

AUGUSTA COUNTY PLANNING COMMISSION



ANNUAL REPORT 2010

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MEMBERSHIP

The Augusta County Planning Commission members in 2010 were: Kitra A. Shiflett, Chairman; Wayne F. Hite, Vice-Chairman; Stephen Neil Bridge; Taylor Cole; James W. Curd; Gordon Kyle Leonard, Jr.; and Eric M. Shipplett. Rebecca L. Earhart served as Secretary to the Commission.

MEETINGS

The Planning Commission had an active year, meeting twelve (12) times in 2010 - ten (10) regular meetings and two (2) work sessions. The Commission had strong attendance at all of their meetings and work sessions. Steve Bridge and Eric Shipplett had perfect attendance. They continued their practice of meeting on the second Tuesday of each month and viewing the requests prior to the public hearings.

WORKLOAD

2010 had more requests come before the Augusta County Planning Commission than the past couple years. The Commission had 18 total requests come before them for rezoning, amending proffers or adding the Public Use Overlay. Nine (9) of those requests were for rezoning. Three (3) ordinance amendments were also reviewed and recommended for approval by the Commission. The Commission participated in several work sessions regarding the Urban Service Overlay District and the Source Water Protection Ordinance.

REZONING OF LAND

Six (6) out of the nine (9) requests for rezoning were recommended to the Board to be approved with proffers and one (1) request was tabled by the Planning Commission and withdrawn before the Board of Supervisors meeting. Two (2) similar requests on the same piece of property were recommended for denial by the Planning Commission. The first time the request was brought before the Planning Commission it was denied and then withdrawn before the Board meeting. The second time the request was brought forward it was recommended for denial by the Planning Commission and later approved by the Board of Supervisors. There were three (3) requests to amend and restate proffers, one (1) request to both add the Public use Overlay and amend and restate proffers and five (5) requests to add the Public Use Overlay which were all recommended for approval. Table 1 shows a breakdown of the Planning Commission's actions on all the requests by magisterial district.

TABLE 1
RECOMMENDATIONS ON REZONING REQUESTS
BY MAGISTERIAL DISTRICT

DISTRICT	RECOMMEND APPROVAL WITH PROFFERS	RECOMMEND APPROVAL WITHOUT PROFFERS	RECOMMEND DENIAL	AMEND MASTER PLANNED COMMUNITY REGULATIONS	TABLED	TOTAL
Beverley Manor	1	0	2	0	0	3
Middle River	1	0	0	0	1	2
North River	0	0	0	0	0	0
Pastures	0	0	0	0	0	0
Riverheads	1	0	0	0	0	1
South River	1	0	0	0	0	1
Wayne	2	0	0	0	0	2
TOTAL*	6	0	2 ¹	0	1	9

* Note: This total does not include requests to add the Public Use Overlay or requests to amend and restate proffers.

