

AUGUSTA COUNTY PLANNING COMMISSION



ANNUAL REPORT 2019

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MEMBERSHIP

The Augusta County Planning Commission 2019 commissioners were: E. Thomas Jennings, Jr., Chair; Gregory W. Campbell, Vice-Chair, James W. Curd; Kitra A. Shiflett; Gordon Kyle Leonard, Jr.; Stephen Neil Bridge; and Larry Howdysshell. Leslie C. Tate served as Secretary to the Commission.

MEETINGS

In 2019, the Planning Commission held ten (10) regular meetings. The Commission had strong attendance at all of their meetings with Steve Bridge attending all ten meetings. Greg Campbell, Kitra Shiflett and Larry Howdysshell missed only one meeting. The Commission continued their practice of meeting on the second Tuesday of each month and viewing the rezoning requests prior to the public hearings.

WORKLOAD

The Commission had five (5) rezoning requests come before them, four (4) Comprehensive Plan amendment requests, two (2) proffer condition amendment requests, and a 15.2-2232 Virginia State Code review of a utility scale solar facility for substantial accord with the Comprehensive Plan.

Two of the four Comprehensive Plan amendment requests were related to the Stuarts Draft Small Area Plan. Another Comprehensive Plan amendment request, initiated by the Board of Supervisors, was related to the completion of the East Stuarts Draft Sewer Feasibility Study – Phase I. The remaining Comprehensive Plan amendment was initiated by a landowner request for making the placement of a conservation easement in compliance with the Comprehensive Plan.

The Planning Commission appointed Mr. Bridge to serve as the Planning Commission liaison on a Board appointed committee to address utility scale solar, and potential other renewable energy sources, within the Comprehensive Plan.

The Commission also considered fifteen (15) Zoning and Subdivision Ordinance amendments, representing only a slight decrease from the seventeen (17) amendments heard in 2018.

REZONING OF LAND

Four (4) of the five (5) requests for rezoning were recommended to the Board to be approved, while a request to rezone from General Agriculture to Rural Residential was recommended to the Board for denial based on the area not meeting fire flow

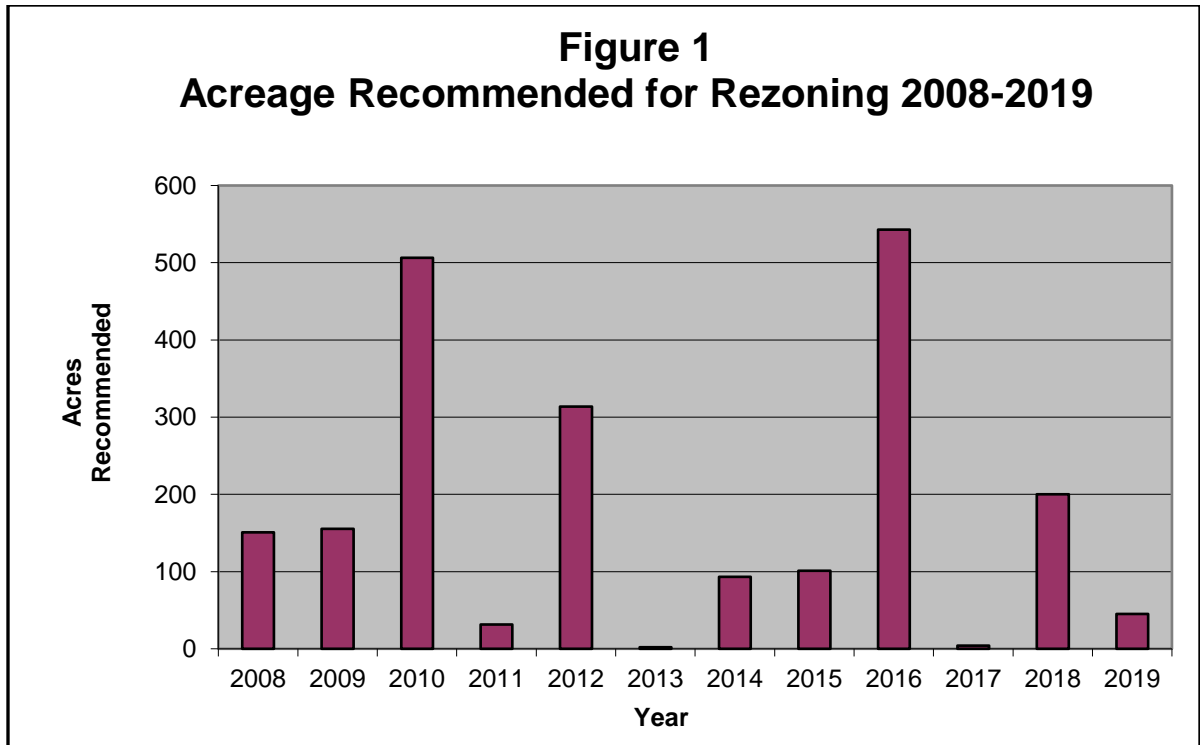
requirements of County Code. Table 1 shows a breakdown of the Planning Commission’s actions on all the requests for rezoning by magisterial district.

