

AUGUSTA COUNTY PLANNING COMMISSION



ANNUAL REPORT 2009

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MEMBERSHIP

The Augusta County Planning Commission members in 2009 were: Thomas H. Byerly, Chairman; Kitra A. Shiflett, Vice-Chairman; Stephen Neil Bridge; Taylor Cole; James W. Curd; Wayne F. Hite; and Gordon Kyle Leonard, Jr. Rebecca L. Earhart served as Secretary to the Commission.

MEETINGS

The Planning Commission had an active year, meeting fifteen (15) times in 2009- eleven (11) regular meetings, three (3) worksessions, and conducting one (1) Joint public hearing with the Board of Supervisors on the Zoning and Subdivision and Ordinance amendments. The Commission had strong attendance at all of their meetings and worksessions as they continued their practice of meeting on the second Tuesday of each month and viewing the requests prior to the public hearings. Twice this year the Commission held both their regular meeting and a worksession on the same day in an effort to make recommendations to the Board of Supervisors on the Zoning and Subdivision Ordinances for anticipated finalization in January 2010.

WORKLOAD

2009 had fewer requests come before the Augusta County Planning Commission than previous years but the Commission remained busy. The Commission made recommendations on seven (7) requests for rezonings, one (1) request to amend and restate proffers, one (1) request for acceptance into the Middle River Agricultural and Forestal District and one (1) request for removal from the Middlebrook Agricultural and Forestal District. The Commission also participated in several worksessions regarding recommendations for Zoning and Subdivision Ordinance amendments.

REZONING OF LAND

Two (2) of the seven (7) requests were recommended to the Board to be approved with proffers, while three (3) were recommended for approval without proffers and two (2) were recommended for denial. The request to amend and restate proffers was also recommended for approval. Table 1 shows a breakdown of the Planning Commission's actions on all the requests by magisterial district.

TABLE 1
RECOMMENDATIONS ON REZONING REQUESTS
BY MAGISTERIAL DISTRICT

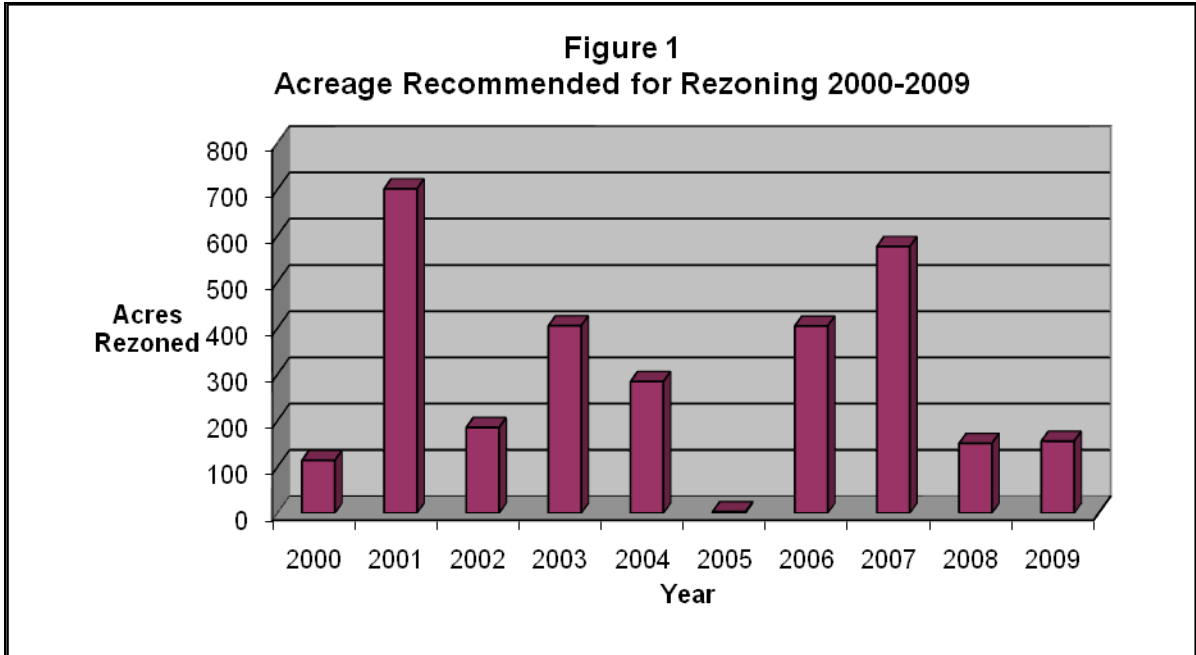
DISTRICT	RECOMMEND APPROVAL WITH PROFFERS	RECOMMEND APPROVAL WITHOUT PROFFERS	RECOMMEND DENIAL	AMEND MASTER PLANNED COMMUNITY REGULATIONS	TABLED	TOTAL
Beverley Manor	1	0	0	0	0	1
Middle River	0	0	0	0	0	0
North River	1	0	0	0	0	1
Pastures	0	1	1	0	0	2
Riverheads	0	2	0	0	0	2
South River	0	0	0	0	0	0
Wayne	0	0	1	0	0	1
TOTAL*	2	3	2	0	0	7

