

AUGUSTA COUNTY PLANNING COMMISSION



ANNUAL REPORT 2011

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MEMBERSHIP

The Augusta County Planning Commission members in 2011 were: Wayne F. Hite, Chairman; James W. Curd, Vice-Chairman; Kitra A. Shiflett; William B. Garvey; Taylor Cole; Gordon Kyle Leonard, Jr.; and Eric M. Shipplett. Rebecca L. Earhart served as Secretary to the Commission.

MEETINGS

The Planning Commission met seven (7) times in 2011 – seven (7) regular meetings and including one (1) joint public hearing with the Board of Supervisors as part of their September regular meeting. The Commission had strong attendance at all of their meetings. James Curd and Kitra Shiflett had perfect attendance. The Commission continued their practice of meeting on the second Tuesday of each month and viewing the requests prior to the public hearings.

WORKLOAD

2011 had less requests come before the Augusta County Planning Commission than the last couple years but considered many more ordinance amendments than was usual. In 2010, the Commission had 18 total requests come before them for rezoning, amending proffers or adding the Public Use Overlay. In 2011, thirteen (13) requests came before the Commission. Ten (10) of those requests were for rezoning.

REZONING OF LAND

Five (5) out of the ten (10) requests for rezoning were recommended to the Board to be approved with proffers, two (2) were recommended for approval without proffers, one (1) request was tabled by the Planning Commission and two (2) requests were recommended for denial. There were six (6) requests to amend and restate proffers, four (4) of which were part of rezoning requests, and there was one (1) request to add the Public Use Overlay. Two requests to add or amend and restate proffers were recommended for denial by the Planning Commission and later approved by the Board of Supervisors. Table 1 shows a breakdown of the Planning Commission's actions on all the requests for rezoning 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	0	0	1	0	1	2
Middle River	0	0	0	0	0	0
North River	2	0	0	0	0	2
Pastures	0	0	0	0	0	0
Riverheads	0	0	0	0	0	0
South River	1	2	0	0	0	3
Wayne	2	0	1	0	0	3
TOTAL*	5	2	2	0	1	10

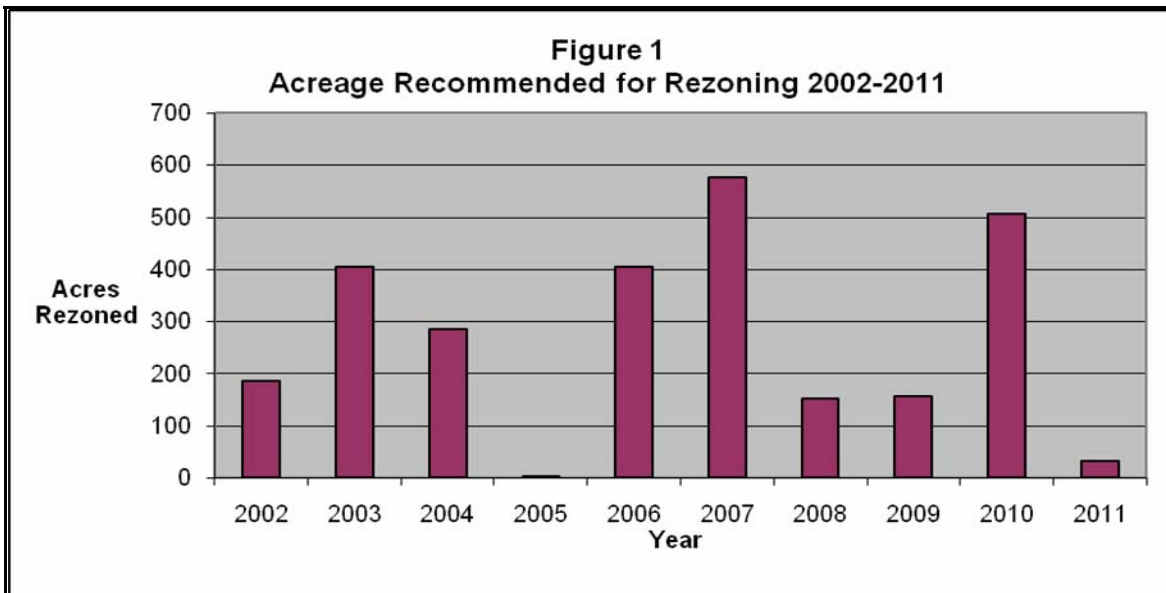
* Note: This total does not include requests to add the Public Use Overlay or requests to amend and restate proffers.