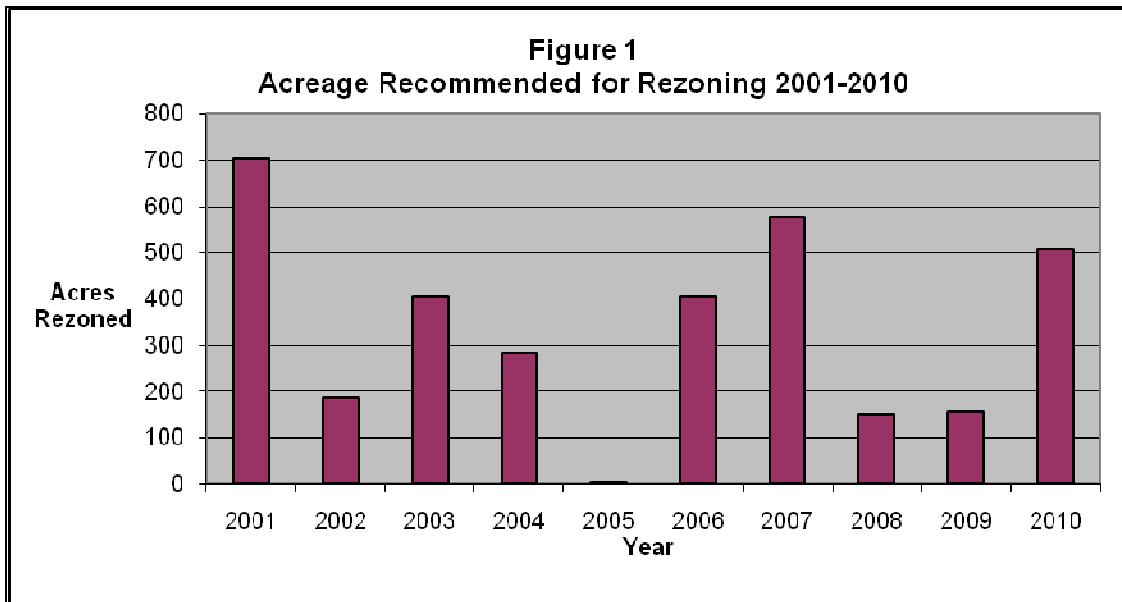
The number of rezoning requests increased as compared to last year with seven (7) in 2009 and nine (9) in 2010. For the purposes of this report only the actual rezoning requests will be considered, not the requests to amend and restate proffers or the requests to add the Public Use Overlay. The acreage recommended for rezoning increased considerably as compared to last year, from 155 acres in 2009 and 506 acres in 2010. (see Figure 1 on Page 4). In every case except one (1), the Board of Supervisors followed the recommendations of the Planning Commission; in two (2) other instances the requests were withdrawn prior to the Board of Supervisors' public hearing.

The rezoning requests in 2010 were distributed over five (5) of the seven (7) magisterial districts. The Beverley Manor District had the most requests with three (3) while the Middle River and Wayne Districts each had two (2) requests. Riverheads and South River each had one (1) request. There were no rezoning requests made in the North River or Pastures Districts in 2010. 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.

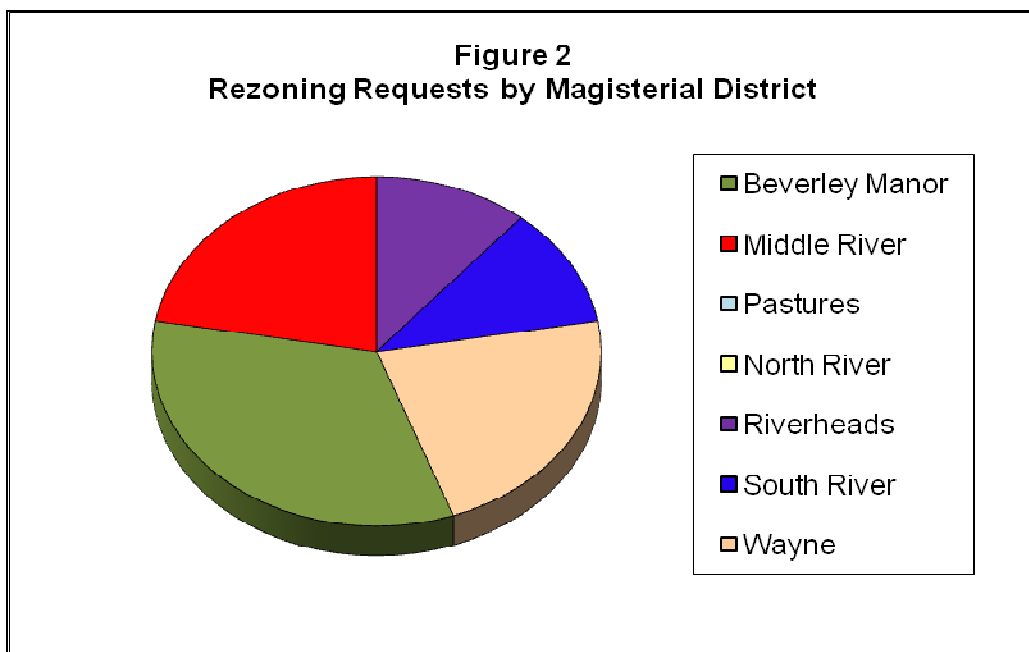
Two (2) large pieces of property accounted for the majority (87%) of acreage rezoned in 2010. One rezoning request in the Beverley Manor District accounted for

¹ The two requests recommended for denial by the Planning Commission were for essentially the same piece of property.

