Fishersville Small Area Plan

County of Augusta

January 28, 2009

Augusta County, Virginia

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Fishersville Small Area Plan Advisory Committee

David Gauldin	Bill Johnson	Tom Shumate
Mike Hatfield	Kevin Lacey	Theron Via
Kathleen Heatwole	Jody Marion	Allen White
	Tom Sheets	

Support, assistance, and participation were provided in preparing this Plan by many members of the community at large as well as various county, regional, state, and federal agencies.

Consulting assistance provided by:

Anderson & Associates, Inc. – Blacksburg, Virginia

Fishersville Small Area Plan

Augusta County, Virginia

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I. Introduction and Background

A. Overview

As one of its initial follow-up documents, the Fishersville Small Area Plan is strongly rooted in the Augusta County Comprehensive Plan that was adopted in April 2007. The Comprehensive Plan included a section with detailed recommendations on its implementation. The preparation of small area plans, like this one, was one of the key recommendations in the implementation strategy. The Board of Supervisors gave formal approval for the start of this process in September 2007.

The Fishersville Small Area Plan begins with a detailed discussion of its relationship with the Comprehensive Plan. Following this are a discussion of the history of the community, a description of the land uses and geographic features of the small area, and estimates of the community's population and projections into the future. At the conclusion of these introductory sections, the core elements of the Plan begin with sections on the Plan's 20-year vision, the Fishersville Future Land Use Map, and the Fishersville Thoroughfare Plan. Multiple topic areas follow, beginning with a general section on land use, presenting some basic information about the Fishersville area followed by lists of goals, objectives, and policies. The Plan concludes with a short section containing suggestions regarding development design as well as a brief implementation strategy.

B. Planning Process

This Plan is the result of about nine months of work by County citizens, elected and appointed officials, staff, and consultants. The reason for preparing a plan for the Fishersville area was to allow the more detailed planning work that was not permitted as a part of the Comprehensive Plan update. The Comprehensive Plan, adopted by the Board of Supervisors in April 2007, included among its numerous recommendations a call to prepare a series of small area plans for the developed areas of Augusta County, including Fishersville. Since the Comprehensive Plan was charged with looking broadly at the entire 970 square miles of the County, the small area plans would examine the different urban communities a dozen or so square miles at a time.

The process began in September 2007 with the appointment of a Citizen Advisory Committee made up of ten area residents to represent the interests of the community

as a whole. The Advisory Committee first met in October 2007 with a meeting to introduce the Committee to the process and brainstorm issues to be considered. This was followed by a November public meeting that gave the citizens of Fishersville the opportunity to provide their input on where they envisioned their community in twenty years. A second public meeting, in the form of an open house, was conducted in February 2008 where the public was given the opportunity to respond to draft elements of the Plan, including a vision statement, goals and objectives, a future land use map, and a set of transportation maps and plan concepts. The third and final public meeting was held in May 2008 where the complete Draft Plan was presented and the public had the opportunity to respond to what the Plan included. Each of these meetings proved successful with as many as a few hundred people attending at least one public meeting. Many written and verbal comments were collected. The Advisory Committee met five more times during this period, assisting the development of the Plan by relating the public's desires for their community.

C. Comprehensive Plan

The Augusta County Comprehensive Plan 2007-2027 obviously has a great influence on the County as a whole, including the specific area of Fishersville. The primary map found in the Comprehensive Plan is the Planning Policy Area/Future Land Use Map, which is one of the implementation tools listed in the Plan. This map divides the entire County into four Planning Policy Areas (as well as a fifth area reserved for the public lands of the National Parks and National Forests). It further divides a large portion of the County – the land located in the Urban Service and Community Development Areas – into eleven future land use categories. Each of these different classifications is discussed in greater detail below.

1. Comprehensive Plan Planning Policy Areas

The four Planning Policy Areas in the Comprehensive Plan include:

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

The Urban Service Areas (USA) and the Community Development Areas (CDA) are the County's "development areas," where the bulk of future development is expected to occur. In the case of the USA, 80 percent of future residential development, and most future non-residential development, is expected to locate there. This is due to the fact that these are the areas that have relatively substantial amounts of existing development, public utilities and facilities, substantial amounts of developable land, and good transportation access. These are the most densely developed areas of Augusta County. The CDA is expected to absorb 10 percent of future residential development and a portion of future non-residential development. These areas are necessarily less-densely developed

than the Urban Service Areas given that they include development on public water or public sewer but not both.

The Rural Conservation Areas (RCA) and the Agricultural Conservation Areas (ACA) are the County's "conservation areas" or "agricultural areas" where future development is strongly discouraged. Each of these Policy Areas is intended to absorb less than five percent of future residential development at generally low densities due to the fact that neither has public water or sewer services. The Rural Conservation Areas are those areas that have already been substantially subdivided and/or developed with residential uses.

While the Plan anticipates that each of these Policy Areas will absorb their share of residential growth, at approximately the rates outlined here, the intention is to encourage as much development as possible to take place in the Urban Service and Community Development Areas. Since the Fishersville small area is made up entirely of Urban Service and Community Development Areas, clearly the Plan calls for significant development to take place in Fishersville over the next twenty years.

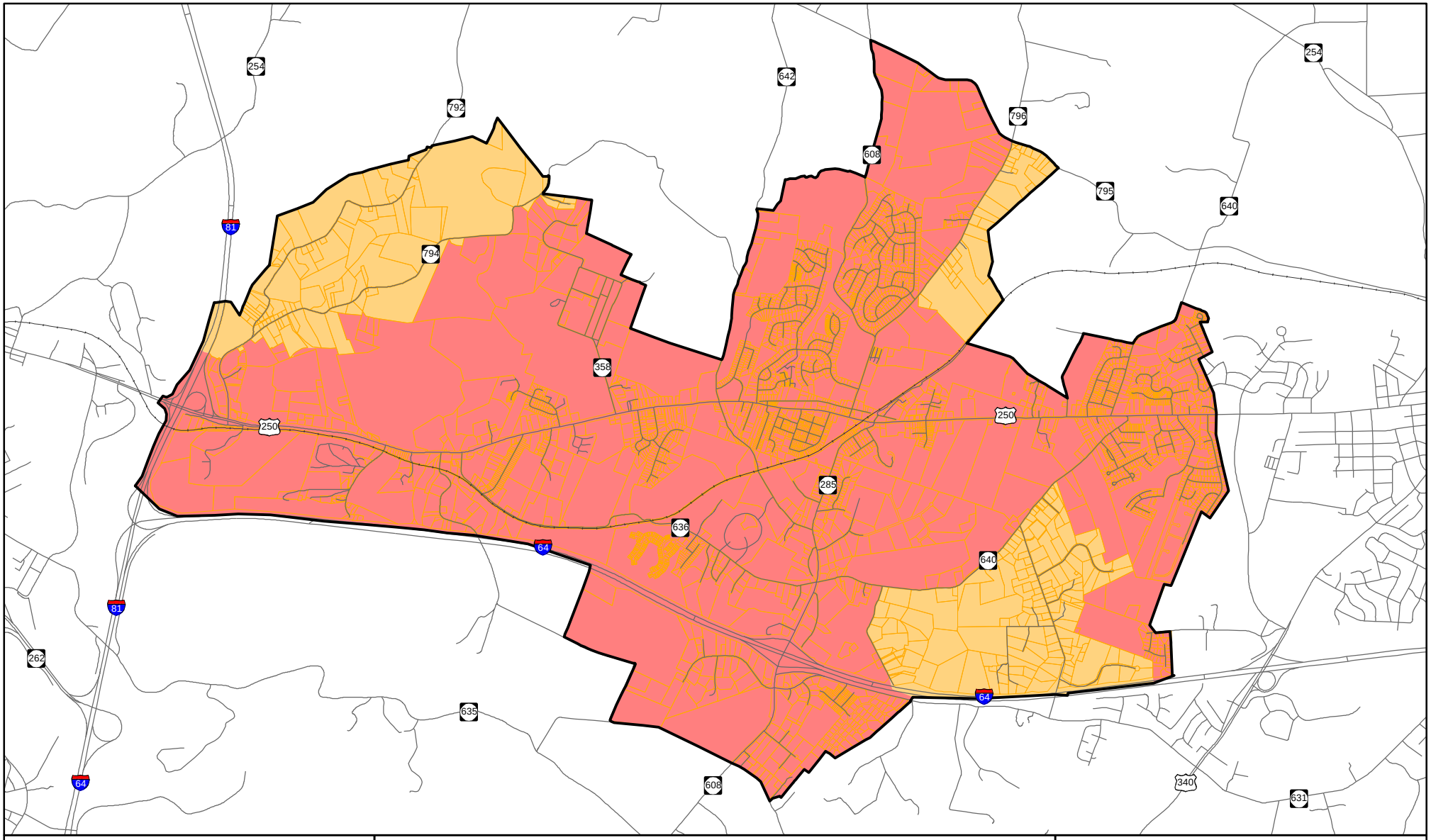
Table 1 shows the breakdown of the small area by Planning Policy Area. As the table shows, more than 80 percent of the small area is located in the Urban Service Area, with the remainder a part of the Community Development Area. **Map 1** shows the boundaries of the Planning Policy Areas within the Fishersville small area.

Table 1: Planning Policy Areas in the Fishersville Small Area

Land Use Category	Land Area (Acres)	Percent of Total
Urban Service Area	8645	81.16 %
Community Development Area	2007	18.84 %
Total	**10,652**	**100.00 %**

2. Comprehensive Plan Proposed Land Uses

Also found on the Planning Policy Area/Future Land Use Map are eleven future land use categories. These categories are located within the Urban Service and Community Development Areas and provide an additional level of detail for these more developed areas by recommending specific land uses and densities. These recommended uses include four distinct residential uses, as well as Business, Industrial, Public Use, Urban Open Space, Floodplain, a Mixed Use category, and a Rural Community Category. It is important to understand that these categories are not zoning districts; instead they simply provide guidance to the County on how land should be rezoned in the future. For instance, if a landowner who owns property zoned General Agriculture takes steps to rezone his property



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1 inch equals 4,500 feet

Miles

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LEGEND

Urban Service Area

Community Development Area

Streets

Railroads

Parcels

Fishersville Boundary

MAP 1
PLANNING POLICY AREAS

Fishersville Small Area Plan
2008-2028

for residential use, the County will evaluate his request based on which, if any, of the four residential categories his property is located in.

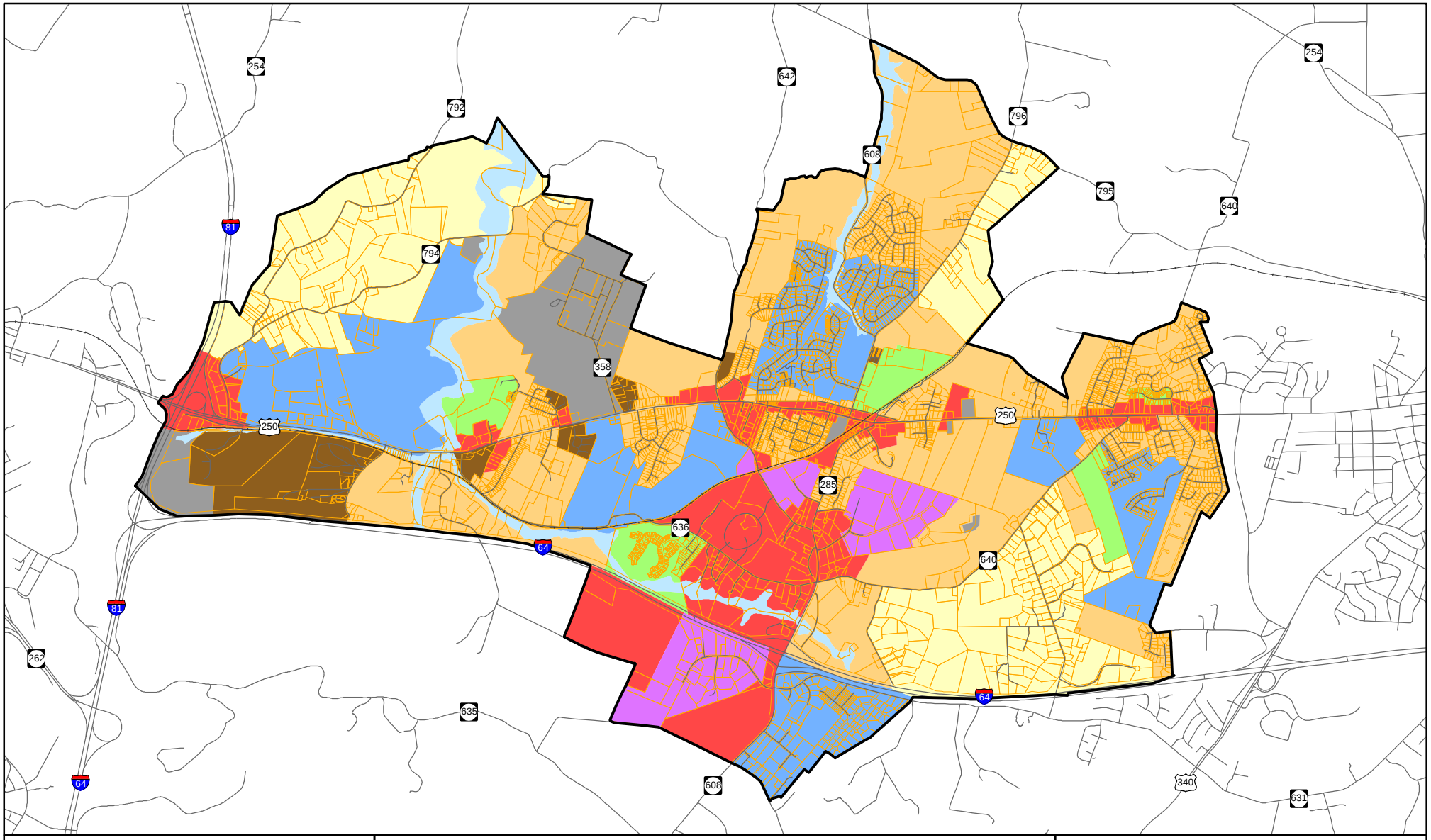
The four residential future land use categories include Low Density Residential (1/2 to 1 dwelling unit per acre), Medium Density Residential (3 to 6 units per acre), Single Family Attached Residential (4 to 8 units per acre), and Multifamily Residential (9 to 16 units per acre). The Mixed Use category also permits residential uses, either mixed with business or industrial uses, or in a variety of different types of residential uses. The Fishersville small area includes land in each of these categories, as well as each of the other categories except Urban Open Space, which is only found in a handful of places in the County, and Rural Community. **Table 2** provides a complete breakdown of the future land use categories found in the small area.

Table 2: Comprehensive Plan Future Land Uses in the Fishersville Small Area

Land Use Category	Land Area (Acres)	Percent of Total
Business	1216	11.42 %
Industrial	451	4.23 %
Mixed Use	1921	18.03 %
Low Density Residential	1923	18.05 %
Medium Density Residential	3377	31.70 %
Single Family Attached Residential	366	3.44 %
Multifamily Residential	421	3.95 %
Public Use	530	4.98 %
Floodplain	447	4.20 %
Total	**10,652**	**100.00 %**

Note: This table reflects the boundaries established by the adoption of the Comprehensive Plan on April 25, 2007

As **Table 2** shows, the most common future land use category found in the Fishersville small area, as well as the rest of the County, is Medium Density Residential, which applies to almost 32 percent of the land. Next are the Low Density Residential and the Mixed Use categories, at about 18 percent each. Note that the Low Density Residential Category is only found in the Community Development Areas and makes up the vast majority of the CDA land in the small area. The fourth most common future land use in the small area is business, with over 11 percent of the land, followed by the other five categories at around four to five percent each. **Map 2** shows the boundaries of the future land use categories within the Fishersville small area.



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LEGEND

- Low Density Residential
- Medium Density Residential
- Single-Family Attached Residential
- Multifamily Residential
- Business
- Industrial
- Mixed Use
- Public Use
- Flood Plain
- Streets
- Railroads
- Parcels
- Fishersville Boundary

MAP 2
EXISTING FUTURE LAND USES

Fishersville Small Area Plan
2008-2028

II. The Fishersville Small Area

A. Fishersville History

The very early history of Fishersville dates back to the early 1700s. A village was noted on a map of the area as far back as 1738. The community got its name later that century after the Fisher family bought several hundred acres there. Tinkling Spring Presbyterian Church was founded in the area in 1740. The first of three meeting houses for the Tinkling Spring congregation (the current being the third) was built in 1748.[1] By the early part of the 19th century, the road that is now Route 250 was the main road for travelers between Richmond, Staunton, and points west. Fishersville, with a large tavern at its center, served as a stopping place for many of those travelers. A line of the Chesapeake and Ohio (C & O) Railroad was built through the area in the 1850s. The railroad placed a station at Fishersville due to its location near mining operations and valuable farmland. By 1929 Fishersville had become a major commercial center with the railroad station remaining active and the construction of several businesses and agricultural facilities as well as a post office.[2]

Outside of the historic village of Fishersville, development was slower to arrive. The small community of Brand (Brands Flat or Brand Station), located about halfway between Fishersville and Staunton at the point where Route 250 crosses Christians Creek, grew up around a stop on the C & O Railroad. A handful of homes and businesses were located near this station for many years. More significant development arrived in the area with the construction of an army hospital just west of Fishersville during World War II. Following the war, the hospital was declared surplus and transferred to the Commonwealth of Virginia as a site for the

[1] The News Leader, "Fishersville Community Profile," http://www.newsleader.com/communities/towns/fishersville.html

[2] Historic Resources in Augusta County, VA Eighteenth Century to Present, Ann McCleary, 1983.

Woodrow Wilson Rehabilitation Center (WWRC).[3] The Center opened in 1947. In addition to WWRC, Augusta County took control of a portion of the property for school facilities.

The Interstate highway came to the Fishersville area in the late 1960s, beginning the process of making the community a waypoint for vehicular travel through the region. In the early planning for the interstate system in Virginia, there was a small controversy around which route Interstate 64 would take between Richmond in the east and Clifton Forge in the west. Ultimately, the northern route through Charlottesville was chosen over a proposed southern route through Lynchburg, a decision that had a profound impact on Fishersville's future. Interstate 81 near the western end of Fishersville was completed by 1969. This was followed shortly by the opening of I-64 from its intersection with I-81 to Afton Mountain, which opened in late-1971. The remainder of I-64 to Crozet and beyond was completed a few years later.[4]

Wilson Elementary School opened at its current location in the Wilson Complex in 1958. Wilson Memorial High School came later, in 1970. Both schools have since been renovated and were joined by Wilson Middle School in 2006. The Augusta County Public Library first opened at the Wilson Complex in 1977. In 1983, the library moved into a renovated Fishersville Elementary School building at the intersection of Route 250 and Route 608, its current location.[5] This renovated facility houses the bulk of the County Library's collection of more than 186,000 items and serves as a focal point for the community.

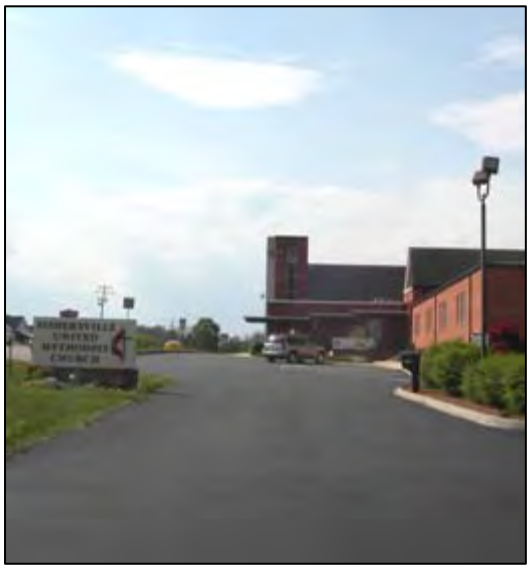
Perhaps the most significant event in Fishersville's recent history occurred in the early 1990s when the hospitals located in Staunton and Waynesboro agreed to consolidate their individual facilities into a single facility at a central location that would service the residents of the entire area. The location that was ultimately chosen was an undeveloped area of Fishersville near the Route 608 interchange of Interstate 64. Augusta Medical Center (AMC) opened in 1994 with a single 400,000 square foot building. An additional 400,000 square feet of space has been added to the campus since that time. The current campus includes not only the main hospital building but also a cancer center, an 85,000 square foot medical

[3] "About WWRC," http://wwrc.virginia.gov/aboutus.htm
[4] "Interstate Highway System in Virginia," http://www.roadstothefuture.com/Interstate_Virginia.html
[5] "A Brief History of the Augusta County Library," http://www.augustacountylibrary.org/YourLibrary/ACLHistory.htm

office building, an 8,000 member health and fitness center, a branch of Blue Ridge Community College, a community care building, and several individual medical office buildings located on the Medical Center's South Campus (across Route 636 from the main facility). Current employment at the Medical Center exceeds 1,700 full-time staff members. The location of the Medical Center in Fishersville has meant that numerous medical service businesses, such as doctor's or dentist's offices or nursing homes, have located in the area, making Fishersville the region's primary location for health service businesses.

B. Fishersville and the Surrounding Area

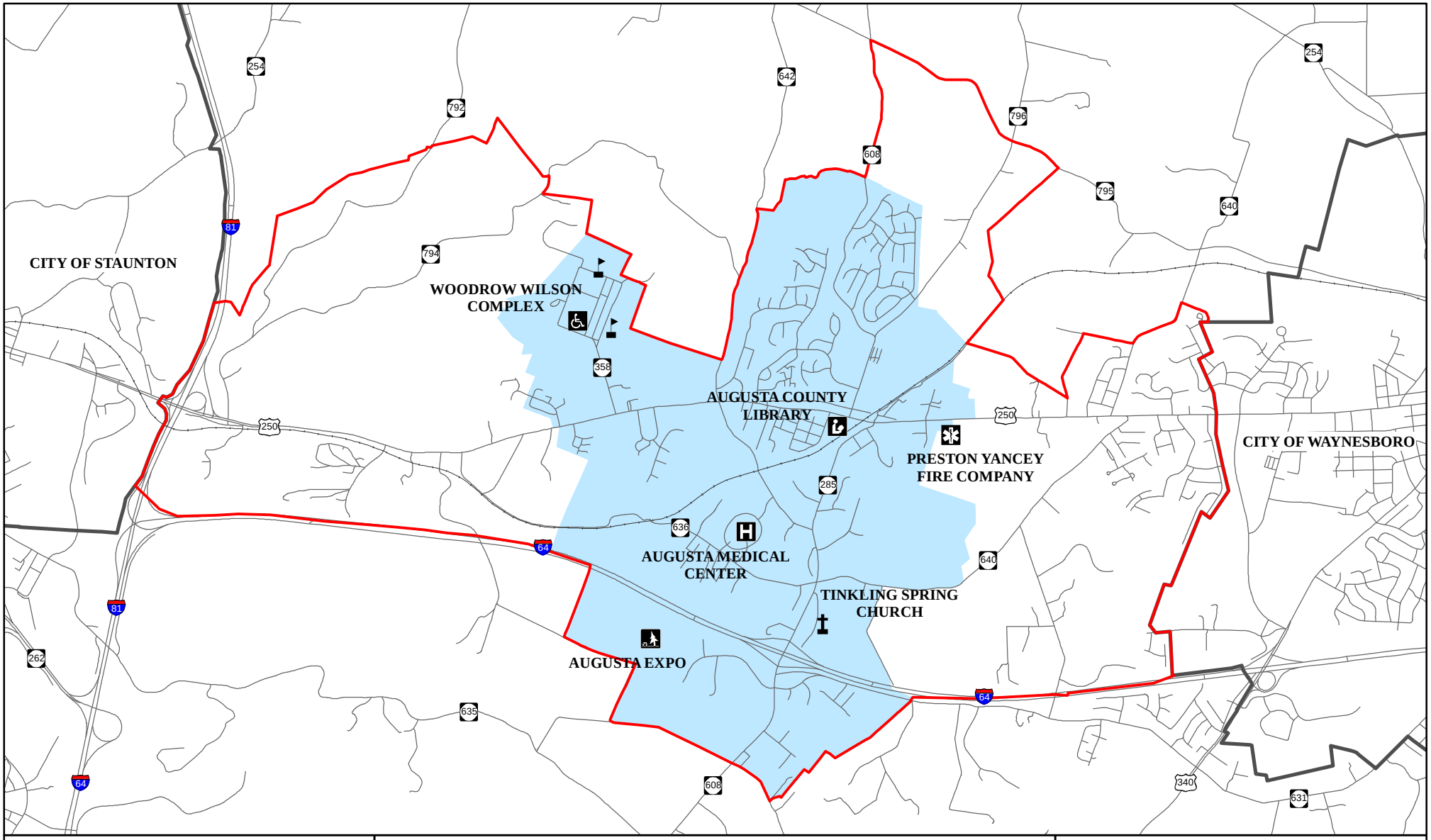
1. Small Area Geography



The Fishersville community, and the areas that surround it that make up the Fishersville small area, is one of Augusta County's most important and visible communities. The community's recognized core area is a little more than three miles east of the Staunton city limits and a little more than two miles west of the Waynesboro city limits. **Map 3** shows the boundaries of the small area, including the location of the core area of Fishersville.

