

# **AUGUSTA COUNTY PLANNING COMMISSION**



## **ANNUAL REPORT 2005**

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## **MEMBERSHIP**

The Augusta County Planning Commission members in 2005 were: Justine D. Tilghman, Chairman; Wayne Hite, Vice-Chairman; Steve Bridge; Thomas H. Byerly; James W. Curd; Kitra A. Shiflett; and Joseph Shomo. Rebecca L. Earhart served as Secretary to the Commission.

## **MEETINGS**

The Planning Commission had a busy year meeting eleven (11) times in 2005 – 10 regular meetings and 1 worksession. The Commission had strong attendance at all of their meetings. Kitra Shiflett, Joe Shomo, and Justine Tilghman had perfect attendance at both the regular meetings and the worksession. 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**

2005 was an active year for the Augusta County Planning Commission. The Commission made recommendations on fifteen (15) requests for rezonings, four (4) public use overlay requests, one (1) Comprehensive Plan Amendment, two (2) zoning ordinance amendments, and eleven (11) masterplans. A worksession was held on Better Models for Development.

## **REZONING OF LAND**

There were fifteen (15) requests for rezoning in 2005, including three (3) amendments to proffers. One request, a request to amend proffers made by Trimen, LLC, was heard twice by the Planning Commission last year. The Trimen request was first heard and denied by the Planning Commission in February. It was then resubmitted in July, after changes were made to mitigate some of the concerns of the Commission, and recommended for approval.

Conditional zoning was not utilized as much by the County in 2005 as it was in 2004. None of the five rezonings recommended for approval included proffers. Despite that, though, six (6) of the twelve (12) rezonings requested (not including the three amendments to proffers) included proffers as a part of their application. Of the five (5) requests that were recommended for approval without proffers, three (3) were requested in order to permit minor boundary line adjustments where neighboring properties were in different zoning classifications. The Planning Commission recommended eight (8) requests for denial including two (2) amendments to proffers. Table 1 shows a breakdown of the Planning Commission's actions on all the requests by magisterial district.

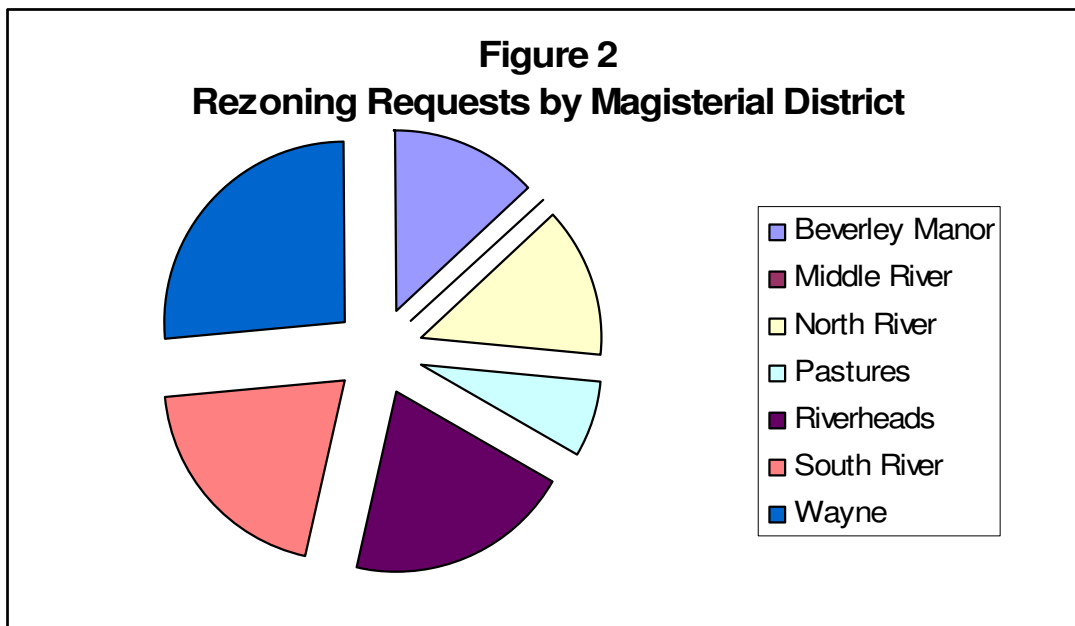
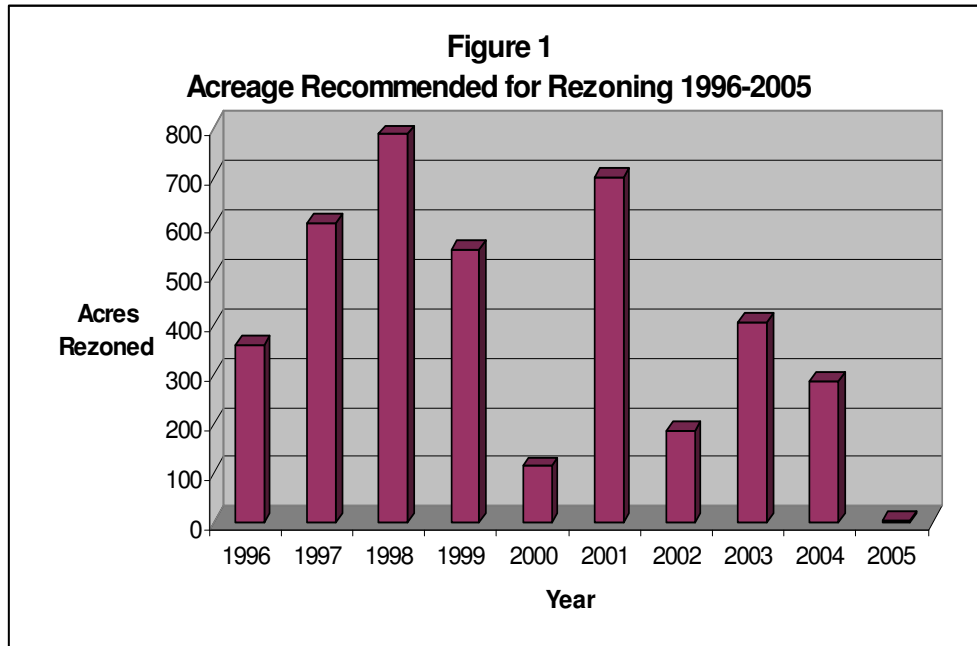
**TABLE 1  
ACTIONS ON REZONING REQUESTS  
BY MAGISTERIAL DISTRICT**

