

AUGUSTA COUNTY PLANNING COMMISSION



ANNUAL REPORT 2006

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MEMBERSHIP

The Augusta County Planning Commission members in 2006 were: Wayne Hite, Chairman; James W. Curd, Vice-Chairman; Steve Bridge; Thomas H. Byerly; Kitra A. Shiflett; Joseph Shomo, and Justine D. Tilghman. Rebecca L. Earhart served as Secretary to the Commission.

MEETINGS

The Planning Commission had an exceptionally busy year meeting eighteen (18) times in 2006 – 11 regular meetings, 1 Joint Public Hearing with the Board of Supervisors, and 6 worksessions. The Commission had strong attendance at all of their meetings. Joe Shomo had perfect attendance at all the meetings, hearings, 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

2006 was an active year for the Augusta County Planning Commission. The Commission made recommendations on eighteen (18) requests for rezonings, one (1) amendment to the Teaverton Master Planned Community regulations, one (1) request to be removed from the Urban Service Overlay District, two (2) public use overlay requests, one (1) zoning ordinance amendment on parking regulations, and major revisions to the County's land development regulations, including lot creation rules and the Subdivision Ordinance. The Planning Commission also considered five (5) masterplans and participated in several worksessions on the Update to the County's Comprehensive Plan.

REZONING OF LAND

Conditional zoning was utilized for the majority of the rezonings considered by the County in 2006. Eleven (11) of the eighteen (18) requests were recommended to the Board to be approved with proffers, while seven (7) were recommended for approval without proffers. Of the seven (7) requests that were recommended for approval without proffers, five (5) were requested in order to permit minor boundary line adjustments where neighboring properties were in different zoning classifications. 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**

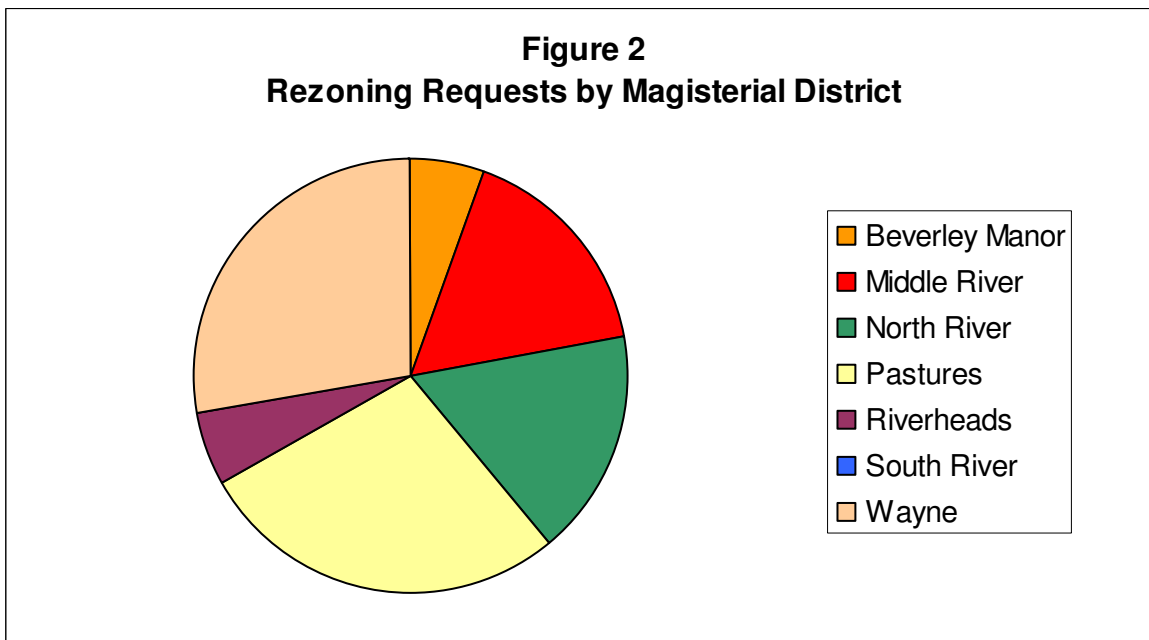
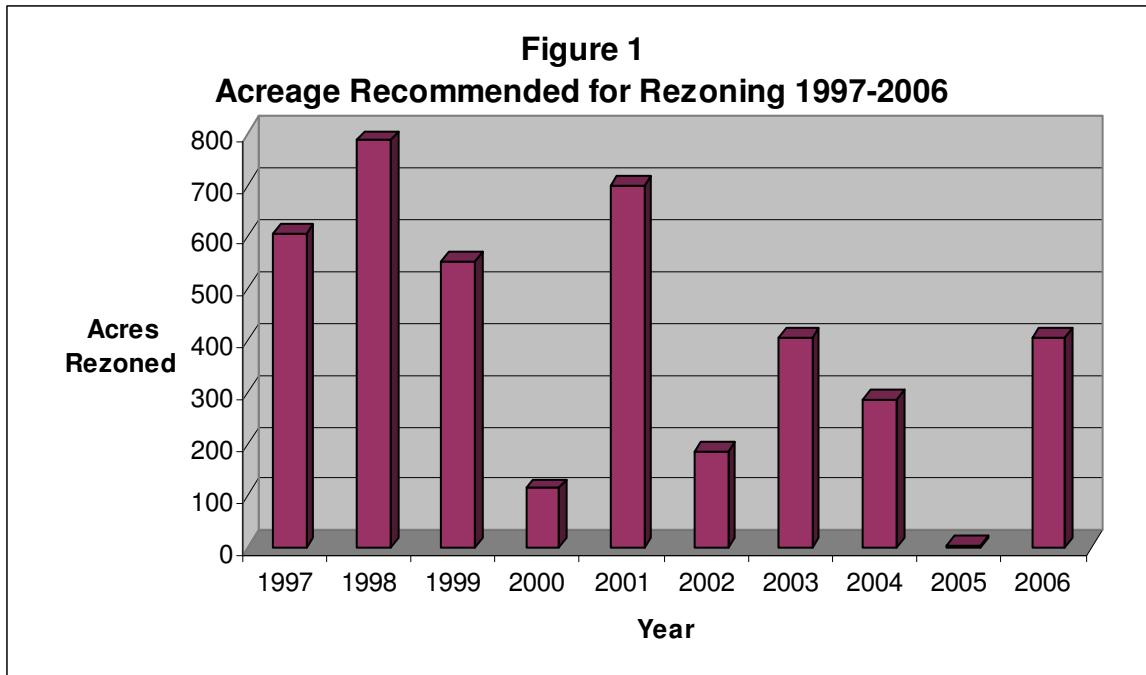
DISTRICT	REZONING APPROVED WITH PROFFERS	REZONING APPROVED WITHOUT PROFFERS	REZONING DENIED	AMEND MASTER PLANNED COMMUNITY REGULATIONS	DELETE FROM URBAN SERVICE OVERLAY	TABLED	TOTAL
Beverley Manor	0	1	0	0	0	0	1
Middle River	1	2	0	0	0	0	3
North River	2	1	0	0	1	0	4
Pastures	2	3	0	0	0	0	5
Riverheads	1	0	0	0	0	0	1
South River	0	0	0	0	0	0	0
Wayne	5	0	0	1	0	0	6
TOTAL	11	7	0	1	1	0	20