The small area encompasses 10,652 acres, approximately 16.6 square miles. It includes all of the Urban Service and Community Development Areas north of Interstate 64 between Staunton and Waynesboro as well as a small portion of Urban Service Area south of the Interstate at the interchange of I-64 and Route 285/608. This is a large area, larger than Waynesboro and nearly as large as Staunton. While this is larger than the area generally considered Fishersville, from a geographic standpoint it makes sense to consider all of this area together, as it is all one contiguous area with many shared facilities and resources. It also covers all of the area that Fishersville could be expected to expand into in the near and distant future.

At the center of the small area is the village of Fishersville, located around the intersection of Route 250 and Route 608 (Long Meadow Road). This historic core area includes the Fishersville Road area as well as established neighborhoods such as Dahland Heights and Wilson Heights. Just to the southwest of this center is the Augusta Medical Center complex, which has grown up along Route 636 (Goose Creek Road) just north of the interchange of Route 285/608 and Interstate 64. Just to the north and northeast of the village center are located a handful of large residential developments, Teaverton, Emerald Hills, and Windward Pointe, that have emerged within the past few decades and are slowly expanding to the



N

1 inch equals 4,500 feet

Miles

0 0.25 0.5 1 1.5

LEGEND

Streets

Railroads

Fishersville Boundary

City Boundary

Fishersville Core Area

MAP 3
GENERAL LOCATION

Fishersville Small Area Plan
2008-2028

east and west. At the western end of the Fishersville core is the Woodrow Wilson Complex, located north of Route 250 to the west of the center of the community. This is home to the Woodrow Wilson Rehabilitation Center as well as four Augusta County schools and the School Board offices. Together, these different neighborhoods form the core of the Fishersville community.

Outside the Fishersville core are a handful of other areas with distinct identities of their own. One significant area is to the south the I-64 interchange with Route 285/608, which is home to Augusta Expo and a growing number of retail and light industrial businesses. Another area, on the Staunton end of the small area, is a primarily retail corridor that parallels Route 250 around its interchange with Interstate 81. Given the location, these retail establishments are largely travel-oriented businesses. On the Waynesboro end of the small area are more developed residential neighborhoods and retail businesses geared to serving local residents. Several large residential neighborhoods have been constructed in this area, both north and south of Route 250, over the past few decades, including Wellington, Bridgeport, and Village Green at the Lake. Eagle's Nest, a small general aviation airport, is also located just west of the Waynesboro city limits.

2. Surrounding Areas

While this Plan ultimately focuses solely on the land within the small area, it is important to recognize the land uses in the surrounding areas. Located in the surrounding areas are facilities such as fire companies and public schools that serve residents in the Fishersville area. Additionally, there are numerous retail and service businesses operating in these surrounding areas that Fishersville residents rely on. Simply put, there are basically two types of land use surrounding the small area. To the east, in the City of Waynesboro, and to the west, in the City of Staunton, are significant residential and business districts. To the north and south are primarily rural and agricultural land uses.

Located just inside the City of Waynesboro is a small area of retail service businesses located at the intersection of Route 250 and Lew DeWitt Boulevard. These retail businesses, including a Kroger and a K-Mart, serve many of the residents of the Fishersville small area, particularly those at the eastern end. They are surrounded by growing residential neighborhoods to the north and south along the border with the County. The southeast corner of the small area also borders one of Waynesboro's major retail centers. This one includes Wal-Mart, Target, Martin's, Home Depot, Lowe's, and other major retail operations that serve Waynesboro and much of Augusta County. Finally, as an area that is built around the interchange of Route 340 with Interstate 64, there are a number of travel-oriented businesses in this area.

To the west of the small area is the City of Staunton. This part of the City is home to Wal-Mart, Lowe's, Martin's, and other retail businesses. In addition to the retail operations in this area are also key public facilities like the Western State Hospital and the Frontier Culture Museum as well as several recently-constructed multifamily residential developments. This area is also adjacent to an important interchange with Interstate 81, meaning that there are a number of travel-oriented businesses here as well.

North and south of the small area are primarily agricultural lands dotted by rural settlements. To the north are very productive agricultural areas that stretch along Route 608 from Fishersville north to the village of New Hope. These areas are dotted by sparse residential development with very few concentrations of homes. To the south of the small area is another stretch of agricultural land located between Fishersville and Stuarts Draft. More significant concentrations of rural and suburban development can be found here, particularly near Route 608 and Route 340. To the west of Route 285/608, south of Interstate 64, the landscape is more rural in nature.

C. Population and Demographics

1. Current Population

Getting an accurate accounting of the above information is a relatively easy task. Getting an accurate count of the residents of the area is substantially more complex. Since the small area is based on planning boundaries established by the County, which are based on service areas rather than any sort of community

boundary, there are no official population counts that can be used to estimate the population of the small area.

The U.S. Census Bureau, which has the primary responsibility for counting and estimating residents of the United States, had in their 2000 Census several statistical areas that cover an area similar to that of the Fishersville small area.[6] One of these areas is the Fishersville Census Designated Place (CDP), which in 2000 had 4,998 residents. Unfortunately, the CDP is quite a bit smaller than the small area, omitting areas to the west of the Fishersville core and south of Interstate 64. Another area that can be used to represent the population of Fishersville is Census Tract 706, which had a 2000 population of 6,751. As with the CDP, the census tract doesn't quite fit, as it takes in a large amount of land to the north of the Fishersville core and omits the area south of Interstate 64. **Map 4** shows the boundaries of these different statistical areas.

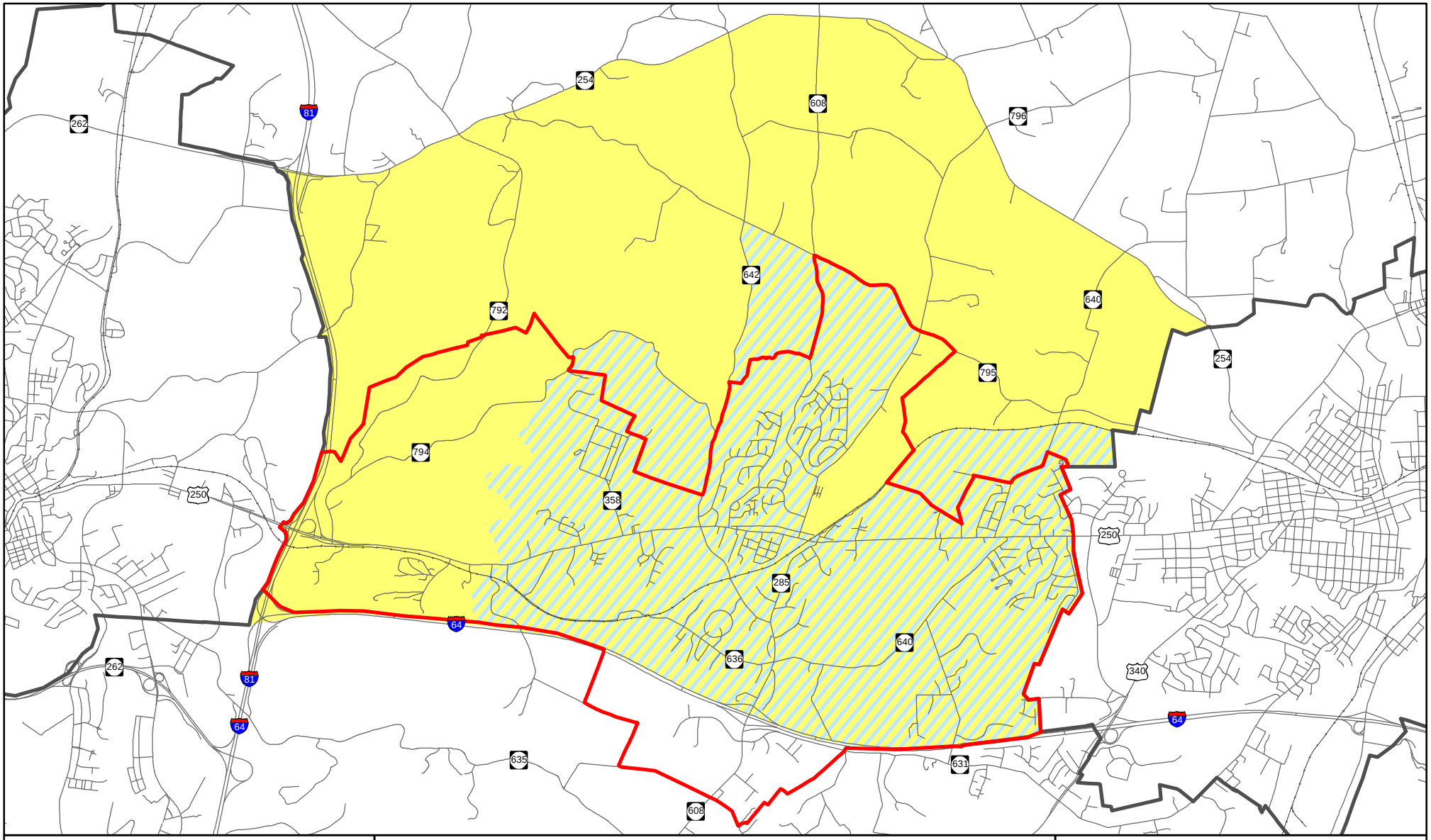
Since neither of these statistical areas represents the small area very well, as well as the fact that the most recent available data is now eight years old, another method has to be utilized in order to estimate the population of the small area. The best available method for accomplishing this task relies on the count of households in the small area. This count can be converted into a population estimate by multiplying the number of residential units by a persons-per-household statistic and factoring in a vacancy rate. This method does present problems, though. The 2006 persons-per-household statistic can only be found countywide. In order to get a figure for the CDP or the census tract, 2000 Census data would have to be used. The 2006 Augusta County estimate from the Census Bureau is 2.41 persons per household. Similarly, the vacancy rate is provided only for the County. The 2006 vacancy rate for Augusta County was 6.8 percent according to the Census Bureau. Despite these shortcomings though, this information can still produce a reasonably accurate population estimate.

As of September 2007, there were 3,093 residential housing units located within the Fishersville small area. Assuming the 2006 countywide vacancy rate is reasonably accurate for the small area; a figure of 2,883 occupied units can be derived. Multiplying that figure by the 2006 countywide persons-per-household figure produces a population estimate of 6,948 for the Fishersville small area. Even considering the fact that the vacancy rate for Fishersville would generally be assumed to be less than that for the County as a whole (the Fishersville CDP had a 5.4% vacancy rate in 2000, compared to Augusta County's 7.2%), this is likely the best population estimate that can be made for the small area. Given these factors, for the purposes of the Plan it is estimated that there are presently 6,948 residents of the Fishersville small area.

2. Projected Population

Given the present estimated population of 6,948, it is possible to roughly estimate the population of the small area in twenty years. The first step is to determine

[6] United States Census Bureau, "American FactFinder," http://factfinder.census.gov



N

1 inch equals 6,000 feet

0 0.3 0.6 1.2 1.8 Miles

LEGEND

Streets
Railroads
Small Area Plan Boundary
City Boundary
Fishersville CDP
Census Tract 706

MAP 4
PLANNING BOUNDARIES

Fishersville Small Area Plan
2008-2028

how much the population will grow countywide. This is discussed in the Comprehensive Plan, which estimates a countywide increase in population of 17,700 over the next twenty years. The next step is to determine how much of that population growth will occur in the Fishersville small area. Fortunately, the Comprehensive Plan makes this step easy as well by dividing the County into four Planning Policy Areas, each of which has a target percentage of the future growth. These targets call for locating 80 percent of the future population growth in the Urban Service Areas, 10 percent in the Community Development Areas, and 5 percent each in the Rural and Agricultural Conservation Areas. If these percentages are applied to the countywide growth estimate, 14,160 of the new residents will move into the USA, 1,770 to the CDA, and 885 to each of the RCA and ACA.

The next step is to apply the countywide population estimates to the Fishersville small area. This is done by determining how much of the total Urban Service and Community Development Area land is located in the small area. 8,649 acres (or 81.2%) of the small area's 10,652 acres are in the USA, which corresponds to 21.3 percent of the total USA land found in the County. Applying this figure to the estimated countywide population increase for the USA (14,160) produces a figure of 3,016. 2,003 acres (or 18.8%) of the small area are in the CDA, which represents 5.8 percent of the total CDA land found in the County. Applying this figure to the countywide projected CDA increase (1,770) produces a figure of 103. Adding these two numbers together produces a figure of 3,119 anticipated new residents in Fishersville over the next twenty years.

Assuming the current population estimate is correct and the projected population increase in the small area takes twenty years to occur, the 3,119 person increase would mean that the Fishersville small area would have a population of around 10,067 in 2028. This would be about a 45 percent increase in the Fishersville area population, which would account for 17.6 percent of the total countywide population increase for the time period. At 2.41 persons per household, those 3,119 people would require 1,294 new residential units. Of course, as was clear with the Comprehensive Plan's population growth estimates, this increase could occur more quickly or more slowly. Either way, the assumption is that the County will continue to grow, and consequently the small area will grow to a population of greater than 10,000 at some point in the future. Therefore, this Plan is intended to help guide growth, regardless of how much occurs and how long it takes.

3. Recent Population Growth

Given the method utilized by this Plan for estimating population, it is difficult to analyze population trends since there is a significant lack of available data. Despite this though, there is some data available on recent residential development that can shed some light on recent population growth trends.

Since 2003, Augusta County has kept track geographically of the number of building permits issued on an annual basis. This means that the County can track the number of building permits issued over the last five years for any geographic area. The numbers for the Fishersville small area are found in **Table 3**.

Table 3: Residential Building Permits in the Fishersville Small Area 2003-2007

Year	Fishersville		Augusta County
	Count	Percent	
2003	142	26.4%	538
2004	192	31.8%	604
2005	139	27.0%	514
2006	45	13.9%	323
2007	50	16.1%	310
Total	**568**	**24.8%**	**2,289**

Source: Augusta County GIS
Note: Does not include manufactured homes

As **Table 3** shows, the number of residential building permits issued in Fishersville has been trending downward for several years, having decreased every year since 2004. This trend matches that seen for the County as a whole, which has also seen a significant drop in permits issued in that time. Notably, Fishersville's share of the total number of permits issued countywide has also fallen dramatically during this time period, though there was a slight increase in 2007. Overall, just under a quarter of all residential building permits issued countywide since 2003 have been in the Fishersville small area. This last point is significant because the Comprehensive Plan calls for increasing the percentage of new residential units in the Urban Service and Community Development Areas and reducing it in the Rural and Agricultural Conservation Areas.

As with the residential unit numbers used to estimate the County population, the number of building permits issued over a period of time can be used to estimate population. While they cannot be used to produce a population trend, since many of these new units may take some time to become occupied, they can be used to estimate population potential. These numbers can be multiplied by the persons per household and vacancy rate statistics to produce a figure for the potential additional population these units might lead to. Therefore, the total building permit count for this timeframe produces a population potential of just less than 1,300. This means that the residential units built in Fishersville in the past five years could provide for approximately 1,300 residents. This shows that, even with seemingly small amounts of annual construction, the estimated population increase of 3,119 could occur in a short period of time.

4. Demographics

Accurately estimating the demographic makeup of the small area provides the same concerns that are present when trying to estimate the population of the small area. The only statistics available to work with are those for the Fishersville CDP from 2000. Fortunately the available data does provide a lot of valuable information about the community, particularly as a point of comparison to the County as a whole.

As mentioned previously, the Fishersville CDP in 2000 had 4,998 residents. In many ways, those roughly 5,000 residents mirror their 60,000 plus fellow Augusta County residents. There are, though, some noticeable differences. While the racial breakdown of Fishersville, for instance, was nearly identical to that of the whole County, the Fishersville population was noticeably older and more educationally accomplished. The **Table 4** compares the Fishersville CDP to Augusta County, the State, and the Nation in several selected categories.

Table 4: Selected 2000 Census Demographic Statistics

	Fishersville CDP	Augusta County	Virginia	United States
Percent Male	47.6	50.3	49.0	49.1
Percent Female	52.4	49.7	51.0	50.9
Median Age (years)	41.6	39.0	35.7	35.3
Percent 65+	18.8	12.8	11.2	12.4
Percent with a High School Diploma	80.8	78.2	81.5	80.4
Percent with a Bachelors Degree or higher	23.8	15.4	29.5	24.4

As **Table 4** shows, the Fishersville CDP in 2000 was older, more female, and better educated than the County as a whole. Note also that the figures for the Fishersville CDP made it on average significantly older than the State and the Nation. Finally, while the Fishersville CDP is less educated on average than the

rest of the State, it is nearly identical to the educational achievement figures for the United States.

III. The Plan for Fishersville

A. Overview

The documents that make up the Fishersville Small Area Plan are broken down into several elements. They begin with what is often considered the most important part of any plan, the vision statement. The vision statement is followed by a discussion of the Future Land Use Map and then the Thoroughfare Plan, which is the key transportation element of the Plan. Next are a series of sections, based on topic area, that contain lists of goals, objectives, and policies. The 18 separate goals, which are highlighted to call particular attention to them, are ultimately what ties the text of the Plan back to the vision statement, the future land use map, and the Thoroughfare Plan. The Plan concludes with the development design suggestions and the implementation strategy. Each of these elements builds on the last, and they all combine to form the Fishersville Small Area Plan.

Since the Fishersville Small Area Plan is a follow-up document to the County's 2007 Comprehensive Plan, it is necessary to understand the basic elements of the Comprehensive Plan and how they influence this Plan (see page 2 for a more in-depth discussion of the Comprehensive Plan). Most importantly, the Fishersville Small Area Plan does not supersede the Comprehensive Plan. Rather, it supplements and refines it. With few exceptions, the two Plans speak with the same voice on a single issue. The Fishersville Plan's regulations may be more detailed, but they aren't replacing those of the Comprehensive Plan. The one area where this is not the case, where the Fishersville Plan overrides the Comprehensive Plan, is in the future land use map. Here, the Fishersville Plan makes several refinements in order to clarify the mixed use categories and update the boundaries of the floodplain.

1. Planning Policy Areas

The most important area where the Fishersville Plan concurs with the Comprehensive Plan is in the area of general growth strategies. As discussed previously, the Comprehensive Plan established four Planning Policy Areas designed to implement the vision of the Plan. That vision called for well-planned urban development alongside productive, well-protected agricultural land. The four Planning Policy Areas are the Urban Service Areas, the Community Development Areas, the Rural Conservation Areas, and the Agricultural Conservation Areas. Since Fishersville is located entirely within the Urban Service and Community Development Areas, the two Policy Areas within which the bulk of growth is expected to occur, it is anticipated that the community will continue to grow at a higher rate than much of the rest of Augusta County. **Map 1** shows the location of these Policy Areas within the Fishersville small area.

The Comprehensive Plan does not just establish growth targets though. It also describes in some detail the ways in which this growth should occur. In the Urban Service Areas, the Plan strongly recommends increased densities and clustering that will allow for more open space, both within and outside of the

urban communities, to be maintained. It also recommends a greater mixing of uses, particularly retail and office uses mixed with residential uses. In the Community Development Areas, clustering of development is again encouraged in order to preserve as much open space as possible while in the Rural and Agricultural Conservation Areas, the Plan recommends limited development that will have a minimal impact on productive agriculture and natural resources.

The Fishersville Small Area Plan relies heavily on these factors. The boundaries of the Fishersville small area were drawn to match the boundaries of the Urban Service and Community Development Areas around the community. Additionally, the overriding concepts of increasing densities and encouraging mixed uses and better design to preserve open space are heavily relied upon in this Plan. Ultimately, the Fishersville Plan's recommendations are built on a foundation established by the Comprehensive Plan's Planning Policy Areas.

B. A Vision for Fishersville in 2028

The Fishersville area in 2028 will be a diverse and healthy community marked by a vibrant community core. Fishersville will have well understood urban boundaries surrounded by productive agriculture and charming rural communities. The new growth that has occurred in the Fishersville area will not be a burden on the community. Instead, it will have helped Fishersville emerge as a very livable community. More specifically, Fishersville will have:

- Compact, interconnected, and pedestrian-oriented mixed-use neighborhoods that are well maintained and offer a mix of attractive housing that provides for residents of a variety of backgrounds and income levels.
- Successful and attractive office, retail, and public service locations that are located around major transportation hubs, are easily accessible from residential neighborhoods, and add to the community both economically and architecturally.
- A safe, efficient, interconnected network of streets, sidewalks, and trails that distributes vehicular and pedestrian traffic and lessens the impact of new development on the area's major thoroughfares.
- A well-protected network of greenspace that is centered on healthy features such as streams and forests as well as clearly-identified edges marked by productive agricultural operations and scenic views of the surrounding mountains.
- Quality public services that include an excellent school and library system based on facilities that double as community centers, effective fire, rescue, and law enforcement coverage, and beautiful new recreation facilities that appeal to a wide range of users.

C. Fishersville Future Land Use Map

The Fishersville Future Land Use Map can be seen on **Map 5**. This map includes all of the land located in the Fishersville small area, including both Urban Service Area and Community Development Area land. The boundaries of the different land use categories, outlined in greater detail below, are based on those found in the Comprehensive Plan, though there are some distinctions. For the purposes of county planning efforts, the Fishersville Future Land Use Map should take precedence over the Comprehensive Plan's Planning Policy Area/Future Land Use Map in determining the appropriate use for property in the Fishersville small area. **Table 5** shows the amount of land found in each of these land use categories.

Table 5: Land Uses on the Fishersville Future Land Use Map

Land Use Category	Land Area (Acres)	Percent of Total
Business	**1304**	**12.2 %**
Industrial	**496**	**4.7%**
Community Mixed Use	**1186**	**11.1%**
Neighborhood Mixed Use	**153**	**1.4%**
Low Density Residential	**1915**	**18.0**
Medium Density Residential	**3177**	**29.8%**
Single Family Attached Residential	**364**	**3.4%**
Planned Residential	**621**	**5.8%**
Multifamily Residential	**421**	**4.0%**
Public Use	**530**	**5.0%**
Floodplain	**485**	**4.6%**
Total	**10,652**	**100.00 %**

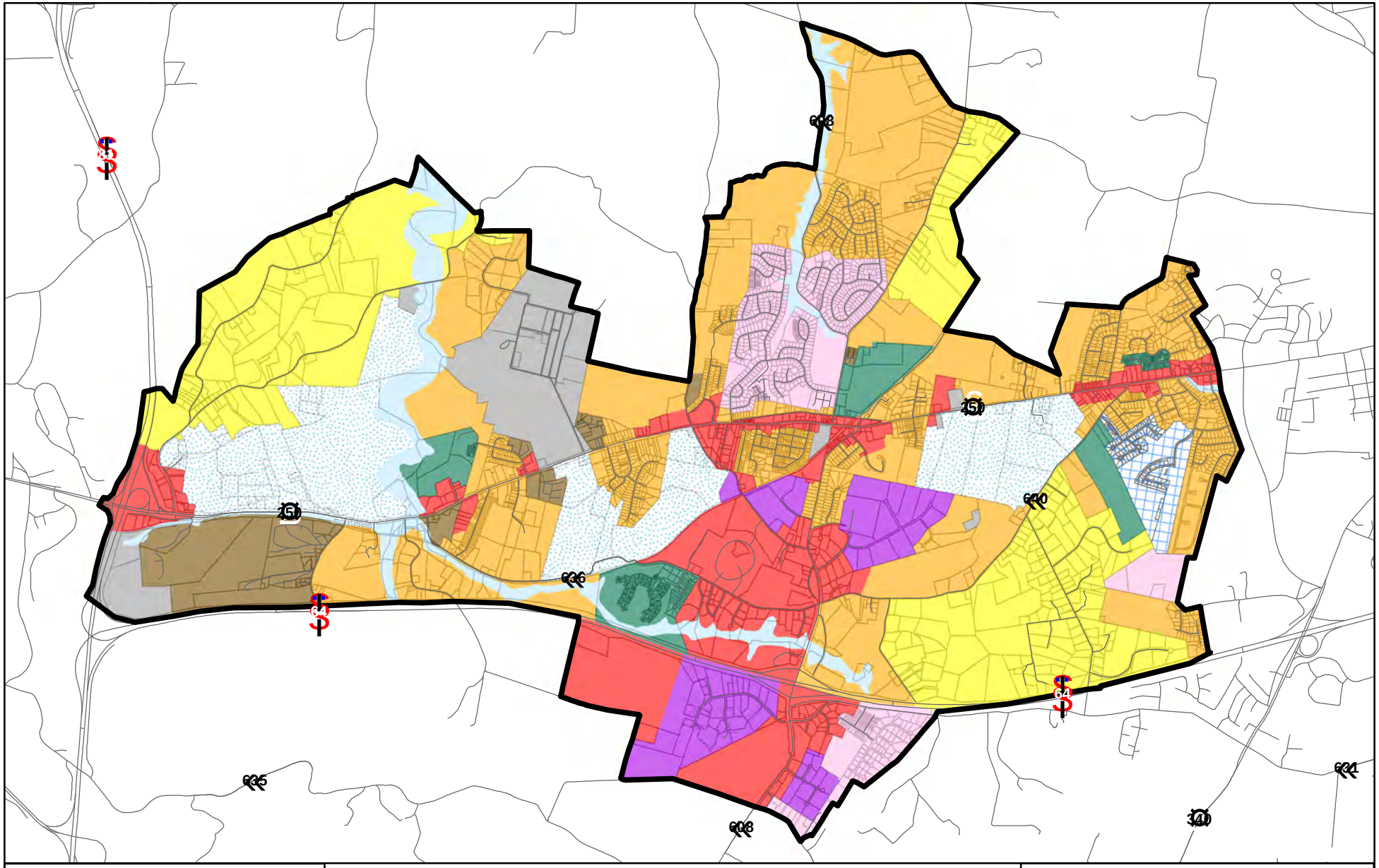
Note: This table reflects the boundaries within the Fishersville small area established by this Plan

1. Business

This category applies to areas that accommodate retail, professional office, and service-oriented business activities that serve the local Fishersville community in addition to the larger region. Business uses should be oriented so as not to "strip" the major road corridors but instead develop as nodes near the intersections of major roads that are integrated into the surrounding community by way of through streets, sidewalks, and walking/biking trails. Quality development design features, including rear parking, awnings, varied rooflines, and landscaped parking areas should be included in new business developments wherever possible.

