

GUIDING AUGUSTA

PATHWAYS TO 2045

EXECUTIVE SUMMARY

Augusta County, Virginia

DRAFT

Introduction

Purpose

Guiding Augusta is a wide-ranging document that maps out the trajectory of both the development and preservation of Augusta County over the next 20 years. Serving as a guide for the future, it provides a vision and policy framework that reflects the aspirations of the County and its residents, farming community, and business owners.

The Code of Virginia requires localities to adopt a Comprehensive Plan every 20 years and to partially update the document at least once every five (5) years.

The County's first Comprehensive Plan was adopted in 1970. It was later updated in 1987, 1994, and, most recently, 2007. The 2007 Plan was officially adopted on April 25, 2007. Since then, it has received partial updates in 2014-2015, 2018-2019, and 2020, some of which included Planning Policy Area and Future Land Use Map amendments from the Fishersville and Stuarts Draft Small Area Plan adoption processes.

The Comprehensive Plan is used as a land use guide for decisions specific to housing, transportation, recreation, economic development, community services and facilities, and conservation and preservation.

When the Comprehensive Plan is adopted and adhered to in land use decisions, it enables Augusta County to be proactive in guiding where development occurs, ensuring that any future growth is carefully planned for and balanced.

Process

Guiding Augusta was created by – and for – the residents of Augusta County. Public involvement has been a crucial part of the planning process and has, in turn, informed the vision, key priorities, and recommendations within this document.

County staff coordinated five (5) initial public input meetings and two (2) virtual input meetings in the fall of 2023. The purpose of these meetings was to hear directly from residents about their priorities and how they envision Augusta County over the next 20 years. In addition to these public forums, staff coordinated a series of focus groups, one-on-one meetings with property owners, a community survey, a Future Land Use survey, and several pop-up engagement events.

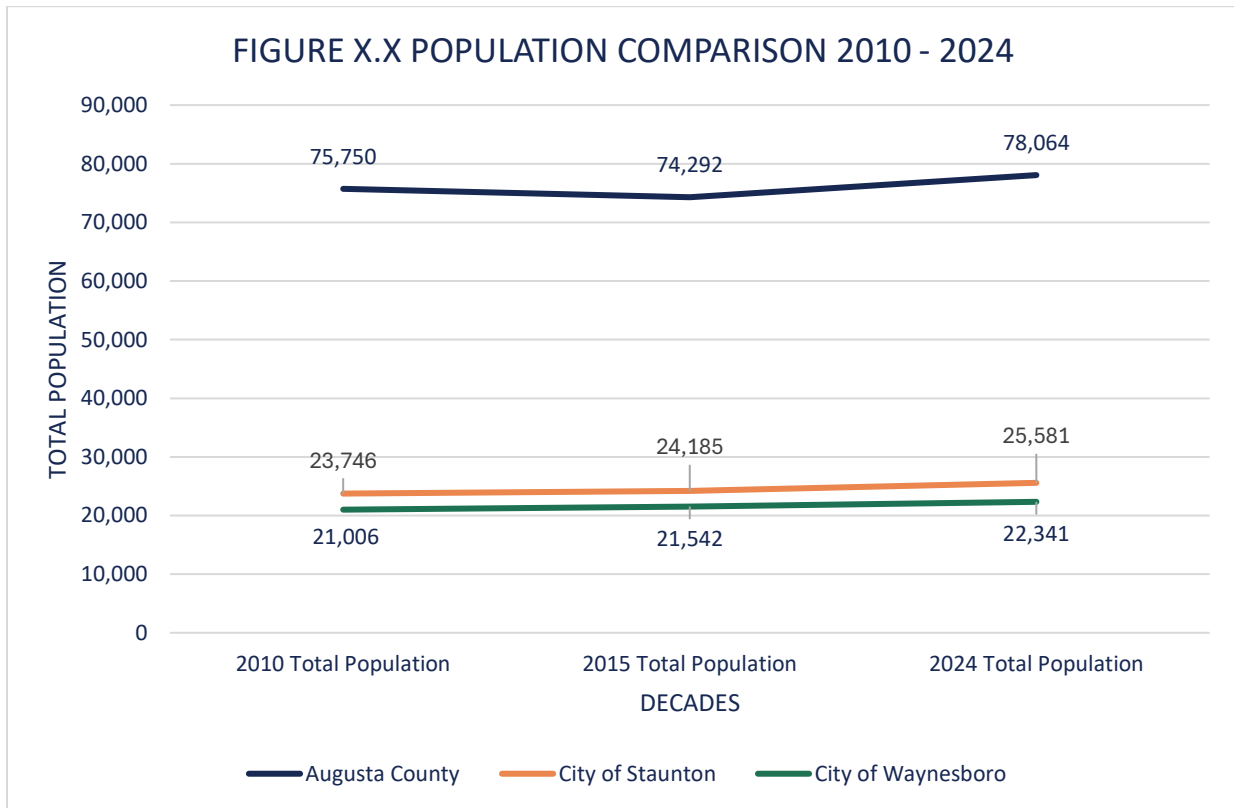
Based on this first round of public input, staff synthesized the community's vision to shape the key components and themes of the Plan. At this stage, the County identified Rural Smart Growth as the guiding planning framework. Rural Smart Growth adapts Smart Growth principles to a rural context by directing growth to designated areas with existing infrastructure, supporting vibrant village and town centers, and preserving agricultural and rural lands.

