

AUGUSTA COUNTY PLANNING COMMISSION



ANNUAL REPORT 2016

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MEMBERSHIP

The Augusta County Planning Commission 2016 commissioners were: Stephen Neil Bridge, Chairman; Kitra A. Shiflett, Vice-Chairman; Eric M. Shipplett; Gordon Kyle Leonard, Jr.; James W. Curd; E. Thomas Jennings, Jr; and Gregory W. Campbell replaced Christopher M. Foschini in July for the Beverley Manor District. Rebecca L. Earhart served as Secretary to the Commission with Leslie C. Tate replacing Mrs. Earhart after her retirement in November.

MEETINGS

In 2016, the Planning Commission held ten (10) regular meetings. The Commission had strong attendance at all of their meetings with Kitra Shiflett and James Curd attending all ten meetings. Steve Bridge missed only one meeting. The Commission continued their practice of meeting on the second Tuesday of each month and viewing the requests prior to the public hearings.

WORKLOAD

The Commission had six (6) rezoning requests come before them, as well as one request to amend proffers, three requests to add the Source Water Protection Overlay Area 1 & 2 zoning designations to the supplies or potential supplies of public water systems, three requests to add the Public Use Overlay to accommodate school facilities and a trail, and one request to withdraw from an Agricultural and Forestal District. The Commission also considered three (3) Zoning and Subdivision Ordinance amendments including: the extraction of oil and natural gas, regulations concerning telecommunications facilities, and to allow daycare centers by Special Use Permit in Industrial Zones.

The Commission did site visits of Deerfield Park, Natural Chimneys, Crimora Park, Berry Farm and Stuarts Draft Park and heard a presentation by Parks and Recreation Director, Andy Wells on Augusta Springs Park. The Commission also heard an update of the Parks and Recreation Master Plan which the Planning Commission will eventually vote to adopt as part of the Comprehensive Plan.

The Commission, during a work session in May, also heard input from the County Attorney concerning new residential proffer legislation passed by the General Assembly.

REZONING OF LAND

Five (5) of the six (6) requests for rezoning were recommended to the Board to be approved with proffers, while a request to rezone from General Agriculture to Attached Residential was recommended to the Board for denial. There was one (1) request to

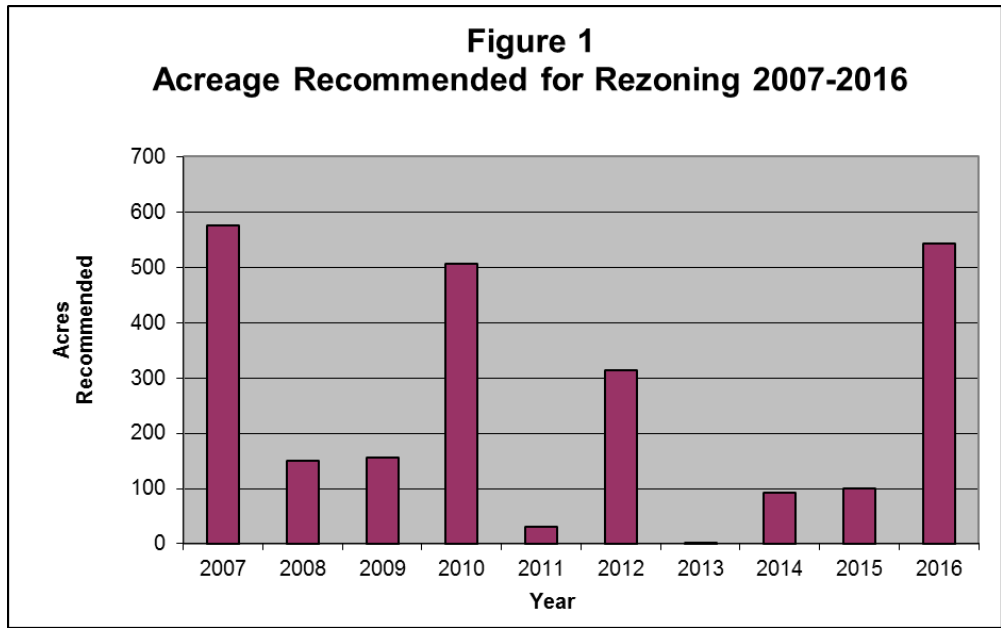
amend and restate proffers on previously zoned properties. Table 1 shows a breakdown of the Planning Commission’s actions on all the requests for rezoning by magisterial district.

