

# AUGUSTA COUNTY PLANNING COMMISSION



## ANNUAL REPORT 2013

# AUGUSTA COUNTY PLANNING COMMISSION 2013 ANNUAL REPORT

## MEMBERSHIP

The Augusta County Planning Commission members in 2013 were: Gordon Kyle Leonard, Jr., Chairman; Taylor Cole, Vice-Chairman; James W. Curd; William B. Garvey; Wayne F. Hite; Kitra A. Shiflett; and Eric M. Shipplett. Rebecca L. Earhart served as Secretary to the Commission.

## MEETINGS

The Planning Commission met eight (8) times in 2013. The Commission had strong attendance at all of their meetings with Kitra Shiflett having perfect attendance again in 2013. The Commission continued their practice of meeting on the second Tuesday of each month and viewing the requests prior to the public hearings.

## WORKLOAD

In 2013, the Commission had only 2 rezoning requests come before them, the smallest number of requests since the Planning Commission began considering rezonings in 1952. The Commission also considered three (3) Zoning Ordinance amendments and the renewal of the North River Agricultural and Forestal District. The bulk of the Commission's time was spent on the review of the County's Comprehensive Plan with the expectation that the revised Comprehensive Plan will be ready for public hearing in 2014.

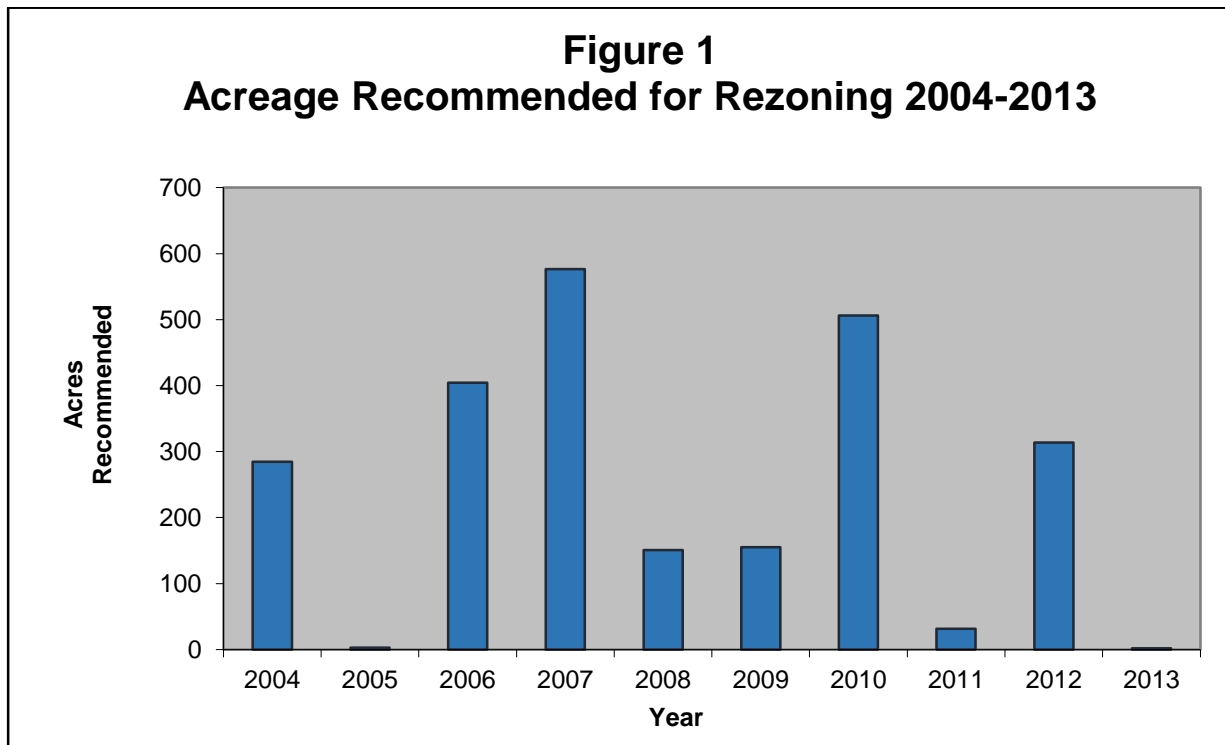
## REZONING OF LAND

The two requests for rezoning in 2013 were recommended to the Board of Supervisors to be approved with proffers. One was for rezoning portions of 3 lots from General Business to Single Family Residential in Fishersville. The other was a request to amend the Concept Plan and Proffers for the Mill Place Commerce Park. Table 1 shows a breakdown of the Planning Commission's actions on the two requests by magisterial district.

