

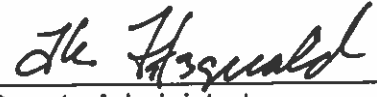
January 25, 2021, at 1:30 p.m.

CLOSED SESSION (CONT'D)

The Chairman authorized the County Administrator/Clerk of the Board to record this certification in the minutes.

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Chairman


County Administrator

H1-25sbmin.2021

Regular Meeting, Wednesday, January 27, 2021, 7:00 p.m. Government Center, Verona, VA.

PRESENT: Gerald Garber, Chairman
Butch Wells, Vice-Chair
Pam Carter
Michael Shull
Scott Seaton
Jeffrey Slaven
Steven Morelli
Timothy K. Fitzgerald, County Administrator
Jennifer M. Whetzel, Deputy County Administrator
John Wilkinson, Director of Community Development
Angie Michael, Executive Assistant

VIRGINIA: At a regular meeting of the Augusta County Board of Supervisors held on Wednesday, January 27, 2021, at 7:00 p.m., at the Government Center, Verona, Virginia, and in the 245th year of the Commonwealth....

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Chairman Garber welcomed those present for the meeting.

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Mr. Morelli, Supervisor for the South River District, led the Pledge of Allegiance.

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Mr. Shull, Supervisor for the Riverheads District, delivered the invocation.

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LESLIE L. AND KAREN A BELL -- REZONING

This being the day and time advertised to consider a request to rezone from General Agriculture to General Industrial with proffers approximately 108 acres owned by Leslie L. and Karen A. Bell (TMP 046-82) located on the north side of Woodrow Wilson Parkway (Rt. 262) approximately 0.5 miles southeast of the intersection of Woodrow Wilson Parkway (Rt. 262) and Lee Highway (U.S. Rt. 11) in Verona in the Beverley Manor District. The Planning Commission recommends approval.

Leslie Tate, Senior Planner, stated that the general uses of the property as stated in the Comprehensive Plan are industrial. The staff report stated that the applicant has submitted several proffers. The first proffer has to do with uses permitted. Ms. Tate reviewed the permitted uses. Access to the site would be through Centerview Drive. The combined uses will be limited to 1,500 vehicles per day using the access through Mill Place prior to a secondary connection being provided and completion of a TIA. Buffers would be provided in phases as the development occurs against the property zoned General Agriculture. Buffers will consist of thirty foot wide strip of land with staggered evergreen trees planted twenty feet apart. Trees will be six feet in height at time of planting. Ms. Tate showed a map on the screen. This request is in compliance with the Comprehensive Plan.

January 27, 2021, at 7:00 p.m.

LESLIE L. AND KAREN A BELL – REZONING (CONT'D)

Ray Burkholder, Balzer & Associates, representing the applicant and available for questions.

The Chairman declared the public hearing open.

There being no speakers, the Chairman declared the public hearing closed.

Mr. Wells moved, seconded by Dr. Seaton, that the Board approve the ordinance as presented.

Vote was as follows: Yeas: Garber, Carter, Wells, Shull, Slaven, Seaton, and Morelli
Nays: None

Motion carried.

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WAYNESORO NURSERIES, INC. -- REZONING

This being the day and time advertised to consider a request to rezone from General Agriculture to General Business with proffers (portion along Nursery Road and Mt. Torrey Road) and Single-Family Residential with proffers (portion along Lyndhurst Road, Lyndhurst Station Road, and Mt. Torrey Road) approximately 6 acres owned by Waynesboro Nurseries, Inc. (TPM 085A(2)7,9,10) located in the triangular land created by Lyndhurst Station Road (Rt. 624), Mt. Torrey Road (Rt. 894), and Lyndhurst Road/Nursery Road (Rt. 664) in Lyndhurst in the South River District. The Planning Commission recommends denial.

Timothy Fitzgerald, County Administrator, stated that the applicant's representative would like to discuss the request prior to the public hearing.

Jeff Ward, Attorney, on behalf of applicant, asked the board to allow them to withdraw the request at this time. The rezoning is more highly contested than expected. Understands that it will need to be re-advertised.

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INFRASTRUCTURE ACCOUNT STATUS

The Board considered additions/deletions to Infrastructure & Recreation Capital Account.

Jennifer Whetzel, Deputy County Administrator, stated that On Monday Misty Cook, Director of Finance, reviewed the list that requires consideration of the Board. The County has a fund balance policy that designates categories of monetary restrictions in the annual audit. Since the Board commits funding for infrastructure and Parks & Recreation projects, the funds have to be de-committed if the funds are no longer needed for the particular project.

January 27, 2021, at 7:00 p.m.

INFRASTRUCTURE ACCOUNT STATUS (CONT'D)

Dr. Seaton moved, seconded by Ms. Carter, that the Board approve the additions/deletions to the Infrastructure & Recreation Capital Account.

Vote was as follows: Yeas: Garber, Carter, Wells, Shull, Slaven, Seaton, and Morelli
Nays: None

Motion carried.