* Note: This total does not include requests for changes to proffers.

The number of rezoning requests continued to decrease from previous years from eleven (11) in 2008 to seven (7) in 2009. For the purposes of this report only the actual rezoning requests will be considered, not the request to amend and restate proffers. The acreage recommended for rezoning remained fairly stable compared to last year, equaling 151 acres in 2008 and 155 acres in 2009. (see Figure 1 on Page 4). In every case except one (1), the Board of Supervisors followed the recommendations of the Planning Commission; in one other instance the request was withdrawn prior to the Board of Supervisors' public hearing.

The rezoning requests in 2009 were distributed over five (5) of the seven (7) magisterial districts. The Riverheads and Pastures Districts had the most requests with two (2) each, while North River, Wayne and Beverley Manor each had one (1) request. There were no rezoning requests made in the Middle River or South River Districts in 2009. Figure 2 (on page 4) graphically depicts the number of rezoning requests by magisterial district. 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.

The acreage recommended for rezoning in the districts was not fairly balanced. One rezoning request in the Beverley Manor District accounted for 87.1% of the acres. The majority of the acreage rezoned (135.2 acres out of the 155.2 total acres rezoned) was part of a proposed commercial development expected to consist of retail, restaurant and entertainment activities.



Note: This acreage does not include requests for changes to proffers.

