

AUGUSTA COUNTY PLANNING COMMISSION



ANNUAL REPORT 2012

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MEMBERSHIP

The Augusta County Planning Commission members in 2012 were: James W. Curd, Chairman; Gordon Kyle Leonard, Jr., Vice-Chairman; Taylor Cole; 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 2012 and hosted a meeting on Greenways. The Commission had strong attendance at all of their meetings. Again in 2012, 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

In 2012, the Commission had 14 total requests come before them for rezoning, amending or adding proffers on developments or adding the Public Use Overlay. This was an increase of one (1) request from 2011. Eight (8) of the fourteen (14) requests were for rezoning. The Commission also considered four (4) Zoning Ordinance amendments and began the process of reviewing the County's Comprehensive Plan with the expectation that the review and possible amendments will be ready for public hearing late in 2013.

REZONING OF LAND

Seven (7) out of the eight (8) requests for rezoning were recommended to the Board to be approved with proffers, while only one (1) was recommended for approval without proffers. There was one (1) request to add proffers to an already zoned development to address a fire flow issue and three (3) requests to amend and restate proffers, one (1) of which was part of a rezoning request. There were four (4) requests to add the Public Use Overlay designation, one (1) of which was also part of a rezoning request. Table 1 shows a breakdown of the Planning Commission's actions on all the requests for rezoning by magisterial district.

The number of rezoning requests in 2012 decreased slightly to eight (8), down from 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 increased considerably as compared to last year, from slightly over 30 acres in 2011 to over 313 acres in 2012. (see Figure 1 on Page 4). The Board of Supervisors tabled action on a rezoning request in December of 2012. However, in every other case, the Board of Supervisors followed the recommendations of the Planning Commission.

TABLE 1
RECOMMENDATIONS ON REZONING REQUESTS
BY MAGISTERIAL DISTRICT

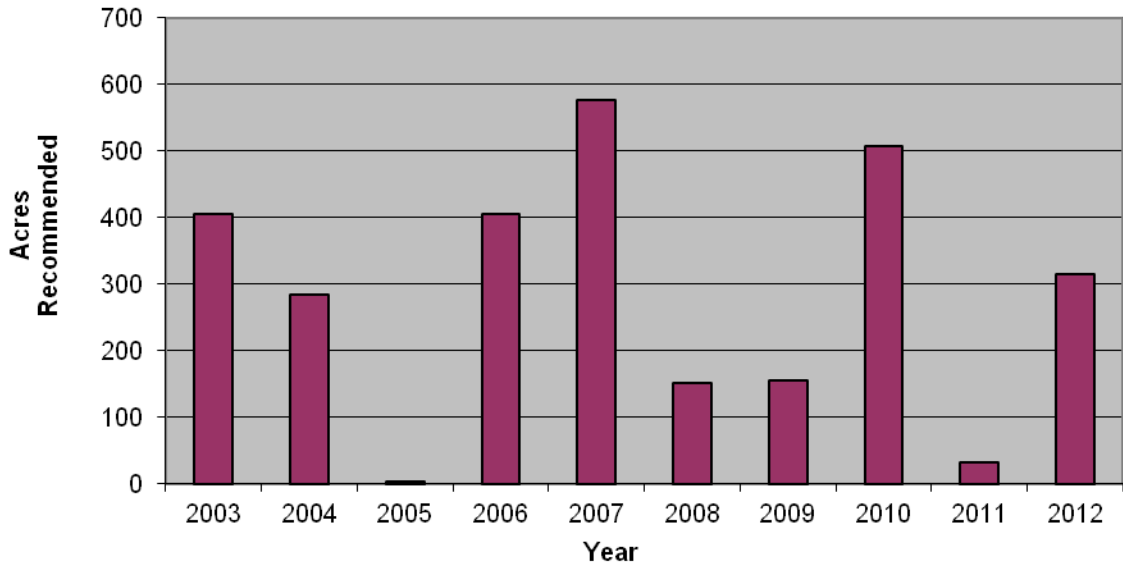
DISTRICT	RECOMMEND APPROVAL WITH PROFFERS	RECOMMEND APPROVAL WITHOUT PROFFERS	RECOMMEND DENIAL	AMEND MASTER PLANNED COMMUNITY REGULATIONS	TABLED	TOTAL
Beverley Manor	2	0	0	0	0	2
Middle River	0	0	0	0	0	0
North River	0	0	0	0	0	0
Pastures	1	0	0	0	0	1
Riverheads	0	0	0	0	0	0
South River	0	1	0	0	0	1
Wayne	4	0	0	0	0	4
TOTAL*	7	1	0	0	0	8