The number of requests increased this year from 15 in 2005 to 20 in 2006. For the purposes of the remainder of this report only the actual rezoning requests will be considered, not the request for an amendment to Master Planned Community regulations and the deletion from the Urban Service Overlay District. While the acreage being recommended for rezoning appeared to increase dramatically in 2006 from 2.729 acres in 2005 to over 400 acres this year (see Figure 1 on Page 4), a closer examination of the requests is necessary to get the true picture. Five requests were from Exclusive Agriculture to General Agriculture, accounting for more than 50% of the acreage recommended for rezoning. Another request for over 100 acres was for property that was already zoned Duplex Residential to be changed to Townhouse Residential. The number of residential units allowed on the property remained the same. The remaining 83 acres were split between a residential request with a proffered maximum density of 90 units and requests for Airport and General Business and General Industrial. Only the Airport Business request was to convert agriculturally zoned property to allow for commercial uses, the other properties were already zoned residential or business.

The rezoning requests in 2006 were distributed over six of the seven magisterial districts. The Wayne and Pastures Districts had the most requests with 5 each, while the North River and Middle River Districts each had 3 requests. Beverley Manor and Riverheads had one request each. Interestingly, no requests were made in the South River District. Figure 2 (on page 4) graphically depicts the number of rezoning requests by magisterial district.

While the Pastures District had 5 requests for rezoning last year, they accounted for just over 10 acres being recommended for rezoning and almost 9 acres of that was

recommended to go to General Agriculture zoning from Rural Residential and General Industrial classifications. Similarly, while North River had 3 requests accounting for over 200 acres, all of those acres were to be rezoned to General Agriculture from Exclusive Agriculture and Single Family Residential. On the other hand, Middle River's 3 requests for rezoning were all to accommodate development in development areas. 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.