This approach enables Augusta County to plan for growth while maintaining the character and strengths most valued by residents. With Rural Smart Growth as its foundation, staff drafted the Plan and shared it with the public at five (5) community meetings to present key priorities and proposed updates to the Future Land Use and Planning Policy Area maps. Input from these meetings, along with completed survey responses on the draft Plan, guided revisions made before its final adoption in 2025.

Augusta County Community Profile

Augusta County operates under a **Board of Supervisors with seven (7) elected members**, supported by appointed boards and professional administration. The County also works closely with the cities of Staunton and Waynesboro and other regional partners to provide services. This structure helps Augusta County manage growth while making sure decisions are tied to long-term priorities. **Strong regional cooperation and careful alignment of growth policies** remain central to how the County moves forward.

The County’s population is approximately **78,064** and is projected to grow to just over **90,000 by 2050 (16% increase)**. The County has the **oldest median age in the SAW region, at 44.7**, with one in five (1 in 5) residents already over age 65, a share that is expected to grow. At the same time, households are getting smaller, with an average of 2.43 people per household, and fewer households have children (**55% of households are married couples without school aged children or infants**). **An older and smaller household base means planning for senior services while also attracting younger families** through housing, education, and job opportunities.

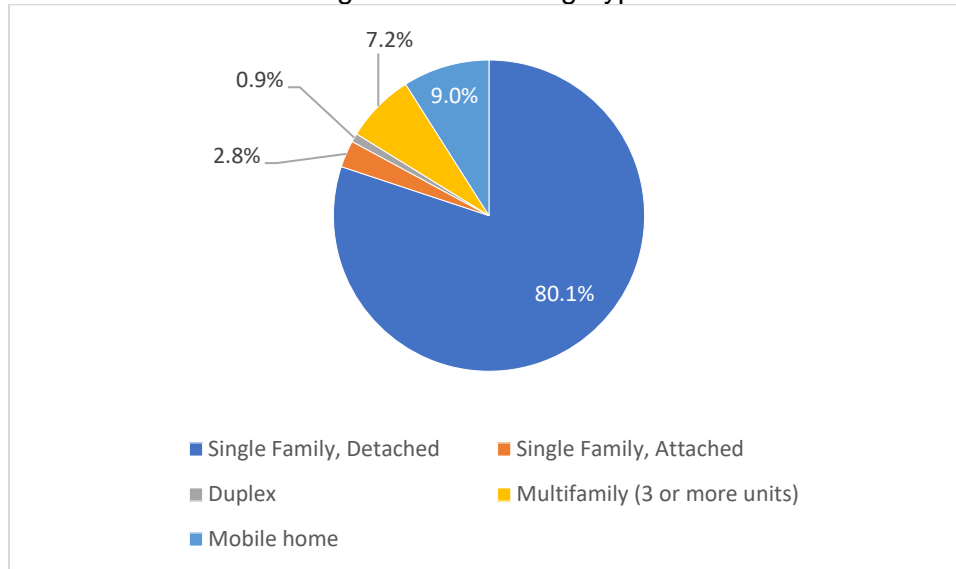


Source: US Census Bureau

Housing is a pressing issue. The County has **approximately 32,890 housing units as of 2023**, with very low vacancy rates (7%), making it harder for residents to find homes. The vast majority (**80.1% are single-family detached houses**), and there are limited “missing middle” choices like townhomes or duplexes (<10.9%). Many homes are also older, with a third built before 1980. Looking ahead, the County will need at least **4,100 additional housing units over the next 25 years** (includes housing units built and approved for in the last two (2) years) to

accommodate the projected population increase of 12,000, underscoring the importance of reinvesting in aging housing stock while also building new, diverse options in designated growth areas.

Figure X-X. Housing Types



Source: 2023 ACS 5-Year Estimates

Augusta County's economy is anchored by **agriculture, manufacturing, and transportation**, with nearly half (46%) of residents commuting outside the County for work. The County has seen major job gains in manufacturing and warehousing, while agriculture remains one of the strongest sectors, producing **\$448 million in 2022, second highest in Virginia**. However, the number of farms is shrinking even as the value of production rises. **Balancing economic diversification while keeping agriculture strong will be key to maintaining Augusta County's identity and prosperity.**

The transportation network is a strength, with **two (2) interstates (I-81 and I-64) and thousands of miles of primary and secondary roads (406 and 2,052, respectively)**. Traffic is manageable overall, with congestion mainly near Staunton, Waynesboro, and the interstate corridors. Public transit options such as the **BRITE bus and Afton Express commuter line** are in place but limited, and sidewalks and bikeways cover only about 29 miles. **Future investments will need to focus on better connections in growth areas while preserving the rural road network.**

Augusta's environment is both an asset and a responsibility. Nearly **half (45%) the County sits on karst aquifers**, which are vital but vulnerable groundwater systems. The County is also home to the **Blue Ridge and Allegheny Mountains, Shenandoah National Park, and George Washington National Forest**, making natural landscapes part of both its economy and quality of life. With approximately **53.7% (332,714 acres) of the County's land area in a Rural Conservation or Agricultural Conservation Area** and 34.6% (214,410 acres) identified as Public Land, the County must protect natural resources while directing development where infrastructure already exists.