DISTRICT	REZONING APPROVED WITH PROFFERS	REZONING APPROVED WITHOUT PROFFERS	AMEND PROFFERS APPROVED	REZONING DENIED	AMEND PROFFERS DENIED	TABLED	TOTAL
Beverley Manor	0	0	0	1	0	1	2
Middle River	0	0	0	0	0	0	0
North River	0	1	0	1	0	0	2
Pastures	0	0	0	1	0	0	1
Riverheads	0	2	0	1	0	0	3
South River	0	1	0	1	1	0	3
Wayne	0	1	1	1	1	0	4
TOTAL	0	5	1	6	2	1	15

Of the eight (8) requests that were recommended for denial by the Planning Commission, two were later approved by the Board of Supervisors. One was for the amendment of proffers and one was for 21.8 acres of residential development in Stuarts Draft. The Planning Commission had recommended denial of that request due to the proposed location of the Stuarts Draft By-Pass. Three of the requests were withdrawn by the applicants prior to going to the Board, while the Board denied the remaining three requests, upholding the recommendation of the Planning Commission.

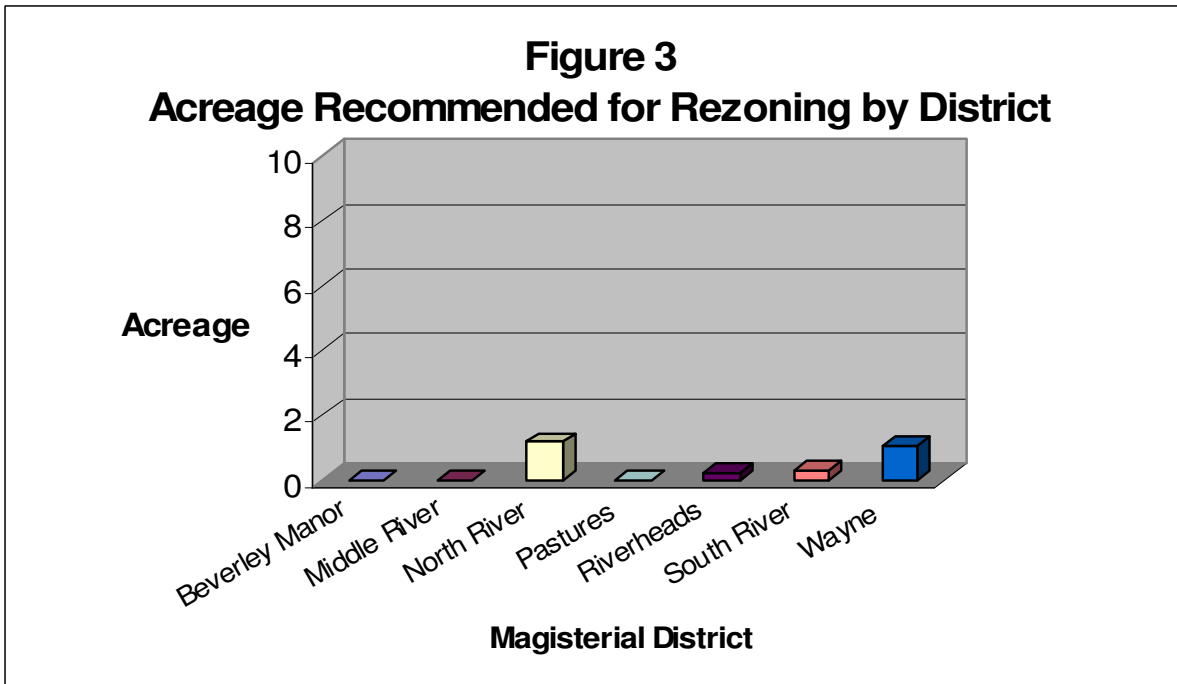
The number of rezoning requests decreased slightly this year from 17 in 2004 to 15 in 2005. However, the acreage being recommended for rezoning decreased dramatically in 2005 from 284.358 acres in 2004 to only 2.729 acres this year. Proffers on 2.630 acres were amended but are not included in the rezoning acreage total. Acreage recommended for rezoning has varied widely over the last 10 years from a high in 1998 of 787 acres to 2005's low of less than three (3) acres (See Figure 1 on page 4). The low number of acres approved for rezoning was not due to a lack of acres requested, as rezoning requests were made for a total of 367.671 acres in 2005 including six (6) requests that were for more than ten (10) acres each. The rezoning requests in 2005 were distributed over six of the seven magisterial districts. The Wayne District had the most requests with 4, while Riverheads and South River had 3 requests each. Beverley Manor and North River had two requests, while Pastures had one request. No requests were made in the Middle River District. Figure 2 (on page 4) graphically depicts the number of rezoning requests by magisterial district.

North River, Riverheads, South River, and Wayne all saw very little in the way of land being recommended for rezoning while Beverley Manor, Middle River, and Pastures did not have any land recommended for rezoning. 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 (not including amendments to proffers).



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

<b>ZONE</b>	<b>Beverley Manor</b>	<b>Middle River</b>	<b>North River</b>	<b>Pastures</b>	<b>R'heads</b>	<b>South River</b>	<b>Wayne</b>	<b>TOTAL</b>
General Agriculture	0	0	0	0	.214	.140	0	.354
Exclusive Agriculture	0	0	1.164	0	0	0	0	1.164
Rural Residential	0	0	0	0	.011	0	0	.011
Single-family Residential	0	0	0	0	.005	.140	0	.145
Duplex	0	0	0	0	0	0	0	0
Townhouse	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	0	0	0	0	0	1.055	1.055
General Industrial	0	0	0	0	0	0	0	0
<b>SUBTOTAL</b>	0	0	1.164	0	.230	.280	1.055	2.729
Amendments to Proffers	0	0	0	0	0	0	2.630	2.630
<b>TOTAL</b>	0	0	1.164	0	.230	.280	3.685	5.359



### **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 occurs 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 7). During 2005, there were six (6) requests for rezoning in Urban Service Areas, two (2) in Community Development Areas, zero (0) in Rural Conservation Areas, and three (3) in Agricultural Conservation Areas. Another request was split between Community Development and Rural Conservation Area designations. Two (2) of the three (3) requests in the Agricultural Conservation Areas were requested in order to align the property lines between two properties in different agricultural zoning classifications.