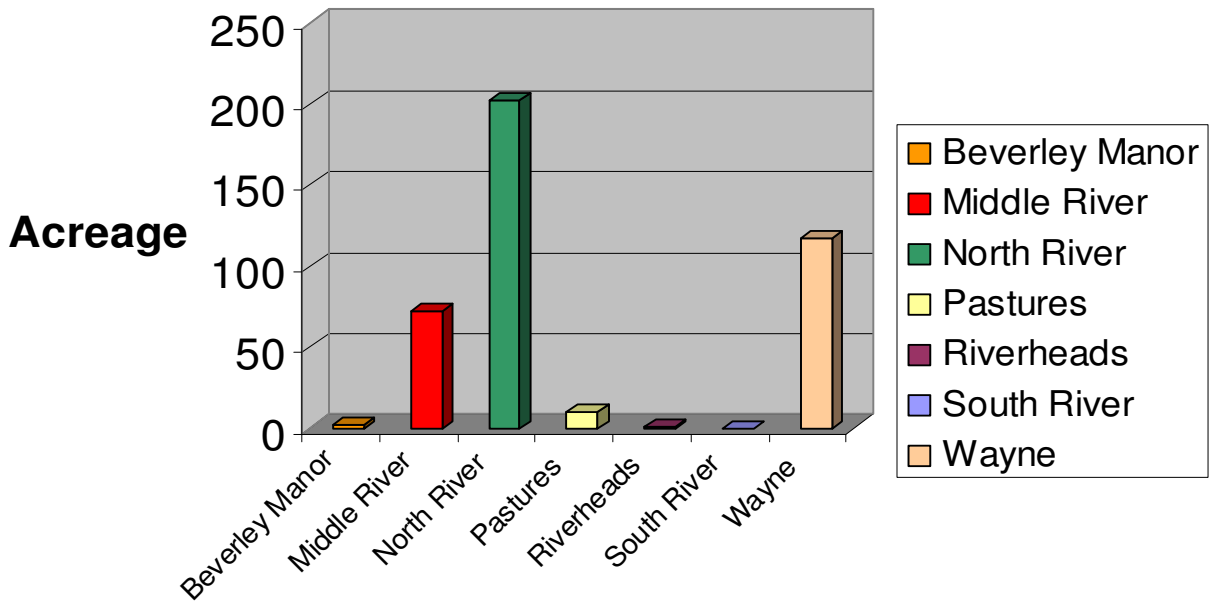
**TABLE 2
ACREAGE RECOMMENDED FOR REZONING
BY ZONING CLASSIFICATION AND MAGISTERIAL DISTRICT**

ZONE	Beverley Manor	Middle River	North River	Pastures	R'heads	South River	Wayne	TOTAL
General Agriculture	0	0	202.4	8.8	0	0	0	211.2
Exclusive Agriculture	0	0	0	0	0	0	0	0
Rural Residential	0	.4	0	.7	0	0	1.1	2.2
Single-family Residential	0	49.9	0	0	.7	0	0	50.6
Duplex	0	0	0	0	0	0	0	0
Townhouse	0	0	0	0	0	0	107.5	107.5
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	21.6	0	0	0	0	0	21.6
Limited Business	0	0	0	0	0	0	0	0
General Business	0	0	0	.6	0	0	8.4	9.0
General Industrial	2.3	0	0	0	0	0	0	2.3
SUBTOTAL	2.3	71.9	202.4	10.1	.7	0	117	404.4
Amendments to MPC	0	0	0	0	0	0	9.1	9.1
TOTAL	2.3	71.9	202.4	10.1	.7	0	126.1	413.5

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 currently 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.

Figure 3
Acreage Recommended for
Rezoning by District



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 2006, there were seven (7) requests for rezoning in Urban Service and Potential Urban Service Areas, six (6) in Community Development and Potential Community Development Areas, three (3) in Rural Conservation Areas, and two (2) in Agricultural Conservation Areas. Most of the requests in the Agricultural and Rural Conservation Areas were to switch agricultural zoning districts and/or to facilitate boundary line adjustments when neighboring properties didn't have the same zoning.

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 2006, over 41% of the land recommended for rezoning was located in an Urban Service Area, while only 2% was located in a Community Development Area (See Figure 4). Nearly 60% of the acreage was in Rural Conservation and Agriculture Conservation Areas, although less than 1 acre was recommended for rezoning out of agriculture. If you take out the agricultural rezoning requests, approximately 95% of the land recommended for rezoning to residential, business, and industrial classifications was located in an Urban Service Area.