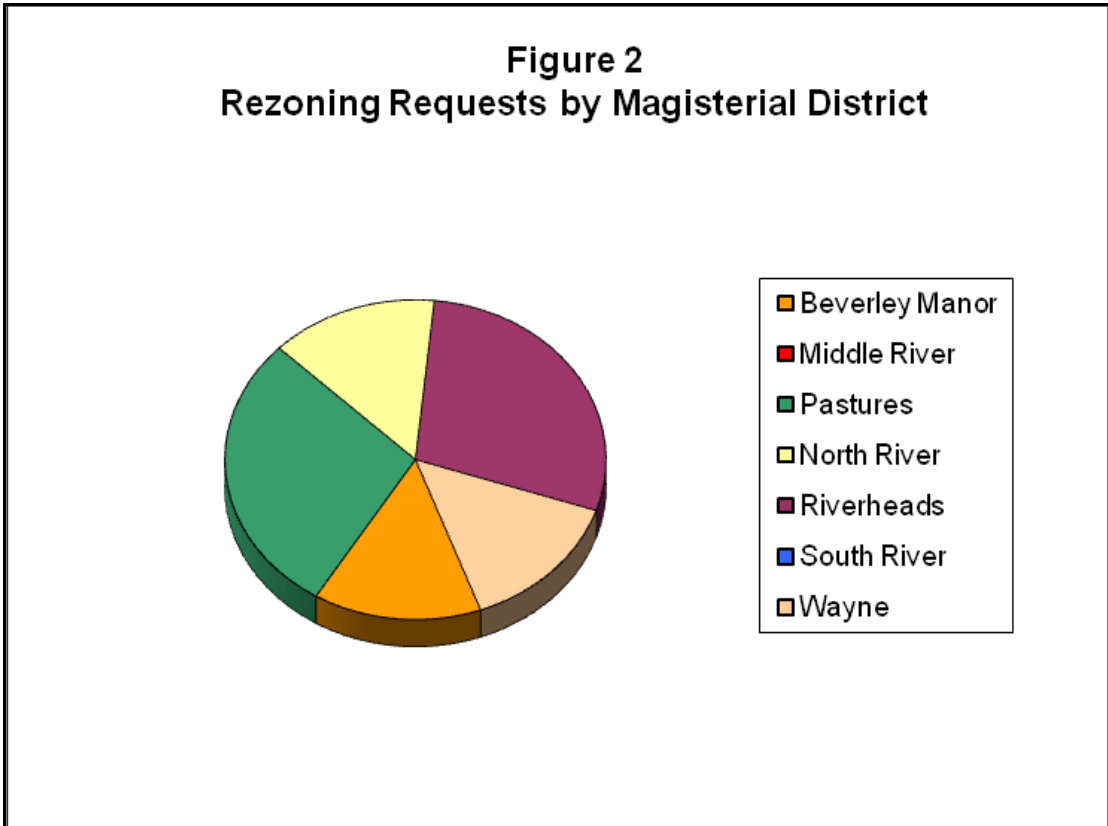
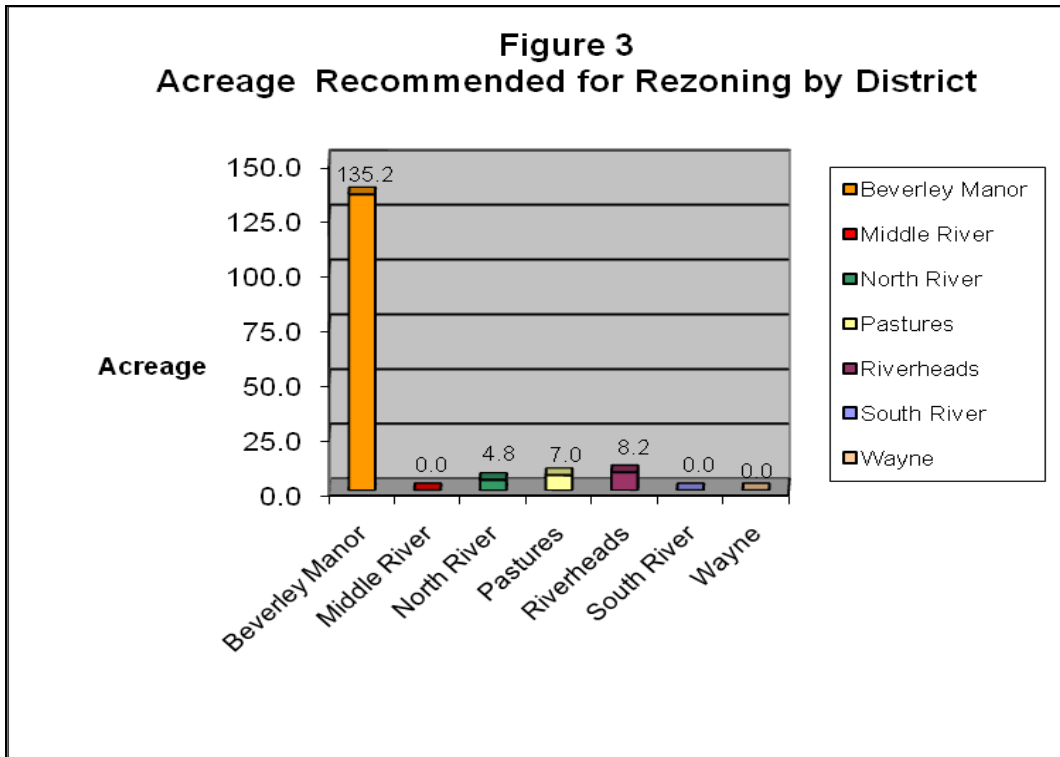


TABLE 2
ACREAGE RECOMMENDED FOR REZONING
BY ZONING CLASSIFICATION AND MAGISTERIAL DISTRICT

ZONE	Beverley Manor	Middle River	North River	Pastures	R'heads	South River	Wayne	TOTAL
General Agriculture	0	0	0	5.5	8.2	0	0	13.7
Exclusive Agriculture	0	0	0	0	0	0	0	0
Rural Residential	0	0	0	1.5	0	0	0	1.5
Single-family Residential	0	0	0	0	0	0	0	0
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	135.2	0	4.8	0	0	0	0	140.0
General Industrial	0	0	0	0	0	0	0	0
Planned Unit Developments	0	0	0	0	0	0	0	0
TOTAL*	135.2	0	4.8	7.0	8.2	0	0	155.2

* Note: This total does not include requests for changes to proffers.



* Note: This total does not include requests for changes to proffers.