Planning Policy Area and Future Land Use Maps

The Planning Policy areas and Future Land Use categories are utilized to enact the overall vision of this Plan. There are four (4) Planning Policy Areas and thirteen (13) Future Land Use categories. The [Guiding Augusta Future Land Use Story Map](#) is an interactive tool designed to navigate the Planning Policy Area and Future Land Use Map proposed changes.

Planning Policy Areas

The four (4) Policy Areas identified on the Planning Policy Area Map include:

- Urban Service Areas (80% of future growth)
- Community Development Areas (10% of future growth)
- Rural Conservation Areas (5% of future growth)
- Agricultural Conservation Areas (5% of future growth)

In order to drive growth into designated Growth Nodes within the County, particularly surrounding the cities of Staunton and Waynesboro and Interstates 81 and 64, approximately 90% of future development is planned to occur in either the Urban Service or Community Development Areas.

Map A: Planning Policy Areas

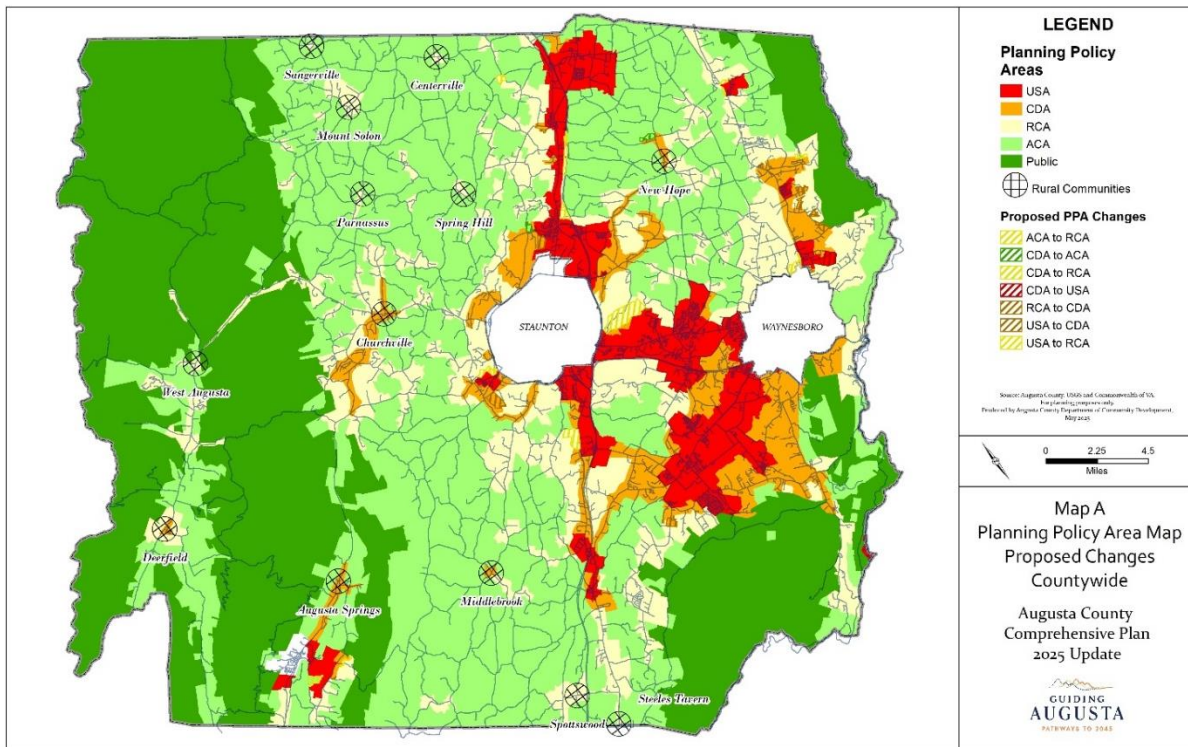


Figure X.X provides a statistical breakdown of the County by Planning Policy Area. These policy areas have been modified as part of the Comprehensive Plan Update process. Changes to the Urban Service and Community Development Areas have been made in areas east and west of Staunton, Doods/Crimora, Stuarts Draft, Greenville, Fishersville, Harriston, Craigsville, Mount Sidney, Verona, and Weyers Cave. Changes to the Rural Conservation and Agricultural Conservation Areas have been made due to conservation easements placed on properties and the feasibility of future expansions of infrastructure.

As a result of the Planning Policy Area modifications, approximately 1,865.82 acres were removed from either an Urban Service or Community Development Area and placed into a Conservation Area, while approximately 668.72 acres were shifted from a Rural Conservation Area to a Community Development Area. No Conservation Areas were converted into an Urban Service Area. **Overall, this process resulted in a net increase of approximately 1,196.90 acres designated as part of a Conservation Area Planning Policy Area**, reflecting the County's ongoing commitment to managing growth in a way that preserves its rural character.

