

AUGUSTA COUNTY PLANNING COMMISSION



ANNUAL REPORT 2008

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MEMBERSHIP

The Augusta County Planning Commission members in 2008 were: Stephen Neil Bridge, Chairman; Joseph Shomo, Vice-Chairman; Justine Tilghman; Thomas H. Byerly; James W. Curd; Kitra A. Shiflett; and Wayne F. Hite. Taylor Cole replaced Ms. Tilghman in March. Gordon Kyle Leonard replaced Mr. Shomo after his resignation in November and Mr. Curd took over the Vice-Chairman duties for the remaining year. Rebecca L. Earhart served as Secretary to the Commission.

MEETINGS

The Planning Commission had an active year, meeting fifteen (15) times in 2008 – 12 regular meetings, 2 regular worksessions, and 1 Joint worksession with the Board of Supervisors on the Comprehensive Review of the County's development regulations. The Commission had strong attendance at all of their meetings. Stephen Bridge had perfect attendance at all the meetings and worksessions. The Planning Commission continued their practice of meeting on the second Tuesday of each month and viewing the requests prior to the public hearings.

WORKLOAD

2008 had fewer requests come before the Augusta County Planning Commission than previous years, but the Commission remained busy. The Commission made recommendations on eleven (11) requests for rezonings, three (3) public use overlay requests, one (1) request to amend and restate proffers, and two ordinance amendments. The Commission also participated in several worksessions regarding the Adult Business Ordinance, the Fishersville Small Area Plan, and recommendations for Zoning and Subdivision Ordinance amendments.

REZONING OF LAND

Conditional zoning was utilized for the majority of the rezonings considered by the County in 2008. Seven (7) of the eleven (11) requests were recommended to the Board to be approved with proffers, while one (1) was recommended for approval without proffers, one (1) was tabled, and two (2) were recommended for denial. Table 1 shows a breakdown of the Planning Commission's actions on all the requests by magisterial district.