**TABLE 1
RECOMMENDATIONS ON REQUESTS FOR REZONING
BY THE PLANNING COMMISSION
BY MAGISTERIAL DISTRICT**

DISTRICT	RECOMMEND APPROVAL WITH PROFFERS	RECOMMEND APPROVAL WITHOUT PROFFERS	RECOMMEND DENIAL	TABLED	TOTAL
Beverley Manor	1	0	0	0	1
Middle River	1	0	0	0	1
North River	1	0	1	0	2
Pastures	0	0	0	0	0
Riverheads	0	0	0	0	0
South River	0	0	0	0	0
Wayne	2	0	0	0	2
TOTAL	5	0	1	0	6

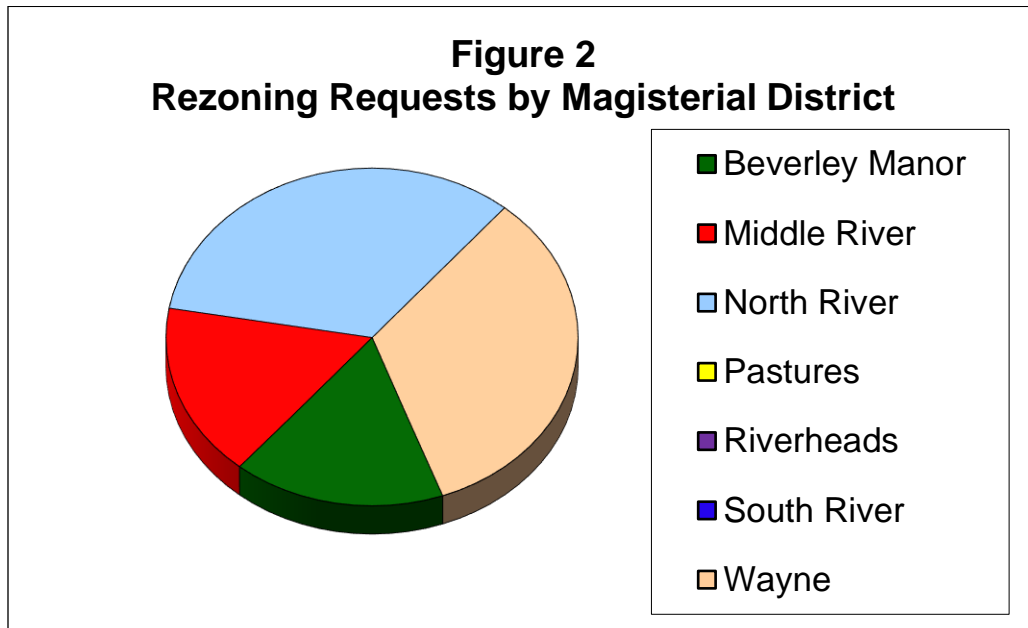
The number of rezoning requests in 2016 (six) was a slight increase from the five requests heard by the commission for the previous two years. While 6 requests is a significant increase from the 2 in 2013, the data shows 2016 still saw less than the eight (8) requests that came before the commission in 2012. For the purposes of this report, only the rezoning requests will be considered, not the request to amend the proffers, add Source Water Protection Overlay or Public Use Overlay designations, or the request to withdraw from the Middlebrook Agricultural and Forestal district. The Board of Supervisors followed the recommendations of the Planning Commission in 5 of the 6 rezoning cases in 2016.