67.5% of the acres while one other request in the Riverheads district accounted for 19.1% of the total acreage requested. In the Beverley Manor District, the large rezoning request of 341.6 acres was for Mill Place Commerce Park which was rezoned from General Business and General Industrial to the newly created Planned Commerce District. In the Riverheads District, 96.5 acres was requested for rezoning from General Agriculture to Single Family. The applicant for this request proposed a plan for 165 new residential dwelling lots.



Note: This acreage does not include requests to add the PUO or amend and restate proffers.



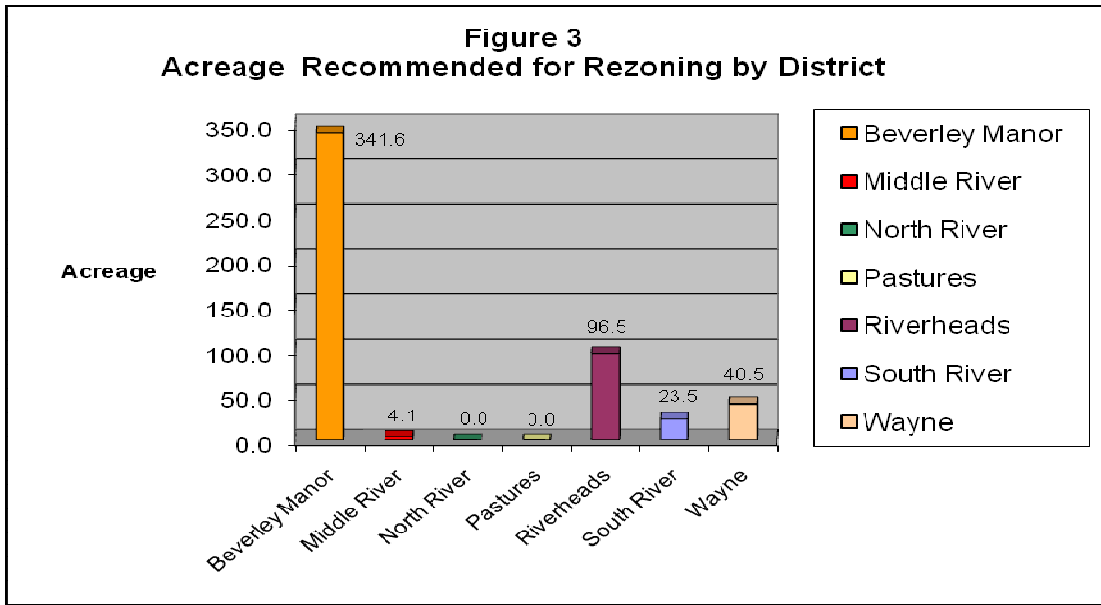
Note: These numbers do not include requests to add the PUO or amend and restate proffers.

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
Rural Residential	0	0	0	0	0	0	0	0
Single-family Residential	0	0	0	0	96.5	23.5	0	120.0
Duplex	0	0	0	0	0	0	0	0
Townhouse	0	0	0	0	0	0	0	0
Attached Residential	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	0	0
General Business	0	4.1	0	0	0	0	40.5	44.6
Planned Commerce	¹ 341.6	0	0	0	0	0	0	341.6
General Industrial	0	0	0	0	0	0	0	0
Planned Unit Developments	0	0	0	0	0	0	0	0
TOTAL*	341.6	4.1	0	0	96.5	23.5	40.5	506.2

* Note: This total does not include requests to add the PUO or amend and restate proffers.