The number of rezoning requests increased slightly as compared to last year with nine (9) in 2010 and ten (10) in 2011. For the purposes of this report only the actual rezoning requests will be considered, not the requests to add, delete, amend and restate proffers or the requests to add the Public Use Overlay. The acreage recommended for rezoning decreased considerably as compared to last year, from 506 acres in 2010 to slightly over 30 acres in 2011. (see Figure 1 on Page 4). In every case except two (2), the Board of Supervisors followed the recommendations of the Planning Commission.

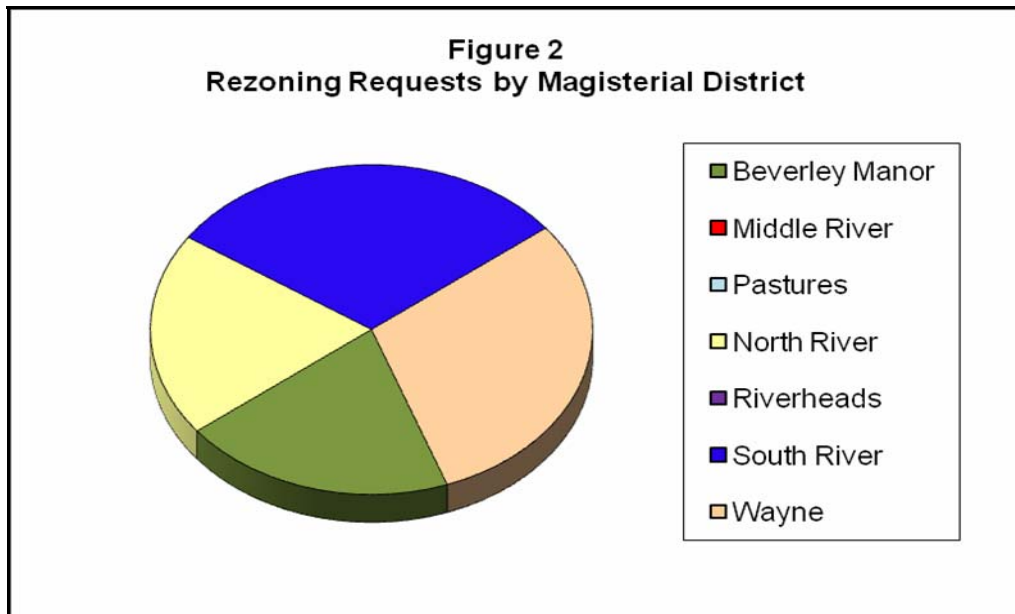
The rezoning requests in 2011 were distributed over four (4) of the seven (7) magisterial districts. The South River and Wayne Districts had the most requests with three (3) each, while the North River and Beverley Manor Districts each had two (2) requests. There were no rezoning requests made in the Middle River, Pastures or Riverheads Districts in 2011. 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.

While there was almost 31 acres recommended for rezoning in 2011, this total is a little deceiving. Many of the requests were for land to be changed from one zoning classification to another, for example Single Family Residential to Multi-Family Residential or General Business. Only a total of 11.18 acres of General Agriculture land was recommended by the Planning Commission for approval to be rezoned but none of

that acreage was being used for agricultural purposes at the time the request was made. One request for 4.75 acres to be rezoned from General Agriculture to General Business was for an existing Ballfield so that new bleachers could be installed and the setbacks could be met. Another 0.20 acre request was for a residential property located next to the Ballfield. This was requested as a clean-up measure because the property was split zoned. Two other requests, totaling 6.23 acres, were requests on land planned for development in the Comprehensive Plan.



Note: This acreage does not include requests to add the PUO or amend and restate proffers.