TABLE 1
RECOMMENDATIONS ON REQUESTS FOR REZONING
BY THE PLANNING COMMISSION
BY MAGISTERIAL DISTRICT

DISTRICT	RECOMMEND APPROVAL	RECOMMEND DENIAL	TABLED	TOTAL
Beverley Manor	0	0	0	0
Middle River	1	0	0	1
North River	0	0	0	0
Pastures	0	1	0	1
Riverheads	0	0	0	0
South River	1	0	0	1
Wayne	2	0	0	2
TOTAL	4	1	0	5

The number of rezoning requests in 2019, five (5), was a decrease from the nine (9) requests heard in 2018. For the purposes of this report, only the rezoning requests will be considered, not the proffer condition amendments, or Comprehensive Plan amendments. The Board of Supervisors followed the recommendations of the Planning Commission in all of the rezoning cases in 2019.

The acreage recommended for rezoning decreased significantly compared to last year, from approximately 199.9 acres in 2018 to approximately 45.08 acres in 2019 (number does not reflect the approx. 33 acre request that was recommended for denial). Figure 1 below shows the acres recommended for rezoning from 2008 to 2019.

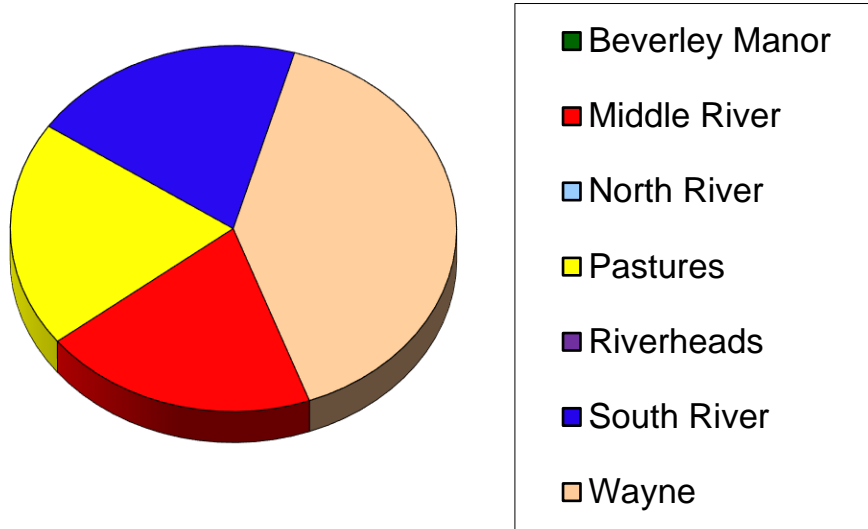


* Note: This table does not include requests to add the Public Use Overlay or requests to add or amend and restate proffers.

As shown in Figure 1 above, the acreage recommended for rezoning in 2018 was a notable increase, despite 2016, since 2013. The unique increase in 2016 was mostly attributable to one request to rezone approximately 515 acres from General Agriculture to General Industrial with a portion to Airport Business at the recommendation of the Board of Supervisors. However, 2019 saw another dip in the acreage recommended for rezoning from approximately 200 acres in 2018 to less than 50 acres in 2019.

The rezoning requests in 2019 were distributed over four (4) of the seven (7) magisterial districts. The Wayne District had two (2) requests. The South River, Pastures, and Middle River districts each had one (1) request. There were no rezoning requests made in Beverley Manor, North River or Riverheads districts in 2019. Figure 2 below graphically depicts the number of rezoning requests by magisterial district.

**Figure 2
Rezoning Requests by Magisterial District**



* Note: This table does not include requests for proffer condition amendments.

