

AUGUSTA COUNTY PLANNING COMMISSION



ANNUAL REPORT 2004

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MEMBERSHIP

The Augusta County Planning Commission members in 2004 were: Kitra A. Shiflett, Chairman; Justine D. Tilghman, Vice-Chairman; Steve Bridge; Thomas H. Byerly; James W. Curd (who began in February of 2004); Wayne Hite; and Joseph Shomo. Dale L. Cobb served as Secretary to the Commission for part of the year with Rebecca L. Earhart filling that position in July.

MEETINGS

The Planning Commission had an extremely busy year meeting sixteen (16) times in 2004- 11 regular meetings and 5 worksessions. The Commission had strong attendance at all of their meetings and worksessions. Kitra Shiflett and Joe Shomo had perfect attendance at both the regular meetings and the worksessions. Tom Byerly and Steve Bridge had perfect attendance at the regular monthly meetings, but missed several of the 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

2004 was an active year for the Augusta County Planning Commission. The Commission made recommendations on seventeen (17) requests for rezonings, 1 public use overlay request, four (4) Comprehensive Plan Amendments, and eight (8) masterplans. Worksessions were held on Better Models for Development and the County's Comprehensive Plan.

REZONING OF LAND

There were seventeen (17) requests for rezoning in 2004, including two (2) amendments to proffers and an amendment of a Master Planned Community. Two requests were heard by the Planning Commission twice last year. The Griffin request for Single Family Residential zoning was initially for 102 acres and was denied by the Planning Commission. It was withdrawn by the applicant, changes made to mitigate some of the concerns of the Commission, and was recommended for approval the second time. The Wimer request was for General Agriculture zoning and was denied by the Commission. The application was withdrawn and resubmitted with proffers to address County concerns, although the Planning Commission recommended denial of the request the second time as well.