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FINANCIAL AUDIT CONTRACT

Consider one-year renewal of audit contract.

Jennifer Whetzel, Deputy County Administrator, stated that it is before the Board to consider the audit contract renewal. The initial contract with PB Mares, LLP is for one year and the contract allows for two additional terms of one year each. Next year the contract will need to be procured.

Dr. Seaton moved, seconded by Mr. Shull, that the Board approve extending the contract with PB Mares, LLP.

Vote was as follows: Yeas: Carter, Wells, Shull, Slaven, Seaton, and Morelli
Nays: None
Abstain: Garber

Motion carried.

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SPRING LAKES AT THE WOODLANDS

Consider a request to rezone Spring Lakes at the Woodlands, owned by Woodlands Associates, LLC, by amending the Master Plan and zoning regulations. The Planning Commission recommends approval conditional upon the following amendments: 1. Remove mailbox kiosks as a permitted use in Area 1 Open Space.

2. Add another Area on the Master Plan and within the zoning documents specifically for mailbox kiosks for Area A, F-5, and G.

Ms. Tate stated that this item was tabled at the November 24, 2020 meeting.

Dr. Seaton moved, seconded by Mr. Wells, that Board approve removing the item from the table.

Vote was as follows: Yeas: Garber, Wells, Carter, Shull, Slaven
Seaton and Morelli
Nays: None

Motion carried.

January 27, 2021, at 7:00 p.m.

SPRING LAKES AT THE WOODLANDS (CONT'D)

Ms. Tate gave the Board a recap of amendment. The main component of the Master Plan amendment is to allow development townhouses in Area A. The kiosk mailbox location was a heavily discussed topic at the previous meeting. The developer has submitted a new area that would be the new location of the kiosk mailboxes. The Board is asked to approve the amended ordinance presented.

AN ORDINANCE AMENDING THE MASTER PLAN FOR THE SPRING LAKES AT THE WOODLANDS PLANNED UNIT DEVELOPMENT BEVERLEY MANOR DISTRICT, AUGUSTA COUNTY, VIRGINIA

WHEREAS, the Spring Lakes at the Woodlands Planned Unit Development consists of approximately 267 acres on the east side of Route 613 (Old Greenville Road) in Beverley Manor District, Augusta County, Virginia; and

WHEREAS, the Woodlands Associates, L.L.C., the current owner of the above property, applied for an amendment to the Plan of Development and Master Plan as it applies to Area A, a portion of Area F (north of Whispering Oaks Drive), Area G, and Area I; and

WHEREAS, the amendments also included some additional notes to the Master Plan; and

WHEREAS, the Planning Commission, having held a public hearing, has recommended approval of the requested amendments; and

WHEREAS, the Board of Supervisors, having held a public hearing, finds that it is in the public interest to approve the proposed amendments to the Plan of Development and Master Plan as herein provided.

NOW THEREFORE be it ordained by the Board of Supervisors of Augusta County, Virginia that the Master Plan of Spring Lakes at the Woodlands be amended as hereinafter set forth:

1. The real estate affected by this ordinance is Area A, a portion of Area F (north of Whispering Oaks Drive), Area G, and Area I as shown on the Master Plan entitled: *Subdivision MasterPlan Spring Lakes at the Woodlands* as revised by Blackwell Engineering, PLC on June 28, 2004.
2. The Amended Master Plan entitled: *Subdivision MasterPlan Spring Lakes at the Woodlands* as revised by Blackwell Engineering, PLC on December 1, 2020 and Sheet K1 titled "Areas F-2/F-3 Mail Kiosks," dated January 2021 are hereby adopted.
3. As a minimum, sidewalks shall be constructed along streets in locations shown.
4. Natural surface walking trails shall be constructed when 20 new lots have building permits issued subsequent to the approval date of the 2020 revised zoning ordinance for Spring Lakes at the Woodlands.
5. The location of the two shown trail connections to Fairfield Drive may shift. The final location of these two connections will be based on constructability as it relates to topography and/or the ability to achieve access easements from already sold lots. However, the inability to achieve access easements from already sold lots shall not preclude the developer from the requirements to make these two connections as there are currently unsold lots along Fairfield Drive at the time of this amendment.
6. The zoning for each of the areas shown on the Amended Master Plan is as hereinafter set forth.
7. The term Developer shall mean Woodlands Associates, L.L.C., its successor and assigns.
8. The term POA shall mean Spring Lakes at the Woodlands Property Owners Association, Inc.
9. All Open Spaces and private streets and alleys will be owned and maintained by the POA.
10. All words and terms used in this ordinance shall have the meaning as set forth in Section 25-4 of Chapter 25 of the Augusta County Zoning Ordinance.

January 27, 2021, at 7:00 p.m.