2. Industrial

This category applies to areas that are designated for well planned industrial activities including light manufacturing, warehousing, distribution, laboratory, and processing uses. Industrial uses should be oriented so as not to "strip" the major road corridors but instead develop as nodes that can be integrated into the surrounding community by way of through streets, sidewalks, and walking/biking



Map 5
2008 FUTURE LAND USES

Fishersville Small Area Plan
2008-2028

trails while at the same time buffering incompatible uses with natural areas and appropriate manmade screening techniques.

3. Community Mixed Use

This category is intended for large tracts of land which are appropriate for larger scale, higher density, creatively planned neighborhoods. A mix of residential types with retail and office uses and integrated open spaces in a pedestrian-friendly, interconnected environment should be a key element of these neighborhoods. In some cases, but not all, limited industrial may be a component of the development. Developments should include a mixture of residential units that provide for the variety of lifestyle choices and affordability needs of the Fishersville area.

Compatibility among the various uses should be maintained through design standards that encourage a creative mix of uses, including mixed-use buildings, and quality development design that fits with the character of the surrounding areas. Design elements including porches, fences, rear garages, minimal setbacks, and other similar elements should be included in residential areas while features such as rear parking, awnings, varied rooflines, and landscaped parking should be included in business areas.

Individual Community Mixed Use developments should be developed with up to 40 percent of the total developed land area for business uses, and in some cases, but not all, industrial uses. Additionally, total residential densities, in the non-business and industrial portions of the development, should be between 6 and 12 units per acre, with special consideration given to mixed-use buildings.

4. Neighborhood Mixed Use

This category is intended for large tracts of land which are appropriate for smaller scale, creatively planned communities that can serve as extensions of existing residential and mixed use communities in the Fishersville area. A mix of residential types with limited convenience retail and office uses and integrated open spaces in a pedestrian-friendly, interconnected environment should be key elements of these neighborhoods. A mixture of residential units that provide for the variety of lifestyle choices and affordability needs of the Fishersville area should also be encouraged.

Compatibility among the various uses should be maintained through design standards that encourage a creative mix of uses and quality development design that fits with the character of the surrounding areas. Design elements including porches, fences, rear garages, reduced setbacks, and other similar elements should be included.

Individual Neighborhood Mixed Use developments should be developed with up to 20 percent of the land area for business uses. Additionally, total residential densities, in the non-business portion of the development, should be between 4

and 8 units per acre and should include single-family detached, single-family attached, and/or townhouse apartment units.

5. Planned Residential

This category is intended for tracts of land which are appropriate for a mixture of residential types but not for commercial or industrial uses. These areas should provide a mixture of housing types, sizes and appointments that provide for the variety of lifestyle choices and affordability needed in the Fishersville area. Individual homes may incorporate a variety of styles, layouts, and forms but all are encouraged to include design elements such as porches, fences, rear garages, and other similar elements. A pedestrian-friendly design that incorporates open spaces and can be integrated into the surrounding communities by way of through streets, sidewalks, and walking/biking trails should be a key element of these developments. Planned Residential communities should be planned for 4-8 dwelling units per net acre.

6. Multifamily Residential

This category provides for residential uses developed at higher densities to accommodate multifamily rental or condominium uses in the form of multi-story traditional apartment buildings, townhouse apartments, or manufactured home parks with multiple residential units located on a single parcel. These higher density areas should provide a mixture of unit sizes and appointments to accommodate the needs of Fishersville's younger residents, retirees, and those in need of affordable housing options. A pedestrian-friendly design that incorporates open spaces and can be integrated into the surrounding communities by way of through streets, sidewalks, and walking/biking trails should be a key element of these developments. Multifamily Residential developments should be planned for 9-16 units per net acre.

7. Single-Family Attached Residential

This category provides for residential uses developed at moderate densities to accommodate attached single-family uses in the form of townhouses, duplexes, or triplexes on individual lots. These moderate density areas should provide a mixture of house sizes and appointments to accommodate the needs of Fishersville's diverse community. Individual homes may take the form of multiple-story townhouses or single-story homes but all are encouraged to include design elements such as porches, fences, rear garages, and other similar elements. A pedestrian-friendly design that incorporates open spaces and can be integrated into the surrounding communities by way of through streets, sidewalks, and walking/biking trails should be a key element of these developments. Single-Family Attached Residential developments should be planned for 4-8 dwelling units per net acre.

8. Medium Density Residential

This category includes neighborhoods of single-family homes on individual lots at a typical suburban density. These areas should provide a mixture of house sizes

and appointments to accommodate the needs of Fishersville's diverse community. Individual homes may incorporate a variety of styles, layouts, and forms but all are encouraged to include design elements such as porches, fences, rear garages, and other similar elements. A pedestrian-friendly design that incorporates open spaces and can be integrated into the surrounding communities by way of through streets, sidewalks, and walking/biking trails should be a key element of these developments. Medium Density Residential developments should be planned for 3-4 dwelling units per net acre.

9. Low Density Residential (CDA Only)

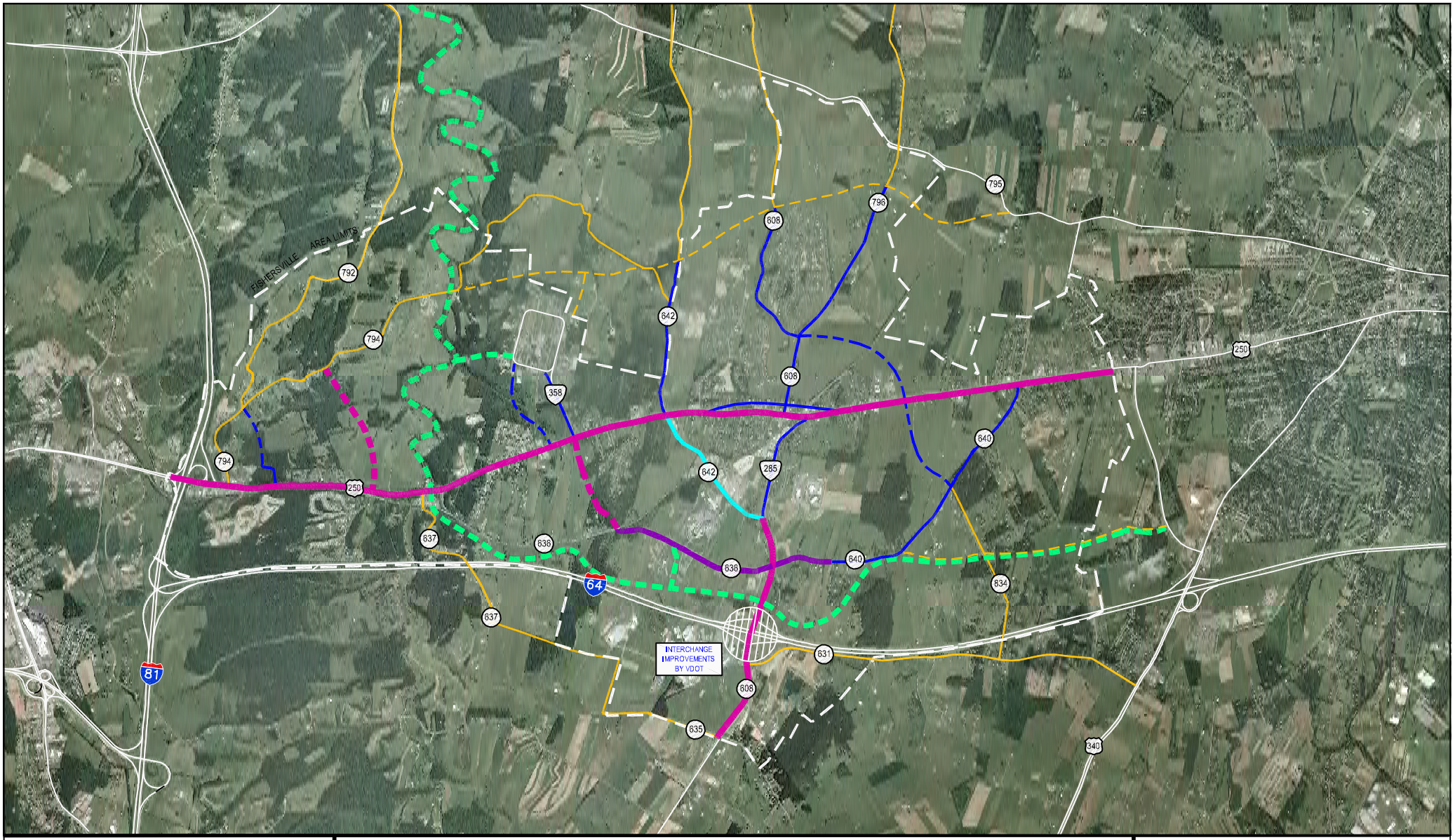
This category provides for neighborhoods of single-family homes on individual lots at a more rural scale and density. These areas should provide a mixture of house sizes and appointments to accommodate the needs of Fishersville's diverse community. Individual homes may incorporate a variety of styles, layouts, and forms but all are encouraged to include design elements such as porches, fences, rear garages, and other similar elements. A design that allows the preservation of open spaces and the buffering of adjacent agricultural areas should be encouraged, particularly where it includes the clustering of residential uses. Designs that integrate these areas with the surrounding areas by way of through streets and walking/biking trails should also be encouraged. Low Density Residential developments should be planned for ½-1 dwelling unit per net acre.

D. Fishersville Thoroughfare Plan

Below is a detailed list of transportation improvements recommended for the Fishersville small area as a part of this Plan. This Thoroughfare Plan is intended to provide specific guidance for decision makers in the County as they consider development proposals and transportation improvement projects. These recommendations complement the goals, objectives, and policies in this Plan. Any road segments not listed here are considered neighborhood streets for the purposes of this Plan. As there are no specific recommendations for roads not included here, specific improvements for those roads should be considered on a case by case basis as a part of the development process. For all roads though, pedestrian accessibility should be considered a priority, particularly for those located in the core area of Fishersville. For reference, see **Map 6** as well as **Figures 7 and 8**.

1. Arterial Routes

- Route 250 – Improve U.S. Route 250 between Staunton & Waynesboro to a 4-lane divided urban roadway. This will consist of 12-foot travel lanes, curb and gutter enhancements and adding sidewalks and multi-use paths adjacent to the roadway where they are feasible, with a 10-foot buffer strip separating vehicular and non-vehicular traffic. In areas where center left-turn lanes currently exist, access management techniques to combine parcel access may need to be used if a raised center median is to replace the flush median.



N

1 inch equals 1 mile

0.5 0 0.5 1 Miles

LEGEND

4-LANE URBAN
- Upgrade Existing Road
- Proposed Future Road

4-LANE URBAN (No Median)
- Upgrade Existing Road
- Proposed Future Road

3-LANE URBAN
- Upgrade Existing Road

2-LANE URBAN
- Upgrade Existing Road
- Proposed Future Road

2-LANE RURAL
- Upgrade Existing Road
- Proposed Future Road

GREENWAY
- Proposed Greenway

MAP 6
THOROUGHFARE PLAN

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FOUR LANE URBAN

4 - 12' Lanes, 2 in each Direction
16' Raised, Grass Median
Curb & Gutter
10' Buffers
10' Multi-purpose Path
5' Sidewalk

THREE LANE URBAN

2 - 12' Lanes, 1 in each Direction
16' Center Left-Turn Lane
Curb & Gutter
6' Buffers
10' Multi-purpose Path
5' Sidewalk

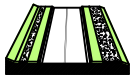
TWO LANE RURAL

2 - 12' Lanes, 1 in each Direction
Grass Shoulders with Ditch Sections
6' min. Buffer Between Path and Road
10' Multi-purpose Path

FOUR LANE URBAN
(NO MEDIAN)

4 - 12' Lanes, 2 in each Direction
Curb & Gutter
10' Buffers
10' Multi-purpose Path
5' Sidewalk

TWO LANE URBAN



2 - 12' Lanes, 1 in each Direction
Curb & Gutter
6' Buffers
10' Multi-purpose Path
5' Sidewalk

GREEN WAY

10' Multipurpose Trail
Non-motorized Transportation Only

FIGURE 7
ROAD PROFILES

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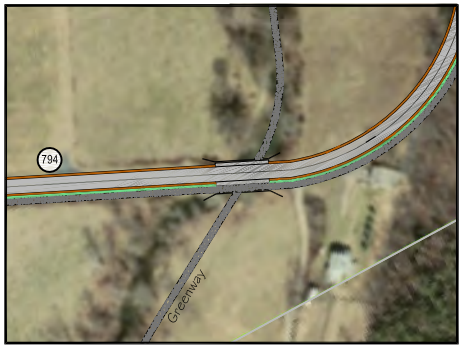
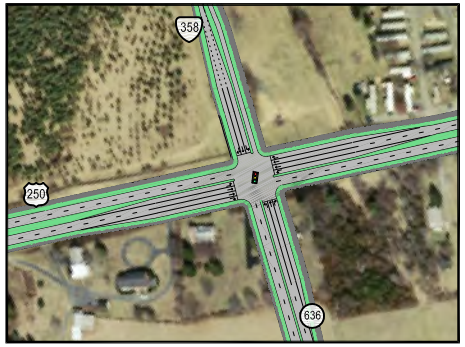


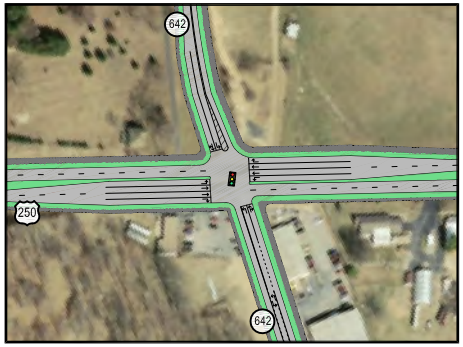
Sangers Lane at Improved Bridge and Proposed Greenway

2 - lane rural with new bridge over Christians Creek, Greenway along creek.



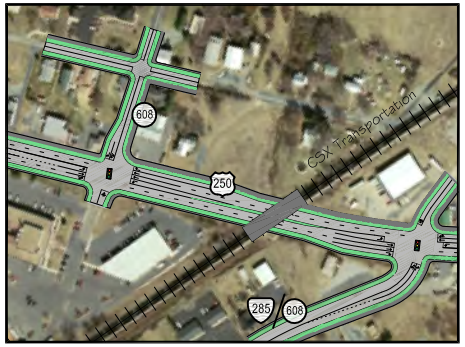
Route 250 at Route 636 Relocated and Wilson Complex

636- 4 - lane urban undivided
358 - Extend right turn lane and add sidewalk/path
250 - Sidewalk/path additions with curb and gutter.



Route 250 at Barrenridge Road and Mule Academy

Route 642, south of Route 250, is a 3 - lane urban. North of Route 250, Route 642 is a 2 - lane urban. Sidewalk and path enhancements to Route 250.

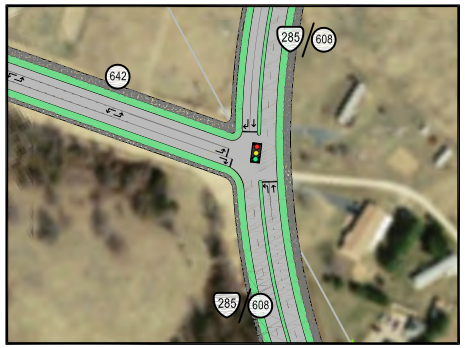


Route 250 at Route 285/608

Minor sidewalk/path enhancements where feasible, curb and gutter.
Add right turn lane to Southbound Route 608 at Route 250-VDOT Project upcoming in approximately one year.

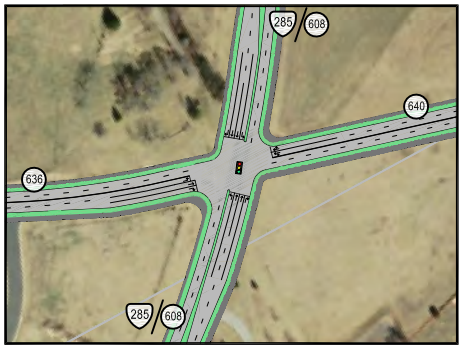
Route 250 at Route 640 Realigned

Realign Route 640 south of Route 250 with Route 640 north of Route 250. This is an upcoming VDOT project in approximately two years.
Restripe center lane to provide Westbound left turn to Route 640.
Add sidewalk to Route 250.



Route 608 at Mule Academy

4 - lane divided urban transition to 2 - lane urban on 285/608.
642 as 3 - lane urban.



Route 285/608 at Goose Creek Road

4 - lane divided urban on 285/608.
4 - undivided urban on 636/640.

FIGURE 8
ROAD SPOT IMPROVEMENTS

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Fishersville Small Area Plan
2008-2028

- Route 285/608 – Improve Route 285/608 between Route 642 & Route 635 to a 4-lane divided urban roadway. This will consist of 12-foot travel lanes, adding one additional through lane in each direction and providing a raised median separating northbound and southbound travel lanes. It will also involve constructing curb and gutter and sidewalks and multi-use paths adjacent to the roadway, separated by a 10-foot buffer strip.

- Route 285/608 between Route 642 & U.S. Route 250 should be enhanced to a 2-lane urban roadway, with 12-foot travel lanes, curb and gutter, sidewalks, and multi-use paths provided. No additional vehicular lanes should be constructed due to right-of-way restrictions that would prohibit significant roadway improvements.

2. Collector Routes

- Route 636/640 – Improve Route 636/640 to a 4-lane urban undivided roadway from the CSX rail crossing to just east of the Route 285/608 intersection. This will involve constructing additional travel lanes to create two in each direction, with 12-foot travel lanes, providing curb & gutter, and sidewalks and multi-use paths adjacent to the roadway, separated by a six-foot buffer. Route 640 east of the 285/608 intersection to the U.S. Route 250 intersection should be enhanced to a 2-lane urban facility, with curb and gutter, sidewalks, and multi-use paths as previously described.

- Route 642 – Improve Route 642 between Route 285/608 and U.S. Route 250 to a 3-lane urban roadway. This will involve constructing additional roadway width to accommodate one 12-foot travel lane in each direction and a 16-foot flush median, or center left-turn lane. Curb and gutter, sidewalks, and multi-use paths should also be provided, with a 6-foot buffer strip separating vehicular and non-vehicular traffic.

- Routes 358, 642, 608, and 796 North of U.S. Route 250 to the northern boundary of the Fishersville small area – Improve these routes to 2-lane urban facilities by adding curb and gutter, sidewalks, and multi-use paths adjacent to the roadway, separated by a 6-foot buffer strip.

- Route 631, 635, 637, 792, 794, & 834 – Enhance & improve these routes to 2-lane rural facilities, with 12-foot travel lanes, improved ditch sections, and a multi-use path separated either by the ditch section or a 6-foot buffer strip from vehicular traffic.

3. New Roadways

- Route 636 Relocated – Construct a new 4-lane urban divided roadway between the CSX crossing and U.S. Route 250. Roadway should consist

of four 12-foot travel lanes, curb and gutter, and sidewalks and multi-use paths separated by a 6-foot buffer from the travel lanes.

- New Wilson Complex Entrance – Construct a new 2-lane urban roadway connecting the Wilson Complex to U.S. Route 250. Roadway should consist of two 12-foot travel lanes, curb and gutter, and sidewalks and multi-use paths separated by a 6-foot buffer from the travel lanes.

- Northern Connector Roadway – Construct a new 2-lane rural roadway connecting Route 794 near the Christians Creek bridge to Routes 642, 608, and 796 north of the developed residential areas of Fishersville, and tying in to Entry School Road near Waynesboro, to develop an alternate route for drivers to access Waynesboro and the Wilson Complex from the north side of Fishersville. Roadway should consist of two 12-foot travel lanes, ditch sections, and a multi-use path separated either by the ditch section or a 6-foot buffer strip from vehicular traffic.

- Route 834 to 608 Connector – Construct a new 2-lane urban roadway connecting the Route 640/834 intersection to Route 608 at the Route 608/796 intersection, to provide drivers an alternate route to bypass the core area of Fishersville. Roadway should consist of two 12-foot travel lanes, curb and gutter, and sidewalks and multi-use paths separated by a 6-foot buffer from the travel lanes.

- Route 640 to Waynesboro Connector – Construct a new 2-lane rural roadway connecting Route 640 and Lew DeWitt Blvd. in Waynesboro to provide an alternate route for drivers accessing Waynesboro. Roadway should consist of two 12-foot travel lanes, ditch sections, and a multi-use path separated either by the ditch section or a 6-foot buffer strip from vehicular traffic.

- Western Connectors from U.S. 250 to Route 794 – Construct one to two connector routes between Route 794 and U.S. 250 in the Brands Flat area. A western route consisting of a new 2-lane urban roadway should be built to provide more direct access from the intersection of Route 792 with Route 794 from U.S. 250. This roadway should consist of two 12-foot travel lanes, curb and gutter, and sidewalks and multi-use paths separated by a 6-foot buffer from the travel lanes. A second 4-lane divided roadway should be built to the east, as a part of new developments in the area, which can serve new residents and businesses and provide an additional connection between Route 794 and U.S. 250. This roadway should consist of two 12-foot travel lanes, a 16-foot raised median, curb and gutter, and sidewalks and multi-use paths separated by a 6-foot buffer from the travel lanes.

4. Greenways

- Goose Creek Greenway – Construct a multi-use path along Goose Creek between Staunton & Waynesboro. The route should parallel Goose Creek from Staunton to east of Route 285/608, and then connect to the proposed greenway in Waynesboro south of Route 250. This greenway should also provide access to the Augusta Medical Center complex and other significant residential developments adjacent to the greenway.

- Christians Creek Greenway – Construct a multi-use path along Christians Creek from north of Fishersville to U.S. Route 250. This path should connect to the Goose Creek Greenway south of U.S. Route 250, without crossing the travel lanes of Route 250, if possible. A connection to the Wilson Complex should also be provided.

- Greenways should also connect to multi-use paths and sidewalks of roadways adjacent to proposed greenways for greater connectivity to the Fishersville community. Connections to residential, commercial, and civic-use facilities should also be encouraged to promote greater utilization of the greenways for both transportation and recreation.

5. Intersections/Spot Improvements

- Christians Creek Bridge on Route 794 – Construct a new bridge over Christians Creek to improve safety in this location.

- Wilson Complex Entrance on Route 250 – Improve existing intersection by extending right-turn lanes into and out of the Wilson Complex. Also improve signal timing to reduce congestion and delays.

- Route 285/608 Intersection with Route 250 – Provide operational enhancements to the existing intersections, including signal timing adjustments. Construct a right-turn lane for Route 608 onto Route 250 to reduce delays and congestion.

- Route 640 at Route 250 – Re-align south portion of Route 640 to align with 640 north of Route 250. Adjust traffic signal to accommodate roadway re-alignment.