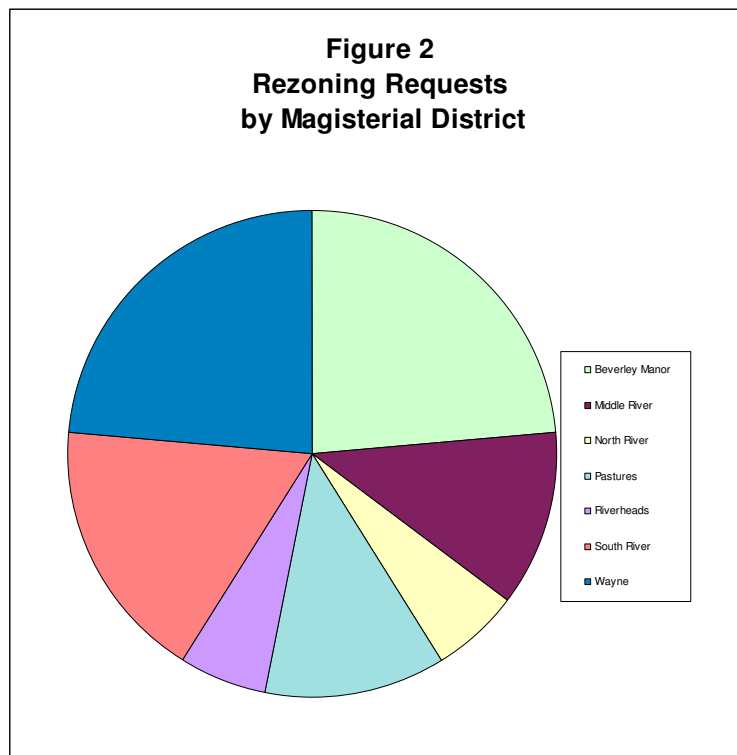
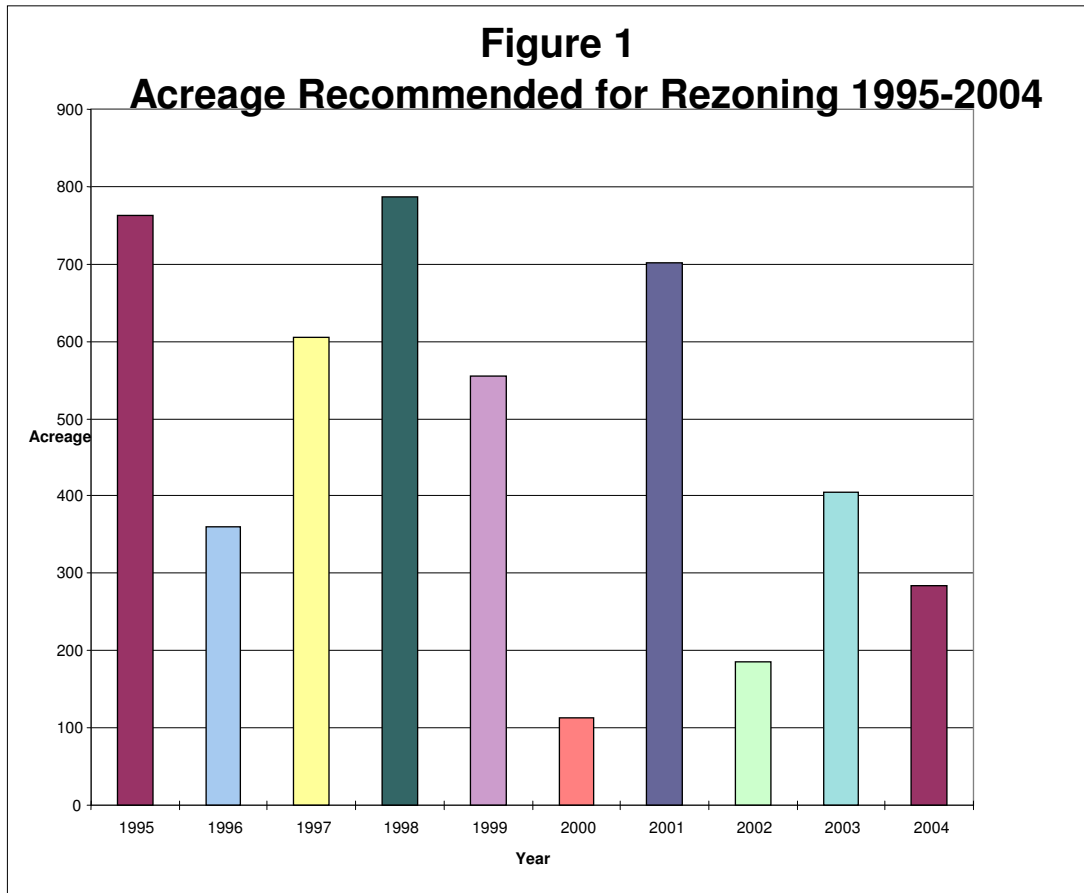
Conditional zoning continued to be a method utilized by the County to ensure compatibility with adjacent properties and to the Comprehensive Plan. Five (5) requests were recommended to the Board of Supervisors to be approved with proffers and four (4) were recommended to be approved without proffers. Of the four (4) recommended for approval without proffers, 2 were for changes from Exclusive to

General Agriculture and one was for less than 0.5 of an acre split between two zoning classifications, the need for which was necessitated by the lot layout proposed by the master plan for the development . The Planning Commission recommended five (5) requests for denial. Four (4) requests were withdrawn by the applicants prior to being heard by the Board, while the fifth was ultimately approved by the Board of Supervisors. 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	APPROVED WITH PROFFERS	APPROVED WITHOUT PROFFERS	AMEND MASTER PLANNED COMMUNITY	AMEND PROFFERS	DENIED	TABLED	TOTAL
Beverley Manor	1	0	1	2	0	0	4
Middle River	0	0	0	0	2	0	2
North River	0	0	0	0	1	0	1
Pastures	0	1	0	0	1	0	2
Riverheads	0	1	0	0	0	0	1
South River	2	0	0	0	1	0	3
Wayne	2	2	0	0	0	0	4
TOTAL	5	4	1	2	5	0	17

The number of rezoning requests decreased this year from 22 in 2003 to 17 in 2004. Likewise, the acreage being recommended for rezoning decreased in 2004 from 404.9 acres in 2003 to 284.358 acres this year. Proffers on 25.757 acres were amended and Master Planned Community regulations were amended on 3.5 acres in 2004, but are not included in the rezoning acreage total. Acreage recommended for rezoning has varied widely over the last 10 years from a low in 2000 of less than 114 acres to a high in 1998 of 787 acres. (See Figure 1 on page 3) The rezoning requests in 2004 were distributed over all seven magisterial districts. The Wayne and Beverley Manor Districts had the most requests with 4 each, while South River had 3 requests. Middle River and Pastures had two requests, while North River and Riverheads each had one request in 2004. Figure 2 (on page 3) graphically depicts the number of rezoning requests by magisterial district.