SPRING LAKES AT THE WOODLANDS (CONT'D)
2020 REVISED ZONING ORDINANCE
FOR SPRING LAKES AT THE WOODLANDS
(OLD GLEN BURNIE)

Areas B, C, D & E (No Change in 2020)

Permitted Uses:

The following uses shall be permitted:

1. Churches and other places of worship, parish houses and church school building located not less than fifty feet from any other lot in any residential district.
2. Customary incidental home occupations such as dressmaking, hairdressing, manicuring, laundering, preserving and home cooking, provided, that such occupation shall be engaged in only by residents on the premises, that not more than the equivalent of the areas of one floor shall be used for such occupations, that no display of products made shall be visible from the street, that no stock in trade is kept or products sold except such as are made on the premises.
3. The office of the resident member of a recognized profession, provided that the office is located in a dwelling.
4. Signs as regulated in the County zoning ordinance in effect at the time building permits are issued.
5. Single-family dwellings.

Accessory uses:

All use or structure customarily accessory and incidental to a permitted principal use.

Prohibited uses:

All uses except those listed above are specifically prohibited.

Setback:

No building shall be erected, altered, or enlarged nearer to a street lot line than 25 feet. Minimum setback shall be noted on each final plat submitted for approval.

Side yards:

The aggregate of the two side yards shall be not less than twenty percent of the lot width at the setback line; provided, that in no case shall any side yard be less than eight feet.

On a corner lot the minimum side yard adjacent to the street shall be twenty feet.

Rear yards:

The minimum rear yard depth shall be twenty-five feet.

Height regulations:

No building or structure shall be erected or materially altered to exceed two and one half stories or thirty five feet in height; except, that a public or semipublic building such as a church or other place of worship or school, may be erected to not more than fifty feet in height; provided, that the portion of such building more than thirty five feet in height shall set back from all required front side and rear yards, one foot for each two feet of such additional height.

Lot coverage:

The maximum lot coverage shall be forty percent for all uses.

Off-street parking and loading:

Off street parking and loading will be subject to the applicable zoning requirements for parking in effect at the time building permits are issued.

Accessory buildings:

Accessory buildings can be in rear yards only, with a minimum set back of 5 feet from all property lines. These buildings shall not exceed twenty five percent of the dwelling size.

Lot area, lot width and floor space requirement minimums:

Area	Lot area	Lot width at setback line	Floor Space
B	10,000 sq. ft.	80 ft.	1,200 sq. ft.
C	12,000 sq. ft.	90 ft.	1,300 sq. ft.
D	13,000 sq. ft.	100 ft.	1,400 sq. ft.
E	13,000 sq. ft.	100 ft.	1,500 sq. ft.

The minimum lot width at the street lot line shall be forty feet for all areas.

All lots are to be provided with community water and sewer.

January 27, 2021, at 7:00 p.m.

SPRING LAKES AT THE WOODLANDS (CONT'D)

Streets:

The minimum width of street right of ways shall be 50 feet. Street grades shall comply with Virginia Department of Transportation requirements.

Exceptions:

Glen Burnie – Unit 1 is to become a part of the planned Community while maintaining all requirements of R-15 as it is presently zoned.

Area A (Changed in 2020) – Single Family Residential or Townhouses and Duplexes

A. Area A - General

- 1) Area A shall be developed either (i) all as Single family Residential, or (ii) all as Townhouse and Duplexes.
- 2) In the event Area A is developed as Townhouse and Duplex, the provisions set forth under Paragraph B below shall apply and the maximum number of lots shall be 94.
- 3) In the event Area A is developed as Single Family, the provisions for Single Family set forth under Paragraph C below shall apply and the maximum number of lots shall be 74.
- 4) No private streets are planned in Area A. However, if a private street is proposed for site plan development, it shall meet all requirements delineated in Area A below.

B. Area A - Townhouse and Duplex:

- 1) Firewalls shall be constructed between individual units.
- 2) **Permitted Uses:**
 - a) Townhouses having a minimum finished floor space of 900 square feet
 - b) Duplexes having a minimum finished floor space of 900 square feet.
 - c) Home occupations by a resident located in the dwelling.
 - d) Office of a resident member of a recognized profession located in the dwelling.
- 3) **Accessory Uses:**
 - a) All uses or structures customarily accessory and incidental to a permitted use.
- 4) **Prohibited Uses:**
 - a) All uses except those listed above are specifically prohibited.
 - b) All signs except for: (i) a sign advertising the property 'For Sale' not to exceed 4 square feet in dimension and not more than 1 sign per lot; and, (ii) signs identifying the Development Spring Lakes at the Woodlands and subsections to be designed and constructed by the Developer.
 - c) Parking of multi or dual axle motor vehicles or oversized motor vehicles such as tractor-trailer trucks, buses, and recreational vehicles on any lot or on the street in front of any lot.
- 5) **Setbacks:**
 - a) The front set back: No building or other structure shall be erected, altered, located, reconstructed or enlarged nearer to the right of way line of the public street on which it fronts than 25 feet and 10 feet from the right of way line of a public street adjacent to the side yard. If the building or structure fronts on a private street, the front set back from the right of way line of the private street shall be reduced to 20 feet and 10 feet from the right of way line of a private street adjacent to the side yard.
 - b) The rear yard setback: No principal building or other structure shall be erected, altered, located, reconstructed or enlarged nearer to the rear property line of any lot than 15 feet. Accessory structures shall not be nearer to the rear line than 5 feet.
 - c) The side yard setback: There shall be no set back requirement for interior lots. No building or other structure, shall be erected, altered, located, reconstructed or enlarged nearer to a side yard at the end of the principal structure than 6 feet except that side yards that abut common areas containing alleys shall be reduced to 5 feet.
 - d) Accessory structures shall be limited to 200 square feet of gross floor area.
 - e) Fences and Walls: The setback requirements shall not apply to fences and walls.
- 6) **Lot Size:**
 - a) The minimum lot size shall be 2,000 square feet.
 - b) The minimum lot width at any point shall be 18 feet.
- 7) **Density:** There shall be no more than 94 lots in Area A.