Figure X.X: Acreage by Planning Policy Area

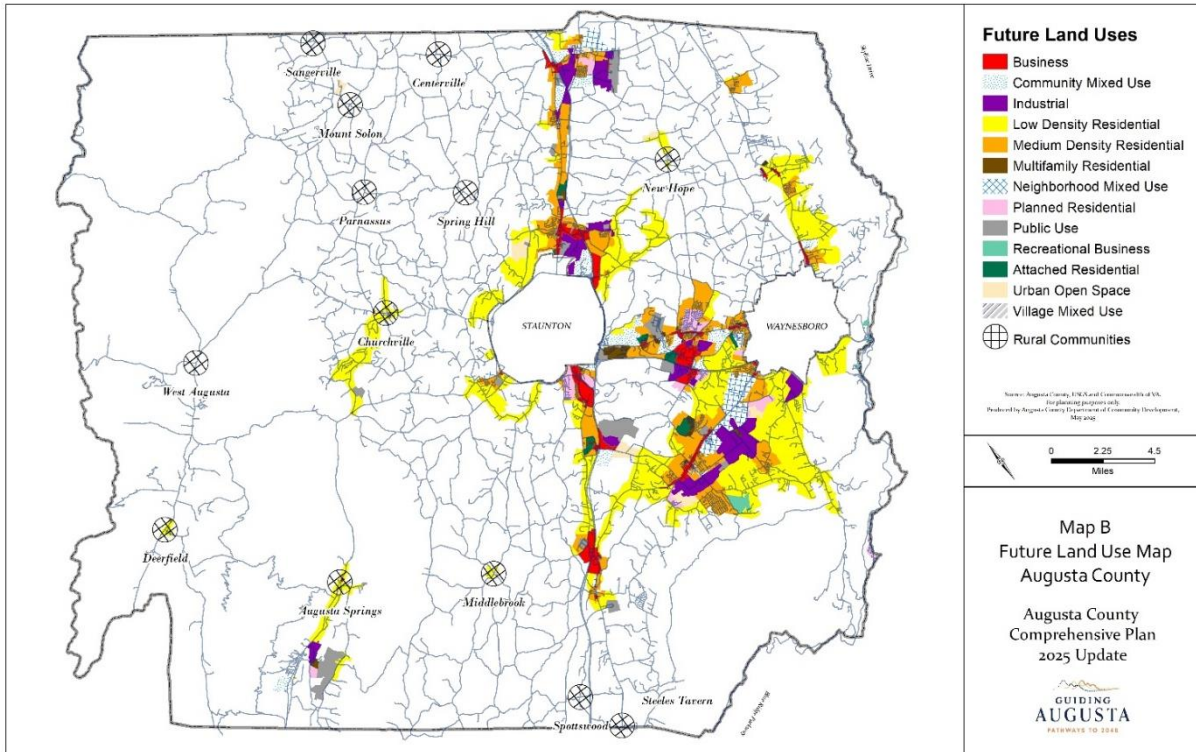
Policy Area	Acres	Percent
Urban Service Area	38,027.32	6.14%
Community Development Area	34,571.04	5.58%
Rural Conservation Area	84,300.71	13.60%
Agricultural Conservation Area	248,413.68	40.08%
Public Land	214,410.25	34.60%
TOTAL	619,722.29	100.0%

Source: Augusta County GIS, Augusta County Community Development Department

Future Land Use Categories

The Future Land Use categories indicate the type of use and level of density considered appropriate for each parcel in the Urban Service and Community Development Areas. They are not regulatory, such as a zoning classification, but serve as a guide if and when property owners seek rezoning.

Map B: Future Land Use Map



There are thirteen (13) Future Land Use categories identified by the Planning Policy Area/Future Land Use Map. Those areas include:

- **Business**, where business uses of varying scale and scope would be appropriate.
- **Community Mixed Use**, which may include a variety of residential uses at a density of six (6) to sixteen (16) dwelling units per acre and, on up to 40% of the total land area, retail and office uses and in some, but not all cases, industrial uses.
- **Industrial**, where industrial uses of varying scale and scope would be appropriate.
- **Low Density Residential**, which may include detached residential units at a density of between one-half (1/2) and one (1) dwelling unit per acre; will be found only in the Community Development Area.
- **Medium Density Residential**, which may include single-family residential units at a density of between two (2) and five (5) dwelling units per acre.
- **Multifamily Residential**, which may include residential buildings housing between nine (9) and twenty (20) dwelling units per acre, as well as manufactured home developments.
- **Neighborhood Mixed Use**, which may include a variety of residential uses at a density of four (4) to eight (8) dwelling units per acre and convenience retail and office uses on up to 20% of the total land area.
- **Planned Residential**, which may include a variety of residential uses at a density of four (4) to twelve (12) dwelling units per acre.
- **Public Use**, which identifies land owned by, or utilized by, a federal, state or local government agency.
- **Recreational Business**, which may include business development on a limited scale, within close proximity to important natural resource recreation opportunities; may be found in Conservation Areas.
- **Single-Family Attached Residential**, which may include attached residential units like townhouses and duplexes at a density of between four (4) and twelve (12) dwelling units per acre; will be found only in the Urban Service Area.
- **Urban Open Space**, which identifies land permanently set aside for open space uses such as conservation easements and County recreation areas.
- **Village Mixed Use**, which encourages the adaptive reuse of existing structures, as well as infill development conforming to the existing or historic development pattern in the community; will be found only in the Community Development and Urban Service Areas.

Like the Planning Policy Areas, the Future Land Use categories are not zoning classifications. Instead, they act to inform the decision-making process on rezoning and development applications. Since the land located in the Rural and Agricultural Conservation Areas is expected to remain rural in character, those Planning Policy Areas generally do not have designated Future Land Uses. **Table X.X** provides a statistical breakdown of the Future Land Use categories.