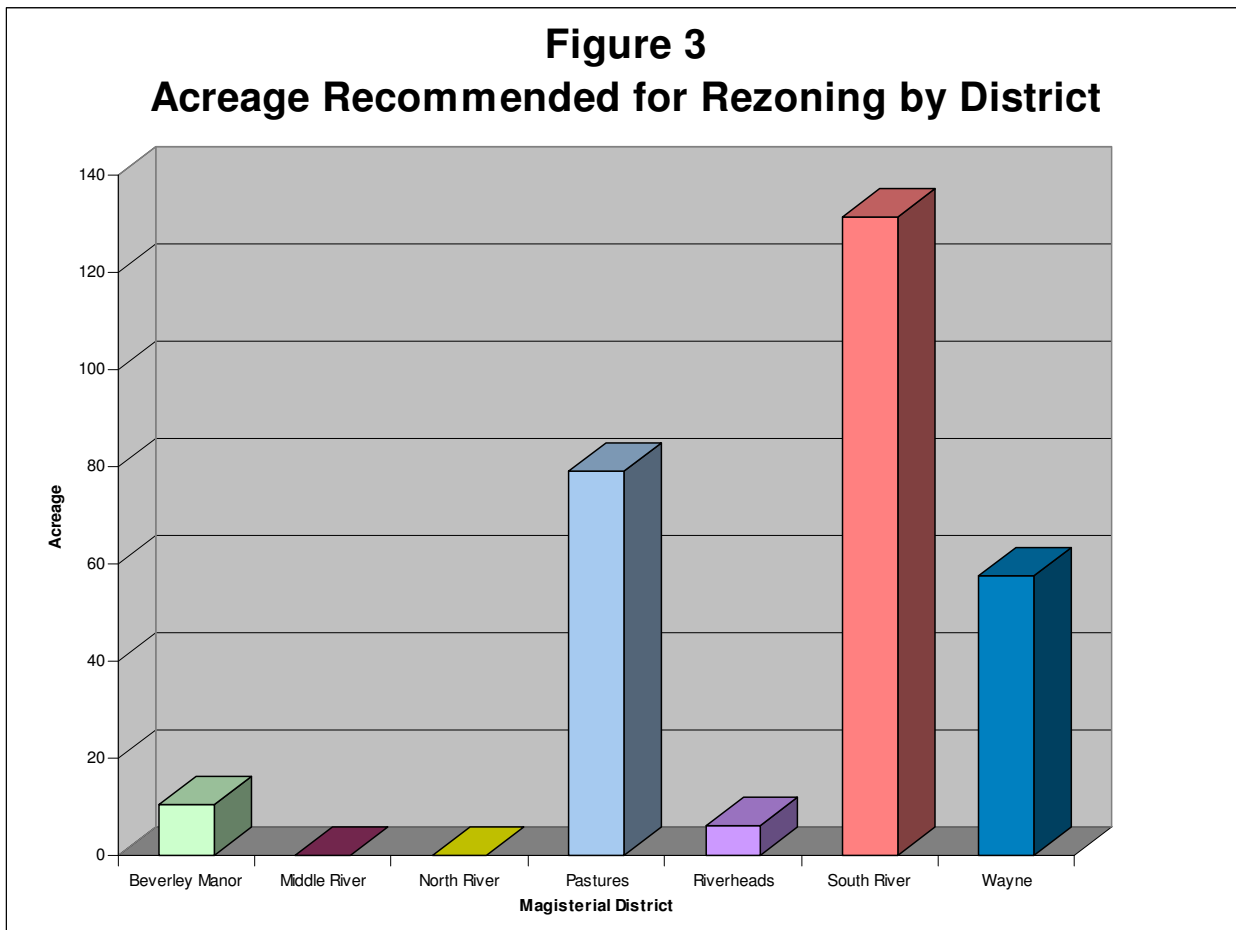


Not surprisingly, the majority of the rezoning activity took place in the County's more urban magisterial districts. (See Table 2 below) The South River District had approximately 132 acres recommended for rezoning; accounting for more than 45% of the total acreage recommended in 2004. Middle River and North River had no land recommended for rezoning, while Pastures and Riverheads had land that was only recommended to be rezoned from Exclusive Agriculture to General Agriculture. Figure 3 (on page 5) graphically illustrates the geographic location of the acreage recommended for rezoning.