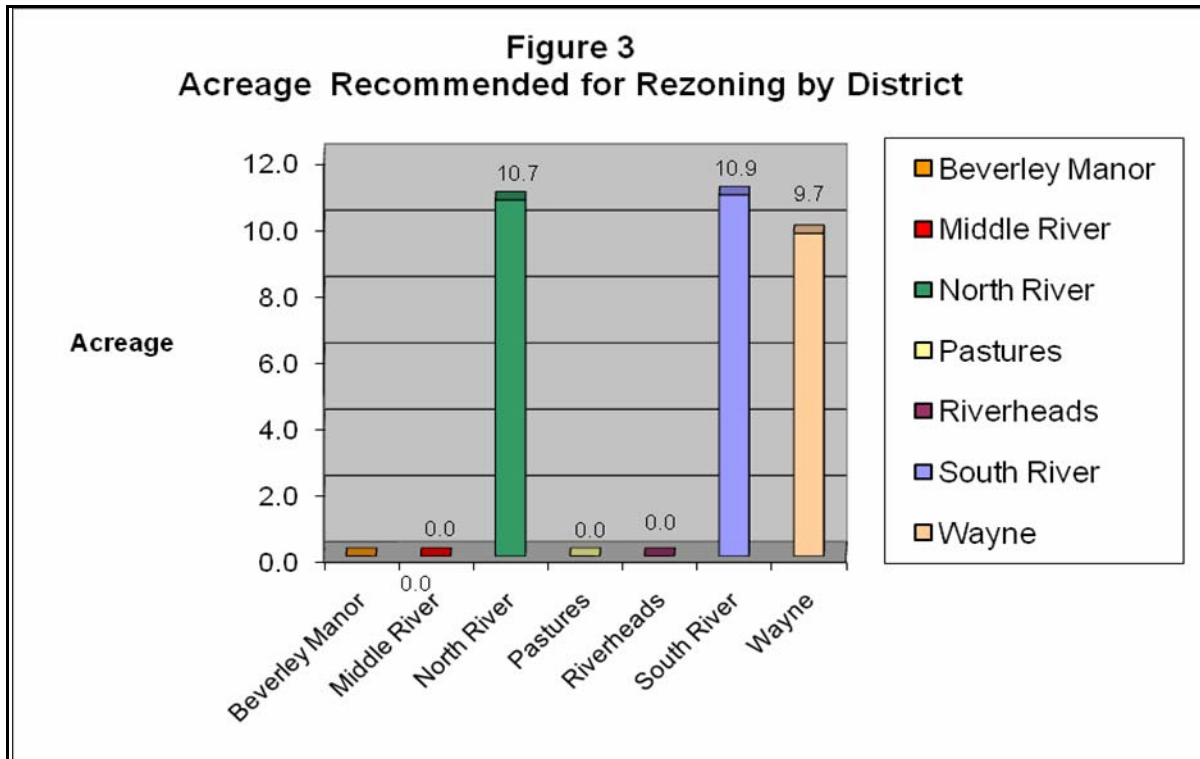
Note: These numbers do not include requests to add the PUO or amend and restate proffers.

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	0	0	0	0	0
Rural Residential	0	0	0	0	0	0	0	0
Single-family Residential	0	0	0	0	0	0.20	0	0.20
Duplex	0	0	0	0	0	0	0	0
Townhouse	0	0	0	0	0	0	0	0
Attached Residential	0	0	0	0	0	5.94	0	5.94
Manufactured Home Park	0	0	0	0	0	0	0	0
Multi-family Residential	0	0	0.38	0	0	0	2.38	2.76
Airport Business	0	0	0	0	0	0	0	0
Limited Business	0	0	0	0	0	0	0	0
General Business	0	0	3.36	0	0	4.75	7.35	15.46
Planned Commerce	0	0	7.0	0	0	0	0	7.0
General Industrial	0	0	0	0	0	0	0	0
Planned Unit Developments	0	0	0	0	0	0	0	0
TOTAL*	0	0	10.74	0	0	10.89	9.73	31.36

* Note: This total does not include requests to add the PUO or amend and restate proffers.



Note: These numbers do not include requests to add the PUO or amend and restate 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 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 (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.