Figure X.X: Acreage by Future Land Use Category

Future Land Use Category	Acres	Percent of Future Land Uses	Percent of Total Land Area
Business	4,119.01	5.53%	0.66%
Community Mixed Use	4,203.74	5.64%	0.68%
Industrial	5,703.25	7.65%	0.92%
Low Density Residential	32,669.38	43.82%	5.27%
Medium Density Residential	14,872.46	19.95%	2.40%
Multifamily Residential	833.44	1.12%	0.13%
Neighborhood Mixed Use	2,743.72	3.68%	0.44%
Planned Residential	2,314.28	3.10%	0.37%
Public Use	4,053.64	5.44%	0.65%
Recreational Business	473.30	0.63%	0.08%
Single-Family Attached Residential	740.88	0.99%	0.12%
Urban Open Space	1,483.59	1.99%	0.24%
Village Mixed Use	337.45	0.45%	0.05%
TOTAL	74,548.16	100.00%	12.03%

Source: Augusta County GIS, Augusta County Community Development Department

Augusta County's Vision and Key Priorities

Augusta County embraces its enduring rural charm, promotes thoughtful development, and fosters an environment where residents, visitors, and businesses feel valued.

As a way to achieve that vision, this Plan identifies five (5) key priorities, each with their own unique vision and set of goals. The key priorities guide this Plan and will be achieved through concrete, actionable goals, objectives, and strategies.

Balanced Growth: Augusta County commits to a diverse economy by supporting agricultural vitality and aligning residential, commercial, and industrial development with plans, resources, and infrastructure.

Environmental Stewardship: Augusta County preserves its unique natural resources through strategically planned development that maximizes open space and maintains its rural character.

Quality of Life: Augusta County provides residents with a variety of housing, employment, and recreational opportunities. Facilities and services are accessible, reflect the mission of each organization or agency, and protect the rural lifestyle and character that define daily life in the County.

Sense of Place: Augusta County celebrates the unique traditions and qualities of its rural communities by encouraging and nurturing a strong sense of place, culture, and connection.

Transportation Network: Augusta County prioritizes the safety, efficiency, and accessibility of its transportation network, while respecting the unique character of both developed and rural areas.

The concrete, actionable goals, objectives, and strategies in this Plan are significantly shaped by the four (4) Planning Policy Areas – Urban Service Areas, Community Development Areas, Rural Conservation Areas, and Agricultural Conservation Areas. In order to promote compact, coordinated, orderly, and balanced patterns of development, the Plan clearly distinguishes between Urban Service and Community Development Areas and Rural Conservation and Agricultural Conservation Areas. These designations establish distinct areas for both rural development and denser development, as well as areas for a full range of agricultural and forestal uses. Where Urban Service Areas are intended to accommodate significant residential development, Rural Conservation Areas are recommended for clustered development patterns only. **Using a reasonable combination of voluntary and mandatory measures, the goals, objectives, and strategies detailed in this Plan effectively implement the County's vision and key priorities.**

Priority and Goal Chart

Balanced Growth	Goal 1	Proactively support and grow agricultural vitality in Augusta County.
	Goal 2	Coordinate commercial, industrial, and residential development with available resources, infrastructure, and growth objectives.
	Goal 3	Facilitate and support the maintenance and development of plans, resources, and infrastructure that are cost-efficient and effective in better serving the community as it continues to grow and develop.
Environmental Stewardship	Goal 4	Preserve the integrity of the County's natural environmental systems for the long-term health and benefit of the community.
	Goal 5	Prioritize preserving open space and farmland to support a community where the access to and protection of unique natural resources promote sustainability and provide lasting benefits for residents, agriculture, recreation, and scenic beauty.
	Goal 6	Energy infrastructure and initiatives in the County will be strategically planned to protect natural resources, adapt to evolving technologies, and meet the community's future needs.
Quality of Life	Goal 7	Ensure an adequate supply of safe, suitable, and affordable housing for all County residents.
	Goal 8	Where feasible per Planning Policy Area designation, ensure residents have access to safe and quality utility services.
	Goal 9	Expand unique and engaging opportunities for residents of all ages to promote community connection, retention, and a sense of value.
	Goal 10	Advance the overall wellness of the County's residents and visitors through well-maintained parks, programs, and services.
	Goal 11	Establish and maintain library facilities that provide efficient, effective, and readily available services to all County residents in accordance with Planning for Library Excellence: Standards for Virginia Public Libraries.
	Goal 12	Ensure that all human services and programs are accessible, inclusive, and of high quality.
	Goal 13	Ensure the efficient and responsive delivery of public safety services.
Sense of Place	Goal 14	Guide long-range planning and development efforts to protect the unique identity of each community in Augusta County.
	Goal 15	Acknowledge and celebrate Augusta County's cultural and historic resources, emphasizing their lasting significance and expanding the ways in which the narrative is shared and embraced by all.
	Goal 16	Ensure residents and visitors can safely access and connect to resources and amenities throughout the County.
Transportation Network	Goal 17	Ensure Augusta County's transportation network addresses congestion, development, and other system demands with user safety as the highest priority.
	Goal 18	Promote and support fixed route and on-demand/paratransit public transit services in Augusta County.
	Goal 19	Recognize non-motorized traffic, such as walking and biking, as essential modes of transportation by enhancing its safety, connectivity, and integration throughout the County.
	Goal 20	Ensure farmers operating farm vehicles and equipment on local roadways have the necessary support and resources to travel safely.

Balanced Growth (Page 36-69 of Plan)

Vision: Augusta County commits to a diverse economy by supporting agricultural vitality and aligning residential, commercial, and industrial development with plans, resources, and infrastructure.