Approximately 87% of the land recommended for rezoning in 2019 was from General Agriculture. In addition, 5.97 acres, representing approximately 13% of land recommended for rezoning, was recommended for rezoning from Single Family Residential to General Business (4.6 acres) and Multi-Family Residential (1.37 acres). Table 2 lists the acres recommended for rezoning by zoning classification and magisterial district.

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

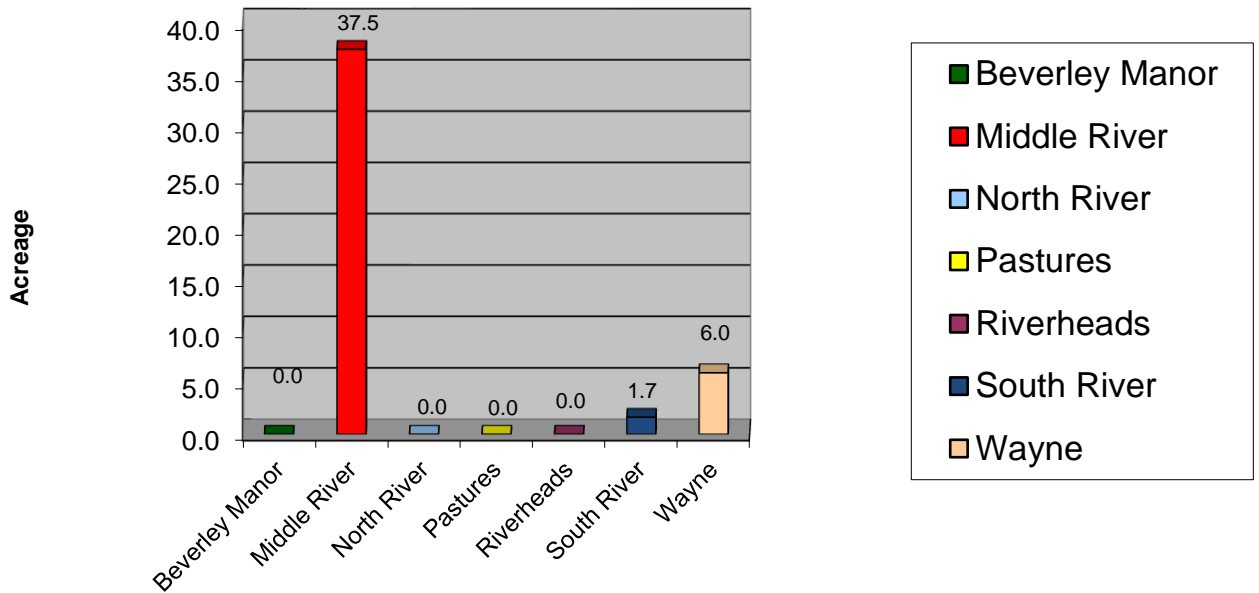
ZONE	Beverley Manor	Middle River	North River	Pastures	R'heads	South River	Wayne	TOTAL
General Agriculture	0	37.46	0	0	0	1.65	0	39.11
Rural Residential	0	0	0	0	0	0	0	0
Single-family Residential	0	0	0	0	0	0	5.97	5.97
Attached Residential-Duplexes and Townhouses	0	0	0	0	0	0	0	0
Manufactured Home Park	0	0	0	0	0	0	0	0

ZONE	Beverley Manor	Middle River	North River	Pastures	R'heads	South River	Wayne	TOTAL
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	0	0
Planned Commerce	0	0	0	0	0	0	0	0
General Industrial	0	0	0	0	0	0	0	0
Planned Unit Developments	0	0	0	0	0	0	0	0
TOTAL *	0	37.46	0	0	0	1.65	5.97	45.08

* Note: This table does not include proffer condition amendment requests or rezoning requests not recommended for approval by the Commission.

Figure 3 graphically illustrates the geographic location of the acreage recommended for rezoning. The Middle River District had approximately 83% of the acres recommended for rezoning (although proffered conditions limited the development to 10 dwelling units), while the Wayne District had approximately 13.3% and the South River had approximately 3.7%.