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

The rezoning requests in 2012 were distributed over four (4) of the seven (7) magisterial districts. The Wayne District had the most requests with four (4), while the Beverley Manor District had two (2) requests. The Pastures and South River Districts each had one (1) request. There were no rezoning requests made in the Middle River, North River or Riverheads Districts in 2012. Figure 2 (on page 4) graphically depicts the number of rezoning requests by magisterial district. While the number of requests for rezoning may have been spread over four (4) districts, the acreage rezoned was primarily in two (2) districts- the Wayne District with 71% of the acres recommended for rezoning and the Beverley Manor District with 28%. 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.

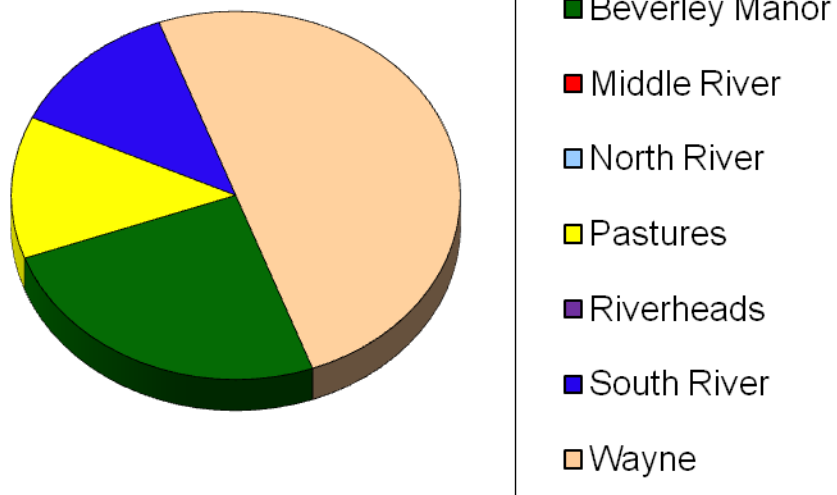
While there was almost 315 acres recommended for rezoning in 2012, this total is a little deceiving. Requests totaling over 130 acres were for land to be changed from one development zoning classification to another, for example Single Family Residential to Multi-Family Residential or General Business. Only a total of 152 acres of General Agriculture land was recommended by the Planning Commission for approval to be rezoned. In addition, there was one (1) request for 30.8 acres to be rezoned from Attached Residential back to General Agriculture to allow for open space adjacent to an already approved development.