Goal 1. Proactively support and grow agricultural vitality in Augusta County.

AGRICULTURAL ECONOMY: Ensure that the agricultural and forestry industries in Augusta County have a wide array of methods for maintaining a viable agricultural economy.

NEXT GENERATION FARMING: Pursue programs that help foster a smooth transition of agricultural land ownership from one generation of farmers to the next, utilizing local, state, and federal agencies to sustain farming as a leading economic sector in Augusta County.

LEADERSHIP IN FARMING: Maintain an organizational framework that fosters leadership and advocacy to support the success of the agricultural and forestry industry in Augusta County.

Goal 2. Coordinate commercial, industrial, and residential development with available resources, infrastructure, and growth objectives.

COMMERCIAL AND INDUSTRIAL ATTRACTION/RETENTION: Attract and retain well-planned commercial and industrial development that strengthen the County's economic foundation and protect the harmony, safety, and character of adjacent properties.

COMMERCIAL AND INDUSTRIAL DEVELOPMENT: Align commercial and industrial development with the Strategic Economic Development Action Plan (SEDAP), prioritizing specific locations and targeting key sectors identified in the Action Plan.

RESIDENTIAL DEVELOPMENT: Ensure residential development aligns with growth plans, available resources, and infrastructure capacity to support housing needs across all densities.

BALANCED AND MIXED-USE DEVELOPMENT: Promote balanced mixed-use development in the County's growth areas, aligned with planned capacity and long-term growth strategies.

Goal 3. Facilitate and support the maintenance and development of plans, resources, and infrastructure that are cost-efficient and effective in better serving the community as it continues to grow and develop.

COUNTY INVESTMENTS: Manage the County's expenditures and investments to ensure resource allocations prioritize long-term community benefits and fiscal sustainability.

COMMUNITY FACILITIES IMPROVEMENTS/DEVELOPMENTS: Assess current and future community facility needs to guide strategic investments and ensure efficient, phased improvements to public resources.

FIRE-RESCUE INFRASTRUCTURE: Maintain and improve fire-rescue facilities and services.

EMERGENCY MANAGEMENT RESOURCES: Ensure a comprehensive state of readiness through coordinated emergency management services and effective public safety response, supported by strategic resource and infrastructure investments across the County.

Balanced Growth

UTILITY INFRASTRUCTURE: Ensure efficient, well-planned utility infrastructure by prioritizing strategic investments, guiding expansion into growth areas and maintaining reliable capacity for consumptive use and fire safety to meet the community's needs.

SOLID WASTE MANAGEMENT: Continue to update, with public involvement, the County's Solid Waste Management Plan to ensure that solid waste disposal service is provided in a manner that is environmentally safe, adequate in capacity, and economical to local residents for the long-term.

PARKS AND RECREATION PLANS/INITIATIVES: Develop Parks and Recreation plans and initiatives to assess current facilities and inventory, ensuring future development aligns with available resources, funding, and the community's best interests.

PARKS AND RECREATION FACILITIES: Establish and maintain parks and recreational facilities that are efficient, effective, and readily available to all County residents in accord with state service standards.

LIBRARY PLANNING: Develop and implement a comprehensive and forward-thinking Augusta County Library Strategic Plan that integrates long-term facility planning, community partnerships, modernized services, and sustainable resource management to meet the evolving needs of all citizens.

PUBLIC SCHOOLS PLANNING: Support Augusta County Public Schools by aligning facilities, staffing, and resources with the ACPS 2027 Comprehensive Plan and future needs.

Environmental Stewardship (Page 70-95 of Plan)

Vision: Augusta County preserves its unique natural resources through strategically planned development that maximizes open space and maintains its rural character.

Goal 4. Preserve the integrity of the County's natural environmental systems for the long-term health and benefit of the community.

SURFACE AND GROUNDWATER RESOURCES: Protect and enhance the quality of surface and groundwater resources to ensure environmental health, sustainable water supplies, and compliance with regulatory standards, promoting responsible development practices and recognizing the role of residents in conservation efforts.

STORMWATER MANAGEMENT: Promote efficient and effective stormwater management strategies appropriate to each Planning Policy Area to protect water quality and control flooding.

NATURAL ENVIRONMENTAL SYSTEMS: Protect the fundamental integrity of the County's natural environmental systems for the enjoyment and benefit of local citizens, businesses, tourism, and recreation while accommodating new development.

ENVIRONMENTAL SUSTAINABILITY: Continue to promote and advocate for recycling and other environmentally sustainable initiatives, working with public facilities to meet and exceed state and federal regulations.

Goal 5. Prioritize preserving open space and farmland to support a community where the access to and protection of unique natural resources promote sustainability and provide lasting benefits for residents, agriculture, recreation, and scenic beauty.

RESPONSIBLE AND PRODUCTIVE FARMING: Enhance the agricultural and forestry industry in Augusta County while maintaining a balance with environmentally responsible practices.

STRATEGIC FARMLAND DEVELOPMENT: Promote strategic development that supports both existing and future farming operations, as well as the needs of future residents.

PRESERVING FARMLAND: Preserve farmland of varying importance to support agriculture, protect ecosystems, and maintain the rural landscape.

OPEN SPACE AND GREENWAYS: Encourage the preservation of open space and the development of greenways to enhance and maintain the rural character and natural beauty of the County.