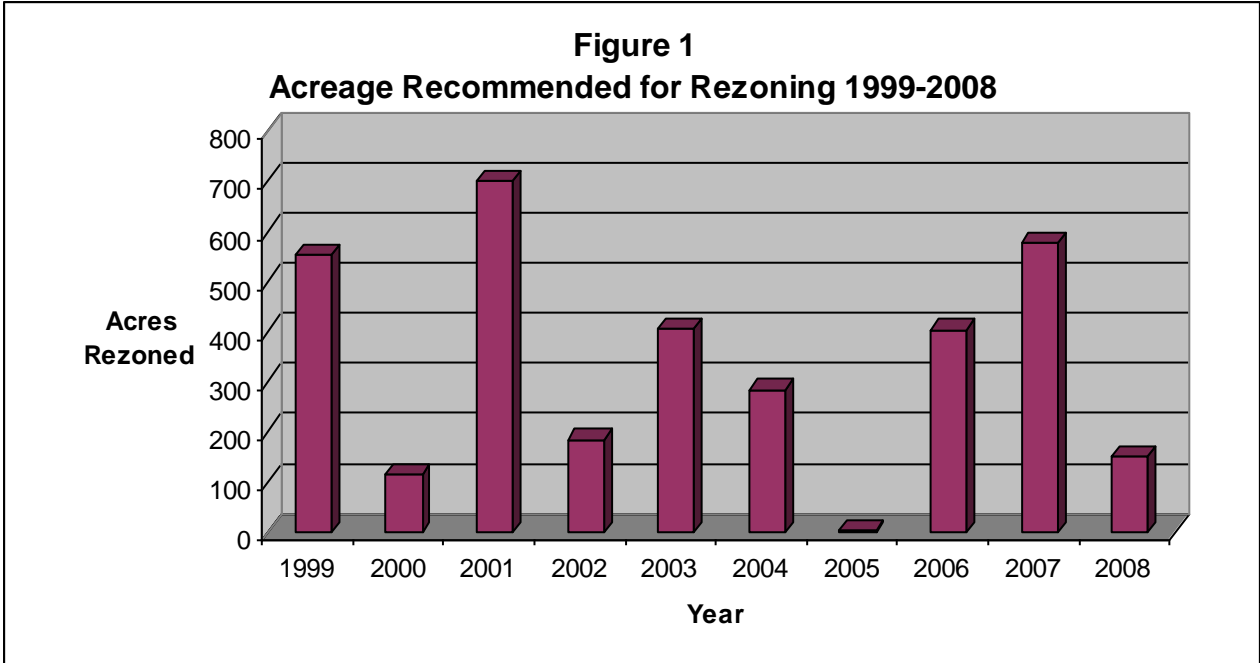
TABLE 1
ACTIONS ON REZONING REQUESTS
BY MAGISTERIAL DISTRICT

DISTRICT	REZONING APPROVED WITH PROFFERS	REZONING APPROVED WITHOUT PROFFERS	REZONING DENIED	AMEND MASTER PLANNED COMMUNITY REGULATIONS	TABLED	TOTAL
Beverley Manor	1	0	1	0	0	2
Middle River	0	0	0	0	0	0
North River	0	0	0	0	0	0
Pastures	1	0	0	0	1	2
Riverheads	0	1	0	0	0	1
South River	2	0	1	0	0	3
Wayne	3	0	0	0	0	3
TOTAL	7	1	2	0	1	11

The number of rezoning requests decreased from 19 in 2007 to 11 in 2008. For the purposes of this report only the actual rezoning requests will be considered, not the Public Use Overlay Requests. The acreage recommended for rezoning decreased dramatically in 2008, from over 575 acres in 2007 to just 150 acres in 2008. (see Figure 1 on Page 4).

The rezoning requests in 2008 were distributed over five of the seven magisterial districts. The South River and Wayne Districts had the most requests with 3 each, Beverley Manor and Pastures each had 2 requests, and the Riverheads District received 1 request. There were no rezoning requests made in the Middle River or North River Districts in 2008. Figure 2 (on page 4) graphically depicts the number of rezoning requests by magisterial district. Table 2 (on page 5) lists the acres recommended for rezoning by zoning classification and magisterial district. Figure 3 (on page 6) graphically illustrates the geographic location of the acreage recommended for rezoning.

While the number of requests was fairly balanced, the acreage recommend for rezoning was not. Rezoning requests in the Wayne District accounted for 96.2% of the acres. The majority of the acreage rezoned (139.3 acres out of the 150.5 total acres rezoned) in the Wayne District is part of a mixed use project, located in the Fishersville area, consisting of business, multi-family, and single-family residential units.



Note: This acreage does not include changes to proffers or Public Use Overlay requests.