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

ZONE	Beverly Manor	Middle River	North River	Pastures	R'heads	South River	Wayne	TOTAL
General Agriculture	0	0	0	79	5.97	0	0.5	85.47
Exclusive Agriculture	0	0	0	0	0	0	0	0
Rural Residential	0	0	0	0	0	0	7.4	7.4
Single-family Residential	0	0	0	0	0	131.616	.293	131.909
Duplex	10.26	0	0	0	0	0	0	10.26
Townhouse	0	0	0	0	0	0	0	.134
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	.12	0	0	0	0	0	49.065	49.185
General Industrial	0	0	0	0	0	0	0	0
SUBTOTAL	10.38	0	0	79	5.97	131.616	57.392	284.358
Master Planned Community Amendments	3.5	0	0	0	0	0	0	3.5
Amendments to Proffers	25.757	0	0	0	0	0	0	25.757
TOTAL	39.637	0	0	79	5.97	131.616	57.392	313.615

**Figure 3
Acreage Recommended for Rezoning by District**



RELATIONSHIP TO THE COMPREHENSIVE PLAN

One of the goals of the Augusta County Comprehensive Plan 1994-2014 is to target the County's growth to those areas with the public services designed to accommodate the development. The Plan recommends that 60-70% of the County's future residential growth and 80% of the County's future commercial and industrial growth occur in the Urban Service Areas. Community Development Areas are planned to accommodate up to 20% of the future residential growth and up to 20% of the non-farm related economic development. Rural Conservation Areas and Agriculture Conservation Areas are each expected to accommodate less than 10% 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 Policy Areas (Table 3 on page 6). During 2004, there were four (4) requests for rezoning in Urban Service Areas, six (6) in Community Development Areas, one (1) in a Rural Conservation Area, and two (2) in Agriculture Conservation Areas. Another request was split between Urban Service and Agriculture Conservation Area designations. The two requests in

the Agriculture Conservation Area were to rezone from Exclusive Agriculture to General Agriculture in order for the property owners to apply for Special Use Permits to operate small businesses.

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

POLICY AREA	APPROVED WITH PROFFERS	APPROVED WITHOUT PROFFERS	DENIED	TOTAL
URBAN SERVICE AREA	3	1	1/2	4 1/2
COMMUNITY DEVELOPMENT AREA	2	1	3	6
RURAL CONSERVATION AREA	0	0	1	1
AGRICULTURE CONSERVATION AREA	0	2	1/2	2 1/2
TOTAL*	5	4	5	14

* Total doesn't include changes to the proffers or amendments to Master Planned Community Regulations. In addition, the request for public use overlay designation was not included in this total.

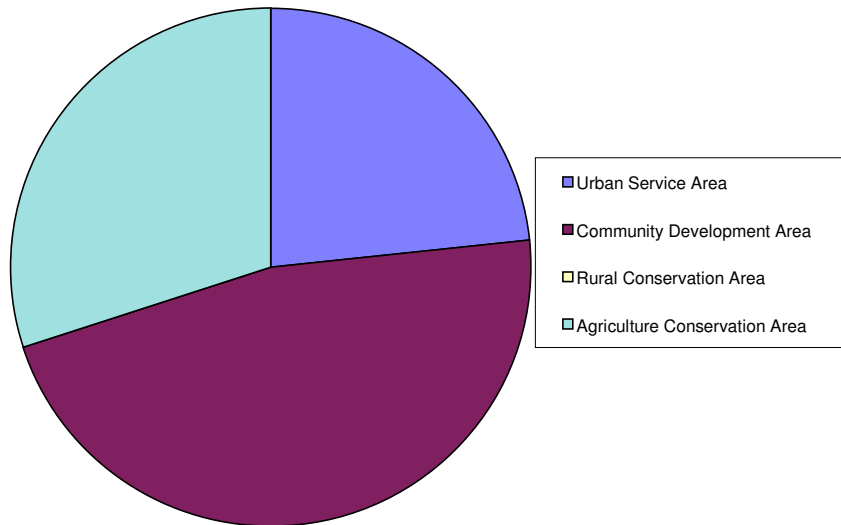
Another way to track the Plan's implementation is to view the amount of acreage being requested to be rezoned by Comprehensive Plan Policy Area (Table 4 on page 7) and the amount of acreage recommended for rezoning in each Policy Area by the zoning classification (Table 5 on page 8). In 2004 less than 23% of the land recommended for rezoning was located in an Urban Service Area, while over 46% was located in a Community Development Area. (See Figure 4) Nearly 85 acres or 30% of the acreage was in Agriculture Conservation Areas, although none of that acreage was rezoned out of agriculture. The relationship between development in the Urban Service Areas and Community Development Areas will be studied as part of the County's Comprehensive Plan update that will be ongoing during 2005.