- Route 642 at Route 250, Route 642 at Route 285/608, and Route 636/640 at Route 285/608 – Reconstruct these intersections, as roadway widening projects occur, to accommodate the widened roadways and additional lanes constructed. Each of these intersections should also have a traffic signal and turn lanes provided.

- Route 285/608 Interchange with I-64 – This interchange is in need of improvement to increase safety and capacity, as it is currently over-capacity. Reconstruction of this interchange should be considered a high priority for VDOT and Augusta County.

E. Land Use and Development

Unlike population and demographics, information concerning the use of land in the Fishersville small area is readily available. The primary source of this information is the Augusta County Commissioner of the Revenue, who has the responsibility of determining the taxable use and value of all real property within the County. This information is updated regularly and is available for every tax parcel in the County, including all of the 4,000 or so parcels in the small area. Given the accessibility of such a source, an accurate accounting of the different land uses in the small area can be developed with only a few minor modifications to the data.

Land uses in the small area can be reasonably broken down into nine categories. The amount of land in each category, in acres, is found in **Table 6**.

Table 6: Current Land Uses in the Fishersville Small Area

Land Use Category	Land Area (Acres)	Percent of Total
Agriculture/Open Space	4,585	43.04 %
Residential	3,115	29.24 %
Planned Residential	160	1.50 %
Business	939	8.82 %
Planned Business	120	1.13 %
Industrial	254	2.39 %
Churches/Cemeteries	141	1.32 %
Public Use	518	4.86 %
Right-of-Way	820	7.70 %
Total	**10,652**	**100.00 %**

While these different categories are generally understood, some clarification is needed. A property was categorized, for instance, as planned residential rather than agriculture/open space if it was appropriately zoned and had a preliminary plat approved. Similarly, if a final plat has been recorded, allowing development to begin, the property was categorized as residential rather than planned residential. Finally, if a preliminary plat was recorded but allowed to expire, the property was categorized as agriculture/open space since another preliminary plat would need to be prepared prior to

development. It is with this last case that a property that is zoned residential or business can be considered agriculture/open space for the purposes of this analysis.

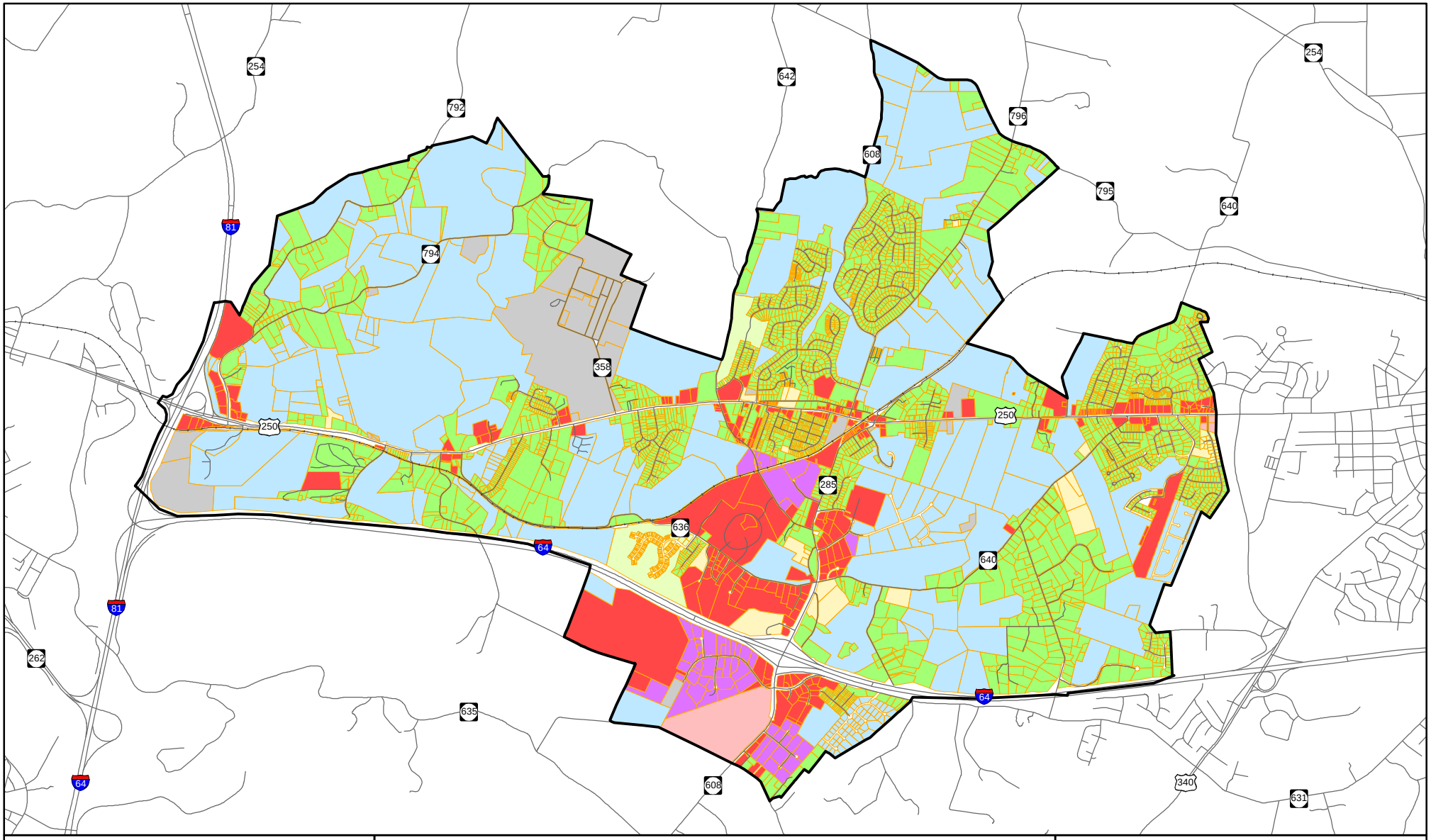
The residential land use category includes any property with a residential unit on it except for homes that are clearly located on agricultural land. In that case, the entire parcel is designated agriculture/open space. Additionally, residential care facilities, such as nursing homes, are considered business for the purposes of this study since they have impacts more appropriately described as business in nature. The business category also includes facilities such as the Augusta Medical Center and Augusta Expo. The public use category includes all facilities owned by the County, the State, or the federal government located within the small area. This includes all of the Woodrow Wilson Complex. Finally, the right-of-way category includes the road and railroad rights-of-way and other similar properties.

Approximately 57 percent of the land in the small area has a developed use. Of that area, the majority is in residential use, with about 31 percent of the total land in the small area either currently used, or planned to be used in the near future, for residential purposes. As **Map 9** shows, most of that residential land is found in a few clusters of large-scale housing developments spread throughout the small area. Business and industrial uses are a little more concentrated, with most of the business uses either found along Route 250 or in the area of AMC south to Expo, where most of the industrial uses are also found. Together, these two uses account for a little more than 12 percent of the total small area land.

Generally, for the purposes of this Plan, the lands identified as agriculture/open space are both the areas that are most likely to be available for future development as well as the areas that will require the most attention in terms of low impact development strategies. Given the fact that 43 percent of the small area is in the agriculture/open space category though, there is clearly a large amount of land that will require a great deal of such planning effort. As **Map 9** shows, these agriculture/open space areas are spread fairly evenly throughout the small area, with a few significant clusters found in the Brands Flat area and in the area between the Augusta Medical Center and the Woodrow Wilson Complex, and the area between the Wilson Trucking complex and the residential neighborhoods adjacent to the Waynesboro border.

1. Current Zoning

Less significant than current land uses, but still valuable, is a breakdown of the small area by zoning district. A few things need to be understood regarding zoning in Augusta County. The first thing is that very little land gets zoned to a use other than agriculture without a request by the property owner. This means that land generally remains in agriculture zoning until such time as it is ready to be developed. Second is the fact that there are many properties that get rezoned but take many years to actually be developed. This is particularly true in the small area. The third thing is the fact that much of the County's residential development takes place on land zoned agriculture, meaning that there will be a



N

1 inch equals 4,500 feet

0 0.25 0.5 1 1.5 Miles

LEGEND

- Residential
- Planned Residential
- Business
- Planned Business
- Industrial
- Agriculture/Open Space
- Church/Cemetery
- Public Use
- Streets
- Railroads
- Parcels
- Fishersville Boundary

MAP 9
EXISTING LAND USE

Fishersville Small Area Plan
2008-2028

direct conflict between what is seen on a zoning map and what is seen on an existing land use map.

As with land uses, zoning districts can be broken down into several categories. There are currently seventeen separate zoning districts, including overlay districts, in Augusta County's Zoning Ordinance. In addition to these, a number of other districts have existed in the County in the past, meaning there are at least 24 different zoning categories found on the official county zoning map. Fortunately, for the purposes of this Plan, zoning districts in the Fishersville small area can be combined into eight general categories. Note that right-of-way is not technically zoned, but for the purposes of this analysis is considered its own zoning category. **Table 7** breaks down the small area by zoning district.

Table 7: Current Zoning in the Fishersville Small Area

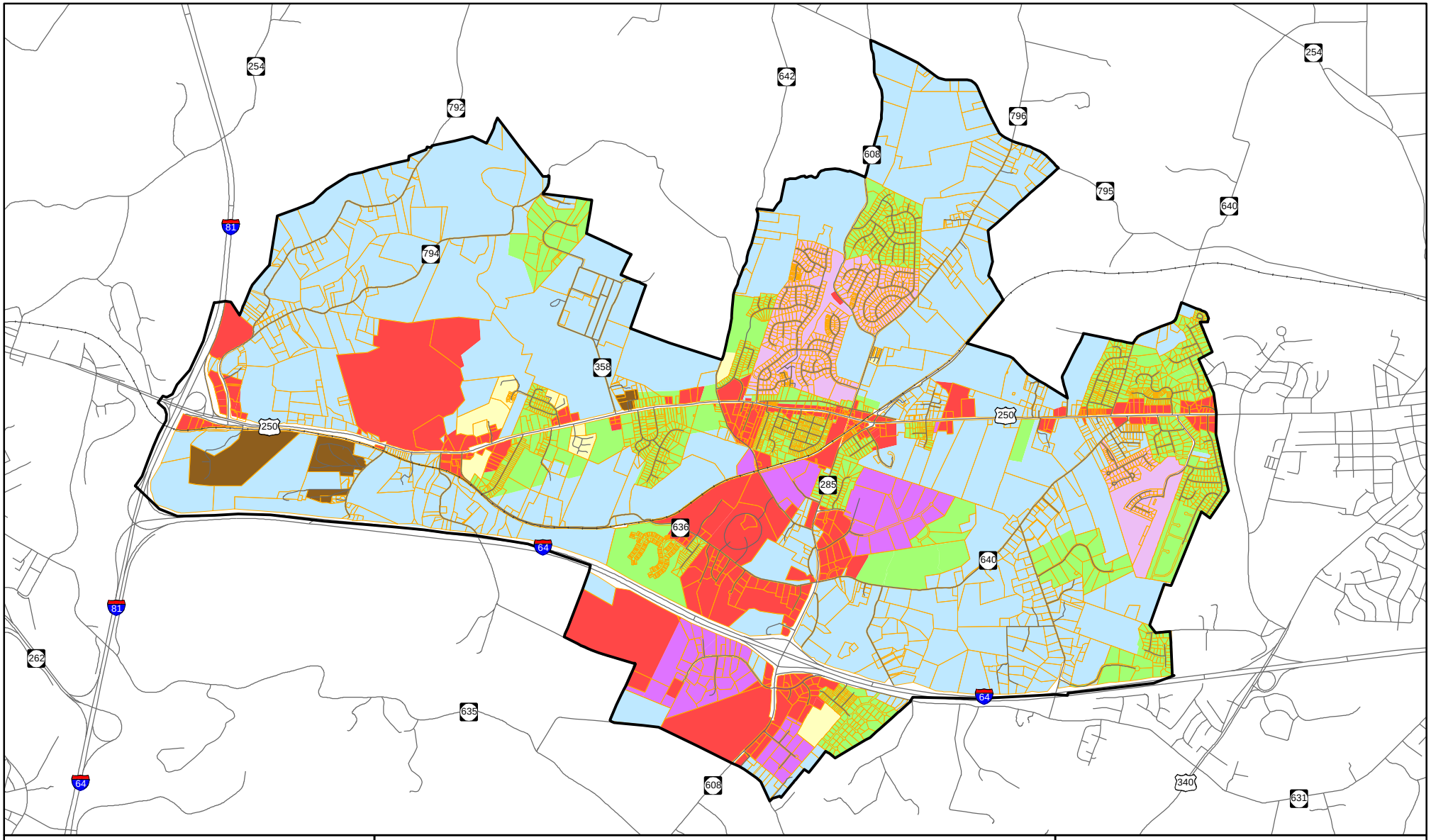
Zoning Category	Land Area (Acres)	Percent of Total
General Agriculture	5,809	54.53 %
Single Family Residential	1,631	15.31 %
Multi Family Residential	122	1.14 %
Manufactured Home	148	1.39 %
Planned Unit Development	528	4.96 %
Business	1,411	13.25 %
Industrial	426	4.00 %
Right-of-Way	577	5.42 %
Total	**10,652**	**100.00 %**

As **Table 7** shows, the amount of land zoned for business and industrial uses far exceeds the amount of land currently being utilized for those purposes. Conversely, the amount of land zoned for different residential uses vastly underestimates the amount of land that is actually being used for residential purposes. **Map 10** reiterates what was seen with the current land uses in **Map 9**, particularly in the location of the land that is available for future development.

Land Use and Development Goal 1: Preserve and enhance the small town character of the Fishersville small area.

Objective A: Cultivate a sense of place for the Urban Service Areas located in the Fishersville small area so that residents and visitors will be able to more clearly identify where the community begins and ends, and where its center is located.

Policy 1: Gateways. The County should encourage the placement of signs, vegetation, and other identifiers at main gateways to the Fishersville community, as identified on the Fishersville Future Land Use Map, in order to inform residents and visitors that they have entered a distinct community. In addition to these obvious identifiers, the County should also encourage the gateway locations to be the location of subtle changes to the built environment



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1 inch equals 4,500 feet

0 0.25 0.5 1 1.5 Miles

LEGEND

- Single Family Residential
- Multifamily Residential
- Manufactured Home Park
- Planned Unit Development
- Business
- Industrial
- General Agriculture
- Streets
- Railroads
- Parcels
- Fishersville Boundary

MAP 10
EXISTING ZONING

Fishersville Small Area Plan
2008-2028

such as changes in uses, landscaping, setbacks, or building massing, among other strategies.

Policy 2: Entrance Corridors. The main transportation corridors that permit vehicles to enter the Fishersville community, both inside and outside the gateway corridors, should be well-maintained in order to provide as pleasant an experience as possible to those entering the community. Owners of property adjacent to these entrance corridors should be encouraged to keep the natural and the built environment on their properties clean and un-cluttered and the design considerations of this Plan should be strongly encouraged at these locations. Additionally, distinct paving materials, streetlight fixtures, and banners should be considered where feasible.

Policy 3: Churches and Significant Public Buildings. The County should encourage significant buildings, housing churches, schools, libraries, and other major public and private uses, to take prominent locations and present themselves as landmarks for the community. Such buildings should help to establish a general architectural style for the remainder of the community to build upon.

Policy 4: Street Orientation. The County should encourage new and renovated buildings to be oriented to the street on which they front. Building entrances and key architectural features should face the street wherever possible.

Objective B: Maintain and improve the character of the existing urban development in the Fishersville area.

Policy 1: Curbs, Gutters, and Sidewalks. The County should encourage, either through the VDOT road improvement process or through private initiatives, the installation of curbs, gutters, and sidewalks along streets serving existing development in the core area of Fishersville.

Policy 2: Signage and Lighting. The County should encourage existing business and residential developments to re-design their exterior lighting schemes and sign designs in order to lessen their impact on surrounding properties, to enhance building design, and promote personal safety.

Policy 3: Parking Facilities. The visual dominance of parking facilities, particularly those that serve retail, office, and multifamily residential uses, should be reduced wherever possible by locating landscaping features within and around parking lots and by reducing the overall amount of space utilized for parking, wherever possible.

Policy 4: Architectural and Historic Preservation Efforts. The County should support programs that encourage the preservation of structures within the

Fishersville small area that have architectural or historic significance. Adaptive re-use strategies should also be considered where appropriate in order to permit a significant building to continue functioning with a different use that that for which it was initially intended. The Augusta County Library, an adaptive re-use of an old elementary school building, should be a model for such efforts.

Policy 5: Preservation of Open Space. The County should encourage the preservation of open space within and immediately surrounding existing development where it serves as an integral part of the development.

Policy 6: Redevelopment of Vacant Business Structures. The County should encourage the re-use and redevelopment of vacant structures on business zoned property, where possible.

Objective C: Preserve the rural nature of the Community Development Areas located in the Fishersville small area.

Policy 1: Clustering of New Development. The County should protect the scenic, agricultural, and environmental quality of the Community Development Areas of Fishersville by encouraging any new development to be clustered in a manner that preserves as much quality open land as possible. Clustering should be particularly encouraged near the edges of the Community Development Areas that border the Rural or Agricultural Conservation Areas in order to establish significant natural buffers along the edge.

Objective D: Ensure that all new development, with the exception of structures like churches or significant public buildings, blends in with the surrounding natural and manmade landscape wherever possible.

Policy 1: Building Massing. The County should establish provisions in its Zoning Ordinance to regulate the massing of new construction to ensure that new buildings in the Fishersville area do not overwhelm neighboring structures and instead seamlessly blend in with them.

Policy 2: Natural Landscaping. New development in the Fishersville area should retain and re-claim the natural landscape around new buildings wherever possible. Natural landscaping should be well maintained and accessible, where appropriate for recreational purposes, so that it can serve to complement the new development.

Policy 3: Architectural Character. Developers of new construction in the Fishersville area, particularly that which takes place on infill parcels, should take great effort to ensure that it does not sharply contrast with notable

neighboring structures in terms of scale, placement, materials, colors, or architectural details.

Land Use and Development Goal 2: Encourage new development in the Fishersville area to occur in a compact, orderly, and coordinated pattern with a mix of residential, retail, and office uses where possible.

Objective A: Provide a convenient, safe, and efficient network of urban land uses.

Policy 1: Development Pattern. The County should encourage Fishersville to develop with compact, mixed-use, pedestrian-oriented neighborhoods which combine a range of residential unit types and densities with limited neighborhood commercial business uses in a convenient and coordinated pattern. More intensely developed areas should maintain a human scale while less intensely developed areas retain as much of the natural landscape as possible.

Policy 2: Curbs, Gutters, and Sidewalks. All new developments in the Fishersville small area should include curbs, gutters, and sidewalks or multi-use paths on both sides of the road, particularly in those areas identified as appropriate for business or industrial use or for residential use at densities of 3-4 units per acre or higher.

Policy 3: Business and Industrial Signage and Lighting. All new business and industrial developments in the Fishersville small area should include exterior lighting and, where appropriate, signage schemes that minimize their impact on surrounding properties, enhance building design, and promote personal safety.

Policy 4: Residential Signage and Lighting. New residential developments in the Fishersville small area should provide appropriate exterior lighting and, where appropriate, signage schemes that minimize their impact on surrounding properties, enhance building design, and promote personal safety. In particular, this should be a priority for those new developments locating in the core area of Fishersville as well as those that are developing at a higher density.

Policy 5: Parking Facilities. The visual dominance of parking facilities, particularly those that serve retail, office, and multifamily residential uses, should be reduced wherever possible by locating landscaping features within and around parking lots, by placing some or all parking to the sides and rears of buildings, and by limiting the overall amount of space utilized for parking, wherever possible.

Policy 6: Infill Development. Small, undeveloped or underdeveloped parcels of land in the core area of the Fishersville small area should be priority areas for new small-scale developments.

Policy 7: Strip Development. "Strip" business and industrial development patterns of multiple, closely-spaced road entrances along major road corridors should be discouraged in the Fishersville area so as to avoid excess traffic congestion and impediments to pedestrian access. Instead, the County should encourage business and industrial development to be concentrated in nodes located around interchanges of major road corridors and secondary collector roads. These nodes should be built to include elements such as sidewalks and other usable open spaces in order to maintain a pedestrian scale.

Policy 8: Parcel Consolidation. The County should work to facilitate the assembly of larger tracts of land in Fishersville from smaller parcels in order to permit the development of mixed-use communities to occur more economically.

Policy 9: Landscaping Features. Natural landscaping features should not serve to obscure or isolate new development. Retail uses in particular should not be separated from their road frontage by significant landscaping features such as stormwater ponds or screening vegetation. Rather, these features should serve to highlight key elements of the new development and obscure those features, such as service areas, that are less visually desirable.

Policy 10: Waynesboro-Eagle's Nest Airport. The County should ensure that new development in the vicinity of Eagle's Nest Airport does not have a detrimental impact on the operation of the facility. The County should ensure that developers of parcels adjacent to the ends of the runway are cognizant of the impact their development could have on the operation of the facility and that they do not build any structures that could impede flight operations and that they arrange residential units in a manner that lessens the impact of air traffic on the new residents.

Policy 11: Rezoning Approvals. Requests for increased residential densities for specific sites should be evaluated in terms of the Fishersville Future Land Use Map, the pattern of existing development in the vicinity of the site, road access, available and planned public facilities, and the level of facilities proffered by the applicant.

<u>Objective B:</u> Provide multiple options for residential development that will provide adequate housing alternatives for all of Fishersville's residents.

Policy 1: Multifamily Residential Future Land Use Category. Establish a land use category for the creation of multifamily residential developments at a net density of 9 to 16 units per acre. Individual Multifamily Residential

developments should provide multiple rental or condominium units in a traditional apartment building or townhouse apartment setting. Multifamily Residential developments may also be developed as manufactured home parks in some cases.

Policy 2: Single-Family Attached Residential Future Land Use Category. Establish a land use category for the creation of developments of single-family attached residential units such as townhouses or duplexes at a net density of 4 to 8 units per acre.

Policy 3: Medium Density Residential Future Land Use Category. Establish a land use category for the creation of single-family detached residential developments at a net density of 3 to 4 units per acre.

Policy 4: Low Density Residential Future Land Use Category. Establish a land use category for the creation of single-family detached residential developments at a net density of ½ to 1 unit per acre.

Objective C: Provide sufficient land area for the business and industrial uses that are necessary for the effective operation of Fishersville's economy and to provide quality shopping and employment options within the community.

Policy 1: Business Future Land Use Category. Establish a land use category for the creation of a wide range of business uses to include office buildings and parks, research and development facilities, and a variety of retail and service businesses.

Policy 2: Industrial Future Land Use Category. Establish a land use category for the creation of light manufacturing, warehousing, distribution, laboratory, and processing uses.

Objective D: Provide multiple options for the development of mixed-use neighborhoods that will allow for residents of many different income levels to live in a healthy, diverse community.

Policy 1: Community Mixed Use Future Land Use Category. Establish a land use category for the creation of higher-density mixed use communities with a mix of residential uses as well as significant retail and office uses. Individual Community Mixed Use developments should be developed with up to 40 percent of the total developed land area for business uses, and in some cases, but not all, industrial uses. Additionally, total residential densities, in the non-business and industrial portions of the development, should be between 6 and 12 units per acre, with special consideration given to mixed-use buildings. Significant mixing of uses should be encouraged in these areas and special emphasis should be placed on interconnectivity and pedestrian-friendliness.

Policy 2: Neighborhood Mixed Use Future Land Use Category. Establish a land use category for the creation of lower-density mixed use neighborhoods with a mix of residential uses as well as some limited convenience retail and office uses. Individual Neighborhood Mixed Use developments should be developed with up to 20 percent of the land area for business uses. Additionally, total residential densities, in the non-business portion of the development, should be between 4 and 8 units per acre. Significant mixing of uses should be encouraged in these areas and special emphasis should be placed on interconnectivity and pedestrian-friendliness.

Policy 3: Planned Residential Future Land Use Category. Establish a land use category for the creation of lower-density mixed residential neighborhoods. Total residential densities should be at a net density of between 4 and 8 units per acre. Significant mixing of uses should be encouraged in these areas and special emphasis should be placed on interconnectivity and pedestrian-friendliness.

Objective E: Prevent conflicts between residential, business, and industrial land uses as well as the agricultural uses located in adjacent Rural Conservation and Agricultural Conservation Areas.

Policy 1: Buffers Within the Fishersville Community. The placement of buffers to provide protection and transition between uses of differing densities or intensities in areas not intended to be mixed-use in character should be strongly encouraged in the Fishersville area. Buffers should use existing topography and vegetation to the maximum extent possible and should provide additional buffer elements such as fences or walls whenever necessary to provide adequate separation of adjacent properties.