¹ This acreage did not involve rezoning of land from the General Agriculture District. The recommendation was to rezone 341.6 acres from the General Business and General Industrial Districts to the Planned Commerce District.



Note: These numbers do not include requests to add the PUO or amend and restate proffers.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

One of the goals of the Augusta County Comprehensive Plan 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 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 Areas (Table 3 on page 7). Note that the information provided in Tables 3 and 4 include those requests which were recommended by the Planning Commission for denial to the Board of Supervisors. During 2010, there were eight and a half (8.5) requests for rezoning in Urban Service Areas, one half (.5) in Community Development Areas, and none in Rural Conservation and Agricultural Conservation Areas. One rezoning request from General Agriculture to Single Family included properties that were half in the USA and half in the CDA. This request accounts for the fractional numbers reported for the Urban Service and Community Development 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 2010, all land requested for rezoning was located in either an Urban Service or Community Development Area. 98.0% of the land requested for rezoning was located in an Urban Service Area, while 2.0% 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	RECOMMEND APPROVAL WITH PROFFERS	RECOMMEND APPROVAL WITHOUT PROFFERS	RECOMMEND DENIAL	TABLED	TOTAL
Urban Service Area	5.5	0	2	1	8.5
Community Development Area	.5	0	0	0	.5
Rural Conservation Area	0	0	0	0	0
Agricultural Conservation Area	0	0	0	0	0
TOTAL*	6	0	2	1 ¹	9

*Note: This total does not include requests to add the PUO or amend and restate proffers.

¹ The tabled request was withdrawn before the Board of Supervisors meeting.

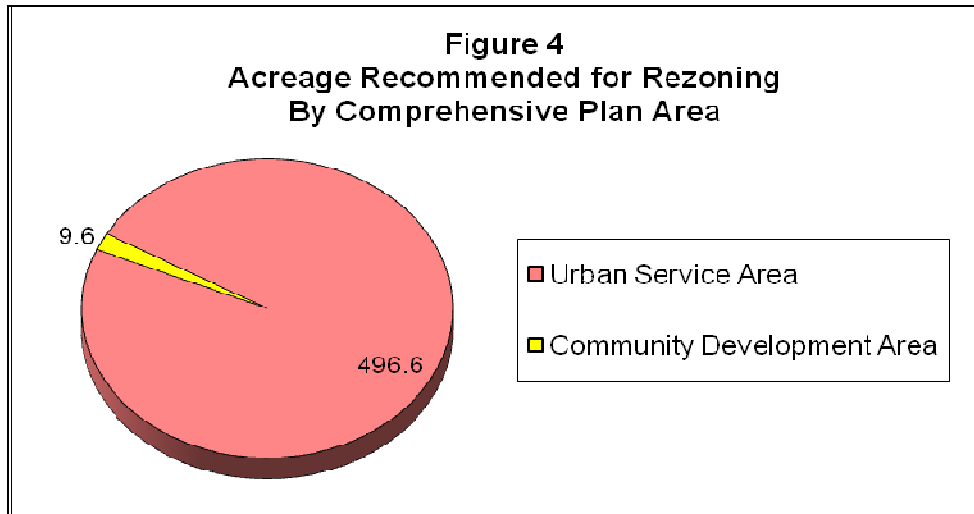
TABLE 4
ACREAGE REQUESTED TO BE REZONED BY
COMPREHENSIVE PLAN PLANNING POLICY AREAS

Policy Area	RECOMMEND APPROVAL WITH PROFFERS	RECOMMEND APPROVAL WITHOUT PROFFERS	RECOMMEND DENIAL	Tabled	Total
Urban Service Area	496.6 ²	0	13.6	5.1	515.3
Community Development Area	9.6	0	0	0	9.6
Rural Conservation Area	0	0	0	0	0
Agricultural Conservation Area	0	0	0	0	0
TOTAL*	506.2	0	13.6 ³	5.1	524.9

* Note: This total does not include requests to add the PUO or amend and restate proffers.