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 Agriculture 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 Areas (Table 3 on page 7). Note that the information provided in Tables 3 and 4 include those requests which were recommended by the Planning Commission for denial to the Board of Supervisors. During 2009, there were four (4) requests for rezonings in Urban Service Areas, one and one half (1.5) in Community Development Areas, one half (0.5) in Rural Conservation Areas and one (1) Agricultural Conservation Areas. One of the rezonings requested was for a portion of two pieces of property owned by neighbors desiring to obtain a boundary line adjustment to align their fence and property lines. This request accounts for the fractional numbers reported for the Community Development Areas and Rural Conservation Areas.

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 (Table 4

on page 7) and the amount of acreage recommended for rezoning in each Policy Area by the zoning classification (Table 5 on page 8). In 2009, 90% of the land requested for rezoning was located in an Urban Service Area, while 3.5% was located in a Community Development Area (See Figure 4 on page 8). The request in the Agriculture Conservation Area was to change agriculture classes by going from Exclusive Agriculture to General Agriculture to facilitate a boundary line adjustment.

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

POLICY AREA	RECOMMEND APPROVAL WITH PROFFERS	RECOMMEND APPROVAL WITHOUT PROFFERS	RECOMMEND DENIAL	TABLED	TOTAL
Urban Service Area	2	0	2	0	4
Community Development Area	0	1.5	0	0	1.5
Rural Conservation Area	0	.5	0	0	.5
Agriculture Conservation Area	0	1	0	0	1
TOTAL*	2	3	2	0	7

* Note: This total does not include requests for changes to proffers.

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

Policy Area	RECOMMEND APPROVAL WITH PROFFERS	RECOMMEND APPROVAL WITHOUT PROFFERS	RECOMMEND DENIAL	Tabled	Total
Urban Service Area	140.0	0	3.0	0	143.0
Community Development Area	0	5.5	0	0	5.5
Rural Conservation Area	0	1.5	0	0	1.5
Agriculture Conservation Area	0	8.2	0	0	8.2
TOTAL*	140.0	15.2	3.0	0	158.2

* Note: This acreage does not include requests for changes to proffers.

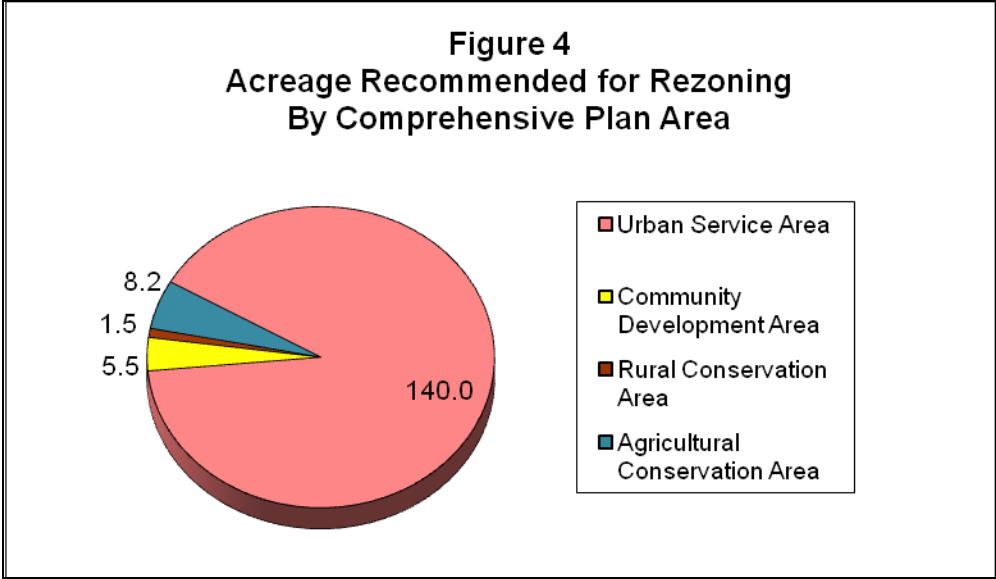


TABLE 5
ACREAGE RECOMMENDED FOR REZONING
BY ZONING CLASSIFICATION
AND COMPREHENSIVE PLAN PLANNING POLICY AREAS

ZONE	Urban Service Area	Community Dev. Area	Rural Cons. Area	Ag. Cons. Area	TOTAL
General Agriculture	0	5.5	0	8.2	13.7
Exclusive Agriculture	0	0	0	0	0
Rural Residential	0	0	1.5	0	1.5
Single-family Residential	0	0	0	0	0
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	140.0	0	0	0	140.0
General Industrial	0	0	0	0	0
Planned Unit Development	0	0	0	0	0
TOTAL	140.0	5.5	1.5	8.2	155.2