Policy 2: Buffers at the Edge of the Fishersville Community. New residential developments that border Rural and Agricultural Conservation Areas should include buffers along those boundaries in order to reduce the impact of agricultural operations on the residential uses as well as the impact of the new development on the neighboring agricultural and low-density residential uses. Clustering techniques should be utilized as a way to make such buffers possible. Buffers should use existing topography and vegetation wherever possible.

F. Agriculture

Agriculture remains the most prominent land use in Augusta County and is one of the key industries the County's economy is built upon. While agriculture is less prominent in the Fishersville small area, very productive agricultural lands are located just outside the small area boundaries. Agriculture and/or open

space land uses also account for over 43 percent of the land in the Fishersville small area. Almost 55 percent of the land is zoned General Agriculture. While these two numbers are in some conflict with each other, it must be understood that land converted from agricultural to residential use does not require a rezoning, meaning there are many properties in the small area that are zoned General Agriculture but are being utilized entirely for residential purposes (see the Land Use section for further discussion of this issue). Further, while these figures show a large portion of the land being used for agricultural purposes, the amount of land actually utilized for production agriculture in the small area is likely very small.

Agriculture Goal 1: Maintain the economic strength of the agricultural and forestry operations located in the Fishersville area until such time as their owners choose to discontinue their operations.

Objective A: Ensure that Fishersville's agricultural and forestry operations have available to them a wide array of methods for maintaining healthy, profitable operations.

Policy 1: Agricultural Development and Enhancement. The County should encourage the continued development of marketing, educational, and public awareness programs related to agriculture in and near the Fishersville area. Programs on personal gardening, in particular, should be considered.

Policy 2: Farmers Market. The Fishersville area should be considered as a potential location for a Farmers Market as an opportunity for area farmers to sell their products directly to the residents of the community. New large-scale developments should be considered as potential hosts of such an event.

Policy 3: Community Garden Plots. The County should encourage new and existing neighborhoods in the Fishersville area to provide space for area residents, particularly those that do not have adequate open space on their property, to rent small garden plots that can be utilized for personal gardening.

Policy 4: Agricultural Tourism. The County should explore ways in which Fishersville's remaining agricultural and forestry operations can further utilize their locational advantages by developing agri-tourism businesses. The County should explore amendments to its ordinances to make it easier for area farmers to establish agri-tourism businesses such as pick-your-own operations, farm tours, or bed-and-breakfasts.

Agriculture Goal 2: Protect and support existing agricultural and forestry operations adjacent to the Fishersville small area from conflicts with other land uses and from being converted to other land uses.

Objective A: Minimize the number and level of conflicts between residential uses in the Fishersville small area and agricultural operations in the surrounding Rural and Agricultural Conservation Areas.

Policy 1: Buffers. Substantial natural buffers should be included at the outside edge of all subdivisions that border the Rural and Agricultural Conservation Areas in order to protect existing and future agricultural operations located adjacent to the Fishersville small area from encroachment by residential development.

Policy 2: Clustering. The County should encourage any new development in the Fishersville area to be clustered in a manner that preserves as much quality agricultural land as possible both within and just outside the small area. Clustering should be particularly encouraged near the edges of the Community Development Areas that border the Rural or Agricultural Conservation Areas in order to establish significant natural buffers along the edge.

Policy 3: Conservation Easements and Purchased or Transferred Development Rights. The areas of Rural and Agricultural Conservation Area surrounding the Fishersville small area should be considered prime locations for the placement of conservation easements either by way of privately-donated conservation easements or purchased development rights as a part of a purchase of development rights (PDR) program. The County should also consider these areas to be prime locations for the sending areas that would need to be established as a part of a transferable development rights (TDR) program.

G. Economy

The economy of the Fishersville small area centers on the health service industry. In particular, the Augusta Medical Center and the Woodrow Wilson Rehabilitation Center provide a large number of jobs in that sector within the community. Other strong business sectors include the retail and service industries, trucking and transportation, and the trades related to construction. Currently, around 12 percent of the land in the Fishersville small area is used, or planned to be used in the near term, for business

or industrial purposes. Just over 17 percent is zoned for business or industrial uses. For more detailed information on land uses in the Fishersville small area, see **Table 6** in the Land Use section.

Due to its unusual boundaries, determining the economic situation of the Fishersville small area is difficult. There are though, some useful statistics available from the 2000 Census for the Fishersville Census Designated Place (CDP), the County, the State, and the Nation. **Table 8** shows these statistics for the CDP as well as Augusta County, the Commonwealth of Virginia, and the United States.

Table 8: Selected 2000 Census Economic Statistics

	Fishersville CDP	Augusta County	Virginia	United States
Percent of Pop. in Labor Force (16+)	61.9%	65.2%	66.8%	63.9%
Median Household Income (1999 $)	$49,322	$43,045	$46,677	$41,994
Median Family Income (1999 $)	$53,528	$48,579	$54,169	$50,046
Per Capita Income (1999 $)	$21,248	$19,744	$23,975	$21,587
Percent of Families Below Poverty Level	5.5%	4.2%	7.0%	9.2%
Percent of Individuals Below Poverty Level	6.0%	5.8%	9.6%	12.4%
Median Home Value (2000 $)	$131,600	$110,900	$125,400	$119,600

In 2000, with the notable exception of the percent of the community in poverty, the Fishersville CDP was generally in better shape economically than the County as a whole. The percent of Fishersville families living below the poverty level, at 5.5 percent compared to 4.2 percent countywide, may be due to a higher concentration of lower-income residents than is found elsewhere. The remaining statistics clearly show a community that is older, better off financially, and likely better educated than the surrounding area.

Economy Goal 1: Retain and expand the business and industrial operations currently located in Fishersville as the primary focus of economic development efforts for Fishersville.

Objective A: Build on the health service industry as the primary sector of the Fishersville economy.

Policy 1: Augusta Medical Center. The County should continue to encourage the expansion of the medical service facilities at the Augusta Medical Center

complex. The County should work with the Medical Center to ensure that their operations can continue to function effectively.

Policy 2: Woodrow Wilson Rehabilitation Center. The County should encourage the evolution of the operations at the Woodrow Wilson Rehabilitation Center and should assist them as they prepare plans for their future operations as well as the re-use or disposal of their surplus property.

Policy 3: Ancillary Health Service Businesses. The County should encourage further growth of health service businesses in the Fishersville area outside the land operated by the major medical facilities.

Objective B: Expand and strengthen the office and retail operations operating in the Fishersville small area.

Policy 1: Interstate Interchanges. The County should encourage new moderate-scale regional retail service businesses to locate in the vicinity of the interchange of Interstate 64 and Route 285/608. The County should encourage the expansion of the convenience retail operations at the interchange of Interstate 81 and Route 250 and should encourage additional office and business service operations to locate there.

Policy 2: Route 250/Route 608. The County should encourage neighborhood service and convenience retail businesses to locate at designated points along the Route 250 corridor and the Route 608 corridor.

Economy Goal 2: Attract businesses and industries which are compatible with and enhance Fishersville's economic climate as well as its environmental, scenic, agricultural, and historic character.

Objective A: Identify target business and industry sectors that are most compatible with the profile of the Fishersville community.

Policy 1: Economic Development Strategic Plan. The County, in the countywide Economic Development Strategic Plan currently being prepared, should identify business and industry sectors that will be most advantageous for the economy of the Fishersville area. The Plan should also identify strategies for business retention and expansion, financial incentives, marketing, site development, and workforce development.

Policy 2: Retiree and Elderly Population. The County should encourage the development of businesses that can support the growing elderly and retiree population of the Fishersville area as well as the surrounding areas.

Policy 3: Business Opportunities for Young Professionals. The County should encourage the development of businesses that have the potential to

provide well-paying jobs and business opportunities for the young professionals of the Augusta County region.

Objective B: Encourage new businesses in the Fishersville area to consider the nature of their immediate manmade and natural surroundings when designing buildings and lot layouts.

H. Historic Resources

While the Fishersville area has many structures that may be considered historic, Tinkling Spring Presbyterian Church is the only structure in the Fishersville small area that is officially listed on the National Register of Historic Places. The church, placed on the register in 1973, is located in the northeast corner of the interchange of Route 285/608 and Interstate 64. The current structure is the third iteration of the church at its present location, the original meeting house being built at that site in 1748. The current building dates to 1850.

Located just north of the small area is another site that is listed on the National Register. Kiddsville Colored Schoolhouse is listed as a part of a thematic district of schoolhouses in the County from the era of 1870-1940. The one-room schoolhouse structure, which is currently vacant and located on private property, is located along Route 796. It was, at the time of its nomination for historic status, considered the best preserved one-room black schoolhouse in the County.[7] While outside the small area, given its proximity the schoolhouse could be considered a historic resource of the Fishersville area.

Other locations with possible historic significance in the area might include portions of the Woodrow Wilson Rehabilitation Center, the Tinkling Spring Manse (Greater Augusta Chamber of Commerce building), and possibly individual structures along Fishersville Road or in the Brands Flat area. Older structures, dating to the 1940s and 1950s, in neighborhoods like Dahland Heights, Wilson Heights, Greenview, Kingsbury Manor, Jefferson Court, and Westover Hills may also be worth evaluating for possible historic significance.

[7] "Public Schools in Augusta County, Virginia, 1870-1940," Thematic District Inventory-Nomination Form: National Register of Historic Places, www.dhr.virginia.gov

Historic Resources Goal 1: Identify and protect the basic physical integrity of Fishersville's historic and prehistoric sites and structures.

Objective A: Continue taking the necessary steps to identify Fishersville's historic and prehistoric sites and structures.

Policy 1: Historic Resources Survey. The County should encourage the preparation of an updated survey of Fishersville's historic resources, either through its own action or by way of a partnership with local preservation organizations.

Objective B: Promote the preservation of historic resources through all available government, private business, or nonprofit options.

Policy 1: Historic Districts. The County should evaluate areas in Fishersville that may contain historically significant sites, individual sites of special historic significance, or are along corridors which lead to historic areas, for their potential to become historic districts.

Policy 2: Public Education Efforts. The County should work with local preservation organizations to educate the citizens of Fishersville, as well as those who live outside the area, on the historic resources that are found in the community. Efforts should also be made to inform the public on the importance of preservation efforts and on how they can participate in the preservation process.

Historic Resources Goal 2: Foster new development that is compatible with Fishersville's historic and scenic character.

Objective A: Guide new development so that it helps to preserve Fishersville's historic and scenic character and is sensitive to the character of nearby historic structures.

Policy 1: Preservation in New Developments. Work with developers and builders to strongly encourage the preservation of potentially historic structures and sites and incorporate them into the design of new development projects. Adaptive re-use of existing structures, particularly as a community amenity, should be strongly considered where possible.

Policy 2: Context-Sensitive Design. The County should encourage any development that occurs in or near Fishersville's historic areas to incorporate creative and sensitive design so as to limit the visual impact on the surrounding area.

Objective B: Implement new ordinance requirements that will ensure that the appropriate form and scale of development takes place in areas identified within Fishersville as historic.

Policy 1: Historic Design Guidelines. The County should consider the development of historic preservation design guidelines, possibly in conjunction with a historic overlay zoning district, for those areas in Fishersville that have historic significance and would benefit from a compatible development pattern.

Policy 2: Historic Overlay Zoning District. The County should consider the development of a historic overlay zoning district for those areas in Fishersville that have historic significance and require additional protection against incompatible development.

I. Housing

The Fishersville small area provides a wide array of housing types for its residents. As of September 2007, there were 3,093 residential housing units in the small area. The vast majority of those units (74 percent) are single family homes, including duplexes. The remaining inventory is divided among multifamily units (14 percent), manufactured homes (9 percent), and townhouses (3 percent). In addition to this variety in unit types is a variety in the size and value of homes in the area.

Housing Goal 1: Ensure the provision of a variety of housing types and values that will meet the needs of Fishersville's residents.

Objective A: Ensure that the new development in the Fishersville housing market offers a range of housing densities, types, and prices.

Policy 1: Mixed Use Development. The County should encourage significant new residential developments in the Fishersville area to provide a mixture of housing forms and sizes. The mix of housing units should be distributed throughout these new developments, where possible, rather than segregated into distinct sections of the development.

Policy 2: Workforce Housing. The County should promote the development within Fishersville of housing that is affordable and accessible to critical members of the community such as teachers, fire fighters, and police officers. Such housing should be of moderate size and appointment in order to be affordable at market rates to such residents.

J. Library and Public Education

1. Public Schools

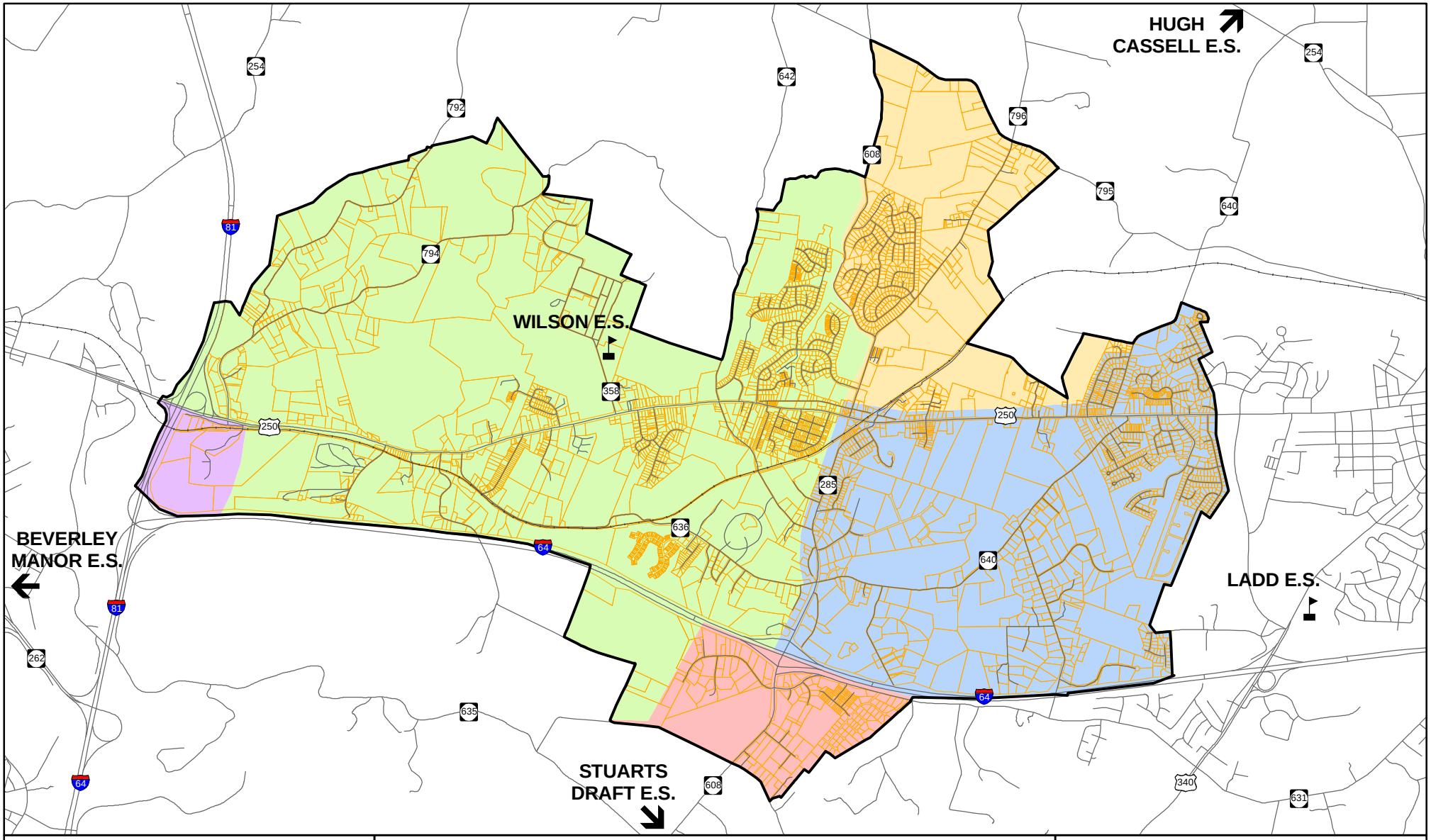
The Fishersville small area is served by two high schools, two middle schools, and five elementary schools. The vast majority of the small area is served by both Wilson Memorial High School and Wilson Middle School. A small portion of the small area, located south of Interstate 64 around the interchange with Route 285/608, is served by Stuarts Draft High School and Stuarts Draft Middle School, as well as Stuarts Draft Elementary School. The other four elementary schools that serve the small area are Wilson Elementary School, Ladd Elementary School, Cassell Elementary School, and Beverley Manor Elementary School. In terms of land area, Wilson Elementary serves the majority of the small area, including all land west of Route 608, with the exception of the portion south of I-64 that is served by Stuarts Draft Elementary and a small area near the Staunton border that is served by Beverley Manor Elementary. East of Route 608, Cassell Elementary serves most of the land north of Route 250 while Ladd Elementary serves the area south of Route 250 as well as some neighborhoods north of Route 250 adjacent to the City of Waynesboro. **Maps 11 through 13** depict the areas served by of each of these schools.

Despite being served by nine public schools, only three of them are actually located within the boundaries of the small area. The Valley Vo-Tech and Governor's School facilities are also located within the small area, at the Woodrow Wilson Complex, but are not included on this list. These are both regional facilities that serve students from inside and outside Augusta County. **Table 9** presents the current enrollment figures and program capacities for the nine public schools serving the small area.

Table 9: Public Schools Serving the Fishersville Small Area

School	9/07 Enrollment	Capacity
Wilson Memorial High School	753	900
Stuarts Draft High School	750	940
Wilson Middle School	513	520
Stuarts Draft Middle School	616	960
Wilson Elementary School	349	340
Ladd Elementary School	343	420
Cassell Elementary School	484	500
Beverley Manor Elementary School	359	520

Source: Augusta County School Board



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1 inch equals 4,500 feet

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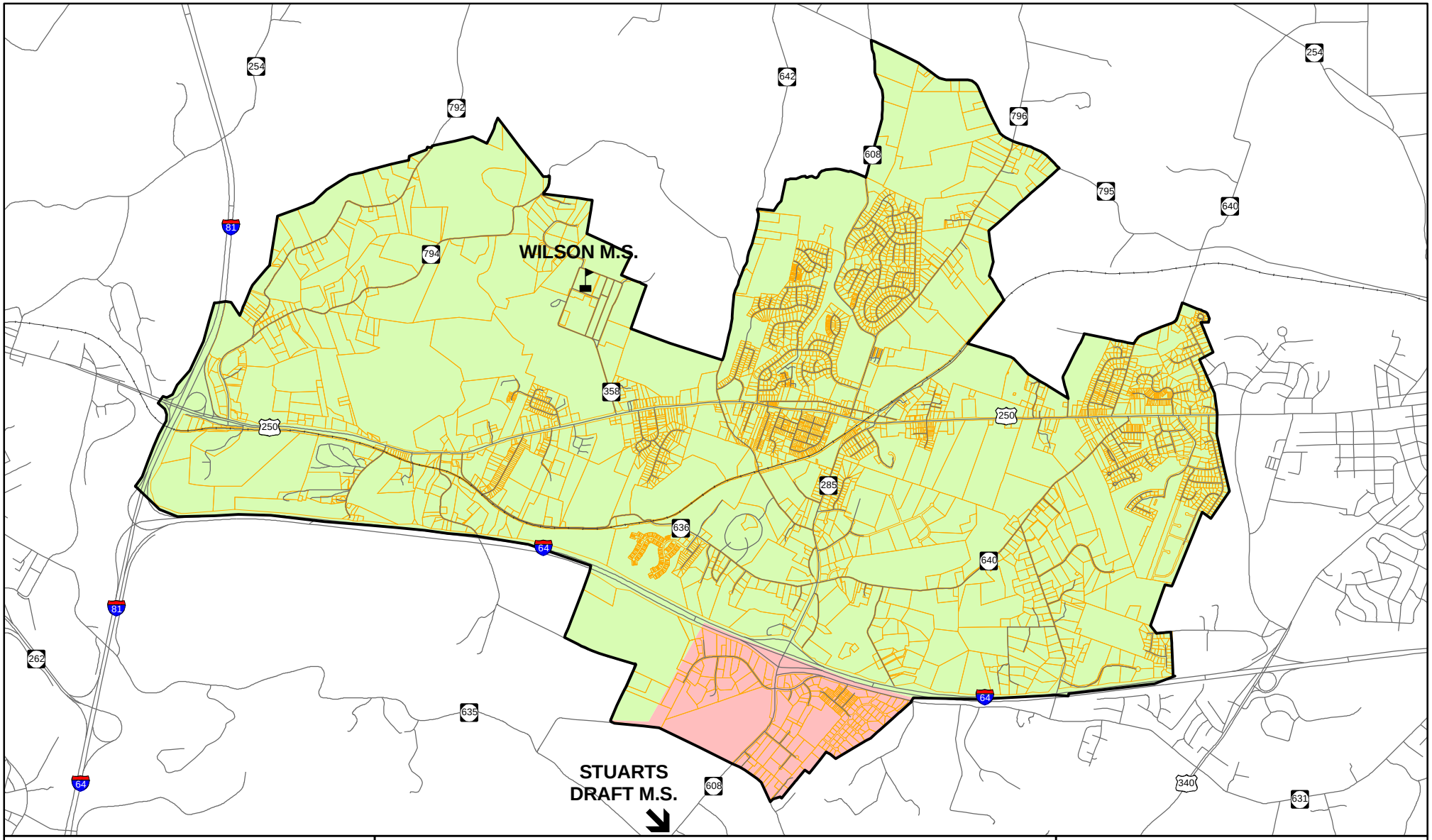
LEGEND

- Beverley Manor ES
- Cassell ES
- Ladd ES
- Stuarts Draft ES
- Wilson ES
- Streets
- Railroads
- Parcels
- Fishersville Boundary

MAP 11
ELEMENTARY SCHOOLS

Fishersville Small Area Plan
2008-2028



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1 inch equals 4,500 feet

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LEGEND

Stuarts Draft MS

Wilson MS

Streets

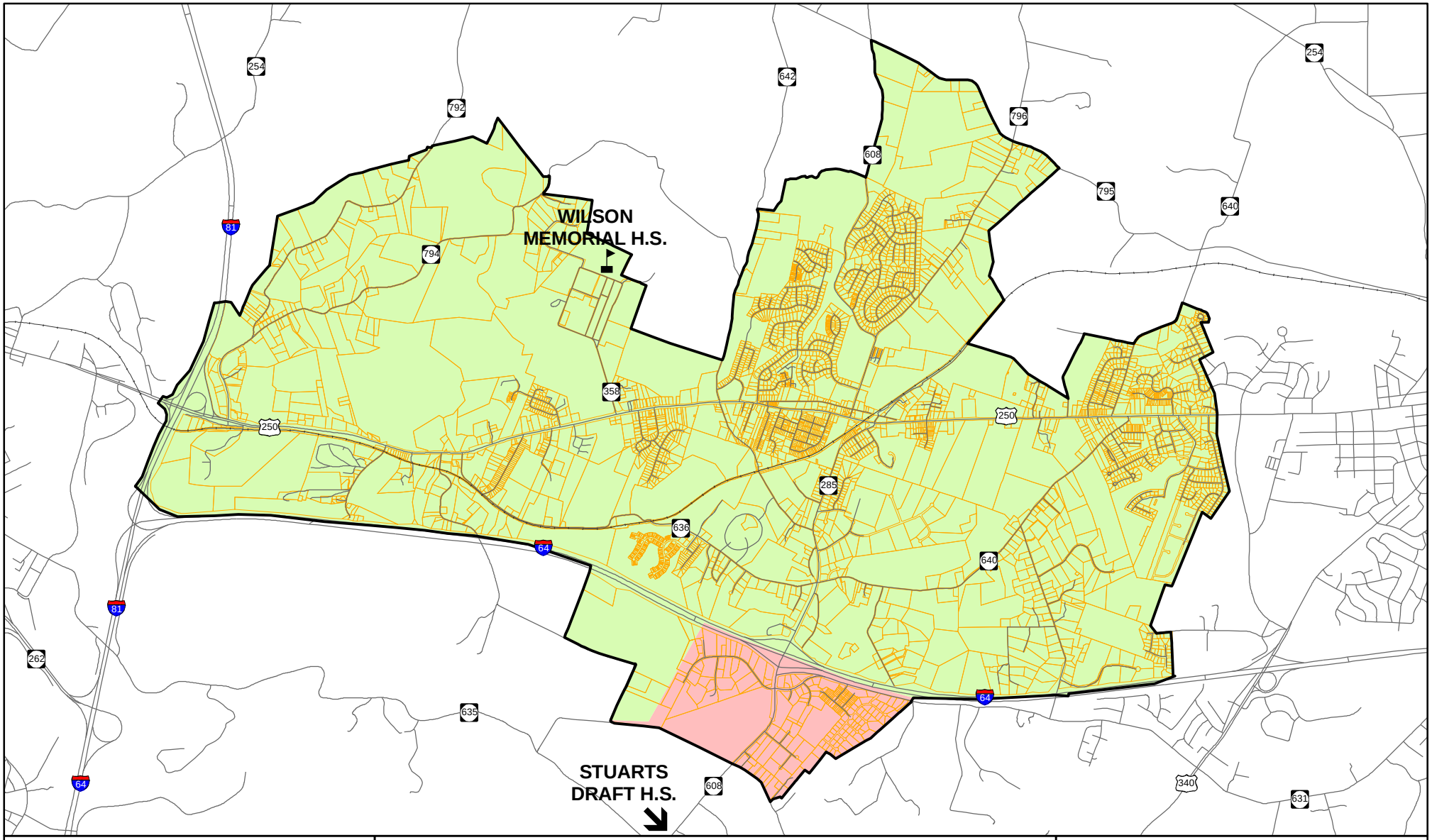
Railroads

Parcels

Fishersville Boundary

MAP 12
MIDDLE SCHOOLS

Fishersville Small Area Plan
2008-2028



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1 inch equals 4,500 feet

Miles

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LEGEND

- Stuarts Draft HS
- Wilson Memorial HS
- Streets
- Railroads
- Parcels
- Fishersville Boundary

MAP 13
HIGH SCHOOLS

Fishersville Small Area Plan
2008-2028

As **Table 9** shows, enrollment rates at the schools that serve the Fishersville area vary greatly in relation to capacity. Recent expansions at the two high schools have significantly increased capacity for high school students in the area. Middle and elementary school facilities though, are of greater concern, especially given the fact that the recently-opened Wilson Middle School and Wilson and Cassell Elementary Schools are all operating at or very close to capacity and that Ladd Elementary is located along the busy Route 340 corridor in Waynesboro. Given the crowded situation at these facilities, public schools will continue to be a concern for the Fishersville area in the future. The situation with Ladd, in particular, will be a key concern over the next several years as the School Board evaluates the potential for relocating it to a site somewhere in the County.