The acreage recommended for rezoning increased as compared to last year, from just over 100 acres in 2015 (see Figure 1 on Page 4) to approximately 543 acres in 2016. This significant increase in acreage is attributable to one request to rezone approximately 515 acres from General Agriculture to General Industrial with a portion to Airport Business at the recommendation of the Board of Supervisors.



* Note: This table does not include requests to add the Source Water Protection Overlays or Public Use Overlays, requests to add or amend and restate proffers, or a request to withdraw from an Agricultural and Forestal District.

The rezoning requests in 2016 were distributed over four (4) of the seven (7) magisterial districts. The Wayne and North River Districts had the most requests with two (2) each, while the Beverley Manor and Middle River Districts each had one (1) request. There were no rezoning requests made in the Riverheads, Pastures or South River Districts in 2016. Figure 2 graphically depicts the number of rezoning requests by magisterial district.



* Note: This table does not include requests to add the Source Water Protection Overlays or Public Use Overlays, requests to add or amend and restate proffers, or a request to withdraw from an Agricultural and Forestal District.

More than 95% of the land recommended for rezoning in 2016 was from General Agriculture. The other 3 requests recommended for rezoning changed from one development zoning classification to another: 19.2 acres from Single Family and General Business to Multi-Family, 3.3 acres from Limited Business to General Business, and 0.3 of an acre from General Business to Single Family. Table 2 lists the acres recommended for rezoning by zoning classification and magisterial district.

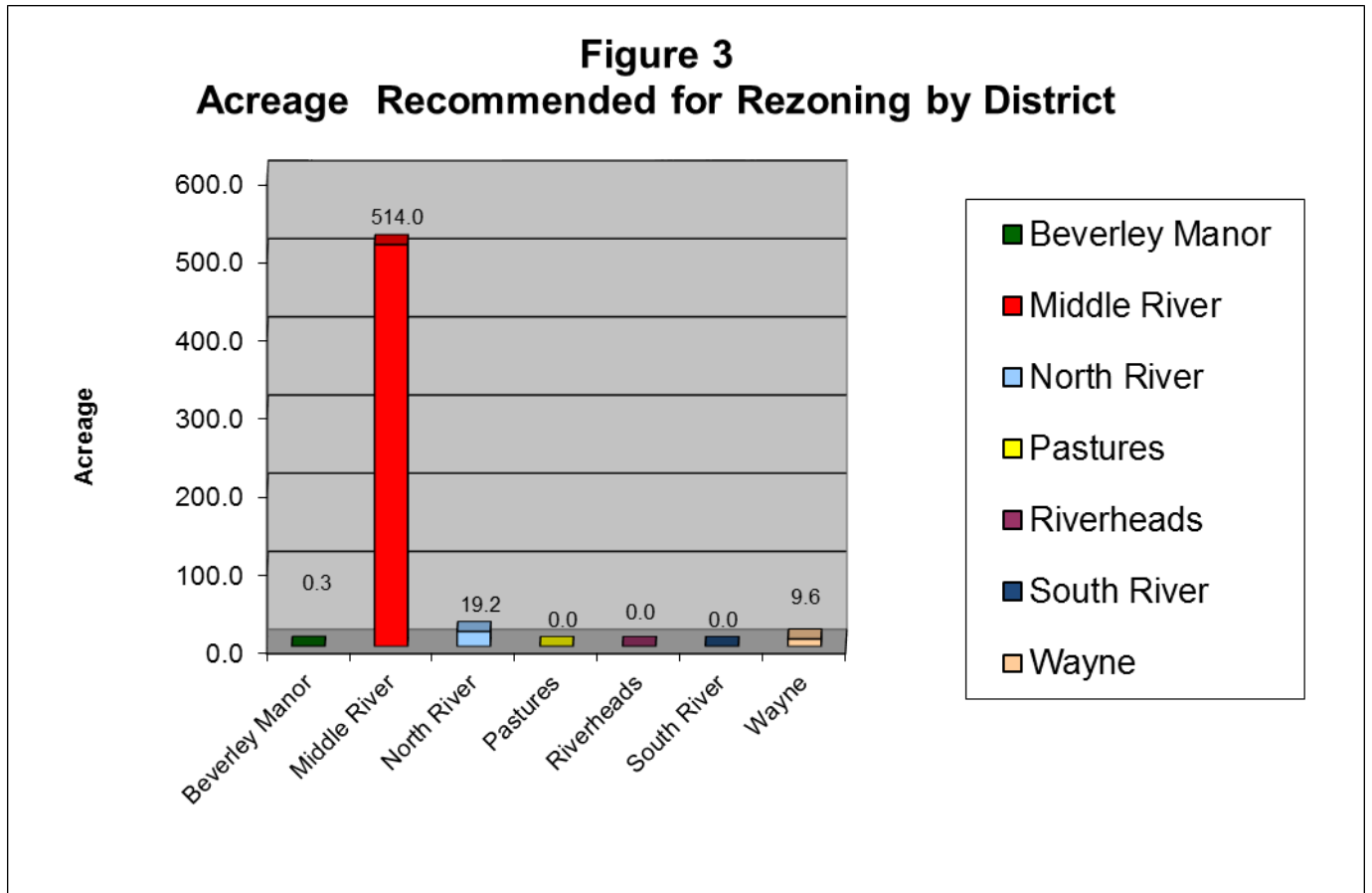
**TABLE 2
ACREAGE RECOMMENDED FOR REZONING
BY ZONING CLASSIFICATION AND MAGISTERIAL DISTRICT**