² The majority of this acreage, 341.6 acres, was a result of one rezoning request for Mill Place Commerce Park. This acreage did not involve rezoning of land from the General Agriculture District. The request was to rezone from the General Business and General Industrial Districts to the Planned Commerce District.

³ This acreage includes the total of two requests recommended for denial by the Planning Commission which were for essentially the same piece of property.



Note: These numbers do not include requests to add the PUO or amend and restate proffers.

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
Rural Residential	0	0	0	0	0
Single-family Residential	110.4	9.6	0	0	120.0
Duplex	0	0	0	0	0
Townhouse	0	0	0	0	0
Manufactured Home Park	0	0	0	0	0
Multi-family Residential	0	0	0	0	0
Attached Residential	0	0	0	0	0
Airport Business	0	0	0	0	0
General Business	44.6	0	0	0	44.6
Planned Commerce	¹ 341.6	0	0	0	341.6
General Industrial	0	0	0	0	0
Planned Unit Development	0	0	0	0	0
TOTAL	496.6	9.6	0	0	506.2

* Note: This total does not include requests to add the PUO or amend and restate proffers.

¹ This acreage did not involve rezoning of land from the General Agriculture District. The recommendation was to rezone 341.6 acres from the General Business and General Industrial Districts to the Planned Commerce District.

ORDINANCE AMENDMENTS

The Planning Commission reviewed and recommended approval of three (3) ordinance amendments in 2010 as a follow up to the comprehensive changes made to the Zoning Ordinance in 2009. Two (2) amendments brought before the Commission were for additions to the permitted use section in the General Industrial District and to the special use permit section in the General Business District. The first addition was a provision to permit “further processing of meat products for human consumption” in General Industrial Districts. The second was to add “wood processing businesses” to the list of special use permit uses in the General Business Districts.

The Planning Commission recommended approval of the new Planned Commerce District and it was approved by the Board of Supervisors in August of 2010. This new district is part of the Mixed Use Districts of the Zoning Ordinance and allows the mixing of industrial and commercial uses, along with the necessary supporting accessory uses and facilities, including upper-story residential uses. The District requires that a concept plan be submitted and approved that divides the property into at least three (3) Areas and outlines the permitted and prohibited uses allowed in each of those Areas.

The Planning Commission conducted joint work sessions with the Board of Supervisors and Service Authority Board on a proposed Source Water Protection Overlay District and revisions to the Urban Service Overlay District. Additional staff briefings have been held with the Planning Commission on both topics. The Source Water Protection Overlay District ordinance was adopted effective February 1, 2011, while work continues on the Urban Service Overlay District revisions.

PUBLIC USE OVERLAYS

2010 was the fifteenth year the County has had Public Use Overlay zoning. The Planning Commission heard and approved six (6) requests with proffers to add the Public Use Overlay Designation to properties. Three (3) of these requests were to add the designation for County Parks, one (1) was for the construction of a water tank, one (1) was for a private school and one (1) was for public service activities as part of the new Riverheads Firehouse.

PLANS OF DEVELOPMENT

In the past, Plans of Development were required for all Multi-Family Residential and Manufactured Home Park projects. However, with the adoption of the revised Zoning Ordinance which was effective March 1, 2010 the process for review of projects that required a Plan of Development was changed to review through the Site Plan process. Site Plans are administratively approved through the office of Community Development.

SUBDIVISION OF LAND

Effective March 1, 2010, preliminary plats no longer go before the Planning Commission and Board of Supervisors. Instead, they are approved administratively by the Community Development Department. There were no preliminary plats brought before the Planning Commission before March 1, 2010. Because of this change, preliminary plat and final plat statistics will no longer be reported in the Planning Commission Annual Report. Further, minor subdivision plat information will now only be reported in the Annual Scorecard.