2. Library

In addition to the above public school facilities, the main branch of the Augusta County Library is located in the heart of the Fishersville community at the intersection of Routes 250 and 608. The library, which opened at its current location in 1983, sits in a renovated school building that dates to 1937. The initially renovated building was designed for a capacity of 130,000 items. It has just completed another set of renovations to expand and modernize the facility, adding almost 6,000 square feet and renovating more than 14,000 square feet of the building at a cost of more than $2.8 million. As of June 2007, the library had a total collection of 186,194 and an annual circulation of around 400,000. This represented the vast majority of the Augusta County Library system's countywide collection and circulation.

The Library is in the process of planning for new outreach programs to build on those that are presently in place and to replace those that were lost with the discontinuation of the bookmobile service. Additional planning efforts are also being considered following the completion of the library renovations. Major concerns going forward include keeping up with advancing technologies, addressing a shortage of appropriate public meeting spaces, and improving the amount of lighting and signage in and around the facility.

Library and Public Education Goal 1: Ensure that Fishersville's library and public education facilities and services meet the needs of local residents and are accessible and of high-quality.

Objective A: Ensure that there is adequate public school capacity to serve all of Fishersville's students in quality, accessible facilities.

Policy 1: Ladd Elementary School. The School Board should continue evaluating the possibility of relocating Ladd Elementary School from its current site in Waynesboro to a new location. Sites near the eastern end of the Fishersville small area should be evaluated as possible locations for the relocated facility, in addition to other locations outside the small area. Acquiring such a site should be considered during the rezoning process of large properties near the eastern end of the Fishersville small area.

Policy 2: Gym Renovations. The School Board should make it a priority to renovate the gyms at Cassell, Ladd, and Wilson Elementary Schools in order to make them more capable of supporting the needs of the students at the school as well as hosting community events and programs.

Policy 3: Future Wilson Complex School Expansions. The School Board should evaluate the potential need for expanding the facilities at Wilson Memorial High School, Wilson Middle School, and Wilson Elementary School in order to meet the demands placed upon them by the anticipated growth in the Fishersville area.

Policy 4: Relocation of School Board Offices. As the School Board and the County consider relocating the School Board Central Offices from the Woodrow Wilson Complex, the potential future uses of the property should be evaluated comprehensively to ensure that the property is utilized for the appropriate purposes.

Objective B: Continue to utilize Fishersville's public education facilities as locations for community service, recreation, and education purposes while ensuring that the students remain the priority users of the facilities.

Policy 1: Recreational Activities. The School Board, the Parks and Recreation Department, and private recreation providers should continue to improve their level of cooperation regarding recreational activities at Fishersville's school facilities. Official school athletic and recreational activities should continue to be the priority uses of the school facilities.

Policy 2: Public Meetings, Events, and Programs. The School Board and the sponsors of public meetings, events, and programs should continue to improve

their level of cooperation regarding the hosting of such events at Fishersville's school facilities.

Objective C: Ensure that the main branch of the Augusta County Library in Fishersville continues to provide an environment for Augusta County's residents to learn, explore, enjoy, create, and connect with each other and the community.

Policy 1: Facilities. The Library should continue renovation efforts to ensure that the facilities of the main library are as modern and efficient as possible. Renovations should attempt to make the facility a more integral part of the surrounding area both in terms of architectural style and as a landmark building of the community.

Policy 2: Connection with the Fishersville Community. The Library should work to connect the main library with the surrounding Fishersville community as much as possible. The library should work to become even more of a central gathering place for the community and should seek to serve the residents of the community in as many ways as possible.

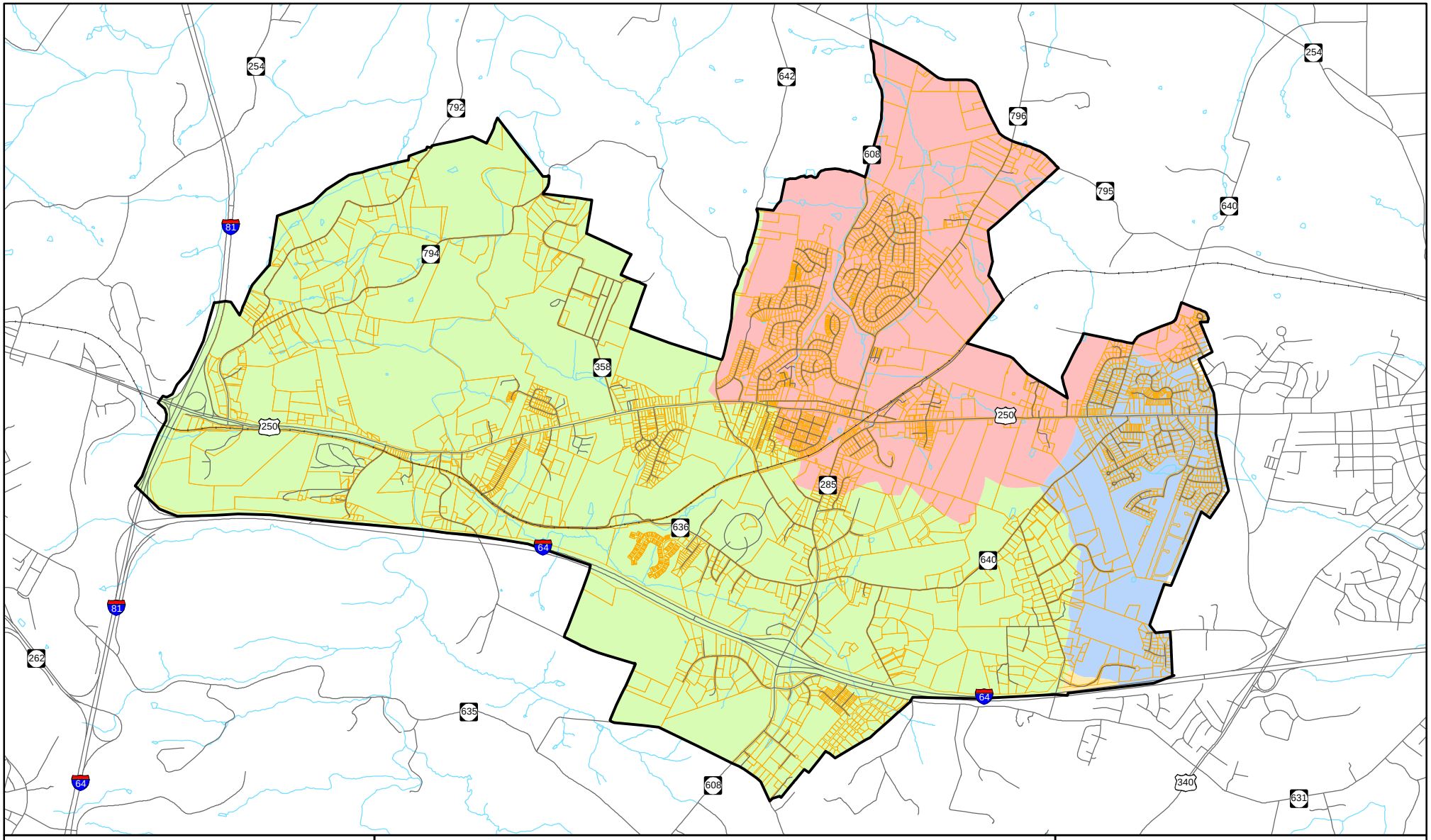
Policy 3: Fishersville-Specific Materials. The Library should consider increasing the number of materials and educational programs it provides that relate to the community of Fishersville and the needs of the community's residents.

K. Natural Resources

1. Watersheds

Surface water bodies are generally grouped into watersheds. A watershed is an area of land that drains water to a particular point along a stream, river, or other waterbody. The boundaries of a watershed are defined by the highest elevations surrounding the waterbody. The Fishersville small area lies entirely within the Shenandoah/Potomac Basin watershed. This watershed includes all of the land that drains into the Chesapeake Bay via the Shenandoah and Potomac Rivers.

At the next level of detail, the Fishersville small area is located within portions of the Christians Creek-Barterbrook Branch, Long Meadow Run, South River-Canada Run, and South River-Pratts Run subwatersheds. The first two of these are part of the Middle River system while the latter two are a part of the South River system. The majority of the small area, 65.9 percent, lies within the Christians Creek-Barterbrook Branch subwatershed. The Long Meadow Run subwatershed contains 24.6 percent of the small area, while the South River-Pratts Run watershed contains 9.3 percent. Only a tiny portion, 0.2 percent, lies in the South River-Canada Run subwatershed. **Map 14** shows the boundaries of the subwatersheds within the small area.



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1 inch equals 4,500 feet

Miles

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LEGEND

- Christians Creek-Barterbrook Branch
- Long Meadow Run
- South River-Canada Run
- South River-Pratts Run
- Streets
- Railroads
- Rivers
- Parcels
- Fishersville Boundary

MAP 14
SUBWATERSHEDS

Fishersville Small Area Plan
2008-2028

The Supplemental Natural Resources Section of the Comprehensive Plan identifies a set of priority watersheds (subwatersheds) in the County that have the potential to be most significantly impacted by future development. This determination was made based on the percentage of the subwatershed that is currently located in one of the Plan's development areas as well as by the percentage of the subwatershed that is developed with impervious cover. The combination of these factors makes these subwatersheds most likely to be impaired presently and most susceptible to future impairment. The four subwatersheds that make up the Fishersville small area are among the eight subwatersheds on the countywide priority list. The Comprehensive Plan recommends that development design in these areas pay particular attention to the impact it will have on these water bodies.

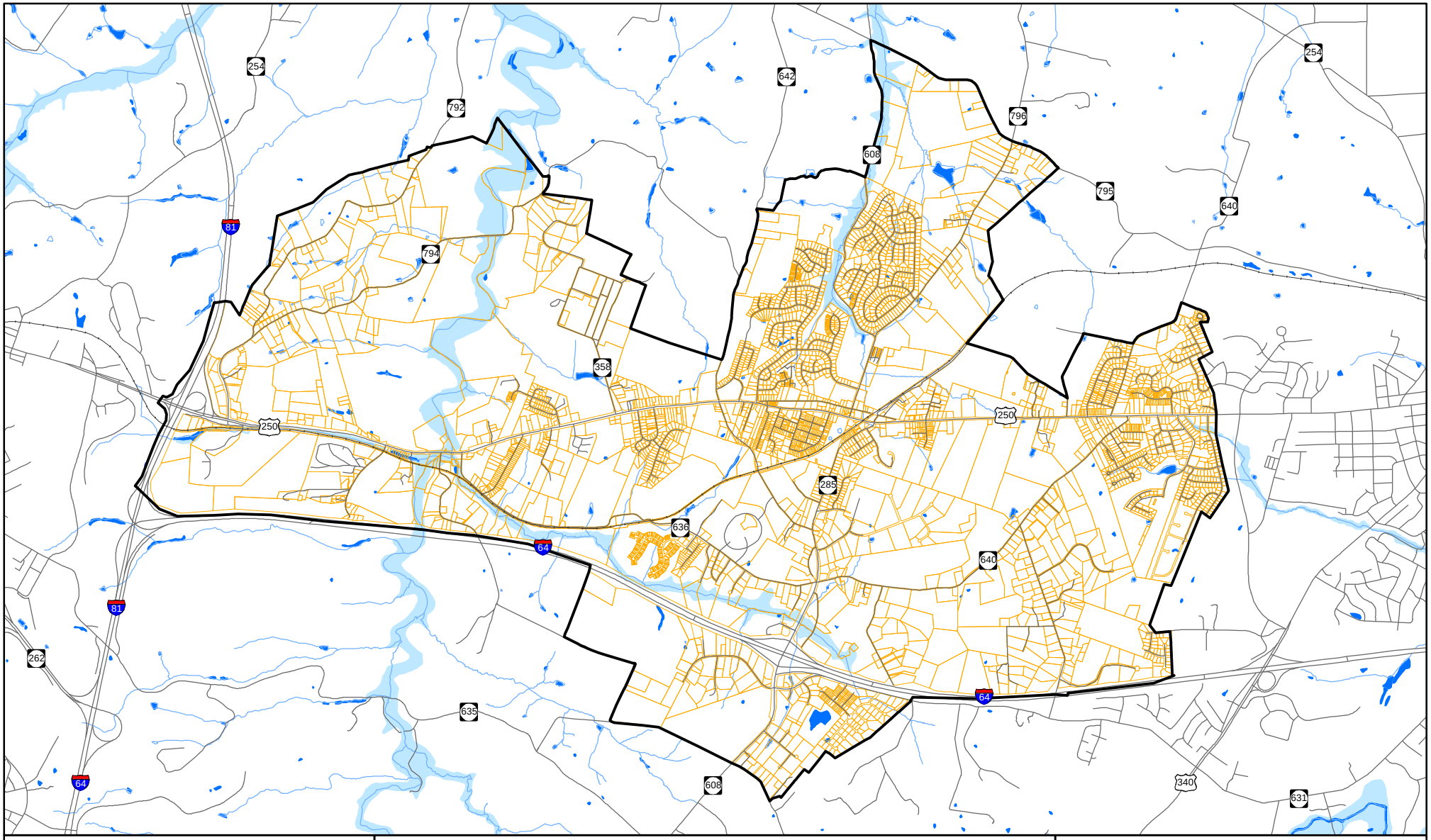
2. Wetlands and Floodplains

In addition to Christians Creek, Goose Creek, and Long Meadow Run, the Fishersville small area has a number of areas defined as wetlands by the National Wetlands Inventory (NWI) of the U.S. Fish and Wildlife Service as well as a significant amount of land identified as floodplain by the Federal Emergency Management Agency (FEMA). NWI wetlands are areas that are covered with water or fully saturated for at least a portion of the year.[8] As **Map 15** shows, the identified wetlands are scattered throughout the small area, found primarily along the tributary streams of the main waterways listed above. The identified FEMA floodplains are also found primarily along the major waterways that pass through the Fishersville small area. Christians Creek, in particular, is surrounded by a large floodplain through the Brands Flat area. In fact, a total of about 485 acres in the small area are located in FEMA's AE flood zone, meaning that they have a 1% chance of flooding annually.[9] **Map 15** also shows these floodplain boundaries.

3. Impaired Streams

Virginia monitors the quality of water within its streams for a variety of impairments under the requirements of the federal Clean Water Act. The list of impaired streams in the Commonwealth, known as the 303(d) List, includes 86 stream segments in Augusta County, with two streams that are partially located in the Fishersville small area.[10] Both of these streams, Christians Creek and Long Meadow Run, are classified as having bacteriological impairments on the 303(d) List. Christians Creek has a specific impairment for e. coli and fecal coliform while Long Meadow Run has a specific impairment for e. coli. The Chesapeake Bay Program's Nutrient and Sediment Reduction Tributary Strategy includes specific recommendations for reducing these impairments in order to clean up the Chesapeake Bay. These recommendations include such strategies as riparian buffers, stormwater management, septic maintenance, and the general preservation of farmland and open space.

[8] "National Wetlands Inventory," U.S. Fish and Wildlife Service, http://www.fws.gov/nwi
[9] "FEMA Map Service Center," Federal Emergency Management Agency, http://msc.fema.gov
[10] "TMDLs in Virginia," Virginia Department of Environmental Quality, http://www.deq.virginia.gov/tmdl



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1 inch equals 4,500 feet

Miles

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LEGEND

- Rivers
- NWI Wetlands
- FEMA Flood Plain
- Streets
- Railroads
- Parcels
- Fishersville Boundary

MAP 15
WETLANDS AND FLOOD PLAINS

Fishersville Small Area Plan
2008-2028

A Total Maximum Daily Load (TMDL) study was prepared in 2002 for Christians Creek by the Virginia Department of Environmental Quality (DEQ) and the Virginia Department of Conservation and Recreation (DCR). This study provides a detailed assessment of the causes of the waterway's impairments and makes specific recommendations on how the water quality can be improved. According to DEQ, as these recommendations have been implemented, the water quality has improved significantly. Long Meadow Run is included on DEQ's list of waterways to be studied in the future.

4. Natural Heritage Resources

The Supplemental Natural Resources Section of the Comprehensive Plan also describes the County's natural heritage resources, which include features such as conservation sites, stream conservation units, karst features, natural area preserves, and general natural heritage resources. While most of Augusta County's natural heritage resources are located outside the Fishersville small area, the small area does include some natural heritage resources.

The natural heritage resources found in the Fishersville small area include a portion of a large area of karst terrain that extends from the Augusta Medical Center area south to Stuarts Draft. They also include a portion of a large karst geologic zone along the eastern end of the small area near the Waynesboro border. This terrain is one that is primarily made up of limestone rock that is marked by sinkholes, caverns, and underground streams. These types of landscapes provide habitat for rare animal and plant species. They also often serve to deliver pollutants from the surface directly into the groundwater supply at a rapid rate, meaning that development in karst areas should not only recognize potential impacts on wildlife but also on the County's drinking water supply.

Also included in the natural heritage resources found in the Fishersville small area is a pair of small conservation sites. The first of these, located just north of the Augusta Medical Center, is the Ebenezer Church Habitat Zone. The second, located near the Frontier Culture Museum where the Fishersville small area meets the City of Staunton, is known as the Staunton Inn Marsh Habitat Zone. Conservation sites, such as these, have been identified by DCR as locations of natural heritage resources as well as areas surrounding that habitat that help to sustain it. They may include ponds or wetlands that provide habitat for rare plants

and animals. While these are sensitive areas they are not currently under an official protection designation.[11]

Natural Resources Goal 1: Protect the fundamental integrity of Fishersville's natural environmental systems into the long-term future for the enjoyment and benefit of local citizens, businesses, tourism, recreation, and other species that co-exist within the area.

Objective A: Protect the vital natural features of the Fishersville area by prohibiting development in sensitive areas and encouraging environmentally sensitive development in the surrounding community.

Policy 1: Riparian Buffers. The County should require riparian buffers of at least 35 feet on either side of the portions of the Christians Creek, Goose Creek, and Long Meadow Run waterways that are located in the Fishersville area and should take steps to ensure that impervious areas do not short-circuit the buffers.

Policy 2: Slopes. Development within areas of high slope should be avoided, particularly in those areas with slopes in excess of 25 percent.

Policy 3: Wetlands. The County should require buffers of at least 35 feet around the edges of all wetland areas located within the Fishersville area.

Policy 4: Best Management Practices (BMPs). The County should work with Headwaters Soil and Water Conservation District (SWCD) and the Natural Resources Conservation Service (NRCS) to promote agricultural BMPs and nutrient management planning for all agricultural operations located in or near the Fishersville area. Additionally, the County should work with the Virginia Department of Forestry (VDOF) to promote forest management plans and forestry BMPs. An incentive program should be considered for landowners that implement BMPs.

Objective B: Protect the quality and quantity of the groundwater that provides both public and private water sources with fresh drinking water.

Objective C: Where possible, utilize Fishersville's natural environmental systems for active or passive recreational opportunities, while not negatively impacting the integrity of the environmental feature.

Policy 1: Riparian Corridors. The County should evaluate ways in which the riparian corridors, including the floodplains, of the Fishersville area can be utilized as locations for recreational walking or biking trails.

[11] "Natural Heritage Conservation Sites," Virginia Department of Conservation and Recreation, www.dcr.virginia.gov/land_conservation/

Policy 2: Unique Natural Features. The County should evaluate ways in which Fishersville's unique natural features, such as caves or critical habitat areas, can be incorporated into the area's system of parks and greenways.

Policy 3: Fishing Locations. The County should identify potential locations on Fishersville's riparian corridors at which public access points for fishing or other types of water-oriented recreation can be established.

Natural Resources Goal 2: Promote efficient and effective stormwater strategies appropriate to the character of development in the Fishersville area to protect surface water quality and control flooding.

Objective A: Develop watershed-based stormwater plans for the four subwatersheds that contain the Fishersville small area. These plans should be completed for the entire area of the subwatershed but should focus on the land within the Fishersville small area, where the bulk of the development within the subwatershed is expected to occur.

Policy 1: Priority Order. The County should establish a priority order for the preparation of the four stormwater plans in the Fishersville small area. The Chrisians Creek-Barterbrook Branch subwatershed, which contains the vast majority of the small area, should be the first plan prepared. The Long Meadow Run subwatershed stormwater plan should be the second in order of priority with the South River-Pratts Run and South River-Canada Run plans as the third and fourth priorities.

Policy 2: Content of Plans. Each stormwater plan should include an inventory of existing facilities and an assessment of the various options available for improving the management of stormwater within the subwatershed.

Objective B: Develop innovative strategies to control stormwater quality and quantity in the Fishersville area.

Policy 1: Natural Solutions. The County should establish a policy that provides incentives for providing naturalized and revegetated floodplains, riparian buffers, and natural channel stream restoration. Each of these solutions, where necessary, should be strongly encouraged for all new developments in the Fishersville area.

Policy 2: Demonstration Projects. The County should encourage the developers of new projects in the Fishersville area to seek to demonstrate new low impact development stormwater management strategies and should seek out public and private funding sources to complete these projects.

Policy 3: Maintenance Agreements. The County should require maintenance agreements for stormwater facilities within new developments in the Fishersville area.

L. Parks and Recreation

The need for additional parks and recreation facilities in the Fishersville area has been identified by the public as one of the most significant needs facing the community. Augusta County has a number of recreational facilities, located throughout the County, for use by area residents. These facilities can be found at public school sites, municipally and state/federally owned sites not operated by the public schools, or private locations. The Augusta County Parks and Recreation Department provides organized recreational activities at many of these sites. Other organizations also sponsor recreational activities that utilize these facilities.

Each of the public schools located at the Woodrow Wilson Complex has facilities available for public recreation use. Wilson Elementary, Wilson Middle, and Wilson Memorial High School all have multipurpose gyms available for use. Additionally, there are outdoor basketball courts, tennis courts, playgrounds, and a variety of lighted athletic fields located at the Complex. All of these facilities, particularly the gyms and the athletic fields, are used extensively for programs offered either by Parks and Recreation or by private organizations that sponsor leagues for soccer, basketball, or other sports. Also located at the Woodrow Wilson Complex, on property shared with Wilson Memorial High School, is the Augusta County Recreation Center. This facility is a gym utilized for basketball, volleyball, meetings, and events. The facility is operated by Parks and Recreation and is often utilized for school events and privately organized sports leagues.