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

POLICY AREA	APPROVED WITH PROFFERS	APPROVED WITHOUT PROFFERS	DENIED	TABLED	TOTAL
URBAN SERVICE AREA	5	1½	0	0	6 ½
POTENTIAL URBAN SERVICE AREA	0	½	0	0	½
COMMUNITY DEVELOPMENT AREA	2	3	0	0	5
POTENTIAL COMMUNITY DEVELOPMENT AREA	1	0	0	0	1
RURAL CONSERVATION AREA	2	1	0	0	3
AGRICULTURE CONSERVATION AREA	1	1	0	0	2
TOTAL*	11	7	0	0	18

* Total doesn't include amendments to Master Planned Community Regulations or the deletion from the Urban Service Overlay District. In addition, the requests for public use overlay designation were not included in this total.

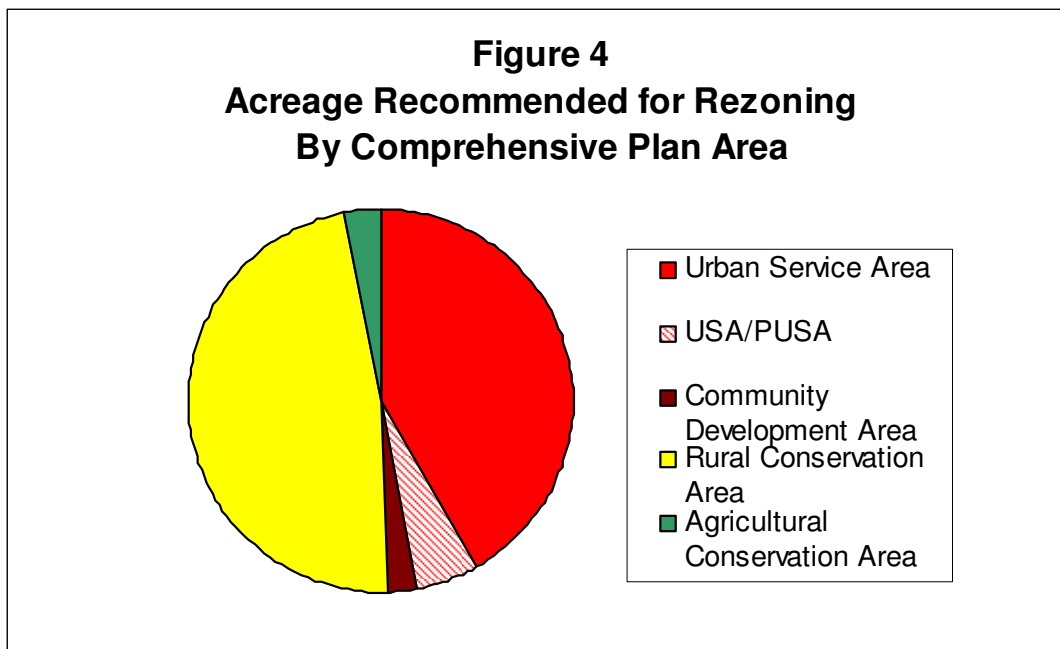
COMPREHENSIVE PLAN UPDATE

Work continued on the update to the County's Comprehensive Plan. Although directed by a citizen Steering Committee appointed by the Board of Supervisors, the Planning Commission remained involved in the update of the Plan. Two members, Kitra Shiflett and Justine Tilghman, served as official members of the Steering Committee providing a link between the Planning Commission and the Steering Committee. The entire Commission was involved in several worksessions aimed at keeping the Planning Commission and Board of Supervisors involved in the process and affirming key elements of the Plan Update.

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

Policy Area	Approved with Proffers	Approved without Proffers	Denied	Tabled	Total
Urban Service Area	165.7	2.3	0	0	168.0
Urban Service Area/Potential Urban Service Area	0	21.6	0	0	21.6
Urban Service Area/Rural Conservation Area	.2	0	0	0	.2
Community Development Area	8.1	1.3	0	0	9.4
Potential Community Development Area	.9	0	0	0	.9
Rural Conservation Area	190.7	1.2	0	0	191.9
Agriculture Conservation Area	12.1	.3	0	0	12.4
TOTAL*	377.7	26.7	0	0	404.4

* Chart does not include requests for public use overlay zoning, amendments to Master Planned Communities, or deletions from the Urban Service Overlay district.