January 27, 2021, at 7:00 p.m.

SPRING LAKES AT THE WOODLANDS (CONT'D)

8) Streets:

- a) All street right of ways shall have a minimum width of 50 feet and shall be constructed to the then existing standards established by the Virginia Department of Transportation for inclusion in the state highway system or,
- b) Private streets that will be owned and maintained by the POA and will have a minimum of 24 feet of pavement. The structural cross section of private streets shall meet the Virginia Department of Transportation standards for streets in a residential district for inclusion in the state highway system. Street grades shall not exceed 12%. No request shall be made to have any private street taken into the state highway system until it has been brought up to the then current standards for public streets at no cost to the County or the Virginia Department of Transportation.

9) Maintenance:

- a) All private streets shall be maintained by the POA as a neighborhood community. Private alleys need not meet VDOT standards but shall be constructed by Developer and maintained by the POA.
- b) All yards and street lighting shall be maintained by the POA as a neighborhood community.

C. Single Family Residential:

1) Permitted uses:

- a) Single-family dwellings having a minimum finished floor space of 1200 square feet. Manufactured homes are prohibited.
- b) Home occupations by a resident located in the dwelling.
- c) Office of a resident member or a recognized profession located in the dwelling.

2) Accessory Uses:

- a. All uses or structures customarily accessory and incidental to a permitted use.

3) Prohibited Uses:

- a) All uses except those listed above are specifically prohibited.
- b) All signs except for: (i) a sign advertising the property For Sale not to exceed 4 square feet in dimension and not more than 1 sign per lot; and, (ii) signs identifying the Development Spring Lakes at the Woodlands and subsections to be designed and constructed by the Developer.

4) Setbacks:

- a) The front set back: No building or other structure shall be erected, altered, located, reconstructed or enlarged nearer to the right of way line of a public street than 30 feet.
- b) The rear set back: No principal building or other structure, shall be erected, altered, located, reconstructed, or enlarged nearer to the rear property line on any lot than 25 feet.
- c) The side set back: The aggregate of the two side yards shall be not less than twenty percent of the lot width at the setback line; provided, that in no case shall any side yard be less than eight feet.
- d) Fences and Walls: The setback requirements shall not apply to fences and walls.

- 5) Streets: All street right of ways shall have a minimum width of 50 feet and shall be constructed to the then existing standards established by the Virginia Department of Transportation for inclusion in the state highway system.

- 6) Sewer and Water: All uses shall be connected to public sewer and water.

- 7) Off Street Parking: All single-family lots shall have a minimum of two off street parking spaces (including garage spaces). All other uses will be subject to the applicable zoning requirements for parking in effect at the time the building permit is issued.

8) Lot Size:

- a) The minimum lot size shall be 7,000 square feet
- b) The minimum lot width at the street line shall be 30 feet.
- c) The minimum lot width at the setback line shall be 60 feet.
- d) The minimum lot width at the rear line shall be 30 feet)

- 9) Density: The maximum number of single-family lots in Area A shall be 74.

Area F-2 (No Changes in 2020) – Townhouses and Duplexes

A. Area F-2 Townhouse and Duplex:

- 1) Firewalls shall be constructed between individual units.

2) Permitted Uses:

- a) Townhouses having a minimum finished floor space of 900 square feet
- b) Duplexes having a minimum finished floor space of 900 square feet.

January 27, 2021, at 7:00 p.m.