While 95% of the land rezoned to Business and Industrial in 2004 was in Urban Service Areas, the picture for residential development is more difficult to analyze. Over the last several years, very little land in the County has been rezoned for small lot residential subdivisions. 2004 was no different. The 132 acres zoned to Single Family Residential has a maximum density of 110 units, while the 7.9 acres zoned to Rural Residential will allow for only 3 dwelling units. Even the Duplex Residential project is capped at no more than 36 units. If everything zoned in 2004 develops at the maximum density allowed, it will account for less than 56 new dwelling units in our Urban Service Areas and 93 units in our Community Development Areas.

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

Policy Area	Approved with Proffers	Approved without Proffers	Amended Proffers	Denied	Master Planned Community Amendments	Total
Urban Service Area	66.28	.427	25.757	44.448	3.5	140.412
Community Development Area	125.281	7.4	0	111.4	0	244.081
Rural Conservation Area	0	0	0	115.4	0	115.4
Agriculture Conservation Area	0	84.97	0	14		98.97
TOTAL	191.561	92.797	25.757	285.284	3.5	598.863

**Figure 4
Acreage Recommended for Rezoning
By Comprehensive Plan Area**



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

ZONE	Urban Service Area	Community Development Area	Rural Conservation Area	Agriculture Conservation Area	TOTAL
General Agriculture	0	.5	0	84.97	85.47
Exclusive Agriculture	0	0	0	0	0
Rural Residential	0	7.4	0	0	7.4
Single-family Residential	9.193	122.716	0	0	131.909
Duplex	10.26	0	0	0	10.26
Townhouse	.134	0	0	0	.134
Manufactured Home Park	0	0	0	0	0
Multi-family Residential	0	0	0	0	0
Airport Business	0	0	0	0	0
Limited Business	0	0	0	0	0
General Business	47.12	2.065	0	0	49.185
General Industrial	0	0	0	0	0
SUBTOTAL	66.707	132.681	0	84.97	284.358
Amendments to Proffers	25.757	0	0	0	25.757
Amendment to PUD Regulations	3.5	0	0	0	3.5
TOTAL	95.564	132.681	0	84.97	313.615

COMPREHENSIVE PLAN AMENDMENTS

The Planning Commission considered four Comprehensive Plan amendments in 2004. They recommended two of the requests for approval and recommended denial on the remaining two requests. The Commission considered and recommended for approval the Route 636/640 Corridor Study and related changes to the land use designations along Route 636. The Study identified the need for various road improvements to Route 636/640 from Route 250 near the Woodrow Wilson Complex to Route 250 near Waynesboro. Changes to the land use designations were also recommended based on the alignment of the new roadway. The Commission also recommended a request to expand the Laurel Hill Community Development Area in order to allow a water line to be extended down Pleasant Grove Road. Conversely, the Commission recommended denial of a request to expand Community Development Areas to include property along Shutterlee Mill Road and Shalom Road. The Board of Supervisors endorsed the recommendations of the Commission on all four Comprehensive Plan Amendments.

PUBLIC USE OVERLAYS

2004 was the ninth year property was designated with public use overlay zoning. The Planning Commission held one public hearing on the Augusta County Company's request to add the public use overlay to the Greenville Sewage Treatment Plant in order for the Augusta County Service Authority to take over ownership and operation of the facility. The request was approved by both the Planning Commission and the Board of Supervisors.