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

<b>POLICY AREA</b>	<b>APPROVED WITH PROFFERS</b>	<b>APPROVED WITHOUT PROFFERS</b>	<b>DENIED</b>	<b>TABLED</b>	<b>TOTAL</b>
URBAN SERVICE AREA	0	1	4	1	6
COMMUNITY DEVELOPMENT AREA	0	2	1/2	0	2 1/2
RURAL CONSERVATION AREA	0	0	1/2	0	1/2
AGRICULTURE CONSERVATION AREA	0	2	1	0	3
<b>TOTAL*</b>	0	5	6	1	12

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

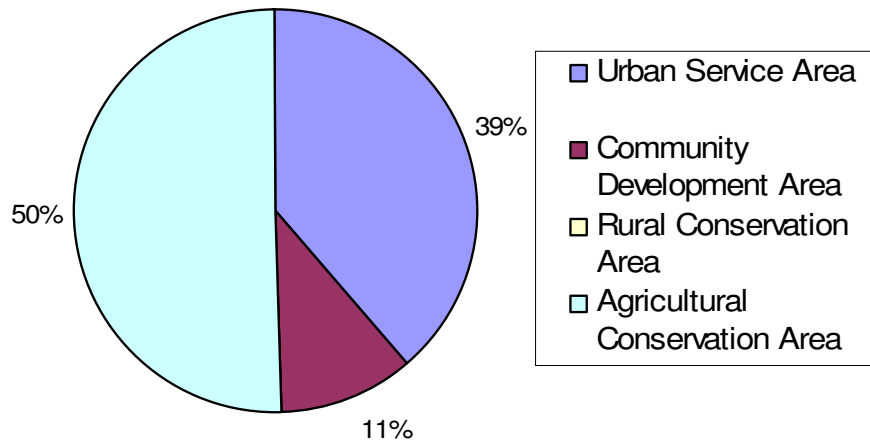
Another way to track the Plan's implementation is to view the amount of acreage being requested to be rezoned by Comprehensive Plan Policy Area (Table 4 on page 8) and the amount of acreage recommended for rezoning in each Policy Area by the zoning classification (Table 5 on page 9). In 2005 about 39% of the land recommended for rezoning was located in an Urban Service Area, while only 11% was located in a Community Development Area (See Figure 4). About 50% of the acreage was in Agriculture Conservation Areas, although none of that acreage was rezoned out of agriculture. While the percentages may or may not be in line with the Comprehensive Plan, the acreages are so small that the percentages are really insignificant. 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 in 2006.

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

<b>Policy Area</b>	<b>Approved with Proffers</b>	<b>Approved without Proffers</b>	<b>Denied</b>	<b>Tabled</b>	<b>Total</b>
Urban Service Area	0	1.055	99.303	2.300	102.658
Community Development Area	0	.296	0	0	.296
Community Development Area/Rural Conservation Area	0	0	104.339	0	104.339
Rural Conservation Area	0	0	0	0	0
Agriculture Conservation Area	0	1.378	159.000	0	160.378
<b>TOTAL*</b>	0	2.729	362.642	2.300	367.671

\* Chart does not include requests for public use overlay zoning or amendments to proffers.

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





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

<b>ZONE</b>	<b>Urban Service Area</b>	<b>Community Development Area</b>	<b>Rural Conservation Area</b>	<b>Agriculture Conservation Area</b>	<b>TOTAL</b>
General Agriculture	0	.140	0	.214	.354
Exclusive Agriculture	0	0	0	1.164	1.164
Rural Residential	0	.011	0	0	.011
Single-family Residential	0	.145	0	0	.145
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
Airport Business	0	0	0	0	0
Limited Business	0	0	0	0	0
General Business	1.055	0	0	0	1.055
General Industrial	0	0	0	0	0
<b>SUBTOTAL</b>	1.055	.296	0	1.378	2.729
Amendments to Proffers	2.630	0	0	0	2.630
Amendment to PUD Regulations	0	0	0	0	0
<b>TOTAL</b>	3.685	.296	0	1.378	5.359

## **COMPREHENSIVE PLAN AMENDMENTS**

The Planning Commission considered one amendment to the Comprehensive Plan in 2005. The request was to enlarge the Staunton South-Old Greenville Road Urban Service Area in order to allow the ACSA to extend public water and sewer service in the area. The Planning Commission recommended denial of the amendment in order to have the change considered as part of the Comprehensive Plan update process. However, the Board of Supervisors chose to approve a modified version of this amendment that would affect a smaller amount of land and would only change that land to a Community Development Area in order to extend water service where it was being requested, while not opening up new land for higher density development.

