

## **4.0 MARTIN SITE**

The Martin site is comprised of 16 parcels totaling 800 acres generally located south of US 340 (Stuarts Draft Highway) and west of Patton Farm Road in Stuarts Draft, Virginia; refer to Figure 4.0-Location Map & Aerial Photograph for the location of the parcels.

### **4.1 Current Land Use, Zoning, and Site Conditions**

The sites are currently used for agriculture. The parcels are adjacent to a retirement community and McKee Foods to the east, the Target Distribution Center, and agricultural uses.

The parcels are currently zoned General Agriculture (GA) and General Industrial (GI). The County of Augusta Comprehensive Plan Update (2007-2027) and its complimentary document, The Stuarts Draft Future Land Use Map (Figure 4.1), shows these parcels as future Industrial use.

The site has relatively level topography, which makes it conducive to development for business / industrial use. Additionally, parcels north of the railroad tracks are located outside of the South River regulatory floodplain and floodway, and the parcels south of the railroad tracks are encumbered by the South River regulatory floodplain and floodway; refer to Figure 4.2-Utility and Floodplain Map.

### **4.2 Infrastructure**

The existing, including roadways, water mains, and sanitary sewer are shown in Figure 4.3-Martin Site – Stuarts Draft Area Water & Sanitary Sewer Facilities; refer to this Figure in the discussion below.

#### **4.2.1 Roads**

Access to US Route 340 is desired for business and industrial use. The north parcel is located approximately 1620 feet south of US Route 340 along Mt. Vernon Road (Route 635), which is adjacent to the parcel. The remaining parcels can access US Route 340 via Wayne Avenue (Route 639) and Route 635; and Patton Farm Road (Route 634), Hall School Road (970), and Route 635; refer to Figures 4.0 and 4.3.

Industrial development of these parcels will likely require improvements to the existing road network; specific recommendations would be provided in a traffic impact analysis report for a specific parcel

development, and / or rezoning. Refer to the Recommendations Section of this report for additional discussion.

#### 4.2.2 Wastewater

Augusta County Service Authority owns the wastewater systems in the Stuarts Draft area. It is anticipated the development will need to install gravity sewer to the existing 15- and 21-inch diameter sanitary sewer lines, and to improve any downstream systems to provide sufficient capacity.

Development of the site for any use will require analysis to confirm downstream system capacities are adequate for the proposed use and extensions of the sewer mains into the site. Also, a tenant with high wastewater volume or biochemical oxygen demand (BOD) generation may necessitate an analysis of the downstream sewer system, including the wastewater treatment plant.

#### 4.2.3 Water

Augusta County Service Authority provides water to the Stuarts Draft area. There is an existing 12-inch water main along Route 635, along Route 639 between Routes 635 and 634, and along Route 634 south of Route 639. Development for any use will require analysis to confirm system capacity and pressures are adequate for the proposed use and fire protection.

#### 4.2.4 Electric / Gas / Telecommunications / Fiber

Note: The following is based on readily available information.

Shenandoah Valley Electric Cooperative currently provides three-phase electric power to this site; redundant feeds are currently not available.

Columbia Gas of Virginia provides natural gas to area; Columbia Gas should be contacted to determine whether it is available at this site.

nTelos is the telecommunications provider. Fiber is currently not available.

### **4.3 VBRSP Site Characterization Tier Level**

Based on information provided by the County and readily available information, this site has a VBRSP Site Characterization Tier Level of 1. Refer to Appendix A for the VBRSP Site Characterization Tier Levels criteria table.

### **4.4 Recommendations**

#### **4.4.1 Rezoning**

It is recommended that the County and/or property owner start the rezoning process for the parcels currently not zoned General Industrial. Note: VDOT will require an approved Traffic Impact Analysis (TIA) prior to rezoning. A VBRSP Site Characterization Tier Level of 2 is attainable once a rezoning public hearing is scheduled.

#### **4.4.2 Master Plan**

As part of the rezoning effort, the Property Owner and/or County should develop a Master Plan for the future General Industrial Zoned areas south of US Route 340. The Master Plan would help to define and plan for future infrastructure projects, including road extensions / improvements, and wastewater and water system upgrades and extensions, to support industrial development in this area.

#### **4.4.3 Due Diligence**

A Phase 1 Environmental Site Assessment Report, waters of the US survey with Army Corps of Engineers, geotechnical borings, boundary and topographic survey, cultural resources review, an endangered species review, and an estimate of development costs (a master plan) are not available for each parcel, and are required to achieve a VBRSP Site Characterization Tier Level of 3. These studies should be completed prior to development to further define development constraints, and refine the overall estimate of probable 'pad-ready' cost and regulatory permit and/or mitigation requirements and costs.

## **4.5 Order of Magnitude Estimates of Probable Costs**

### **4.5.1 Rezoning**

The order of magnitude estimate of probable project costs to raise the site characterization tier level of these parcels to 2 is \$120,000; this includes rezoning of the General Agriculture parcels to General Industrial, and the required TIA.

