some Inclusions/Edits from Board or Public Comment
61. Page 330 Blurb Added to Appendix H to Explain Caveats to the Implementation of Each Strategy