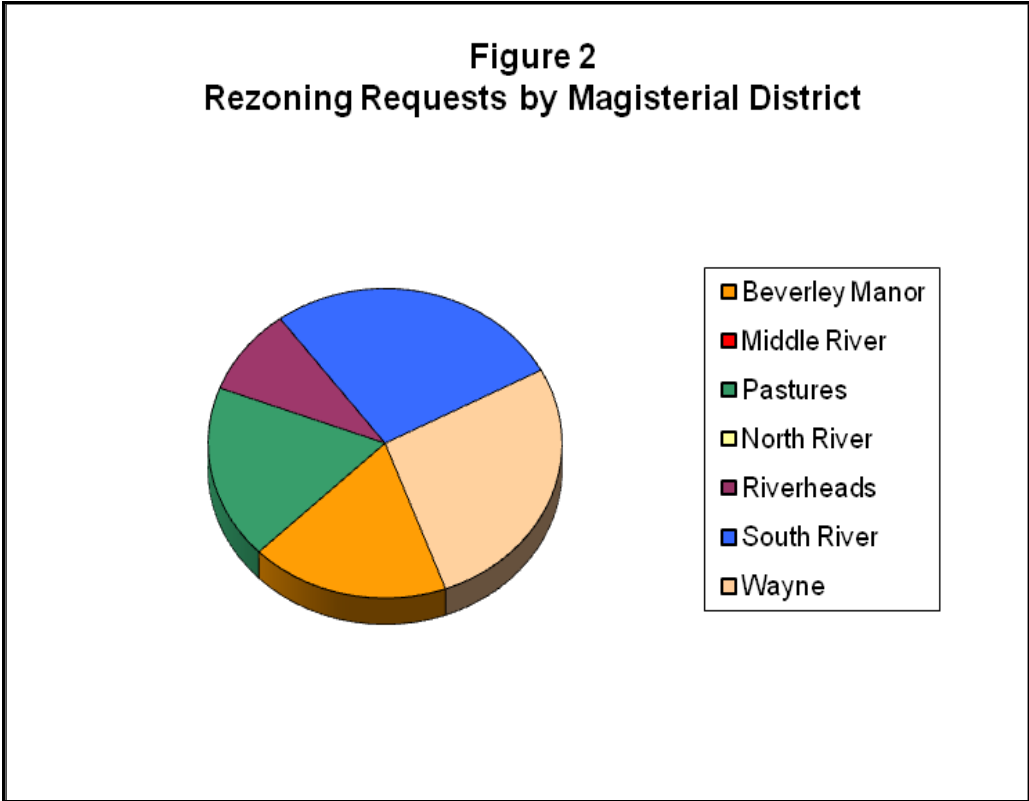
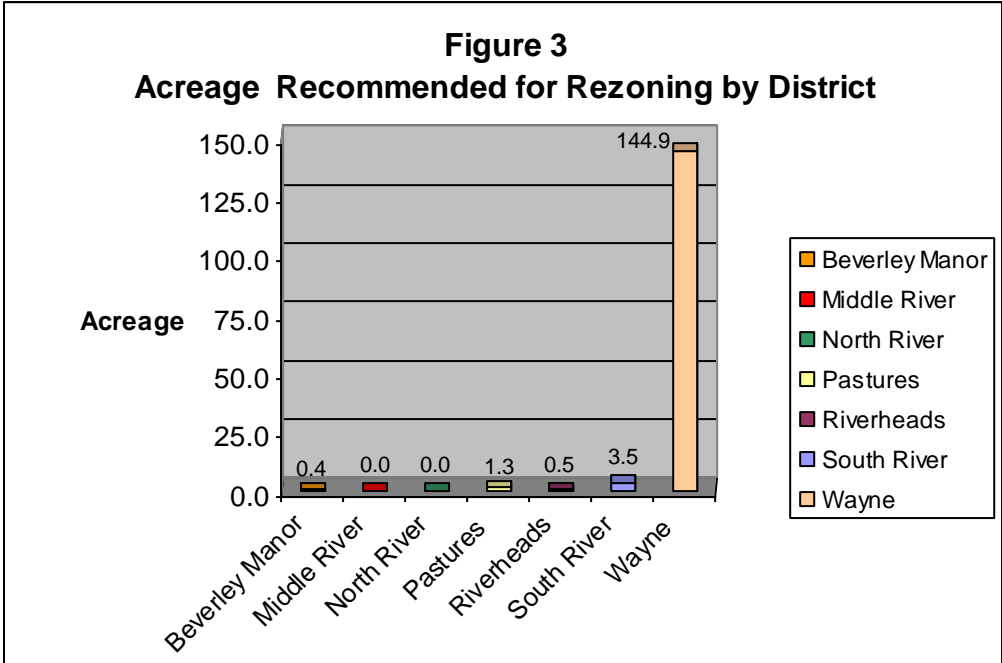


TABLE 2
ACREAGE RECOMMENDED FOR REZONING
BY ZONING CLASSIFICATION AND MAGISTERIAL DISTRICT

ZONE	Beverley Manor	Middle River	North River	Pastures	R'heads	South River	Wayne	TOTAL
General Agriculture	0	0	0	0	0	0	0	0
Exclusive Agriculture	0	0	0	0	0	0	0	0
Rural Residential	0	0	0	0	0	0	0	0
Single-family Residential	0	0	0	0	0.5	1.0	26.3	27.8
Duplex	0	0	0	0	0	0	38.5	38.5
Townhouse	0	0	0	0	0	0	30.5	30.5
Manufactured Home Park	0	0	0	0	0	0	0	0
Multi-family Residential	0	0	0	0	0	0	11.3	11.3
Airport Business	0	0	0	0	0	0	0	0
Limited Business	0	0	0	0	0	0	0	0
General Business	0.4	0	0	1.3	0	2.5	38.2	42.4
General Industrial	0	0	0	0	0	0	0	0
Planned Unit Developments	0	0	0	0	0	0	0	0
TOTAL	0.4	0	0	1.3	0.5	3.5	144.8	150.5



RELATIONSHIP TO THE COMPREHENSIVE PLAN

One of the goals of the Augusta County Comprehensive Plan Update 2007-2027 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 Agriculture 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 Areas (Table 3 on page 7). During 2008, there were nine (9) requests for rezoning in Urban Service Areas, two (2) in Community Development Areas, and none in Rural Conservation Areas or Agricultural Conservation Areas.

Another way to track the Plan's implementation is to view the amount of acreage being requested to be rezoned by Comprehensive Plan Planning Policy Area (Table 4 on page 7) and the amount of acreage recommended for rezoning in each Policy Area by the zoning classification (Table 5 on page 8). In 2008, over 99% of the land recommended for rezoning was located in an Urban Service Area, while less than 1% was located in a Community Development Area (See Figure 4 on page 8).