Another facility, Fishersville Ruritan Park, is located on county-owned land directly behind the Augusta County Library and is utilized for privately-run youth and adult leagues. The facility includes a baseball field and a softball field. The Fishersville Ruritan Club also operates a concession stand and maintains the fields to support their leagues. In addition to these facilities, AMC Lifetime Fitness, a part of the Augusta Medical Center complex, also provides indoor and outdoor recreational facilities for its members. Exercise equipment, a pool, tennis courts, and a walking trail, among other things, are offered by Augusta Lifetime Fitness.

The Augusta County Parks and Recreation Master Plan, prepared in 2003, calls for the County to develop a central recreation facility, four major park recreational

facilities, and a number of smaller facilities to serve individual communities and neighborhoods. At present, the major recreational facility appears intended for Verona and a major park has been constructed in Stuarts Draft. One of Parks and Recreation's major goals is to locate another of the four major park facilities in or near Fishersville. Such a park, according to the Master Plan, would be developed around an array of facilities including playing fields, pools, and indoor fitness and recreation facilities. Parks and Recreation staff currently envisions a site of at least 50 acres in the Fishersville area for a major park facility.

The Master Plan's recommendations regarding smaller community parks and connectors between different recreational facilities are also relevant to the Fishersville small area. The Master Plan recommends enhancing existing facilities located within residential developments to make them more responsive to the residents of the area. It also recommends locating these smaller facilities within new developments. These parks would generally not include major land-intensive facilities like ballfields or indoor facilities. Rather, they might include small playgrounds or passive recreational areas built around natural features and marked by amenities such as walking paths and park benches. Finally, the Master Plan recommends a system of connectors to link these different community parks to each other, as well as to the major recreational facilities.

Parks and Recreation Goal 1: Establish and maintain parks and recreational facilities that are efficient, effective, and readily available to all residents of the Fishersville small area.

Objective A: Acquire land for and construct a new major park facility near the center of the Fishersville area.

Policy 1: Identifying a Site. The County should work to find an appropriate site for the location of a new major park facility near the core area of Fishersville. Such a site should be at least 50 acres in size and should be easily accessible from all parts of Fishersville.

Policy 2: Facilities to be Included. The Fishersville major park facility should provide both active and passive recreational opportunities and should include such amenities as playing fields, pools, walking paths, outdoor picnic shelters, and areas for indoor fitness and recreation equipment.

Policy 3: Integration with the Surrounding Community. The Fishersville major park facility should, to the extent possible, be fully integrated with the surrounding neighborhoods and the whole of the Fishersville community. It should be easily accessible to nearby residents by way of sidewalks and should be a key destination of the Fishersville greenway system.

Objective B: Encourage the development of new parks in both new and existing neighborhoods in the Fishersville area.

Policy 1: Recreational Facilities. Neighborhood parks in the Fishersville area should be adequately appointed with amenities such as benches and playground equipment. Specific facilities should be clearly identified as part of development plans for new neighborhoods.

Policy 2: Neighborhood Parks in New Developments. The County should require that new residential and mixed use developments include small neighborhood recreational facilities as an integral part of their development. Such facilities should be easily accessed by all residents of the development.

Policy 3: New or Expanded Neighborhood Parks in Existing Developments. The County should work with local residents and homeowners associations in the Fishersville area to identify potential locations for new or expanded neighborhood parks.

Objective C: Construct linear parks and greenways in the Fishersville area that utilize the natural features of the area and connect residential neighborhoods with major employment and retail centers, like the Augusta Medical Center, schools and other public facilities, and major park facilities.

Policy 1: Multi-Use Paths (Greenways). The County should work with VDOT, developers of new property, and owners of existing developments to construct a system of multi-use paths located both alongside new and existing arterial and collector roads and along the riparian corridors of the Fishersville area. The applicable recommendations of the Fishersville Thoroughfare Plan should be implemented.

Objective D: Ensure that the existing parks and recreational facilities in the Fishersville area are adequate and well maintained and provide recreational opportunities for all residents of the area.

Policy 1: Standards. The Parks and Recreation Department should establish standards for parks and recreational facilities located within the Fishersville area. These standards should provide guidance to public and private developers of parks and recreation facilities and should clearly describe how facilities should be appointed and maintained.

Policy 2: School Recreational Facilities. The County Parks and Recreation Department should continue to work with the School Board to utilize the recreational facilities at the school facilities in the Wilson Complex for public recreational opportunities. Official school athletic and recreational activities should continue to be the priority use of the school facilities. Parks and Recreation and the School Board should consider establishing a comprehensive agreement that would clearly outline how these facilities are used and maintained.

Policy 3: County-Owned Recreational Facilities. The County should continue to operate and maintain the publicly-owned recreational facilities in the Fishersville area, particularly the Augusta County Recreation Center and the Fishersville Ruritan Park.

Policy 4: Private Recreational Facilities. The County should encourage the continued operation and maintenance of the existing private recreational facilities in the Fishersville area.

Policy 5: Existing Neighborhood Parks. The County should work with local residents and homeowners associations in the Fishersville area to ensure that existing neighborhood park spaces are adequately appointed.

M. Public Safety

Public safety services to the Fishersville area are provided by the Augusta County Sheriff's Office and Augusta County Fire-Rescue. All Sheriff's Office personnel operate out of their offices in Verona. A single fire company, Preston Yancey, is located in the Fishersville small area. It is located on Route 250 just to the east of the core area of Fishersville. It has the primary responsibility for responding to calls in the majority of the small area. Company 10, located just inside Staunton, fire companies from Stuarts Draft and New Hope, and rescue squads from Staunton and Waynesboro also typically respond to emergency calls within the small area. A rescue squad is also located at the Augusta Medical Center that has the primary responsibility of transporting patients to and from the hospital. This squad, when available, responds to emergency calls as well.

The service area for Preston Yancey includes the entire small area from Waynesboro west to the vicinity of the Wilson Complex. It is staffed by full-time Fire/EMS professionals augmented by volunteers at night and on weekends. Yancey does not have EMS transport capability, relying on the rescue squads in the surrounding areas for that service. The remainder of the small area, west of the Wilson Complex, is served by the Augusta County Fire Company (Company 10) in Staunton.

According to the County Fire-Rescue Department, emergency calls to the Fishersville area have steadily increased in recent years. In 2007, the area defined by Fire-Rescue as Fishersville (which includes the majority of the small area) required 1,928

emergency responses. Of these, 846 were responses by fire companies while 1,082 were from rescue squads. Each of these figures significantly exceeded those from 2006, which saw a total of 1,314 responses to the Fishersville area. In 2007, the Yancey Fire Company responded to a total of 1,018 emergency calls, including calls from areas outside Fishersville, representing about an 11 percent increase over 2006.

1. Fire and Rescue Planning

Fire-Rescue conducts its own planning for the future by producing a Fire and Rescue Master Plan every four to five years. In addition, the department provided input to the County's 20-year Capital Improvements Plan, found in the Comprehensive Plan. These documents currently call for the construction of four new stations in the County – three new companies and one replacement facility for an existing company – over the next twenty years. The replacement facility is intended to relocate Company 10, currently located on Route 250 in Staunton, while the remaining three would provide additional service capacity to the County. Each of the four is expected to be a joint fire/rescue facility with full transport services.

It is possible that one of these new facilities could be located in the Fishersville small area. A site just east of Staunton along Route 250 has been discussed as either the new location for the Augusta County Fire Company or for a new company.

2. Crime Prevention

The Augusta County Sheriff's Office participates in several crime prevention programs that operate countywide and serve to deter criminal activities in the area. Three programs in particular, the national night out program, the neighborhood watch program, and the business watch program are utilized in Augusta County as ways in which the community can be brought together to curtail crime and encourage public safety. The primary national night out event for Augusta County is held at the Colonial Mall in Staunton. Individual neighborhoods though, are encouraged to participate in the program by holding block parties or similar events every August. The County also participates in neighborhood and business watch programs and encourages property owners to work with the Sheriff's Office to ensure their success.

Public Safety Goal 1: Ensure that adequate public safety services are provided throughout the Fishersville small area in an efficient, effective, and economical manner.

Objective A: Provide sufficient fire and rescue coverage to the Fishersville area.

Policy 1: Preston Yancey Fire Company. The County should evaluate the potential for adding emergency medical transport facilities at the Preston Yancey Fire Company.

Policy 2: Relocation of Augusta County Fire Company. The County should consider a location along Route 250 just east of Interstate 81, among other locations, as a potential site for the relocation of the Augusta County Fire Company.

Objective B: Provide sufficient law enforcement coverage to the Fishersville area.

Policy 1: National Night Out. The Sheriff's Office should continue to support national night out events in the County and should encourage their expansion in Fishersville's residential neighborhoods.

Policy 2: Neighborhood Watch Program. The Sheriff's Office should continue its efforts to expand the neighborhood watch program in the Fishersville area.

Policy 3: Business Watch Program. The Sheriff's Office should continue its efforts to expand the business watch program in the Fishersville area.

N. Transportation

The roadway network in the Fishersville area is currently maintained by the Virginia Department of Transportation (VDOT) with Federal Highway Administration (FHWA) involvement for Interstate routes. The roadway network consists of several primary arterial routes that carry through traffic in the area, minor arterial routes that help to serve Fishersville area traffic, collector routes to distribute local traffic to larger destinations within the area, and local streets that serve as access points to commercial, industrial, and residential development in the area. The VDOT road system is divided into the Primary Route and Secondary Route system. Primary Routes in Fishersville include I-64 and I-81, U.S. Route 250, and Virginia Routes 285 and 358. All other state-maintained roadways, route numbers 600 and higher, in Fishersville are a part of the Secondary Highway system. Each of these roadway systems has its own unique challenges for serving the future development patterns in the Fishersville area.

1. Main Vehicular Thoroughfares

The main vehicular thoroughfares through the Fishersville area are Interstates 64 and 81, U.S. Route 250, and Virginia State Route 285/608. I-64 and Route 250 provide parallel east-west corridors connecting Staunton to the west and

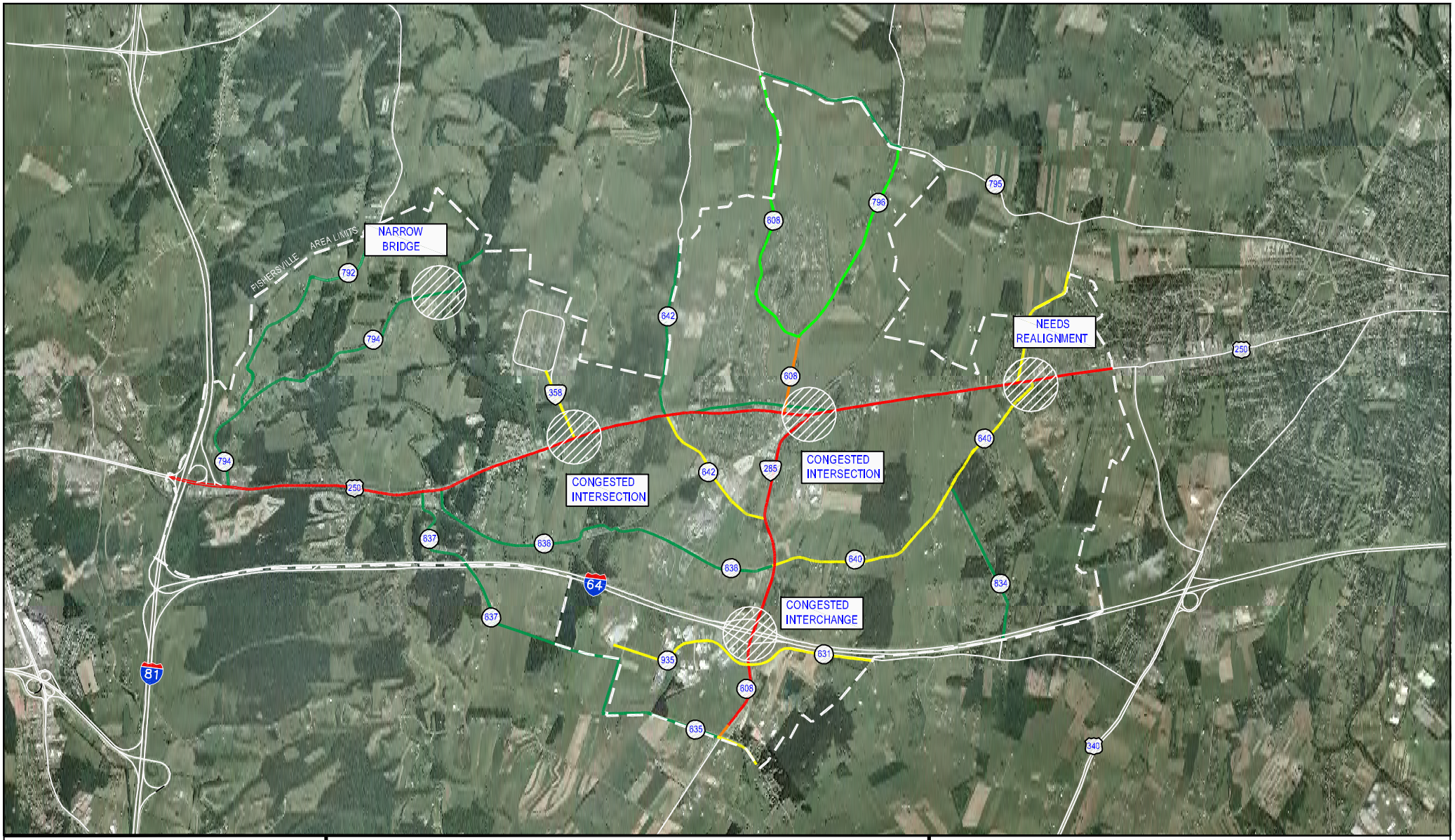
Waynesboro to the east. Route 285/608 connects I-64 and Route 250, and also serves to carry traffic to other areas in Augusta County, such as Stuarts Draft. I-81 is in the Fishersville area only at its interchange with Route 250, near the City of Staunton. These major arterial corridors are responsible for the majority of vehicular movements through and within the Fishersville area, and they are also the most critical roadways in the area. **Map 16** shows the existing traffic volumes for major roads within the Fishersville small area.

Currently, both Interstates 64 and 81 are 4-lane divided facilities that carry large volumes of traffic and experience lower levels of service due to the high volumes present. Complicating matters is that incidents on either interstate result in large amounts of traffic re-routing through adjacent streets in the Fishersville area to bypass the incident locations. Route 250 also carries large volumes of traffic and has several traffic signals along the corridor, which constrain capacity and lower the level of service despite being a 4-lane facility. Route 285/608 is a 2-lanefacility that also experiences low levels of service due to the large traffic volumes and limited available capacity, and has been identified for improvements in a Corridor Study from September 2000.

2. Other Area Roadways

Other roadways within Fishersville that are critical to the future development of the small area, but that do not currently carry large volumes of traffic include Virginia State Routes 358, 636, 640, 642, 794, and 796. Each of these routes is currently a 2-lane facility, with some portions unpaved, and horizontal and vertical alignments that are not up to current design standards in some locations. These routes serve primarily as collector roadways throughout the Fishersville area.

Woodrow Wilson Avenue (358) serves as the primary access point to the Wilson Complex. Goose Creek Road (636/640) provides an alternative corridor around the Fishersville core area and access to the Augusta Medical Center, and has been identified for improvements in a Corridor Study from June 2004. Mule Academy Road (642) serves as an alternate route for drivers wishing to access Route 250 from I-64 and vice versa, by virtue of bypassing the Route 285/250 intersection in the core of Fishersville. To lesser traffic extents, Barrenridge Road (642), Long Meadow Road (608), Sangers Lane (794), and Kiddsville Road (796) are all very important to the Fishersville area as they primarily serve the residential areas to the north of Route 250.



1 inch equals 1 mile

0.5 0 0.5 1 Miles

LEGEND

< 1,000

1,000–2,500

2,500–5,000

5,000–10,000

> 10,000

Volume data is from the 2006 VDOT Daily Traffic Volume Estimates

MAP 16
EXISTING TRAFFIC VOLUMES

Anderson & Associates, Inc.
Professional Design Services

Fishersville Small Area Plan
2008-2028

3. Critical Roadway Locations

Several locations within the Fishersville area have been identified as locations where operational or spot improvements or intersection/interchange improvements are needed. The most critical location has been identified as the I-64/Route 285 interchange because of its vehicular capacity, limited by the narrow bridge on which Route 285 crosses over I-64. The intersection of Route 285 and 250 in Fishersville is also a capacity constraint due to the adjacent development along the roadways, which limits opportunities to increase capacity, and the adjacent railroad tracks that make the re-alignment of the intersection with Route 608 to the north cost prohibitive. The main entrance to the Wilson Complex also is a traffic concern because of the large traffic volumes accessing the facilities through the single access point. In the future, other critical locations will develop as traffic volumes along side roads increase.

4. Non-Vehicular Transportation

The Fishersville area does not currently have many pedestrian and bicycle facilities. Most roadways within the area do not have facilities for pedestrians or bicyclists, and the facilities that do exist are either scattered and not connected to each other, making them ineffective for transportation purposes. The Central Shenandoah Valley Bicycle and Greenway Plans make mention of adding non-vehicular transportation and recreation facilities in and through the Fishersville area.

Transportation Goal 1: Maintain and enhance a safe and efficient roadway (vehicular) network that supports the land uses and development patterns planned for the Fishersville area. Facilities should provide accessibility within, and connectivity between, the smaller communities within the Fishersville area and also promote the desired economic growth patterns outlined in the Comprehensive Plan.

Objective A: Apply operational improvements to the existing roadway network to increase vehicular capacity and improve safety.

Policy 1: Identify Locations of Bottlenecks or Safety Concerns. Assess the need for operational or spot roadway improvements through spot operational or safety studies.

Policy 2: Improve Intersection Operations. Where overall intersection or any movement of a signalized intersection operates at a Level of Service (LOS) D or worse, review potential mitigation techniques including timing optimization, signal coordination, and/or re-allocation of lane use. For unsignalized intersections operating with any movement worse than an LOS of D, review potential improvements including signalization needs, lane re-allocation, or roundabout construction.

Policy 3: Spot Improvements. Where bottlenecks or safety concerns exist on roadways or at intersections, spot improvements such as addition or extension

of turn lanes or improving roadway geometry should be considered. See **Figure 8** on page 28 for a list of intersections identified as potential locations for spot improvements.

Objective B: Apply access management standards to arterials, collectors, and local streets, per VDOT's Access Management Design Standards, to improve or maintain vehicular capacity and improve safety. Arterials are typically VDOT Primary Highway routes that generally carry the highest volume of traffic. Local streets are typically low volume, low speed routes serving as residential, commercial, and/or industrial access streets. Collector routes can be considered the other routes that carry more traffic at higher speeds than local streets but that do not qualify as arterials.

Policy 1: Driveway Spacing. Minimize potential conflicts caused by turning vehicles by allowing driveways to be spaced no closer than 660' on arterial roads and 250' on collector roads. Driveways on an arterial or collector street should not be located closer than 230' to an intersection with another street.

Policy 2: Consolidated Access. Encourage the consolidation of existing and proposed driveways along arterials and collector streets to maintain driveway spacing standards and minimize the number of driveway connections.

Policy 3: Access from Local Streets. Encourage providing access from the local street grid where possible. Otherwise, direct access to arterials or collector streets should be shared to serve multiple parcels with cross-access provided between parcels. Direct, individual access points for single-family homes onto arterials should be highly discouraged.

Policy 4: Restricted Access. Encourage the use of raised medians to restrict turning movements. The spacing between median openings should be no less than 1320' on arterial streets and 660' on collector streets. Use of directional entrances (i.e. right-in, right-out) can be used where raised medians are not feasible or possible, and they should be designed to sufficiently restrict undesired turning movements.

Objective C: Widen high-traffic thoroughfares, where necessary, in the Fishersville area to improve vehicular capacity, and improve other collector and connector routes to improve both capacity and safety. Use the Thoroughfare Plan map (**Map 6**), as well as the Route 608 and 636/640 Corridor Studies, as potential guides.

Policy 1: Identify Roadways with Capacity Constraints. Assess existing roadways to determine which roads have capacity constraints and evaluate traffic and development patterns to develop roadway widening and improvement plans.

Policy 2: Identify Roadways with Undesirable Geometry. Evaluate existing roadway network to determine roadways that have undesirable vertical and horizontal alignments that may contribute to safety concerns. Evaluate potential improvements to these locations, including spot improvements or roadway reconstruction to improve safety.

Policy 3: Identify Roadways to Serve as Parallel Routes. Review existing roadways whose alignment is suited to providing alternative routes around high-traffic areas. Review potential growth patterns and recommend widening and improvement plans for these routes where necessary.

Objective D: Develop new roadway corridors that promote community connectivity and provide alternative routes within the Fishersville area to help reduce congestion and trip lengths on major thoroughfares. Use the Thoroughfare Plan map (**Map 6**) as a guide to help determine the location and alignment of these new corridors.

Policy 1: Determine Location of New Corridors. Review existing and future land use patterns, and the existing roadway network, to determine where new roadway corridors may be needed in the future. Develop preliminary alignments for these roadways for use in future planning.

Policy 2: Development-Related Construction. In areas identified for new roadway corridors, require developers to construct the portions of these new roads that go through their properties, or require that right-of-way for these roads are reserved within the development so the roadway can be constructed in the future. Construction of these corridors through new developments may satisfy the requirements found in VDOT's Secondary Street Acceptance Requirements (SSAR), which call for the inclusion of a collector street through larger developments.

Policy 3: Roadway Typical Sections. Roadway typical sections should be of the following types: four-lane urban divided, four-lane urban undivided, three-lane urban, two-lane urban, and two-lane rural. Four-lane typical sections should be applied to arterial routes and high-volume collector routes; three-lane sections should be applied to selected collector routes; and two-lane sections should be applied to other collector routes. Roadways classified as minor collectors or local roads, including low-volume rural routes and subdivision streets, should be developed to the VDOT Rural Rustic Program Standards or Secondary Street Standards, respectively (see **Figure 7** on page 27).

A: Four-lane urban divided – Four 12-foot lanes (2 in each direction) separated by a 16-foot (minimum) raised grass median. Curb & gutter sections should be provided. Sidewalks and multi-use paths should be provided on either side of the roadway, separated by a 10-foot buffer.

B: Four-lane urban undivided – Same as a four-lane urban divided, except that no median is provided between travel directions.

C: Three-lane urban – Two twelve foot lanes (1 in each direction), with a 16-foot flush median (center turn lane). Curb & gutter sections should be provided. Sidewalks and multi-use paths should be provided on either side of the roadway, separated by a 10-foot buffer.

D: Two-lane urban – Two twelve foot lanes (1 in each direction). Curb & gutter sections should be provided. Sidewalks and multi-use paths should be provided on either side of the roadway, separated by a 6-foot buffer.

E: Three-lane urban – Two twelve foot lanes (1 in each direction). Graded ditch sections should be provided. A multi-use path should be provided on one side of the roadway, separated by a 6-foot buffer or the ditch section.

Objective E: Coordinate with VDOT and/or developers to ensure roadways in existing and future communities operate or are designed to function within the context of the community.

Policy 1: Traffic Calming. Develop traffic calming techniques within residential communities and near schools by developing pedestrian-oriented streetscape design. In denser, lower-speed areas, encourage building locations at the minimum setbacks near street right-of-way, locate parking behind buildings where possible, allow on-street parking, and provide streetscaping amenities. In locations where roadway widening is anticipated, adjusted setbacks for buildings and streetscaping so the roadway widening can be accommodated in the future should be considered.

Policy 2: Intersections. Discourage large radii at intersections of collector streets with other collector and local streets and driveways to reduce travel speeds and restrict heavy truck traffic where it is not desired. Discourage channelized turning movements at intersections. New roadways should be connected at 90-degree angles and align with existing intersections on opposite sides of proposed new roadways.

Policy 3: Alternate Design Standards. Promote the use of innovative design standards such as the ITE *Context Sensitive Solutions in Designing Major Urban Thoroughfares* in coordination with VDOT.

Transportation Goal 2: Support and encourage the development of alternative transportation means in and through the Fishersville area, including pedestrian and bicycle facilities for both recreation and transportation, to enhance the existing transportation network, connect smaller communities and land uses within the Fishersville area, and encourage economic development.

Objective A: Develop pedestrian sidewalks along new and existing roadways where opportunities for pedestrian movements between communities, land uses, and civic facilities currently exist.

Policy 1: New & Reconstructed Roadways. Encourage new roads or reconstructed roads to have sidewalk facilities provided as a part of the project. Sidewalks should be a minimum of five (5) feet in width and set back from arterial streets by ten (10) feet and from collector and local streets by six (6) feet, where feasible.

Policy 2: Development-Related Construction. Encourage new developments to incorporate pedestrian sidewalk facilities along proposed roadways and connecting into adjacent pedestrian facilities of neighboring properties. Sidewalks should also provide connectivity within the development to encourage their use. The inclusion of sidewalks in new developments is a requirement of VDOT's SSAR regulations.