### **4.5.2 Due Diligence**

The order of magnitude estimate of probable project costs to raise the site characterization tier level of these parcels to 3 is \$800,000; this includes the required due diligence items discussed in Sections 4.4.2 and 4.4.3. Additional studies, including Phase 2 Environmental Site Assessments, and/or remediation work that may be required by regulatory agencies are unknown at this time, and therefore are not included in the estimate.

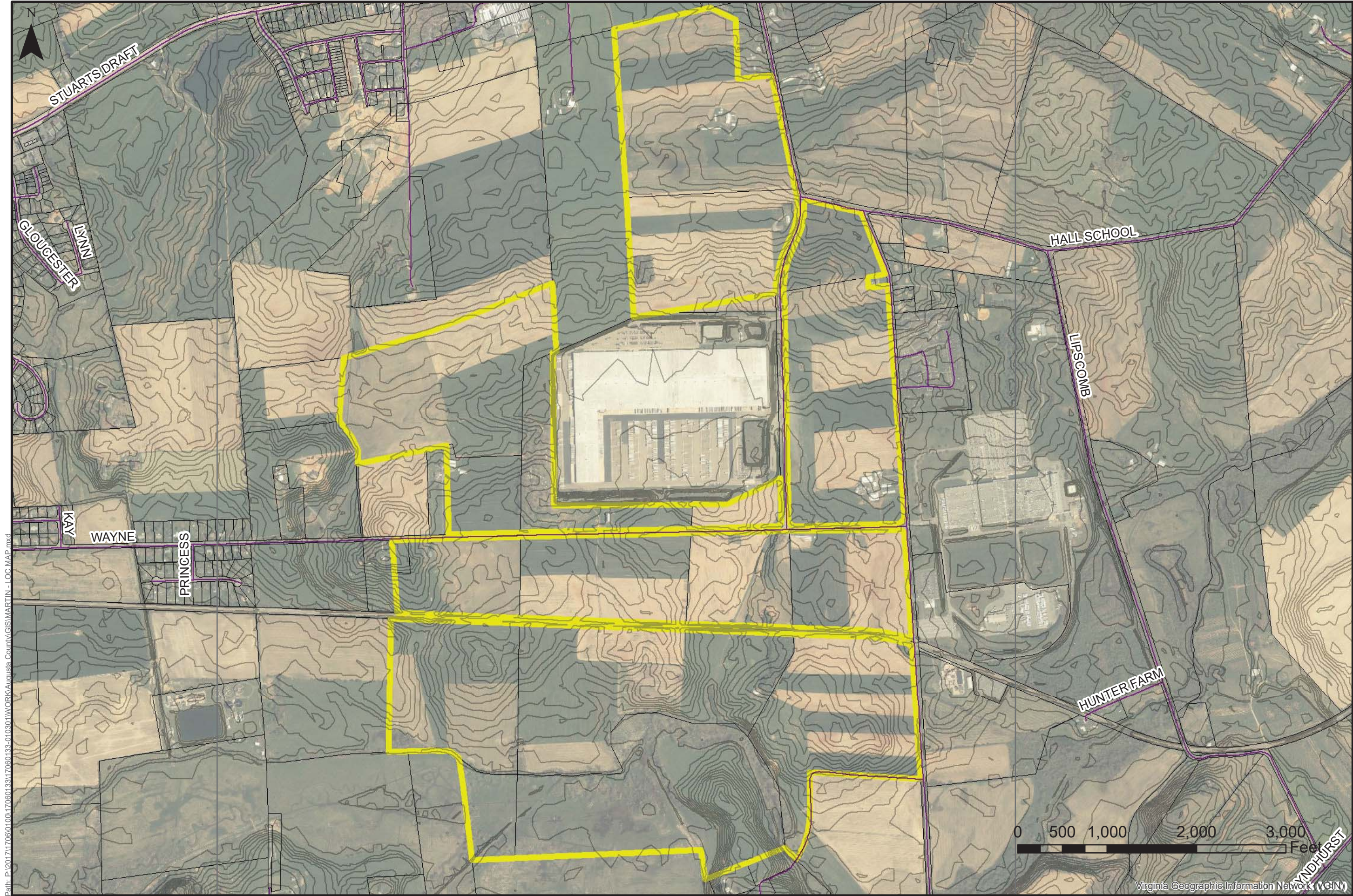
### **4.5.3 'Pad-Ready'**

The order of magnitude estimate of probable project costs to raise the site characterization tier level to 'pad-ready' (Tier 5) for all parcels is \$10,000,000.

The Tier 5 order of magnitude estimates of probable project costs are based on the following assumptions.

- A. Mass grading and stormwater management facilities are included. Site development, including parking and access drives, and associated utilities are not included.
- B. Road improvements, utility extensions, electric, gas, telecommunications, and fiber service improvements are not included, since the extent of the improvements are unknown.
- C. Professional service fees to achieve 'pad-ready' are included.