TABLE 3
 ACTIONS BY PLANNING COMMISSION
 ON REQUESTS FOR REZONINGS
 BY COMPREHENSIVE PLAN PLANNING POLICY AREAS

POLICY AREA	APPROVED WITH PROFFERS	APPROVED WITHOUT PROFFERS	DENIED	TABLED	TOTAL
URBAN SERVICE AREA	7	0	2	0	9
COMMUNITY DEVELOPMENT AREA	0	1	0	1	2
RURAL CONSERVATION AREA	0	0	0	0	0
AGRICULTURE CONSERVATION AREA	0	0	0	0	0
TOTAL*	7	1	2	1	11

* Note: This total does not include changes to proffers or Public Use Overlay requests.

TABLE 4
 ACREAGE REQUESTED TO BE REZONED BY
 COMPREHENSIVE PLAN PLANNING POLICY AREAS

Policy Area	Approved with Proffers	Approved without Proffers	Denied	Tabled	Total
Urban Service Area	150.0	0	28.8	0	178.8
Community Development Area	0	0.5	0	0.6	1.1
Rural Conservation Area	0	0	0	0	0
Agriculture Conservation Area	0	0	0	0	0
TOTAL*	150.0	0.5	28.8	0.6	179.9

* Note: This acreage does not include changes to proffers or Public Use Overlay requests.

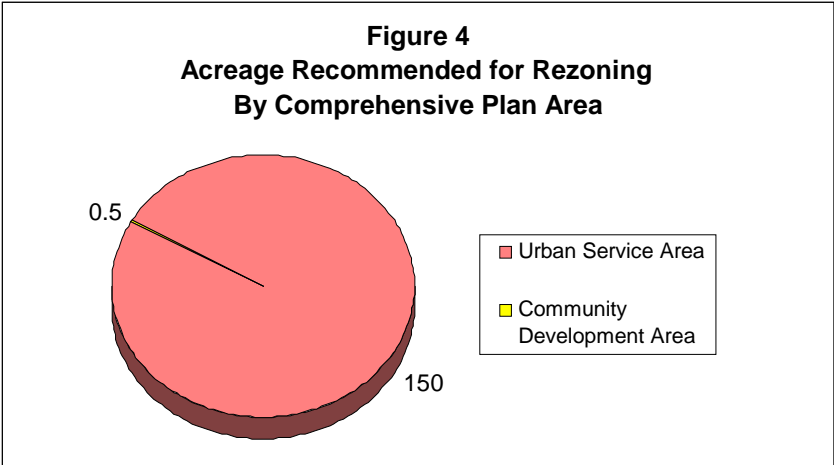


TABLE 5
ACREAGE RECOMMENDED FOR REZONING
BY ZONING CLASSIFICATION
AND COMPREHENSIVE PLAN PLANNING POLICY AREAS

ZONE	Urban Service Area	Community Dev. Area	Rural Cons. Area	Ag. Cons. Area	TOTAL
General Agriculture	0	0	0	0	0
Exclusive Agriculture	0	0	0	0	0
Rural Residential	0	0	0	0	0
Single-family Residential	27.3	0.5	0	0	27.8
Duplex	38.5	0	0	0	38.5
Townhouse	30.5	0	0	0	30.5
Manufactured Home Park	0	0	0	0	0
Multi-family Residential	11.3	0	0	0	11.3
Airport Business	0	0	0	0	0
Limited Business	0	0	0	0	0
General Business	42.4	0	0	0	42.4
General Industrial	0	0	0	0	0
Planned Unit Development	0	0	0	0	0
TOTAL	150.0	0.5	0	0	150.5

IMPLEMENTATION OF THE COMPREHENSIVE PLAN

After the adoption of the County's Comprehensive Plan in 2007 work began to implement some of the recommendations that came from the Plan. Work was completed on the Fishersville Small Area Plan which allowed for a more detailed planning effort for the Fishersville community, especially in the areas of land use and transportation. The Small Area Plan was adopted in early 2009.

In 2008 the County contracted with Duncan Associates to review and revise the County's Zoning, Subdivision, and Stormwater Regulations. This was another implementation measure recommended by the Plan. The consultants met with key stakeholders and conducted a public meeting to kick off the project. They also conducted a worksession with the Planning Commission and the Board of Supervisors to present the findings of their review. As a result, the Board of Supervisors authorized the consultants to move forward with revisions to the County's regulations which are expected to be completed in 2009.