Policy 3: Streetscaping. Pedestrian-scale lighting and street trees should be encouraged to be located in the setback strips between the roadways and sidewalks to help buffer pedestrians from vehicular traffic.

Objective B: Develop bike paths along or adjacent to existing roadway network where bicycle movements can be safely integrated into the existing network.

Policy 1: New & Reconstructed Roadways. Encourage new roads or reconstructed roads to have multi-use facilities provided as a part of the project. Paths should be a minimum of ten (10) feet in width and set back from arterial streets by ten (10) feet and from collector and local streets by six (6) feet, where feasible.

Policy 2: On-Street Bike Lanes. Along low-speed, low-volume local or collector streets, encourage the addition of on-street bike lanes as part of new or reconstructed roads.

Policy 3: Development-Related Construction. Encourage new developments to incorporate multi-use paths along proposed roadways and connecting into adjacent multi-use facilities of neighboring properties. Paths should also provide connectivity within the development to encourage their use. The inclusion of non-vehicular facilities is a requirement of VDOT's SSAR regulations.

Objective C: Develop multi-use (greenway) paths off from existing roadway network, for added safety, to connect communities, land uses, and civic facilities.

Policy 1: Greenway & Bikeway Plans. Implement the applicable portions of the Thoroughfare Plan map (**Map 6**), as well as the Central Shenandoah Valley Greenway Plan and Central Shenandoah Valley Bicycle Plan for the Fishersville area to support and promote non-vehicular transportation methods that extend into adjacent cities and towns in Augusta County and the surrounding region.

Policy 2: Development-Related Construction. In areas identified for off-roadway paths & greenways, encourage developers to construct the portions of these paths that go through their properties and connect to adjacent off-road trails. This would satisfy VDOT's SSAR regulations for new developments.

Objective D: Evaluate the potential to provide transit alternatives to conventional vehicular transportation, and coordinate with adjacent cities of Staunton and Waynesboro.

Policy 1: Review the potential needs for a transit (i.e. bus) system to serve the Fishersville area. This should be done in conjunction with Staunton and Waynesboro, since transit options would likely connect these two localities and use Fishersville roadways for possible travel routes.

O. Utilities

Public water and sewer service in Augusta County is provided by the Augusta County Service Authority (ACSA). For public water service, the entire Fishersville small area is located within the South River Water System. This same system also serves a large area to the south of Fishersville in and around Stuarts Draft and Greenville. For public sewer service, the Fishersville Wastewater Treatment Plant serves the bulk of the Fishersville small area as well as the areas of Brookwood and Jolivue south of Staunton. A small portion of the small area, adjacent to Waynesboro, is served by the City.

1. South River Water System

The South River Water System consists of one surface water reservoir, six drilled wells, nine storage tanks, seven booster pumping stations, and distribution piping to bring the water to the Service Authority's water customers. The system is divided into four pressure zones, including one for Fishersville. Water is provided to the Fishersville pressure zone by a 12" line running along Route 250 from Staunton to Waynesboro. While there is a contractual agreement with Staunton to provide up to 3 million gallons per day (mgd) of water to the County, only approximately 1 mgd is actually available due to distribution limitations, not all of which is available for use in Fishersville. This is the primary source of

water in the western part of the Fishersville small area. The remainder of the small area is supplied water by wells located in Stuarts Draft.

There are two water storage tanks located in the Fishersville small area. The Fishersville Route 640 tank is located just north of Route 640 near its intersection with Hickory Hill Road. The second tank, the Hickory Hill tank, is located near the intersection of Hickory Hill Road and Deep Meadow Drive. A third tank, the Route 250 tank (located just west of the intersection of Route 250 and Mule Academy Road), is out of service and planned for demolition. The Route 640 tank is by far the largest storage tank in the South River system, capable of storing up to 2 million gallons.

2. Public Sewer Service

The Fishersville Wastewater Treatment Plant serves the entire Fishersville small area, with the exception of some neighborhoods adjacent to Waynesboro. It was originally constructed with a capacity of 2 mgd and is currently being upgraded to treat up to 4 mgd. In 2007, the plant operated at an average of 56 percent of capacity, reaching 81 percent. Approximately 72 miles of sewer lines drain into the Fishersville plant. In addition to its capacity upgrades, the Fishersville Wastewater Treatment Plant is subject to new regulations regarding nutrient discharges requiring extensive upgrades, which are currently underway, prior to the start of 2011.

Utilities Goal 1: Ensure that water, wastewater, and solid waste facilities in Fishersville, both public and private, are provided in a safe, efficient, and cost-effective manner in terms of the size, location, design, and pattern of the systems.

Objective A: Continue and expand upon the relationship with the cities of Staunton and Waynesboro with regards to the provision of public water and wastewater service in the Fishersville area.

Objective B: Maintain and continue to improve the drinking water supply and distribution system in the Fishersville area.

Policy 1: Source Water Protection. The County, in cooperation with the Service Authority, should continue developing a source water protection ordinance that would protect public drinking water supplies.

Policy 2: Point and Non-Point Source Pollution. The County should continue working to reduce the impact of pollution sources on the water supply serving the Fishersville area and the areas surrounding Fishersville. These sources would include both point and non-point sources of pollution.

Policy 3: Fire Flow. The County should continue its efforts to improve the fire flow provided by public water distribution lines in the Fishersville area in order to provide enhanced fire safety protection.

Policy 4: General Maintenance. The Service Authority should continue its program of general and preventive maintenance on its public water distribution system in the Fishersville area.

Objective C: Maintain and continue to improve the wastewater recovery and treatment system in the Fishersville area.

Policy 1: Fishersville Wastewater Treatment Plant Improvements. The County should continue upgrading the Fishersville Wastewater Treatment Plant to ensure compliance with requirements regarding nutrient discharge in the Chesapeake Bay region. Upgrades should be complete prior to January 1, 2011.

Policy 2: Controlling Inflow and Infiltration. The County should evaluate ordinance changes that might have the effect of reducing the amount of stormwater entering wastewater lines operated by the Service Authority in order to maximize the treatment capacity of the Fishersville Wastewater Treatment Plant, as well as other Service Authority plants.

Policy 3: General Maintenance. The Service Authority should continue its program of general and preventive maintenance on its public sewer collection system in the Fishersville area. In particular, the program of replacing substandard infrastructure should be continued and expanded upon.

Policy 4: Controlling Fats, Oil, and Grease (FOG). The County should consider ordinance changes that might have the effect of reducing the amount of FOG entering the wastewater lines operated by the Service Authority in order to maximize the treatment capability of the Fishersville Wastewater Treatment Plant.

Objective D: Ensure the continued provision of effective solid waste disposal services in the Fishersville area.

Policy 1: Public Garbage Collection Service. The County should consider whether it is financially feasible to begin public garbage collection service in the more densely developed neighborhoods of the Fishersville small area, which may take the form of a franchised system with a private contractor.

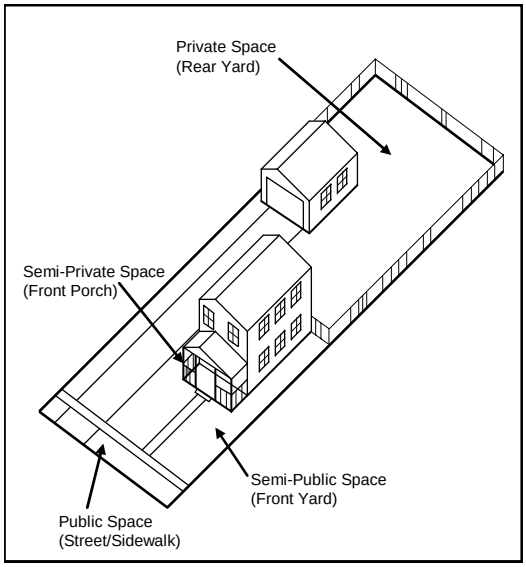
Utilities Goal 2: Coordinate with non-public utility providers including telecommunications, natural gas, and electric services in order to ensure adequate provision of services.

Objective A: Work with telecommunications providers to ensure that modern, high-quality services are provided to all portions of the Fishersville area, particularly those that are planned for business or industrial uses.

Policy 1: Cooperation Among Providers. The County should encourage an increased level of cooperation among the providers of utility services to more efficiently provide telecommunications services to the Fishersville area. Where possible, providers should consider shared locations and facilities in order to reduce the amount of land required to provide services to the community.

IV. Development Design Suggestions

This section contains basic design suggestions for new and substantially renovated structures within the Fishersville small area. These are general suggestions and do not include neighborhood-specific recommendations that are commonly found in more in-depth design guideline documents. They also do not include recommendations on specific architectural styles and building materials that are found in many design guideline documents. While the pictures and diagrams included here might be interpreted as suggesting specific designs, they are included for illustrative purposes only. Instead, this section provides general recommendations on things like streetscape design, building layout, and basic building form. The purpose of this information is to provide property owners and developers with a guide that can help them to ensure that their development design is compatible with the recommendations of the Fishersville Small Area Plan.



One particular note about these guidelines must be made. In many places, the concept of a continuum of space is discussed. This concept is one that is commonly used in the planning process to divide space into general categories of perceived ownership. The continuum begins at the street and sidewalk level with "public" space. This is distinguished from the "semi-public" space of the front yard and the "semi-private" space of the front porch. Finally, the "private" space of the building and its rear yard conclude the continuum. While the diagram here displays this concept for a single-family home, it can be applied to all types of development.

The development design suggestions apply to each of the eight future land use categories, found on the Fishersville Future Land Use Map, that generally permit new privately-funded development. The information is broken down into three topic areas, Setting and Landscaping, Building Orientation, and Building Form.

A. Setting and Landscaping

Develop a progression of public to private spaces from the most "public" space of the immediate streetscape to the most "private" space of the building itself.

- Front yards should be easily accessible from the street and sidewalk by way of a pathway leading from the sidewalk to the entry.
- Short fences, walls, or hedges should be used to help separate the "public" space of the street from the "semi-public" space of the front yard.
- Fences, walls, hedges, or accessory buildings should be used to separate the "private" space of the rear yard from the surrounding areas.

Provide a street setting that is as friendly to pedestrian and bicycle traffic as it is to vehicular traffic.

- Sidewalks or multi-use paths should be provided on both sides of the street (where applicable), and multi-use paths should be designed in such a way that they can connect different land uses.
- The main travel-way of the street should be separated from the pedestrian space by on-street bike lanes (where appropriate), on street parking (where appropriate), and a landscaped planting strip.
- Alleys or other forms of rear access points should be utilized wherever possible and screening techniques should be used to keep rear parking and service areas from view.

Clearly identify "semi-public" outdoor spaces for retail operations and common recreational areas.

- Outdoor displays and seating areas for retail operations located in "semi-private" spaces should be well marked and should be visually separated from the "public" and "semi-public" spaces of the surrounding area with features such as fences, awnings, and railings.
- Common and recreational amenities associated with residential developments should be clearly marked and appropriately enclosed in order to make them "semi-public" or "semi-private" in nature.

Screen service areas in business, industrial, and residential developments from public view.

- Existing natural features, in addition to fences, walls, and hedges should be used wherever possible as a method of screening service areas from public view as well as from nearby residential and retail uses.

Locate driveways, garages, and other parking areas so that they do not dominate the street scene.

- Driveways should not be designed in such a way that they force vehicles parked in them to block the sidewalk.
- Attached garages should be situated in such a way that they are not prominent parts of the front elevation of a building, obscuring the primary entrance, or should face the side or rear of the building.
- Detached garages should be situated at the rear of the building wherever possible.
- Parking areas should be separated and broken up with landscaping features so as not to provide large expanses of paved area that is unfriendly to pedestrians.

Take into consideration all existing trees, waterways, and other landscape features when designing and siting new buildings.

- Existing mature trees should be preserved to the extent possible and should be used to accent new development.
- Landscaping features should not serve to obscure the main elevations of buildings from the street.

B. Building Orientation

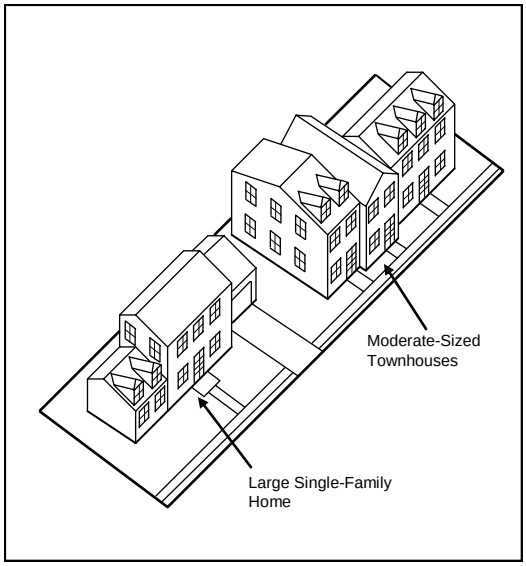
Provide a sense of visual continuity by aligning all houses on a block in a similar fashion that appropriately addresses the street on which they are located.

- Houses should not be set back so far from the street that it is not possible to establish "semi-public" spaces or to address the street with the primary entrance.
- Houses located on the same block should be consistently set back from the street, from the rear lot line, and from each other, to the extent possible.

Place buildings at a minimum appropriate distance from the street, in order to properly relate the buildings to both the street and the surrounding development.

- Single-family and single-family attached homes should be located only far enough from the street to establish an appropriate amount of "semi-public" space.
- Business, industrial, and large-scale residential buildings should be located close enough to the street to remain connected to the surrounding development yet far enough away to minimize the negative impacts of the uses on the surrounding development.
- A minimal amount of parking area should be located between business, industrial, and large-scale residential buildings and the street with overflow parking areas located to the side and rear of buildings.

Provide for a variety of uses, residential unit sizes, and building sizes in a single block or in a single neighborhood.



- A variety of dwelling unit sizes should be provided in a single block, ranging from larger homes to smaller, more modest homes, and (where appropriate) townhouses and multifamily buildings.
- Where appropriate, retail and neighborhood service businesses should be located on the same block or within the same building as residential units.
- Where appropriate, larger-scale retail, office, and service business uses should be located in the same neighborhood as residential uses and should be located within a reasonable walking distance.

C. Building Form

Clearly establish the primary entrance to the building by utilizing design techniques that highlight the formal entryway.

- The primary entrances to all buildings, with the exception of end units on a row of townhouses or other similar situations, should be located at the front of the structure, directly facing the street or primary parking area, and should be highlighted (where appropriate) with a feature such as a porch, archway, awning, or similar feature.

Design new buildings to fit into the predominant pattern established by the surrounding development and minimize the impact on nearby properties.

- Front elevations should be similar in scale, in terms of height, width, and mass, to those seen in buildings located on the same block or in the immediate vicinity.
- Buildings larger than neighboring structures should be stepped back from the street or should have their front elevations and rooflines broken up in some way to minimize the bulk of the structure as seen from street level.
- Porches and balconies on upper stories (where appropriate) should be included on the front elevation of larger buildings in order to present a more human scale.
- Where possible, larger buildings should be constructed on hillsides where a portion of the structure's mass can be obscured by the change in elevation.

V. Implementation Strategy

The implementation strategy of the Fishersville Small Area Plan outlines the tasks that need to be completed in order to enact the recommendations found in the individual goals, objectives, and policies, as well as the Fishersville Future Land Use Map. The tasks identified by the implementation strategy include recommendations for considering policy changes, ordinance changes, and further planning and technical study efforts for particular community resources.

The implementation strategy (**Table 10**) is divided according to the different sections of the Plan. There is also an additional section related to the general tasks that are required for the implementation of this Plan.

Table 10: Implementation Strategy

	Task	Responsible
General Implementation Items		
n/a	Adoption of the Fishersville Small Area Plan	BOS, Community Development
n/a	Amendments to the Comprehensive Plan to incorporate Fishersville Future Land Use Map	BOS, Community Development
n/a	Consider the recommendations of the Fishersville Small Area Plan as a part of the countywide Ordinance Review Project	Community Development
Land Use and Development		
Land Use: 1.A.1 Land Use: 1.A.2	Encourage the placement of signs, vegetation, distinct paving materials, streetlights and other items, in addition to the other design considerations of this Plan, to clearly mark the gateways and entrance corridors	Community Development, Ordinance Review
Land Use: 1.A.3 Land Use: 1.A.4	Encourage new and renovated buildings, particularly the most significant structures, to be oriented to the street on which they front	Community Development, Ordinance Review
Land Use: 1.B.1 Land Use: 2.A.2 Trans: 1.D.3 Trans: 2.A.1	Encourage the installation of curb, gutter, and sidewalk along new and existing streets in the core area of Fishersville, and along major corridors throughout the Fishersville small area	BOS, Community Development, VDOT, Ordinance Review
Land Use: 1.B.2 Land Use: 2.A.3 Land Use: 2.A.4	Encourage new and existing developments to implement signage and lighting schemes that lessen their impact on surrounding properties	Community Development, Ordinance Review

	Task	Responsible
Land Use: 1.B.3 Land Use: 2.A.5	Encourage parking facilities associated with new and existing retail, office, and multifamily residential developments to be reduced in size and made less physically dominant	Community Development, Ordinance Review
Land Use: 1.C.1 Land Use: 1.D.2 Land Use: 2.A.6 Land Use: 2.A.8 Land Use: 2.A.9 Ag: 2.A.2 Econ: 2.B	Encourage site development and land preservation strategies like parcel consolidiation, infill development, clustering, and natural landscaping	Community Development, Ordinance Review
Land Use: 1.D.1 Land Use: 1.D.3 Land Use: 2.A.7 Hist Res: 2.A.1 Hist Res: 2.A.2	Encourage the architectural design and development layout of new development to be efficient and to blend in with nearby development and natural features	Community Development, Ordinance Review
Land Use: 2.A.10	Ensure that new development near Eagle's Nest Airport does not impact the operation of the facility	Community Development, Ordinance Review
Land Use: 2.E.1 Land Use: 2.E.2 Ag: 2.A.1	Encourage the use of buffers between incompatible land uses and at the edges of the Fishersville small area	Community Development, Ordinance Review
Agriculture		
Ag: 1.A.1	Encourage the continued development of marketing, educational, and public awareness materials for agriculture	Ag Industry Board
Ag: 1.A.2 Ag: 1.A.3	Encourage new and existing developments to provide locations for farmers markets and community garden plots	Ag Industry Board, Community Development
Ag: 1.A.4	Explore ordinance amendments that will make it easier for Fishersville area farmers to develop agri-tourism businesses	Community Development, Ag Industry Board, Ordinance Review
Economy		
Econ: 1.A.1 Econ: 1.A.2 Econ: 1.A.3	Encourage the growth and evolution of businesses in the health service industry sector	BOS, Economic Development Strategy
Econ: 1.B.1 Econ: 1.B.2	Expand and strengthen office and retail operations, particularly those at Interstate interchanges	BOS, Economic Development Strategy
Econ: 2.A.1	Identify target industry sectors for future economic development efforts	BOS, Economic Development Strategy

	Task	Responsible
Econ: 2.A.2 Econ: 2.A.3	Encourage the development of businesses appropriate to support key demographic groups like young professionals and retirees	BOS, Economic Development Strategy
Historic Resources		
Hist Res: 1.A.1 Hist Res: 1.B.1	Prepare an updated survey of historic resources, and identify potential new historic districts	Community Development
Hist Res: 1.B.2	Educate the public on historic resources and preservation methods	Community Development
Hist Res: 2.B.1 Hist Res: 2.B.2 Land Use: 1.B.4 Land Use: 1.B.6	Consider historic design guideline programs and historic overlay zoning districts, and encourage adaptive re-use of vacant and historic structures	Community Development, Ordinance Review
Housing		
Housing: 1.A.1	Encourage a mixture of housing forms and sizes in large new developments	Community Development, Ordinance Review
Housing: 1.A.2	Promote the development of housing affordable to critical members of the workforce	Community Development, Ordinance Review
Library and Public Education		
Lib & Ed: 1.A.1 Lib & Ed: 1.A.2 Lib & Ed: 1.A.3	Consider major construction and renovation projects at various school facilities to ensure adequate school capacity	School Board, BOS
Lib & Ed: 1.A.4	Evaluate potential future uses of School Board Central Office site at the Wilson Complex	School Board, BOS
Lib & Ed: 1.C.1	Continue renovation efforts at the Augusta County Library	Library, BOS
Natural Resources		
Nat Res: 1.A.1 Nat Res: 1.A.2 Nat Res: 1.A.3	Prohibit development in most environmentally sensitive areas	Community Development, Ordinance Review
Nat Res: 1.A.4	Encourage best management practices for all agricultural and forestry operations in or near Fishersville, consider incentive program for participating landowners	Community Development, Headwaters SWCD
Nat Res: 1.C.1 Nat Res: 1.C.2 Nat Res: 1.C.3	Utilize natural environmental systems for active and passive recreational opportunities	Community Development, Parks and Recreation
Nat Res: 2.A.1 Nat Res: 2.A.2	Develop stormwater plans for the Four subwatersheds of the Fishersville area	Community Development

	Task	Responsible
Nat Res: 2.B.1 Nat Res: 2.B.2 Nat Res: 2.B.3	Develop innovative strategies to control stormwater quality and quantity	Community Development
Parks and Recreation		
P & R: 1.A.1 P & R: 1.A.2 P & R: 1.A.3	Acquire land and construct a new major park facility near the center of the Fishersville area	Parks and Recreation, BOS
P & R: 1.B.1 P & R: 1.B.2 P & R: 1.B.3 P & R: 1.D.5	Encourage the development and proper maintenance of neighborhood parks in new and existing residential developments	Parks and Recreation, Community Development
P & R: 1.D.1 P & R: 1.D.2 P & R: 1.D.3 Lib & Ed: 1.B.1 Lib & Ed: 1.B.2	Ensure that county-owned recreational facilities are well used and well maintained	Parks and Recreation, School Board
Public Safety		
Pub Safe: 1.A.1 Pub Safe: 1.A.2	Evaluate improvements to Preston Yancey Fire Company and potential new locations for Company 10	Fire-Rescue, BOS
Pub Safe: 1.B.1 Pub Safe: 1.B.2 Pub Safe: 1.B.3	Continue to support and expand law enforcement programs such as national night out, neighborhood watch and business watch	Sheriff
Transportation		
Trans: 1.A.1 Trans: 1.A.2 Trans: 1.A.3	Identify and improve bottlenecks and safety concerns on the existing roadway network	BOS, VDOT
Trans: 1.B.1 Trans: 1.B.2 Trans: 1.B.3 Trans: 1.B.4	Apply VDOT Access Management Design Standards to arterial, collector, and local roadways	Community Development, Ordinance Review, VDOT
Trans: 1.C.1 Trans: 1.C.2 Trans: 1.C.3	Identify and widen roadways with capacity constraints and undesirable geometry as well as roadways capable of serving as alternate routes	BOS, Community Development, VDOT
Trans: 1.D.1 Trans: 1.D.2	Identify locations for new roadway corridors and encourage their construction as a part of new developments	BOS, Community Development, VDOT
Trans: 1.E.1	Develop traffic calming strategies within residential communities and near schools by reducing setbacks and providing various streetscape amenities	BOS, Community Development, Ordinance Review, VDOT

	Task	Responsible
Trans: 1.E.2 Trans: 1.E.3	Develop design standards that ensure roadways function within the context of the community	Community Development, Ordinance Review, VDOT
Trans: 2.A.1 Trans: 2.A.2 Trans: 2.A.3	Develop pedestrian sidewalks along new and existing roadways and encourage pedestrian-scale lighting and street trees	BOS, Community Development, Ordinance Review, VDOT
Trans: 2.B.1 Trans: 2.B.2 Trans: 2.B.3	Develop bike paths along or adjacent to the new and existing roadway network	BOS, Community Development, Ordinance Review, VDOT
Trans: 2.C.1 P & R: 1.C.1 Nat Res: 1.C.1	Develop a system of multi-use paths located alongside new and existing arterial and collector roads and riparian corridors	BOS, Community Development, Parks and Recreation, Ordinance Review, VDOT
Trans: 2.D.1	Review the potential needs for a transit system to serve the Fishersville area in conjunction with Staunton and Waynesboro	BOS, Community Development
Utilities		
Util: 1.B.1 Util: 1.B.2 Util: 1.B.3 Util: 1.B.4	Continue developing ordinances and strategies to protect the water supply and ensure its adequate operation and sufficient fire flow	BOS, ACSA, Fire-Rescue
Util: 1.C.1 Util: 1.C.2 Util: 1.C.3	Continue upgrading and maintaining the wastewater recovery and treatment system	ACSA
Util: 1.D.1	Consider implementing a public garbage collection system for the more densely developed areas of Fishersville	BOS
Util: 2.A.1	Encourage an increased level of cooperation among the providers of utility services	BOS, ACSA