Goal 6. Energy infrastructure and initiatives in the County will be strategically planned to protect natural resources, adapt to evolving technologies, and meet the community's future needs.

ENERGY INFRASTRUCTURE AND PLANNING: Participate in the planning of utility-scale energy infrastructure to ensure grid stability, long-term reliability, and the effective fulfillment of the County's future energy needs.

ENERGY RESILIENCY: Promote education and long-range resiliency planning both at the citizen level and as a part of government policies to ensure informed decision-making and sustainable energy practices.

SOLAR: Ensure the siting of solar projects demonstrates a balance between renewable energy and environmental resources, while minimizing impacts on community resources and current and future residents and businesses.

DATA CENTER DEVELOPMENT: Ensure data center development prioritizes the preservation of the County's limited resources and rural character.

Quality of Life (Page 96-125 of Plan)

Vision: Augusta County provides residents with a variety of housing, employment, and recreational opportunities. Facilities and services are accessible, reflect the mission of each organization or agency, and protect the rural lifestyle and character that define daily life in the County.

Goal 7. Ensure an adequate supply of safe, suitable, and affordable housing for all County residents.

HOUSING ALTERNATIVES: Ensure the provision of a variety of housing types and values to meet the needs of County residents.

AFFORDABLE RENTAL HOUSING: Encourage the increase in the supply of affordable, long-term rental housing opportunities that are equitable and accessible to all individuals.

HOUSING REHABILITATION: Support the rehabilitation of aging or blighted properties to promote the safety and quality of homes in the County.

HOUSING INITIATIVES: Participate in and promote housing initiatives that are collaborative and serve all individuals in the Staunton, Augusta, Waynesboro region.

Goal 8. Where feasible per Planning Policy Area designation, ensure residents have access to safe and quality utility services.

WATER CONSUMPTION AND QUALITY: Ensure that all County residents have access to a safe and adequate water supply and that private water and wastewater systems do not pose long-term public health or environmental threats to the County and its residents.

NON-PUBLIC UTILITY SERVICES: Coordinate with non-public utility providers, including telephone, broadband, and gas services, in order to ensure adequate provision of services.

Goal 9. Expand unique and engaging opportunities for residents of all ages to promote community connection, retention, and a sense of value.

YOUTH ENTERTAINMENT OPPORTUNITIES: Support the creation of activities and programs that inspire creativity and provide engaging entertainment for youth.

YOUTH/YOUNG ADULT CAREER AND EDUCATIONAL OPPORTUNITIES: Support the expansion and development of career and technical programs aimed at broadening occupational opportunities for youth and young adults.

ADULT OPPORTUNITIES: Promote initiatives and programs for adults to gain access to educational and developmental opportunities and resources.

OLDER ADULT OPPORTUNITIES: Assist in the peaceful living of older adults in the County.

Goal 10. Advance the overall wellness of the County’s residents and visitors through well-maintained parks, programs, and services.

VAST RECREATIONAL OFFERINGS: Provide a variety of recreational amenities, activities, and programs that are appropriate and adequate in number, size, type, and location to accommodate the needs of all County residents.

HEALTHY LIFESTYLES: Enhance existing recreational amenities and programs while considering new ones to promote healthy lifestyles, personal growth, and social connection.

ACCESSIBLE RECREATIONAL OFFERINGS: Ensure accessibility and affordability for County residents when evaluating amenities, activities, and programs, with careful attention to diverse physical and intellectual abilities, socioeconomic backgrounds, and generational interests and familiarity.

Goal 11. Establish and maintain library facilities that provide efficient, effective, and readily available services to all County residents in accordance with Planning for Library Excellence: Standards for Virginia Public Libraries.

LIBRARY ACCESSIBILITY: Strive to provide exceptional public library services and programs for all citizens.

LIBRARY GROWTH: Explore opportunities to expand and enhance the programming, services, spaces, resources, collections, and accessibility available through the public library system.

TECHNOLOGY IN THE LIBRARY: Expand and enhance the technological and digital services available throughout Augusta County Libraries, recognizing the Library’s continued and expanding role of providing access to high-speed internet and devices.

Goal 12. Ensure that all human services and programs are accessible, inclusive, and of high quality.

SERVICE PARTNERSHIPS: Maintain partnerships that enhance services and improve the quality of life for all citizens.

PUBLIC HEALTH/SOCIAL SERVICES: Maintain quality public health and social services for residents of all ages and needs in the County, in conjunction and cooperation with local, state, and federal agencies.

COMMUNITY RESOURCES: Consider the feasibility of centralizing certain community resources based on the service delivery objectives, mission, and purpose of each office or agency.

Goal 13. Ensure the efficient and responsive delivery of public safety services.

EMERGENCY COMMUNICATIONS: Enhance the County’s emergency communications systems and public safety coordination to ensure efficient, effective, and economical services for Augusta County and neighboring localities.

FIRE-RESCUE SERVICES: Maintain and improve the services provided by ACFR to maximize the protection and safety of all residents and visitors.

PUBLIC SAFETY SERVICES: Continue to strengthen law enforcement, detention services, and animal control initiatives to ensure public safety.

Sense of Place (Page 126-136 of Plan)

Vision: Augusta County celebrates the unique traditions and qualities of its rural communities by encouraging and nurturing a strong sense of place, culture, and connection.

Goal 14. Guide long-range planning and development efforts to protect the unique identity of each community in Augusta County.