SPRING LAKES AT THE WOODLANDS (CONT'D)

- c) Home occupations by a resident located in the dwelling.
- d) Office of a resident member of a recognized profession located in the dwelling.
- 3) Accessory Uses:
 - a) All uses or structures customarily accessory and incidental to a permitted use.
- 4) Prohibited Uses:
 - a) All uses except those listed above are specifically prohibited.
 - b) All signs except for: (i) a sign advertising the property 'For Sale' not to exceed 4 square feet in dimension and not more than 1 sign per lot; and, (ii) signs identifying the Development Spring Lakes at the Woodlands and subsections to be designed and constructed by the Developer.
 - c) Parking of multi or dual axle motor vehicles or oversized motor vehicles such as tractor-trailer trucks, buses and recreational vehicles on any lot or on the street in front of any lot.
- 5) Setbacks:
 - a) The front set back: No building or other structure shall be erected, altered, located, reconstructed or enlarged nearer to the right of way line of the public street on which it fronts than 25 feet and 10 feet from the right of way line of a public street adjacent to the side yard. If the building or structure fronts on a private street, the front set back from the right of way line of the private street shall be reduced to 20 feet and 10 feet from the right of way line of a private street adjacent to the side yard.
 - b) The rear yard setback: No principal building or other structure shall be erected, altered, located, reconstructed or enlarged nearer to the rear property line of any lot than 15 feet. Accessory structures shall not be nearer to the rear line than 5 feet.
 - c) The side yard setback: There shall be no set back requirement for interior lots. No building or other structure shall be erected, altered, located, reconstructed or enlarged nearer to a side yard at the end or the principal structure than 6 feet except that side yards that abut common areas containing alleys shall be reduced to 5 feet.
 - d) Accessory structures shall be limited to 200 square feet of gross floor area.
 - e) Fences and Walls: The setback requirements shall not apply to fences and walls.
- 6) Lot Size:
 - a) The minimum lot size shall be 2,000 square feet.
 - b) The minimum lot width at any point shall be 18 feet.
- 7) Density: There shall be no more than 71 lots in Area F-2.
- 8) Streets:
 - a) All street right of ways shall have a minimum width of 50 feet and shall be constructed to the then existing standards established by the Virginia Department of Transportation for inclusion in the state highway system or,
 - b) Private streets that will be owned and maintained by the POA and will have a minimum of 24 feet of pavement. The structural cross section of private streets shall meet the Virginia Department of Transportation standards for streets in a residential district for inclusion in the state highway system. Street grades shall not exceed 12%. No request shall be made to have any private street taken into the state highway system until it has been brought up to the then current standards for public streets at no cost to the County or the Virginia Department of Transportation.
- 9) Maintenance:
 - a) All private streets shall be maintained by the POA as a neighborhood community. Private alleys need not meet VDOT standards but shall be constructed by Developer and maintained by the POA.
 - b) All yards and street lighting shall be maintained by the POA as a neighborhood community.

Area F-3 (No Change in 2020) – Single Family, Townhomes and Duplexes

A. Area F-3 - Single Family Townhouses and Duplexes:

- 1) General:
 - a) Area F-3 shall be developed either (i) all as Single family Residential, or (ii) all as Townhouse and Duplexes.
 - b) In the event Area F-3 is developed as Single Family, all of the provisions for Single Family set forth under Paragraph 2 below shall apply and the maximum

January 27, 2021, at 7:00 p.m.

SPRING LAKES AT THE WOODLANDS (CONT'D)

number of lots shall be 30.

- c) In the event Area F-3 is developed as Townhouse and Duplex, all the provisions set forth under Paragraph A above (in Area F-2) shall apply and the maximum number of lots shall be 44.
- d) All lots that abut Route 613 shall use the new street to be constructed within the development as access.
- e) No building or other structure shall be erected, altered, located, reconstructed, or enlarged nearer to Route 613 than 35 feet except for fences and walls for which there is no set back requirement.

2) Single Family Residential:

a) Permitted uses:

- 1. Single-family dwellings having a minimum finished floor space of 1200 square feet. Manufactured homes are prohibited.
- 2. Home occupations by a resident located in the dwelling.
- 3. Office of a resident member or a recognized profession located in the dwelling.

b) Accessory Uses:

- 1. All uses or structures customarily accessory and incidental to a permitted use.

c) Prohibited Uses:

- 1. All uses except those listed above are specifically prohibited.
- 2. All signs except for: (i) a sign advertising the property For Sale not to exceed 4 square feet in dimension and not more than 1 sign per lot; and, (ii) signs identifying the Development Spring Lakes at the Woodlands and subsections to be designed and constructed by the Developer.

d) Setbacks:

- 1. The front set back: No building or other structure shall be erected, altered, located, reconstructed or enlarged nearer to the right of way line of a public street than 30 feet but no closer to the street right of way line of Route 613 than 35 feet.
- 2. The rear set back: No principal building or other structure, shall be erected, altered, located, reconstructed or enlarged nearer to the rear property line on any lot than 25 feet but no closer to the street right of way line of Route 613 than 35 feet. Accessory structures shall not be nearer to the rear line than 5 feet.
- 3. The side set back: The aggregate of the two side yards shall be not less than twenty percent of the lot width at the setback line; provided, that in no case shall any side yard be less than eight feet.
- 4. Accessory structures shall be limited to 200 square feet of gross floor area.
- 5. Fences and Walls: The setback requirements shall not apply to fences and walls.
- 6. No building or structure other than a sign constructed by the Developer to identify the Development shall be constructed closer to Route 613 than 35 feet.
- 7. All lots on Route 613 shall be deemed to front on Route 613 even though access to the lots may be from another street.