COMPREHENSIVE CHANGES TO THE ZONING AND SUBDIVISION ORDINANCES

After the adoption of the County's Comprehensive Plan in 2007 work began on implementation of the Plan's recommendations. In 2008 the County contracted with Duncan Associates to review and revise the County's Zoning, Subdivision, and Stormwater Regulations. A summary of their recommendations was presented to the County in June of 2008 and the Board authorized work to begin on revisions to the regulations. In March of 2009 responsibility for the drafting of the changes shifted to the staff. A committee comprised of two Board members, Mr. Beyeler and Mr. Garber, along with staff members from Community Development was tasked with overseeing the project and a first draft of ordinance changes was completed in the Summer of 2009. In October, following a joint worksession to discuss the proposed changes to the ordinances, the Board and Commission held a joint public hearing on the revisions to the Zoning and Subdivision Ordinances.

Following the public hearing, the Planning Commission met four (4) times to discuss the ordinance revisions and make recommendations to the Board for changes to the advertised draft. Careful consideration was given to the importance of the relationship of the County's Zoning and Subdivision Ordinance to the Comprehensive Plan. The Commission made its final recommendations on the ordinance draft in December of 2009.

AGRICULTURAL AND FORESTAL DISTRICT CHANGES

In 2009 there were two requests related to Agricultural and Forestal Districts (AFD). One request was to add 259.3 acres to the Middle River AFD when they missed the deadline for inclusion in the renewal of the district. The other request was to remove 99 acres from the Middlebrook AFD in order to obtain a Special Use Permit to operate a dog kennel. Each AFD has its own restrictions which are voted on by members in the district and approved by the Board of Supervisors.

PUBLIC USE OVERLAYS

2009 was the fourteenth year the County has had public use overlay zoning. However, the Planning Commission did not consider any requests for public use overlay designation in 2009.

PLANS OF DEVELOPMENT

Plans of Development are required for all Multi-Family Residential and Manufactured Home Park projects to ensure that the development meets all applicable County guidelines, provides for adequate recreation and open space facilities and stormwater management facilities and the buildings and streets are designed to protect the safety of residents and the public at large. There was one (1) Plan of Development for a Manufactured Home Park that the Planning Commission reviewed and approved in 2009. Augusta Woods Manufactured Home Park will have 240 manufactured homes on roughly 86 acres with both public water and public sewer. The park includes three

(3) acres of open space with two (2) recreation areas consisting of walking/bike trails, picnic shelters, horseshoe pits and a basketball goal.

SUBDIVISION OF LAND

Preliminary Plats

The Planning Commission made recommendations on two (2) preliminary plats in 2009. Preliminary plats were approved by the Commission in two (2) of the seven (7) magisterial districts. Table 6 contains a listing of the preliminary plats approved by the Planning Commission in 2009. There were 311 new single residential dwelling district lots, 5 multi-family lots and 26 business lots planned and approved in 2009. A breakdown by type of lot by magisterial district is shown in Table 7.

TABLE 6
PRELIMINARY PLATS APPROVED IN 2009
BY THE PLANNING COMMISSION

DEVELOPMENT	ZONING	NUMBER OF LOTS	MAGISTERIAL DISTRICT
Valley College Park	General Business	4	North River
Myers Corner	General Business	22	Wayne
	Multi-Family Residential	5	
	Townhouse Residential	190	
	Duplex Residential	90	
	Single Family Residential	31	

TABLE 7
NEW LOTS PLANNED THROUGH PRELIMINARY PLATS
APPROVED BY PLANNING COMMISSION
IN 2009

DISTRICTS	CONVENTIONAL RESIDENTIAL	PLANNED UNIT DEVELOPMENT	BUSINESS AND INDUSTRIAL	TOTAL
Beverly Manor	0	0	0	0
Middle River	0	0	0	0
North River	0	0	4	4
Pastures	0	0	0	0
Riverheads	0	0	0	0
South River	0	0	0	0
Wayne	316	0	22	338
TOTAL	316	0	26	342

Final Plats

Preliminary plats provide the number of lots which are planned to be created. To get a clear picture of the number of lots actually being created in Augusta County in any given year, you must analyze the final subdivision plats being approved in the County. In 2008, a final plat for Section 1 of the Planned Unit Development for Stone Valley was approved for 30 Single Family Residential lots and 17 Townhouse Residential lots. In 2009, the final plat for six (6) new business lots was approved for Augusta North Campus (see Tables 9 below).