Figure 1
Acres Recommended for Rezoning 2003-2012



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

Figure 2
Rezoning Requests by Magisterial District

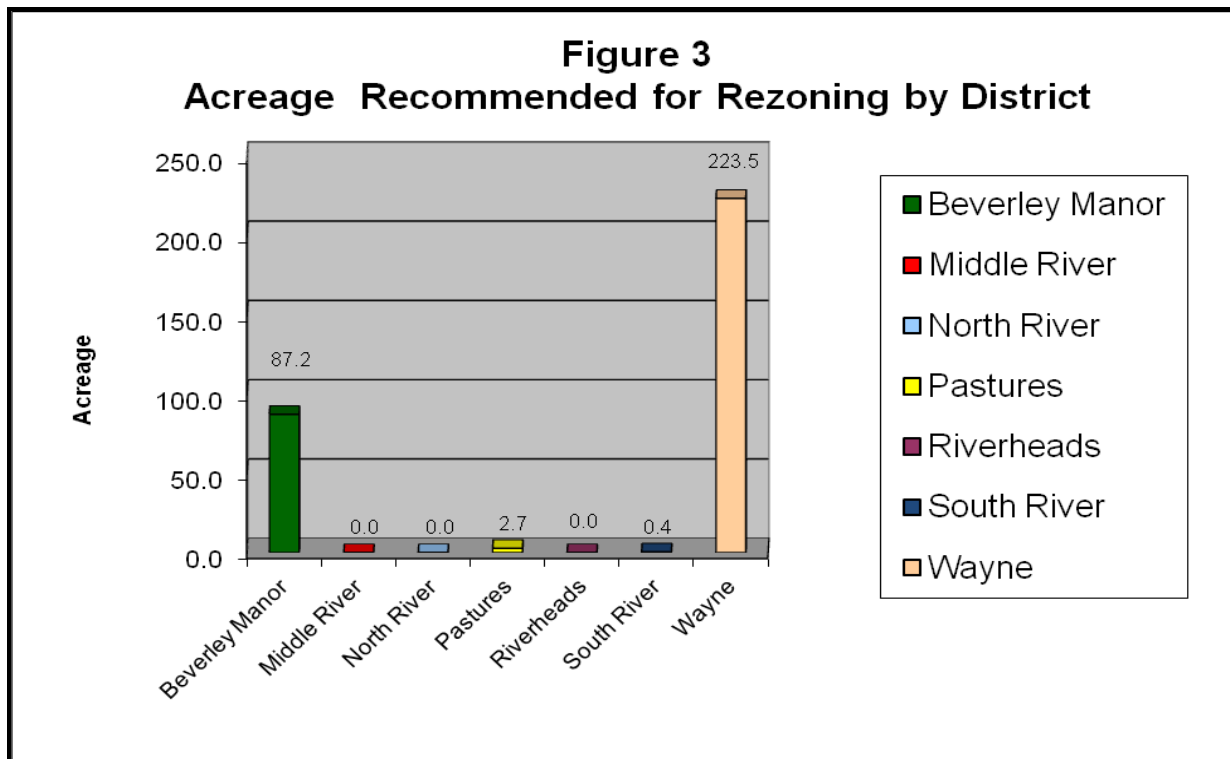


Note: This total does not include requests to add the Public Use Overlay or requests to add or amend and restate proffers.

**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	30.8	30.8
Rural Residential	0	0	0	0	0	0	91	91
Single-family Residential	34.73	0	0	0	0	0	0	34.73
Attached Residential-Duplexes and Townhouses	27.49	0	0	0	0	0	14.26	41.75
Manufactured Home Park	0	0	0	0	0	0	0	0
Multi-family Residential	25	0	0	0	0	0	75.6	100.6
Airport Business	0	0	0	0	0	0	0	0
General Business	0	0	0	2.7	0	.41	11.8	14.91
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*	87.22	0	0	2.7	0	.41	223.46	313.79

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



Note: This total does not include requests to add the Public Use Overlay or requests to add 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). 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 2012, six (6) of the eight (8) requests for rezoning were in Urban Service Areas and over 70% of the acreage recommended for rezoning was in the Urban Service Areas (See Figure 4 on page 8). The 91 acres of Rural Residential zoning approved in a Rural Conservation Area will result in less than 35 new lots in compliance with the goal of limited residential development in these areas.