ZONE	Beverley Manor	Middle River	North River	Pastures	R'heads	South River	Wayne	TOTAL
General Agriculture	0	514	0	0	0	0	6.3	520.3
Rural Residential	0	0	0	0	0	0	0	0
Single-family Residential	0	0	0	0	0	0	0	0
Attached Residential-Duplexes and Townhouses	0	0	0	0	0	0	0	0
Manufactured Home Park	0	0	0	0	0	0	0	0
Multi-family Residential	0	0	0	0	0	0	0	0
Airport Business	0	0	0	0	0	0	0	0
Limited Business	0	0	0	0	0	0	3.3	3.3
General Business	0.3	0	19.2	0	0	0	0	19.5
Planned Commerce	0	0	0	0	0	0	0	0
General Industrial	0	0	0	0	0	0	0	0
Planned Unit Developments	0	0	0	0	0	0	0	0
TOTAL*	0.3	514	19.2	0	0	0	9.6	543.1

* Note: This table does not include requests to add the Source Water Protection Overlays or Public Use Overlays, requests to add or amend and restate proffers, or a request to withdraw from an Agricultural and Forestal District.

Figure 3 graphically illustrates the geographic location of the acreage recommended for rezoning. The Middle River District had 94% of the acres recommended for rezoning,

while the North River District had just under 4%. Less than ten (10) acres total were requested to be rezoned in the Wayne and Beverley Manor Districts.



* Note: This table does not include requests to add the Source Water Protection Overlays or Public Use Overlays, requests to add or amend and restate proffers, or a request to withdraw from an Agricultural and Forestal District.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

One of the goals of the Augusta County Comprehensive Plan Update 2014/2015 is to target the County’s growth to those areas with the public services designed to accommodate the development. The Plan recommends that 80% of the County’s future residential growth locate in the Urban Service Areas, while Community Development Areas are planned to accommodate up to 10% of the future residential growth. Rural Conservation Areas and Agricultural Conservation Areas are each expected to accommodate less than 5% of the future residential development, with Rural Conservation Areas expected to accommodate the majority of the rural residential development in the County.

One way to track how well the Comprehensive Plan is being implemented is to view the number of rezonings being sought by Comprehensive Plan Planning Policy Area.

In 2016, all six (6) requests for rezoning were in the Urban Service Area, totaling approximately 543 acres.

Of the land being recommended for rezoning, 520.3 acres was being requested to be rezoned out of General Agriculture to facilitate new business and residential development, while 22.8 acres was being zoned from one residential or business zoning classification to another.