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



* Note: This table does not include proffer condition amendment requests.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

One of the goals of the Augusta County Comprehensive Plan, affirmed by the Update 2014/2015, 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 be located 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. In 2019, four (4) of the five (5) requests for rezoning were in the Urban Service or Community Development Areas, totaling approximately 40.62 acres. This number includes the 33 acre request to rezone property from General Agriculture to Rural Residential that was denied by the Board of Supervisors for lack of adequate fire flow.

Of the approved rezoning requests, one was located outside of either an Urban Service Area or a Community Development area, in a Rural Conservation Area. This request was approved as a small, incremental addition to an existing manufactured home park with proffers limiting the development to 10 additional units.

Of the land being recommended for rezoning out of General Agriculture, 1.65 acres was requested to be rezoned for business development and 37.46 was for residential development. The remaining approximately 5.97 acres was requested to be rezoned from Single Family Residential to General Business or Multi-Family Residential.

ORDINANCE AMENDMENTS

In 2019, ordinance amendments continued to encompass a significant portion of the Planning Commission's workload. The Commission considered fifteen (15) Zoning and Subdivision Ordinance amendments including:

1. Reduction in individual sign sizes with waiver provisions and prohibiting sound emitting signs
2. Creating a provision for administrative permits in Single Family Residential and Rural Residential for the sale of guns requiring a Type 1 or Type 3 Federal Firearms License
3. Clarifying Board of Supervisors Authority to reserve the right to issue Special Use Permits
4. Amend age of adult dog from six months to four months
5. Reflect a change in the Augusta County Service Authority policy regarding reservation of capacity fees
6. Clarification that one-time existing dwelling division does not include mobile or manufactured homes
7. Remove waiver provision by Zoning Administrator for reduced parking requirements
8. Add definition of limited outdoor storage for application throughout the zoning ordinance
9. Amend the definition of a mobile home for accuracy
10. Remove percentage/size regulations for attached accessory dwellings that do not change the footprint of the structure
11. Permit a facility operator or manager to operate a short-term rental, bed and breakfast, vacation rental
12. Remove reference to private schools as an administrative permit in General Business
13. Add walk-in freezers and generators as accessory to business when screened and accessory to industrial establishments
14. Amend Manufactured Home Subdivision ordinance to permit single family dwellings that are not classified as manufactured homes
15. Permit the Board of Zoning Appeals to reduce the 100 ft. setback standard for batching plants for asphalt, cement or concrete in industrial districts.

The Board of Supervisors approved most of the ordinance amendments listed above which were recommended for approval by the commission. The Board of Supervisors has yet to act on the amendment, which would permit the Board of Zoning

Appeals to reduce the 100 ft. setback standard for batching plants for asphalt, cement or concrete in industrial districts. The Board sent the proposed amendment back to the Ordinance Committee for additional review.

PUBLIC USE OVERLAYS

The commission heard no requests to add the Public Use Overlay (PUO) in 2019.

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 2019, 104 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. In most cases, these lots are created to be sold and houses to be built on them. 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 2019, three (3) lots, zoned Single Family Residential and one (1) lot zoned General Business, were created through the minor subdivision process. All other lots created through the minor subdivision process were zoned General Agriculture.

To get a clearer picture of the number of residential 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 (See Table 3). In 2019, 104 lots were created through the major subdivision process, all for some type of attached, detached, multi-family or Planned Unit Development residential. In 2019, thirty-two (32) new lots were created through the minor subdivision process in General Agriculture.

New lots created in the County are required to have frontage on a public road. One 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 2019, eight (8) of the thirty-two (32) lots (approximately 25%) created in General Agriculture districts were created using the Family Member Exception. An ordinance amendment from 2018, created another exception for a one time subdivision without road frontage for the purpose of subdividing an existing dwelling. Three (3) lots were created using this new exception in 2019.

**TABLE 3
LOTS CREATED IN 2019**

Zoning	Minor Subdivision Lots	Major Subdivision Lots	Total New Lots
Rural Residential	0	0	0
Single Family Residential	3	24	27
Attached Residential	0	32	32
Townhouse Residential	0	0	0
Master Planned Community (residential)	0	46	46
Multi-Family Residential	0	2	2
General Business	1	0	1
General Industrial	0	0	0
Planned Commerce	0	0	0
General Agriculture	32	0	32
TOTAL	36	104	140

Figure 5 (below) graphically presents the number of all lots created, both from major and minor subdivisions, from General Business zoning districts (0.7%), residential zoning districts (76.4%) and the General Agriculture zoning district (22.9%) in 2019.