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 2011, all ten (10) requests for rezoning were in Urban Service Areas (See Figure 4 on page 8).

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

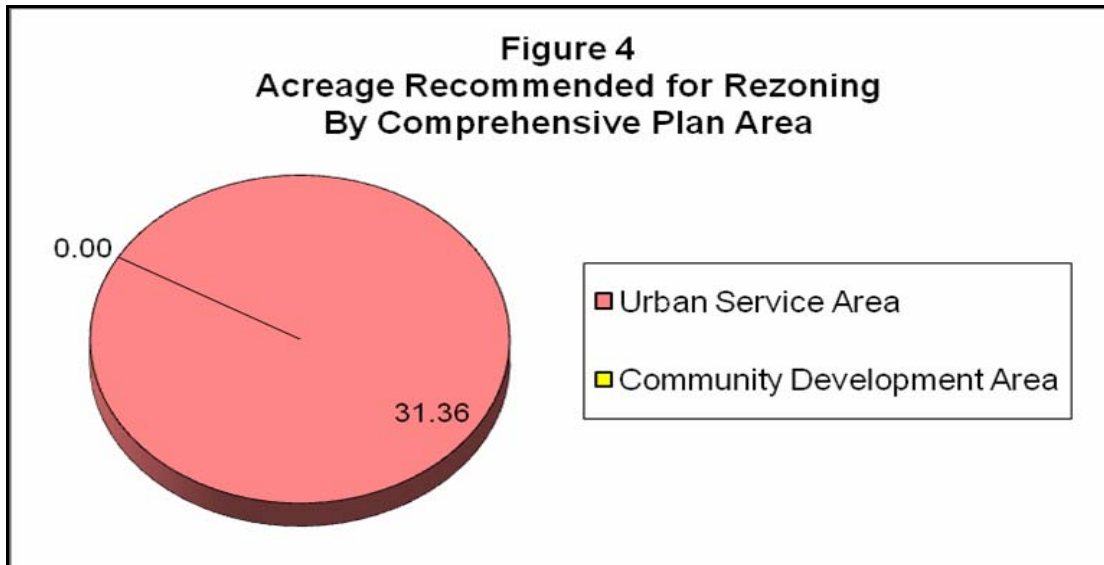
POLICY AREA	RECOMMEN D APPROVAL WITH PROFFERS	RECOMMEND APPROVAL WITHOUT PROFFERS	RECOMMEND DENIAL	TABLED	TOTAL
Urban Service Area	5	2	2	1	10
Community Development Area	0	0	0	0	0
Rural Conservation Area	0	0	0	0	0
Agricultural Conservation Area	0	0	0	0	0
TOTAL*	5	2	2	1	10

*Note: This total does not include requests to add the PUO or amend and restate 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	26.41	4.95	18.2	86.45	136.01
Community Development Area	0	0	0	0	0
Rural Conservation Area	0	0	0	0	0
Agricultural Conservation Area	0	0	0	0	0
TOTAL*	26.41	4.95	18.2	86.45	136.01

* Note: This total does not include requests to add the PUO or amend and restate proffers.



Note: These numbers do not include requests to add the PUO or amend and restate 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	0	0	0	0
Rural Residential	0	0	0	0	0
Single-family Residential	0.20	0	0	0	0.20
Duplex	0	0	0	0	0
Townhouse	0	0	0	0	0
Manufactured Home Park	0	0	0	0	0
Multi-family Residential	2.76	0	0	0	2.76
Attached Residential	5.94	0	0	0	5.94
Airport Business	0	0	0	0	0
General Business	15.46	0	0	0	15.46
Planned Commerce	7.0	0	0	0	7.0
General Industrial	0	0	0	0	0
Planned Unit Development	0	0	0	0	0
TOTAL	31.36	0	0	0	31.36

* Note: This total does not include requests to add the PUO or amend and restate proffers.

ORDINANCE AMENDMENTS

The Planning Commission reviewed and recommended approval of many ordinance amendments in 2011. However, only a few of the most significant amendments will be discussed in this section. Many of the remaining ordinance amendments were follow-up changes that were the result of the comprehensive ordinance amendments made in 2010 and changes that were necessitated by changes to the State Code.