- e) Streets: All street right of ways shall have a minimum width of 50 feet and shall be constructed to the then existing standards established by the Virginia Department of Transportation for inclusion in the state highway system.

- f) Sewer and Water: All uses shall be connected to public sewer and water.

- g) Off Street Parking: All single-family lots shall have a minimum of two off street parking spaces (including garage spaces). All other uses will be subject to the applicable zoning requirements for parking in effect at the time the building permit is issued.

h) Lot Size:

- 1. The minimum lot size shall be 7,000 square feet
- 2. The minimum lot width at the street line shall be 30 feet.
- 3. The minimum lot width at the setback line shall be 60 feet.
- 4. The minimum lot width at the rear line shall be 30 feet)

- i) Density: The maximum number of single-family lots in Area F-3 shall be 30.

January 27, 2021, at 7:00 p.m.

SPRING LAKES AT THE WOODLANDS (CONT'D)

Area F-5 (Added in 2020) – Single Family, Townhomes and Duplexes

A. Area F-5 - Single Family, Townhouses and Duplexes:

1) General:

- a) Area F-5 shall be developed either (i) all as Single family Residential, or (ii) all as Townhouse and Duplexes.
- b) In the event Area F-5 is developed as Single Family, all of the provisions for Single Family set forth under Paragraph 2 below shall apply and the maximum number of lots shall be 15.
- c) In the event Area F-5 is developed as Townhouse and Duplex, all the provisions set forth under Paragraph A above (in Area F-2) shall apply and the maximum number of lots shall be 42.
- d) No private streets are planned in Area F-5. However, if a private street is proposed for site plan development, it shall meet all requirements delineated in Area F-5 below.

2) Single Family Residential:

a) Permitted uses:

1. Single-family dwellings having a minimum finished floor space of 1200 square feet. Manufactured homes are prohibited.
2. Home occupations by a resident located in the dwelling.
3. Office of a resident member or a recognized profession located in the dwelling.

b. Accessory Uses:

1. All uses or structures customarily accessory and incidental to a permitted use.

c. Prohibited Uses:

1. All uses except those listed above are specifically prohibited.
2. All signs except for: (i) a sign advertising the property For Sale not to exceed 4 square feet in dimension and not more than 1 sign per lot; and, (ii) signs identifying the Development Spring Lakes at the Woodlands and subsections to be designed and constructed by the Developer.

d. Setbacks:

1. The front set back: No building or other structure shall be erected, altered, located, reconstructed, or enlarged nearer to the right of way line of a public street than 30 feet.
2. The rear set back: No principal building or other structure, shall be erected, altered, located, reconstructed, or enlarged nearer to the rear property line on any lot than 25 feet. Accessory structures shall not be nearer to the rear line than 5 feet.
3. The side yard setback: The side set back: The aggregate of the two side yards shall be not less than twenty percent of the lot width at the setback line; provided, that in no case shall any side yard be less than eight feet.
4. Accessory structures shall be limited to 200 square feet of gross floor area.
5. Fences and Walls: The setback requirements shall not apply to fences and walls.

e. Streets: All street right of ways shall have a minimum width of 50 feet and shall be constructed to the then existing standards established by the Virginia Department of Transportation for inclusion in the state highway system.

f. Sewer and Water: All uses shall be connected to public sewer and water.

g. Off Street Parking: All single-family lots shall have a minimum of two off street parking spaces (including garage spaces). All other uses will be subject to the applicable zoning requirements for parking in effect at the time the building permit is issued.

h. Lot Size:

1. The minimum lot size shall be 7,000 square feet
2. The minimum lot width at the street line shall be 30 feet.
3. The minimum lot width at the setback line shall be 60 feet.
4. The minimum lot width at the rear line shall be 30 feet)

i. Density: The maximum number of single-family lots in Area F-3 shall be 15.

January 27, 2021, at 7:00 p.m.

SPRING LAKES AT THE WOODLANDS (CONT'D)