The final planning effort undertaken in 2008, as a result of the Comprehensive Plan, was the preparation of the Economic Development Strategic Plan. Moran, Stahl & Boyers, in cooperation with E.M. Pemrick & Company and Laberge Group, developed a strategic plan for the County. The plan includes recommendations in five areas, Improve Organizational Effectiveness and Communications, Support Existing Businesses, Stimulate New Business Activities, Enhance Labor Resources, and Enhance Physical Infrastructure and Site Readiness, broken down into short, medium, and long-term actions designed to increase the economic strength of the County.

PUBLIC USE OVERLAYS

2008 was the thirteenth year property was designated with public use overlay zoning. The Planning Commission considered three requests for public use overlay zoning. The first request was for a new recreation area for Augusta Springs. The second request was for a water treatment plant to serve Craigsville. The third request was for a library station in Middlebrook. All three requests were approved by the Planning Commission and the Board of Supervisors.

PLANS OF DEVELOPMENT

Plans of Development are required for all Multi-Family Residential projects to ensure that the development meets all applicable County guidelines and provides for adequate recreation and open space facilities and stormwater management facilities and the buildings and streets are designed to protect the safety of residents and the public at large. There were three (3) Plans of Development for Multi-Family residential projects that the Planning Commission reviewed and approved in 2008. Stoney Run Townhouses, located in the Stuarts Draft area, consists of 90 two-story townhouses. Construction is underway on Mountain Vista Condos at Windward Pointe in Fishersville, which will include 76 duplex and townhouse units. Stuarts Draft Retirement Community,

also located in the Stuarts Draft area, will add 8 new beds to their residential care facility and 32 new efficiency apartments.

SUBDIVISION OF LAND

Preliminary Plats

The Planning Commission considered and made recommendations on seven (7) preliminary plats in 2008. Preliminary plats were approved in five (5) of the seven (7) magisterial districts. Four new preliminary plats were approved by the Board this year, while three (3) of the seven (7) total plats included were re-submittals from expired or revised plats. Table 6 (on page 10) contains a listing of the preliminary plats approved by the Planning Commission in 2008.

TABLE 6
PRELIMINARY PLATS APPROVED IN 2008
BY THE PLANNING COMMISSION

DEVELOPMENT	ZONING	NUMBER OF LOTS	MAGISTERIAL DISTRICT
Beagle Gap, Section 4 ¹	Single Family Residential	134	Wayne
	Rural Residential	42	
Edenbrook	Rural Residential	24	South River
C. Layman Subdivision	Single Family Residential	70	Riverheads
	Townhouse Residential	124	
River Hills Subdivision ²	Single Family Residential	42	Riverheads
Valley Manor Subdivision	Single Family Residential	21	Pastures
Village on Goose Creek, Phase 2 ²	Townhouse Residential	188	Wayne
Westgate ²	General Business	61	Beverley Manor
	General Industrial	2	

¹Beagle Gap Forest was originally approved in 2006 for 11 Single Family and 39 Rural Residential lots. Additional land was rezoned for the subdivision in 2007 and a new plat was approved in 2008, adding an additional 123 Single Family and 3 Rural Residential lots to the subdivision.

²Resubmittal of expired preliminary plats.

There were 365 new residential lots planned by the new preliminary plats approved by the Planning Commission and Board of Supervisors in 2008. In addition, there were 280 residential lots, 61 business lots, and 2 industrial lots re-created on previously approved preliminary plats. A breakdown by type of lot by magisterial district is shown in Table 7.

TABLE 7
 NEW LOTS PLANNED THROUGH PRELIMINARY PLATS
 APPROVED BY PLANNING COMMISSION
 IN 2008

DISTRICTS	CONVENTIONAL RESIDENTIAL	PLANNED UNIT DEVELOPMENT	BUSINESS AND INDUSTRIAL	TOTAL
Beverley Manor	0	0	0	0
Middle River	0	0	0	0
North River	0	0	0	0
Pastures	21	0	0	21
Riverheads	194	0	0	194
South River	24	0	0	24
Wayne	126	0	0	0
TOTAL	365	0	0	365

ANNUAL SCORECARD

One of the implementation measures recommended in the Comprehensive Plan Update 2007- 2027 is the Annual Scorecard, a report to see how well the vision of the Comprehensive Plan is being implemented. The Annual Scorecard will present a multitude of county data that can be tracked annually to determine what trends are present. The first Annual Scorecard was prepared in May of 2007. The Annual Scorecard will be available in the Spring of each year, corresponding with the anniversary date of the adoption of the Comprehensive Plan Update. The data previously included in this report relating to lot creation will now be part of the Annual Scorecard.