TABLE 9
LOTS CREATED THROUGH FINAL PLATS
2008-2009

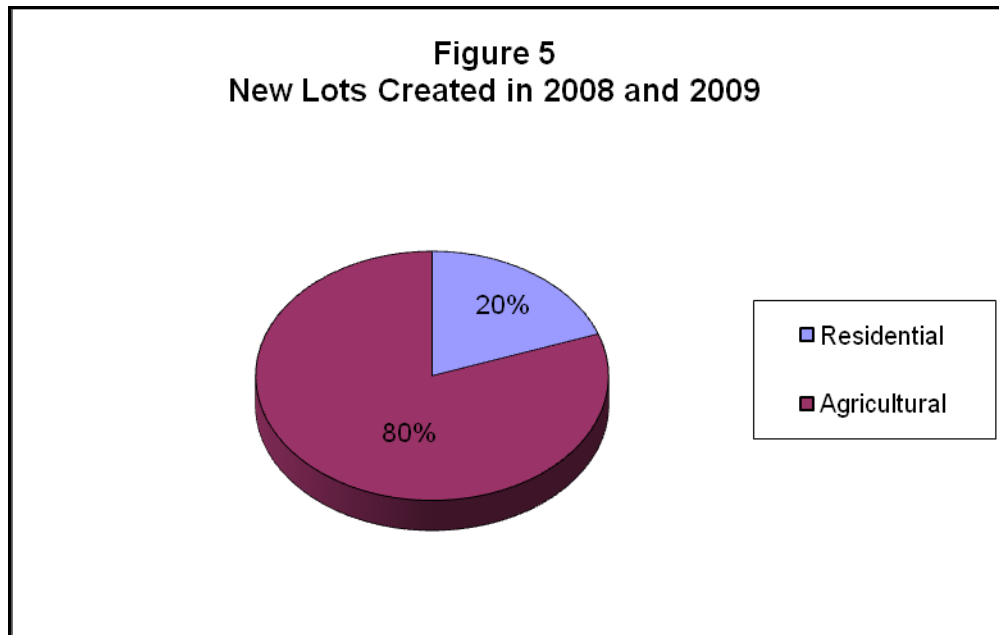
Zoning	Lots Created 2008	Lots Created 2009	Total Lots Created
Single Family Residential	30	0	30
Duplex Residential	0	0	0
Townhouse Residential	17	0	17
Master Planned Community (residential)	0	0	0
Limited Business	0	0	0
General Business	0	6	6
General Industrial	0	0	0
Utility Lot	0	0	0
TOTAL	47	6	53

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 2008, 87 new lots were created through the minor subdivision process in agriculture districts. In residential districts, one (1) new lot was created in the Single Family Residential district and one (1) new lot was created in the Rural Residential district. In 2009, 127 new lots were created through the minor subdivision process in the agricultural districts. This number is higher than last year but the more important statistic is the lack of residential lots created in the County in 2009. There were only two (2) lots created in the Single Family Residential district and one (1) lot created in the Rural Residential district through the minor subdivision process.

Assuming that the new lots created through the minor subdivision process in the agricultural districts are being created for residential purposes, approximately 80% of the new residential lots in the County were created in areas zoned agriculture in 2008 and 2009. However, because of the decline in the economy and housing market no assumptions can be made on whether this trend will continue. Figure 5 graphically presents a comparison of the number of residential lots created in 2008 and 2009.



ANNUAL SCORECARD

One of the implementation measures recommended in the Comprehensive Plan Update 2007- 2027 is the Annual Scorecard, a report to see how well the vision of the Comprehensive Plan is being implemented. The Annual Scorecard will present a multitude of county data that can be tracked annually to determine what trends are present. The first Annual Scorecard was prepared in May of 2008. Due to data problems with the GIS layers used to generate the report, no Annual Scorecard was presented in 2009. A scorecard will be available in the Spring of 2010.