The number of rezoning requests in 2013 was a significant decrease from the eight requests in 2012. For the purposes of this report only the one rezoning request will be considered, not the request to amend the proffers and the Concept Plan for Mill Place since that land was already converted from Agriculture use to the Planned Commerce zoning classification. The acreage recommended for rezoning decreased substantially as compared to last year, from over 313 acres in 2012 to less than 2 acres in 2013 (see Figure 1 on Page 3). The Board of Supervisors followed the recommendation of the Planning Commission in the rezoning case in 2013.

**TABLE 1**  
**RECOMMENDATIONS ON REQUESTS TO PLANNING COMMISSION**  
**BY MAGISTERIAL DISTRICT**

DISTRICT	RECOMMEND APPROVAL WITH PROFFERS	RECOMMEND APPROVAL WITHOUT PROFFERS	RECOMMEND DENIAL	AMEND CONCEPT PLAN FOR PLANNED COMMERCE DISTRICT	TABLED	TOTAL
Beverley Manor	0	0	0	1	0	1
Middle River	0	0	0	0	0	0
North River	0	0	0	0	0	0
Pastures	0	0	0	0	0	0
Riverheads	0	0	0	0	0	0
South River	0	0	0	0	0	0
Wayne	1	0	0	0	0	1
<b>TOTAL</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>2</b>



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

## 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 Area. 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 and the amount of acreage recommended for rezoning in each Policy Area by the zoning classification. In 2013, the request for rezoning was in an Urban Service Area and all of the acreage recommended for rezoning was in an Urban Service Area.

## ORDINANCE AMENDMENTS

Again in 2013, the Planning Commission reviewed and made recommendations on Zoning Ordinance amendments. The Planning Commission recommended ordinance changes to the definition of animal unit, the interconnectivity requirements for private streets, and the water and sewer requirements in the Subdivision Ordinance and the Urban Service Overlay district. The Board of Supervisors approved each of the amendments recommended by the Commission.

## AGRICULTURAL AND FORESTAL DISTRICT RENEWAL

The Planning Commission considered the renewal of the North River Agricultural and Forestal District in August of 2013. The Commission recommended the renewal of the district for another 10 years and the Board of Supervisors approved the extension with over 4300 acres protected as part of the District.

## REVIEW OF THE COMPREHENSIVE PLAN

The Planning Commission began the review of the County's Comprehensive Plan in late 2012. Much of 2013 was spent reviewing the Goals, Objectives, and Policies for each of the subject areas contained in the Plan. During the year, the Commission considered the Utilities, Natural Resources, General Government, Historic Resources, Public Safety, Economy, Library, Human Services, and Agriculture sections. The Commission also began discussions on land use recommendations. Review will continue into 2014.

## LOT CREATION

There are two ways to create lots in Augusta County. The major subdivision process is the typical way lots get created in residential, business, or industrial zoning. In 2013, 31 lots were created through the major subdivision process. The other way lots can be created in the County is through the minor subdivision process. This process allows a single lot zoned 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 2013, only 2 lots were created through the minor subdivision process that weren't zoned General Agriculture. To get a clearer picture of the number of lots being created in Augusta County in any given year, you must analyze both the minor and major subdivision plats being approved in the County. In 2013, 5 new business, industrial, and planned commerce lots, 3 multi-family lots, and 23 new single family and attached residential lots were created through major subdivision plats (see Table 2 below). In 2013, 55 new lots were created through the minor subdivision process in General Agriculture, while 1 Attached Residential and 1 business lot were created through the minor subdivision process. Assuming that the new lots in Agricultural districts are being created for residential purposes, approximately 70% of the new residential lots in the County were created in areas zoned General Agriculture in 2013. Figure 2 (on page 6) graphically presents the number of residential lots created through the major subdivision process versus the minor subdivision process in 2013.

New lots created in the County are required to have frontage on a public road. The only exception to that is in the General Agriculture districts where it is possible to create a lot without road frontage, but meeting all other lot requirements, and convey it to a family member. In 2013, 13 of the 55 lots (less than 25%) created in General Agriculture districts were created using the Family Member Exception.

**TABLE 2  
LOTS CREATED 2013**

<b>Zoning</b>	<b>Minor Subdivision Lots</b>	<b>Major Subdivision Lots</b>	<b>Total New Lots</b>
Single Family Residential		20	20
Attached Residential	1	1	2
Master Planned Community (residential)		2	2
Multi-Family Residential		3	3
General Business	1	2	3
General Industrial		0	0
Planned Commerce		3	3
General Agriculture	55		
<b>TOTAL</b>	<b>57</b>	<b>31</b>	<b>88</b>