PRESERVING CHARACTER: Preserve rural areas through strategic land use decisions and development practices.

SMALL AREA PLANS: Prioritize the adoption and implementation of Small Area Plans to guide targeted and strategic development in the County's growth areas.

Goal 15. Acknowledge and celebrate Augusta County's cultural and historic resources, emphasizing their lasting significance and expanding the ways in which the narrative is shared and embraced by all.

SHARING THE COUNTY'S HISTORY: Broaden the ways in which the County's diverse history is shared and celebrated.

HISTORICAL PRESERVATION: Identify and protect the basic physical integrity of the County's significant historic and prehistoric sites, structures, and objects.

CULTURAL CELEBRATIONS: Promote initiatives that celebrate and honor the diverse cultures and histories represented across Augusta County.

Goal 16. Ensure residents and visitors can safely access and connect to resources and amenities throughout the County.

WAYFINDING: Improve wayfinding to help residents and visitors easily navigate to and within communities.

Transportation Network (Page 137-149 of Plan)

Vision: Augusta County prioritizes the safety, efficiency, and accessibility of its transportation network, while respecting the unique character of both developed and rural areas.

Goal 17. Ensure Augusta County's transportation network addresses congestion, development, and other system demands with user safety as the highest priority.

INTERSTATE FACILITIES: Work with the Virginia Department of Transportation (VDOT) and the Federal Highway Administration (FHWA) as they deliver interstate projects and improvements in Augusta County.

PRIMARY AND SECONDARY ROADWAYS: Maintain and improve the County's primary and secondary systems through cooperative oversight with VDOT and other organizations.

SECONDARY AND LOCAL FUNCTION ROADWAYS: Prioritize access management and safety when improving and developing secondary systems and local function roadways.

Goal 18. Promote and support fixed route and on-demand/paratransit public transit services in Augusta County.

PUBLIC TRANSIT: Continue working with the Central Shenandoah Planning District Commission (CSPDC) to expand and ensure safe public transportation options for local users.

Goal 19. Recognize non-motorized traffic, such as walking and biking, as essential modes of transportation by enhancing its safety, connectivity, and integration throughout the County.

PEDESTRIAN AND BICYCLE CONNECTIVITY: Improve connectivity for pedestrian and bicycle traffic.

PEDESTRIAN AND BICYCLE SAFETY: Ensure the safe and efficient integration of pedestrian and bicycle traffic into the County's transportation network, promoting a harmonious relationship among all users.

Goal 20. Ensure farmers operating farm vehicles and equipment on local roadways have the necessary support and resources to travel safely.

FARM VEHICLE AND EQUIPMENT SAFETY: Prioritize initiatives and projects that improve farm vehicle travel within the County.

Additional Information and Resource Index

The topics below reflect the issues identified by the public and other reviewers of the Plan as most important to Augusta County's future. For more information, see the referenced pages in the [Comprehensive Plan](#).

Farmland/Farming

Key Data

- Agricultural Economy Profile – Page 21
- Farmland Environment Profile – Page 24
- Planning Policy Areas by Acreage – Page 28
- 2016 Land Cover Data – Page 201
- Farmland Classifications and Map – Pages 211 and 212
- Tools for Land Conservation – Page 213

Key Strategies

- Strategies 1.2.A. – 1.2.E. – Pages 39 and 40
- Strategies 5.2.A. – 5.2.H. – Pages 83 and 84
- Strategies 5.3.A. – 5.3.C. – Page 65

Education/Students

Key Data

- Enrollment and Educational Attainment – Page 16
- Enrollment and Educational Attainment – Pages 157 and 158
- Primary and Secondary School Data – Pages 183 and 187

Key Strategies

- Strategies 1.2.B. – 1.2.C. – Page 39
- Strategies 3.10.A – 3.10.F. – Pages 68 and 69
- Strategies 9.1.A. – 9.1.D. – Page 104
- Strategies 9.2.A. – 9.2.C. – Page 105

Land Use/Growth

Key Data

- Planning Policy Areas by Acreage – Page 28
- Future Land Use Categories by Acreage – Page 33
- 2016 Land Cover Data – Page 201
- Zoning Type by Acreage – Page 248

Key Strategies

- Strategies 2.1.C. – 2.1.F. – Pages 43 and 44
- Strategies 2.3.A. – 2.3.L. – Pages 47, 48, and 49
- Strategies 2.4.A. – 2.4.H. – Pages 50 and 51
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Population/Housing

Key Data

- Population Profile and Projections – Pages 14 and 15
- Household Sizes – Pages 15 and 16
- Housing Community Profile – Pages 17, 18, and 19.
- Population Change – Page 150
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- Age of Housing Stock – Page 161
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Key Strategies

- Strategies 2.3.A. – 2.3.L. – Pages 47, 48, and 49
- Strategies 7.1.A. – 7.1.F. – Pages 97 and 98

Affordable Housing

Key Data

- Housing Stock – Pages 159 and 160
- Housing Tenure – Page 160
- Age of Housing Stock – Page 161
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- House Value, Cost, and Rent – Page 162
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Key Strategies

- Strategies 2.3.K. and 2.3.L. – Pages 47 and 49
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- Strategies 7.1.A. – 7.1.F. – Pages 97 and 98
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Water/Water Quality

Key Data

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Key Strategies

- Strategies 4.1.A. – 4.1.I. – Pages 71 and 72
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