Area G (Changed in 2020) - Single Family Residential or Townhouses and Duplexes

- A. Area G – Single Family Residential or Townhouses and Duplexes
 - 1) General:
 - a) Area G shall be developed either (i) all as Single family Residential, or (ii) all as Townhouse and Duplexes.
 - b) In the event Area G is developed as Single Family all the provisions for Single Family set forth under Paragraph 3 below shall apply and the maximum number of lots shall be 114.
 - c) In the event Area G is developed as Townhouse and Duplex all the provisions set forth under Paragraph 2 below shall apply and the maximum number of lots shall be 139.
 - d) No private streets are planned in Area G. However, if a private street is proposed for site plan development, it shall meet all requirements delineated in Area G below.
- B. Area G - Townhouse and Duplex:
 - 1) Firewalls shall be constructed between individual units.
 - 2) Permitted Uses:
 - a) Townhouses having a minimum finished floor space of 900 square feet.
 - b) Duplexes having a minimum finished floor space of 900 square feet.
 - c) Home occupations by a resident located in the dwelling.
 - d) Office of a resident member of a recognized profession located in the dwelling.
 - 3) Accessory Uses:
 - a) All uses or structures customarily accessory and incidental to a permitted use.
 - 4) Prohibited Uses:
 - a) All uses except those listed above are specifically prohibited.
 - b) All signs except for: (i) a sign advertising the property 'For Sale' not to exceed 4 square feet in dimension and not more than 1 sign per lot; and, (ii) signs identifying the Development Spring Lakes at the Woodlands and subsections to be designed and constructed by the Developer.
 - c) Parking of multi or dual axle motor vehicles or oversized motor vehicles such as tractor-trailer trucks, buses, and recreational vehicles on any lot or on the street in front of any lot.
 - 5) Setbacks:
 - a) The front set back: No building or other structure shall be erected, altered, located, reconstructed or enlarged nearer to the right of way line of the public street on which it fronts than 25 feet and 10 feet from the right of way line of a public street adjacent to the side yard. If the building or structure fronts on a private street, the front set back from the right of way line of the private street shall be reduced to 20 feet and 10 feet from the right of way line of a private street adjacent to the side yard.
 - b) The rear yard setback: No principal building or other structure. Shall be erected, altered, located, reconstructed or enlarged nearer to the rear property line of any lot than 15 feet. Accessory structures shall not be nearer to the rear line than 5 feet.
 - c) The side yard setback: There shall be no set back requirement for interior lots. No building or other structure, shall be erected, altered, located, reconstructed or enlarged nearer to a side yard at the end or the principal structure than 6 feet except that side yards that abut common areas containing alleys shall be reduced to 5 feet.
 - d) Accessory structures shall be limited to 200 square feet of gross floor area.
 - e) Fences and Walls: The setback requirements shall not apply to fences and walls.
 - 6) Lot Size:
 - a) The minimum lot size shall be 2,000 square feet.
 - b) The minimum lot width at any point shall be 18 feet.
 - 7) Density: There shall be no more than 139 lots in Area G.
 - 8) Streets:
 - a) All street right of ways shall have a minimum width of 50 feet and shall be constructed to the then existing standards established by the Virginia Department of Transportation for inclusion in the state highway system or,
 - b) Private streets that will be owned and maintained by the POA and will have a minimum of 24 feet of pavement. The structural cross section of private streets shall meet the Virginia Department of Transportation standards for streets in a residential district for inclusion in the state highway system. Street grades shall not exceed 12%. No request shall be made to have any private street taken into the state highway system until it has been brought up to the then current standards for public streets at no cost to the County or the Virginia Department

January 27, 2021, at 7:00 p.m.

SPRING LAKES AT THE WOODLANDS (CONT'D)

of Transportation.

c) Maintenance:

1. All private streets shall be maintained by the POA as a neighborhood community. Private alleys need not meet VDOT standards but shall be constructed by Developer and maintained by the POA.
2. All yards and street lighting shall be maintained by the POA as a neighborhood community.

C. Area G - Single Family Residential:

1) Permitted uses:

- a) Single-family dwellings having a minimum finished floor space of 1200 square feet.
- b) Manufactured homes are prohibited.
- c) Home occupations by a resident located in the dwelling.
- d) Office of a resident member or a recognized profession located in the dwelling.

2) Accessory Uses:

- a) All uses or structures customarily accessory and incidental to a permitted use.

3) Prohibited Uses:

- a) All uses except those listed above are specifically prohibited.
- b) All signs except for: (i) a sign advertising the property For Sale not to exceed 4 square feet in dimension and not more than 1 sign per lot; and, (ii) signs identifying the Development Spring Lakes at the Woodlands and subsections to be designed and constructed by the Developer.

4) Setbacks:

- a) The front set back: No building or other structure shall be erected, altered, located, reconstructed or enlarged nearer to the right of way line of a public street than 30 feet.
- b) The rear set back: No principal building or other structure, shall be erected, altered, located, reconstructed, or enlarged nearer to the rear property line on any lot than 25 feet.
- c) The side yard setback: The aggregate of the two side yards shall be not less than twenty percent of the lot width at the setback line; provided, that in no case shall any side yard be less than eight feet.
- d) Accessory structures shall be limited to 200 square feet of gross floor area.
- e) Fences and Walls: The setback requirements shall not apply to fences and walls.

5) Streets: All street right of ways shall have a minimum width of 50 feet and shall be constructed to the then existing standards established by the Virginia Department of Transportation for inclusion in the state highway system.

6) Sewer and Water: All uses shall be connected to public sewer and water.

7) Off Street Parking: All single-family lots shall have a minimum of two off street parking spaces (including garage spaces). All other uses will be subject to the applicable zoning requirements for parking in effect at the time the building permit is issued.

8) Lot Size:

- a) The minimum lot size shall be 7,000 square feet
- b) The minimum lot width at the street line shall be 30 feet.
- c) The minimum lot width at the setback line shall be 60 feet.
- d) The minimum lot width at the rear line shall be 30 feet)
- e) Density: The maximum number of single-family lots in Area G shall be 114.