## **PUBLIC USE OVERLAYS**

2005 was the tenth year property was designated with public use overlay zoning. The Planning Commission considered four requests for public use overlay zoning. The first request was to allow for extra parking at a County Parks and Recreation facility. The second request was to allow the relocation of tennis courts for the Stuarts Draft High School complex. The third request was for an ACSA water tower in Verona. Finally, the fourth request was for parking on additional land acquired by the Wilson Volunteer Fire Company. All four requests were approved by the Planning Commission and the Board of Supervisors.

## **SUBDIVISION OF LAND**

### **Master Plans**

The Augusta County Planning Commission considered and made recommendations on eleven (11) master plans in 2005, although three (3) were revisions of projects that had been approved by the Planning Commission and Board of Supervisors in previous years and one (1) was approved long after construction of the development had taken place. Master plans were approved in five (5) of the seven (7) magisterial districts. Table 7 (see page 11) contains a listing of the master plans approved by the Planning Commission in 2005.

There were 101 new residential lots planned by the new master plans approved by the Planning Commission and Board of Supervisors in 2005. In addition, there were 27 business lots created on the master plans. A breakdown by type of lot by magisterial district is shown in Table 8 (see page 11).

**TABLE 7  
MASTER PLANS APPROVED IN 2005  
BY THE PLANNING COMMISSION**

<b>DEVELOPMENT</b>	<b>ZONING</b>	<b>NUMBER OF LOTS</b>	<b>MAGISTERIAL DISTRICT</b>
Gateway Business and Professional Park	General Business	11	Wayne
Ruby Estates (revised)	General Business Townhouse Residential Single Family Residential Rural Residential	7 102 74 5	Wayne
Kingswood Manor (existing development)	Single Family Residential	5	South River
Harriston East Section 6	Single Family Residential	21	Middle River
Village at Colter's Place	Duplex Residential	35	Beverley Manor
Payne Farm	General Business	3	Beverley Manor
Stoney Run Section 3	Single Family Residential	13	Riverheads
Broadmoor Units 8, 9, 10	Single Family Residential	32	South River
Ivy Ridge Residential (revised)	Single Family Residential	52	South River
Interstate Business Park (revised)	General Business	63	Beverley Manor
Augusta Health Care – Augusta North Campus	General Business	13	Wayne

**TABLE 8  
NEW LOTS PLANNED THROUGH MASTER PLANS  
APPROVED BY PLANNING COMMISSION  
IN 2005**

<b>DISTRICTS</b>	<b>CONVENTIONAL RESIDENTIAL</b>	<b>RURAL RESIDENTIAL</b>	<b>BUSINESS AND INDUSTRIAL</b>	<b>TOTAL</b>
Beverley Manor	35	0	3	38
Middle River	21	0	0	21
North River	0	0	0	0
Pastures	0	0	0	0
Riverheads	13	0	0	13
South River	32	0	0	32
Wayne	0	0	24	24
<b>TOTAL*</b>	<b>101</b>	<b>0</b>	<b>27</b>	<b>128</b>

\* Chart does not include the 308 lots which were reapproved in 2005 as part of master plans because of 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 2005, 20 new business lots and 350 new residential lots were created through final plats (see Table 9, below).

**TABLE 9  
LOTS CREATED THROUGH FINAL PLATS  
2005**

<b>Zoning</b>	<b>Lots Created</b>
Single Family Residential	314
Duplex Residential	0
Townhouse Residential	18
Master Planned Community (residential)	18
Limited Business	0
General Business	20
General Industrial	0
Utility Lot	0
<b>TOTAL</b>	<b>370</b>

## 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 2005, 272 new lots were created through the minor subdivision process in the Agricultural Districts. This number represents a 10% increase over 2004 and about a 25% increase over previous years, which had been fairly steady at just over 200 per year. Assuming that the new lots in Agricultural districts are being created for residential purposes, approximately 43% of the new residential lots in the County were created in areas zoned Agriculture in 2005. Figure 5 (on page 13) graphically presents the number of lots created through the final plat versus the minor subdivision process in 2005.

**Figure 5**  
**New Lots Created in 2005**