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

ZONE	Urban Service Area	USA/RCA	USA/PUSA	Community Dev. Area	PCDA	Rural Cons. Area	Ag. Cons. Area	TOTAL
General Agriculture	0	0	0	7.6	0	191.2	12.4	211.2
Exclusive Agriculture	0	0	0	0	0	0	0	0
Rural Residential	0	.2	0	1.2	.9	0	0	2.3
Single-family Residential	49.8	0	0	0	0	.7	0	50.5
Duplex	0	0	0	0	0	0	0	0
Townhouse	107.5	0	0	0	0	0	0	107.5
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	21.6	0	0	0	0	21.6
Limited Business	0	0	0	0	0	0	0	0
General Business	8.4	0	0	.6	0	0	0	9.0
General Industrial	2.3	0	0	0	0	0	0	2.3
SUBTOTAL	168.0	.2	21.6	9.4	.9	191.9	12.4	404.4
Amendment to PUD Regulations	9.1	0	0	0	0	0	0	9.1
TOTAL	177.1	.2	21.6	9.4	.9	191.9	12.4	413.5

PUBLIC USE OVERLAYS

2006 was the eleventh year property was designated with public use overlay zoning. The Planning Commission considered two requests for public use overlay zoning. The first request was for an ACSA water tower in Harriston. The second request was to facilitate the expansion of Wilson Memorial High School. Both requests were approved by the Planning Commission and the Board of Supervisors.

URBAN SERVICE OVERLAY DESIGNATION

2006 was only the second year a request was made to remove property from the Urban Service Overlay zoning district. A portion of a piece of property in Mount Sidney was requested to be removed from the Overlay district in order to allow a parcel to be created and a house built utilizing a private sewage disposal system. The request was approved by the Planning Commission and the Board of Supervisors.

SUBDIVISION OF LAND

Master Plans

The Planning Commission considered and made recommendations on five (5) master plans in 2006, although two were revisions of projects that had been approved by the Planning Commission and Board of Supervisors in previous years, but had either expired or the zoning was changed. Master plans were approved in three (3) of the seven (7) magisterial districts. Table 7 (see page 11) contains a listing of the master plans approved by the Planning Commission in 2006.

**TABLE 7
MASTER PLANS APPROVED IN 2006
BY THE PLANNING COMMISSION**

DEVELOPMENT	ZONING	NUMBER OF LOTS	MAGISTERIAL DISTRICT
Bridgeport, Phase II	Single Family Residential	152	Wayne
Village at Colter's Place ¹	Duplex Residential	34	Beverly Manor
Beagle Gap Forest, Section 4	Single Family Residential	50	Wayne
River Hills	Single Family Residential	42	Riverheads
Village on Goose Creek ²	Townhouse Residential	188	Wayne
	Limited Business	6	

¹Resubmittal of expired master plans.

²Village on Goose Creek was resubmitted when the zoning was changed from Duplex Residential to Townhouse Residential. The Limited Business lots remained the same, but had to be shown on the new master plan.

There were 244 new residential lots planned by the new master plans approved by the Planning Commission and Board of Supervisors in 2006. In addition, there were 222 residential lots and 6 business lots re-created on previously approved master plans. A breakdown by type of lot by magisterial district is shown in Table 8 (see page 11).

**TABLE 8
NEW LOTS PLANNED THROUGH MASTER PLANS
APPROVED BY PLANNING COMMISSION
IN 2006**

DISTRICTS	CONVENTIONAL RESIDENTIAL	RURAL RESIDENTIAL	BUSINESS AND INDUSTRIAL	TOTAL
Beverley Manor	34	0	0	34
Middle River	0	0	0	0
North River	0	0	0	0
Pastures	0	0	0	0
Riverheads	42	0	0	42
South River	0	0	0	0
Wayne	390	0	6	396
TOTAL*	466	0	6	472

* Chart includes the 228 lots which were reapproved in 2006 as part master plans that had previously been approved, but expired.

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 2006, 5 new business lots and 60 new residential lots were created through final plats (see Table 9, below).

**TABLE 9
LOTS CREATED THROUGH FINAL PLATS
2006**

Zoning	Lots Created
Single Family Residential	42
Duplex Residential	0
Townhouse Residential	18
Master Planned Community (residential)	0
Limited Business	0
General Business	5
General Industrial	0
Utility Lot	0
TOTAL	65

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 2006, 331 new lots were created through the minor subdivision process in the Agricultural Districts. This number represents a 20% increase over 2005 when 272 were created, which was already up from earlier years when the average had been approximately 200 per year. Assuming that the new lots in Agricultural districts are being created for residential purposes, approximately 85% of the new residential lots in the County were created in areas zoned Agriculture in 2006. Effective January 1, 2007, changes were made to the lot creation regulations in the County. The Planning Commission and County staff will be monitoring the lot creation statistics over the next 24 months to determine what impact, if any, the changes have had on lot creation in the County. Figure 5 (on page 13) graphically presents the number of lots created through the final plat versus the minor subdivision process in 2006.

Figure 5
New Lots Created in 2006