Area I - Open Space (Changed in 2020)

A. Area I – Open Space

Walking Trails within Area I shall be constructed when 20 new lots have building permits issued subsequent to the approval date of the 2020 Revised Zoning Ordinance For Spring Lakes At The Woodlands.

1) Permitted Uses:

- a) Common open space.
- b) Recreational facilities.
- c) Public utility uses.

2) Accessory Uses:

- a) All uses or structures customarily accessory and incidental to a permitted use.

3) Property Owners Association:

- a) The Developer shall create a Property Owners Association (POA) whose

January 27, 2021, at 7:00 p.m.

SPRING LAKES AT THE WOODLANDS (CONT'D)

- membership shall consist of all lot owners in the Development known as Spring Lakes at the Woodlands, except the lot owners in Units I, II, III and IV.
- b) The Developer shall cause to be recorded the Protective Covenants and Restrictions as approved by the Board setting forth the responsibilities of the Developer and the POA.
 - c) All alleys and the open space are to be maintained as neighborhood community by the POA.
 - d) The responsibility of the POA to maintain the open space shall not begin until after Area I is conveyed to the POA.
- 4) The maintenance of this open space and the construction, maintenance and repair of any recreational facility located within the open space and the enforcement of any rules and regulations with respect to the open space shall be the responsibility of the Spring Lakes At The Woodlands Homeowner's Association, Inc., its successors or assigns.

Area K – Townhome/Duplex Mailboxes (Changed in 2020)

- A. Area K – Mailboxes
- Area K locations are dedicated for the installation of mailboxes serving townhomes and duplexes. Their final locations are determined by the Spring Lakes At The Woodlands Homeowner's Association, Inc., its successors or assigns and the United States Postal Service.

Mr. Wells moved, seconded by Mr. Slaven, that the Board approve the ordinance amendment for the Master Plan of Spring Lakes at the Woodlands ad presented.

Vote was as follows: Yeas: Garber, Wells, Carter, Shull, Slaven
 Seaton and Morelli
 Nays: None

Motion carried.

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WAIVERS – NONE

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CONSENT AGENDA

Mr. Wells moved, seconded by Mr. Shull, that the Board approve the consent agenda as follows:

MINUTES

- Consider minutes from the following meetings:
- Regular Meeting, Tuesday, November 24, 2020
 - Organizational Meeting, Wednesday, January 6, 2021

Vote was as follows: Yeas: Garber, Wells, Carter, Shull, Slaven
 Seaton and Morelli
 Nays: None

Motion carried.

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(END OF CONSENT AGENDA)

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January 27, 2021, at 7:00 p.m.

MATTERS TO BE PRESENTED BY THE PUBLIC -- NONE

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MATTERS TO BE PRESENTED BY THE BOARD

Ms. Carter is the chair of CAP-SAW and Dr. Seaton is the secretary. Ms. Carter read a letter that she received in the mail from a citizen that lives in Mountain Run regarding broadband.

Mr. Wells moved, seconded by Mr. Shull, that the Board re-appoint Earl Reeves, Randy Roller, Joseph Zapotoczny, W. Jean Shrewsbury, W. Douglas Riley, Ashlie Kiracofe Howell and appointed Jeff Slaven and Michael L. Shull to the Agricultural and Forestal District Committee for a one-year period.

Vote was as follows: Yeas: Garber, Wells, Carter, Shull, Slaven
Seaton and Morelli
Nays: None

Motion carried.

Mr. Wells moved, seconded by Mr. Shull, that the Board appoint Misty Cook as alternate for the Middle River Regional Jail Authority.

Vote was as follows: Yeas: Garber, Wells, Carter, Shull, Slaven
Seaton and Morelli
Nays: None

Motion carried.

Mr. Shull asked if the volunteer fire departments are now required to pay for their own Personal Protective Equipment.

Mr. Fitzgerald stated that the CARES Act money has been spent and the volunteer fire departments will now be responsible for their own supplies unless there are extenuating circumstances.

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MATTERS TO BE PRESENTED BY STAFF

Mr. Fitzgerald discussed the following:

- 1) The Board Prioritization meeting is Tuesday, February 16 from 9:00 a.m. to 12:00 p.m.
- 2) Update given to the Board on the Radio Project going forward. The consultant will work on the next phase and bring back a cost analysis. Direction for Staff is to move forward as quickly as possible.

The Board is in agreement for Staff to move forward with the project.

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January 27, 2021, at 7:00 p.m.

ADJOURNMENT

There being no other business to come before the Board, Mr. Wells moved, seconded by Mr. Wells that the Board adjourn subject to call of the Chairman.

Vote was as follows: Yeas: Garber, Wells, Carter, Shull, Slaven
 Seaton and Morelli
 Nays: None

Motion carried.


Chairman


County Administrator

h:1-27min.2021