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

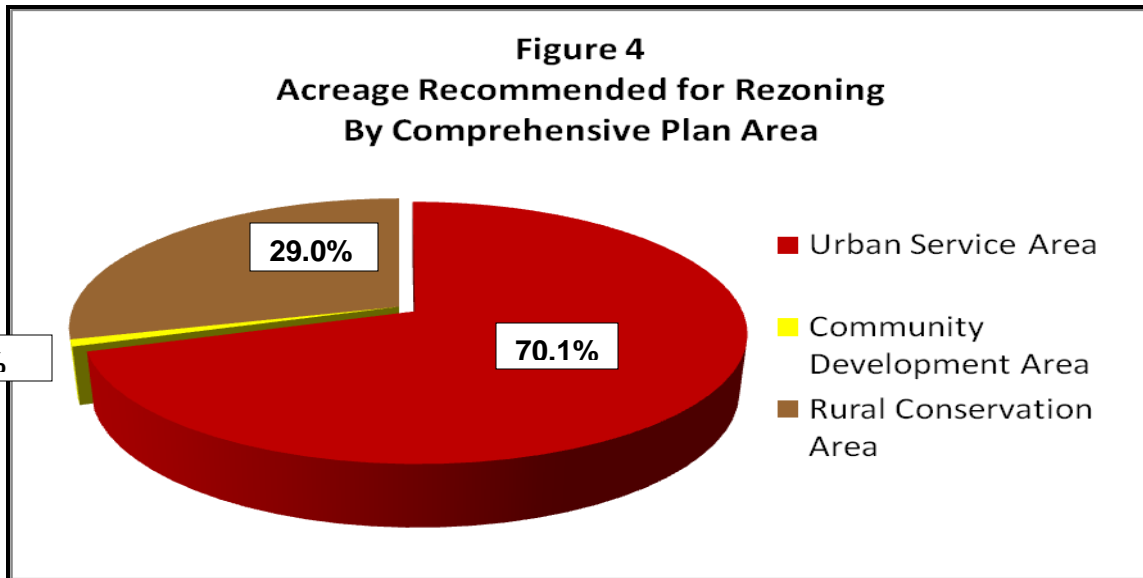
POLICY AREA	RECOMMEND APPROVAL WITH PROFFERS	RECOMMEND APPROVAL WITHOUT PROFFERS	RECOMMEND DENIAL	TABLED	TOTAL
Urban Service Area	5	1	0	0	6
Community Development Area	1	0	0	0	1
Rural Conservation Area	1	0	0	0	1
Agricultural Conservation Area	0	0	0	0	0
TOTAL*	7	1	0	0	8

*Note: This total does not include requests to add the Public Use Overlay or requests to add 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	219.68	.41	0	0	220.09
Community Development Area	2.7	0	0	0	2.7
Rural Conservation Area	91	0	0	0	91
Agricultural Conservation Area	0	0	0	0	0
TOTAL*	313.38	.41	0	0	313.79

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



Note: This total does not include requests to add the Public Use Overlay or requests to add 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	30.8	0	0	0	30.8
Rural Residential	0	0	91	0	91
Single-family Residential	34.73	0	0	0	34.73
Attached Residential	41.75	0	0	0	41.75
Manufactured Home Park	0	0	0	0	0
Multi-family Residential	100.6	0	0	0	100.6
Airport Business	0	0	0	0	0
General Business	12.21	2.7	0	0	14.91
General Industrial	0	0	0	0	0
Planned Unit Development	0	0	0	0	0
Planned Commerce	0	0	0	0	0
TOTAL	220.09	2.7	91	0	313.79

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

ORDINANCE AMENDMENTS

Again in 2012, the Planning Commission reviewed and recommended approval of Zoning Ordinance amendments. The most significant change was the creation of a Village Mixed Use District. This district was written for use in the County's older, developed communities where a pattern of mixed land uses exists and is desired to be continued, but residential is likely the predominant use. Single family residential development and smaller, low impact business uses are the expected uses in this district.

The Planning Commission also recommended ordinance changes to the requirements for extended stay recreational vehicle parks, decreasing the height allowed by right in Multi-Family Residential districts, and modifying the sign requirements for Public Use Overlay districts.

PUBLIC USE OVERLAYS

2012 was the seventeenth year the County has had Public Use Overlay zoning. The Planning Commission heard and recommended approval of four (4) requests with proffers to add the Public Use Overlay Designation to properties in the County. The requests were for the Murphy Deming College of Health Sciences and a private school both in the Wayne District, the Churchville Volunteer Fire Department in the Pastures District for land to build an addition to their fire station, and the Augusta County landfill/shooting range in the Riverheads District.