ORDINANCE AMENDMENTS

In 2016, changes to the County's development regulations was a portion of the Commission's workload. The Planning Commission recommended ordinance changes to regulations on wireless telecommunications facilities to bring the county ordinance in compliance with federally mandated code and update definitions per the Federal Communications Commission. The Planning Commission also recommended ordinance changes to permit daycare centers in industrial zones by Special Use Permit. The Planning Commission also heard ordinance amendments concerning the prohibition of oil and natural gas extraction in general agricultural zones and the allowance of oil and natural gas extraction, by special use permit, in industrial zones. Ordinance amendments concerning extraction of oil and natural gas were tabled by the Planning Commission for further research and discussion.

The Board of Supervisors approved the wireless telecommunications facilities amendments and the provision for daycare centers in industrial zones, both recommended by the commission.

SOURCE WATER PROTECTION OVERLAYS

The commission recommended approval to add the Area 2 Source Water Protection Overlay designation to approximately 2,913 acres located in the recharge areas for the water systems in Berry Farm and Middlebrook. These recharge areas were identified as a result of extensive study by the Augusta County Service Authority on these water systems. In addition, the commission also recommended approval of a request to add the Area 1 Source Water Protection Overlay designation to two new proposed well sites at Berry Farm.

PUBLIC USE OVERLAYS

The commission recommended approval of all three (3) Public Use Overlay (PUO) requests, one of which was to combine separate PUO's for the Riverheads School Complex into one overlay. Another PUO request was for a walking trail and other passive recreational uses at Mill Place Park.

LOT CREATION

There are two ways to create lots in Augusta County. The major subdivision process is the typical way lots get created in residential, business, or industrial zoning. In 2016, 74 lots were created through the major subdivision process. The other way lots can be created in the County is through the minor subdivision process. This process allows a single lot, zoned agriculture, to be created off a larger tract of land and approved administratively by the County Subdivision Agent. In most cases, these lots are created to be sold and houses to be built on them. Up to two lots zoned residential, industrial or business can also be created in this manner, although the minor subdivision process is most frequently used in the agricultural areas. In 2016, only three (3) lots were created through the minor subdivision process that weren't zoned General Agriculture, 1 was created in Single Family Residential, and two in General Industrial. There was also one lot created through the minor subdivision process in the Middle River Agricultural and Forestal District.

To get a clearer picture of the number of residential lots being created in Augusta County in any given year, you must analyze both the minor and major subdivision plats being approved in the County (See Table 3). In 2016, 74 lots were created through the major subdivision process, four of which were for General Business zoning and the remainder were for some type of attached or detached residential. In 2016, forty-four (44) new lots were created through the minor subdivision process in General Agriculture (one of which was in an Agricultural and Forestal District), one (1) Single Family Residential lot was created through the minor subdivision process, and two (2) General Industrial lots were created through the minor subdivision process.

New lots created in the County are required to have frontage on a public road. The only exception to that is in the General Agriculture districts where it is possible to create a lot without road frontage, but meeting all other lot requirements, and convey it to a family member. In 2016, fifteen (15) of the forty-four (44) lots (approximately 34%) created in General Agriculture districts were created using the Family Member Exception.

**TABLE 3
LOTS CREATED IN 2016**

Zoning	Minor Subdivision Lots	Major Subdivision Lots	Total New Lots
Rural Residential	0	4	4
Single Family Residential	1	25	26
Attached Residential	0	21	21
Townhouse Residential	0	4	4
Master Planned Community (residential)	0	16	16
Multi-Family Residential	0	0	0
General Business	0	4	4
General Industrial	2	0	2
Planned Commerce	0	0	0
General Agriculture	44	0	44
TOTAL	47	74	121

Figure 5 (below) graphically presents the number of all lots created, both from major and minor subdivisions, from residential zoning districts (62%) versus the general agriculture zoning district (38%) in 2016.