SUBDIVISION OF LAND

Master Plans

The Augusta County Planning Commission considered and made recommendations on eight (8) master plans in 2004, although two (2) were resubmittals of projects that had been approved by the Planning Commission and Board of Supervisors in previous years. Master plans were approved in three (3) of the seven (7) magisterial districts. Table 7 (see page 10) contains a listing of the master plans approved by the Planning Commission in 2004.

There were 357 residential lots planned by the six new master plans approved by the Planning Commission and Board of Supervisors in 2004. In addition, there were 20 business lots and 7 industrial lots created on the master plans. A breakdown by type of lot by magisterial district is shown in Table 8 (see page 10). The residential subdivision lots were created in the Wayne and South River districts.

**TABLE 7
MASTER PLANS APPROVED IN 2004
BY THE PLANNING COMMISSION**

DEVELOPMENT	ZONING	NUMBER OF LOTS	MAGISTERIAL DISTRICT
Cedar Park	General Business	6	Beverley Manor
	Limited Industrial	7	
Ivy Ridge (reapproval)	General Industrial	12	South River
	General Business	24	
	Single Family Residential	52	
	Townhouse Residential	66	
Black Watch Hill	Single Family Residential	20	South River
Bridgeport/Boyington Place	Single Family Residential	21	Wayne
	Limited Business	6	
Ruby Estates	General Business	8	Wayne
	Townhouse Residential	105	
	Single Family Residential	76	
	Rural Residential	5	
Beagle Gap Forest	Single Family Residential	13	Wayne
	Rural Residential	37	
Wayne Heights (reapproval)	General Business	4	Beverley Manor
Shannon Lea at Kennedy Creek	Single Family Residential	80	South River
	Open Space	3	

**TABLE 8
LOTS PLANNED THROUGH MASTER PLANS
APPROVED BY PLANNING COMMISSION
IN 2004**

DISTRICTS	CONVENTIONAL RESIDENTIAL	RURAL RESIDENTIAL	BUSINESS AND INDUSTRIAL	TOTAL
Beverley Manor	0	0	13	13
Middle River	0	0	0	0
North River	0	0	0	0
Pastures	0	0	0	0
Riverheads	0	0	0	0
South River	20	0	0	20
Wayne	295	42	14	351
TOTAL*	315	42	27	384

* Chart does not include the 158 lots which were reapproved as part of master plans in 2004 either because the master plans had expired or there were changes to the lot layout which required resubmission.

Final Subdivisions

Master plans remain valid for 10 years as long as at least one section of the subdivision is submitted to the Department of Community Development within twelve (12) months of master plan approval. Some of the master plans approved by the Planning Commission may take 10 or more years to fully develop, while some may never get the first lot approved within the one year deadline and thus become void. To get a clearer picture of the number of lots being created in Augusta County in any given year, you must analyze the final subdivision plats being approved in the County. In 2004, 24 new business lots, 9 industrial lots and 266 new single family lots were created through final plats (see Table 9, below).

**TABLE 9
LOTS CREATED THROUGH FINAL PLATS
2004**

Zoning	Lots Created
Single Family Residential	182
Duplex Residential	8
Townhouse Residential	55
Master Planned Community (residential)	21
Limited Business	7
General Business	17
General Industrial	9
Utility Lot	1
TOTAL	300

Minor Subdivision Lots

The other way lots can be created in the County is through the minor subdivision process. This process allows a single lot zoned General or Exclusive Agriculture to be created off a larger tract of land and approved administratively by the County Subdivision Agent. 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 2004, 245 new lots were created through the minor subdivision process in the Agricultural Districts. This number is up over 20% over the average number of agricultural lots created in the last several years. Another 2 lots were created in Business districts, while 1 additional lot was created in a Single Family Residential district. Assuming that the new lots in Agricultural districts are being created for residential purposes, approximately 48% of the new residential lots in the County were created in areas zoned Agriculture in 2004. This is the first time in many years that more lots have been created in residential districts than in agriculture districts. Figure 5 (on page 12) graphically presents the number of lots created through the final plat versus the minor subdivision process in 2004.

Figure 5
New Lots Created in 2004