The Source Water Protection Overlay District ordinance was approved in January of 2011 and adopted effective February 1, 2011 after many years of collaboration between the Service Authority, Board of Supervisors and Planning Commission. The purpose of the ordinance is to protect public health, safety, and welfare by preventing contamination of water or loss of water in aquifers that serve as County groundwater supply sources, as well as to protect existing sources of drinking water to meet current and future public needs. The ordinance initially designated Area 1 zones consisting of a 1000' radius around each of the 32 public water sources in the County and six (6) Area 2 zones which are defined areas that contribute recharge to a public groundwater supply source in the County. Additional Area 1 and 2 zones will be designated by the County, through the rezoning process, as additional sources are identified and as additional recharge areas are studied by the Service Authority.

The creation of a Rural Conservation District was recommended to the Board by the Planning Commission. This district allows limited residential development in areas designated as Rural Conservation on the Comprehensive Plan Policy Area Map while requiring that at least 70% of the tract be permanently preserved. The minimum size of a Rural Conservation district is 200 acres, with a minimum lot size of two (2) acres and a total gross density not to exceed one (1) lot per ten (10) acres.

The Planning Commission recommended changes to the requirements for campgrounds and recreational vehicle parks to allow extended stay facilities to be developed in the County. In addition, a new Recreational Vehicle Park District was recommended for approval to the Board of Supervisors to create a district that allows recreational vehicles and extended stay cabins to be utilized as full-time permanent dwellings. The minimum size of the recreational vehicle park must be at least ten (10) acres; there can be no more than six (6) units per acre and all recreational vehicles and extended stay cabins must be connected to electricity and a public water and sewer system.

The Planning Commission also recommended changes be made to the Flood Plain Overlay District, as well as adopting new floodplain maps for the Sherando Area. The new maps added approximately 240 acres to, and removed approximately 100 acres from, the Floodplain Overlay Zoning District in the Back Creek area of Augusta County. While there was considerable concern about the accuracy of the maps, they were ultimately adopted by the Board of Supervisors to ensure the continued eligibility of all County residents for floodplain insurance but not before efforts had been initiated to do a more detailed, comprehensive study of the Back Creek area.

PUBLIC USE OVERLAYS

2011 was the sixteenth year the County has had Public Use Overlay zoning. The Planning Commission heard and approved one (1) request with proffers to add the Public Use Overlay Designation to a property. The request was by the Augusta County Service Authority for a water treatment plant in the Pastures District.

COMPRHENSIVE PLAN

The 2007-2027 Comprehensive Plan for Augusta County was amended in 2009 to include the Fishersville Small Area Plan. In late 2011, the Comprehensive Plan was again amended to change the designation of the Village of Greenville from a Community Development Area to an Urban Service Area. In Community Development Areas, the Comprehensive Plan calls for limited expansions of public water or sewer service where either public water or public sewer exist or have the potential to exist. Urban Service areas are areas where expansions of public water and sewer services are present or expected in the future.

The 1790s historic village of Greenville was built (and expanded in the 1800s) on very small lots. The South River, the headwaters of the Shenandoah River, starts less than a quarter mile away and bisects the village. Because of the small lots, soil types, and karst topography, both traditional and engineered septic systems present a challenge to homeowners and compromise the environmental quality of the South River. More than a few systems are currently known to be having issues. Some buildings have privies with no hope of installing a septic field and some properties no longer meet the Health Department's requirements for safe onsite septic systems. Many systems that are not failing may do so within a few years. The long term solution proposed was to replace the old individual septic systems in the Village with a gravity and force main public sanitary sewer system.

Because of this, the Comprehensive Plan Planning Policy Area designation for Greenville was changed to an Urban Service Area. The Urban Service Area now extends from the existing USA boundary just south of the I-81 interchange down the Route 11 corridor and encompasses the Village of Greenville. The Planning Commission also recommended approval of land use designations for the property in the expanded USA, as well as a new Future Land Use category – Village Mixed Use. The Village Mixed Use designation provides for the adaptive reuse of existing structures, as well as infill development conforming to the existing or historic development pattern in the community.