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**MARTIN SITE**  
**LOCATION MAP & AERIAL PHOTOGRAPH**

DESIGNED: DAA  
DRAWN: KMB  
CHECKED: CAH  
DATE: 6/25/2018

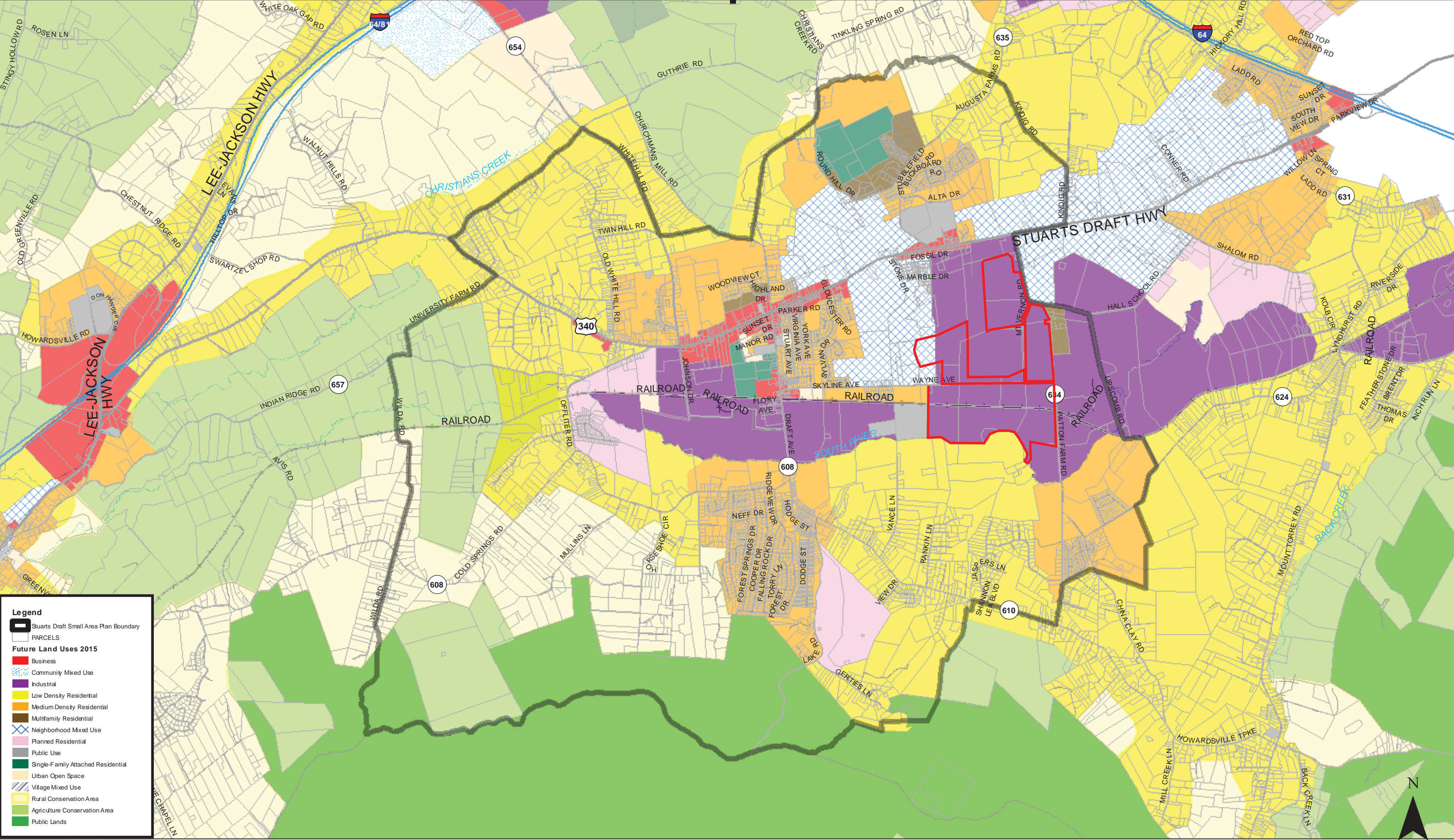
SCALE: 1"=1,000'  
17060133-010301

**FIGURE**  
**4.0**



# Stuarts Draft Future Land Use Map

FIGURE 4.1



**Legend**

- Stuarts Draft Small Area Plan Boundary
- PARCELS
- Future Land Uses 2015**
- Business
- Community Mixed Use
- Industrial
- Low Density Residential
- Medium Density Residential
- Multifamily Residential
- Neighborhood Mixed Use
- Planned Residential
- Public Use
- Single-Family Attached Residential
- Urban Open Space
- Village Mixed Use
- Rural Conservation Area
- Agriculture Conservation Area
- Public Lands

0 2,000 4,000 8,000 12,000 16,000 Feet



FIGURE 4.2 - Utility and Floodplain Map



1 inch = 1,000 feet





FIGURE 4.3

