

AUGUSTA COUNTY PLANNING COMMISSION 2003 ANNUAL REPORT

MEMBERSHIP

The Augusta County Planning Commission members in 2003 were: Thomas H. Byerly, Chairman; Kitra A. Shiflett, Vice-Chairman; Steve Bridge; Ginny P. Garner; Wayne Hite; Joseph Shomo; and Justine D. Tilghman. Dale L. Cobb served as Secretary to the Commission.

MEETINGS

The Planning Commission met twelve (12) times in 2003. The Commission had strong attendance at all of their meetings, with Kitra Shiflett having perfect attendance. The Planning Commission continued their practice of meeting on the second Tuesday of each month and viewing the requests prior to the public hearings.

WORKLOAD

2003 was another active year for the Augusta County Planning Commission. The Commission made recommendations on twenty-two (22) requests for rezonings, 2 public use overlay requests, one (1) ordinance amendment, four (4) masterplans and four (4) Plans of Development for multiple residential district projects.

REZONING OF LAND

There were twenty-two (22) requests for rezoning in 2003, including an amendment of proffers and an amendment of a Master Planned Community. Conditional zoning continued to be a method utilized by the County to ensure compatibility with adjacent properties and to the Comprehensive Plan. Eleven (11) requests were recommended to the Board of Supervisors to be approved with proffers and five (5) were recommended to be approved without proffers. The Planning Commission recommended four (4) requests for denial. Two (2) were subsequently denied by the Board of Supervisors, while the other two (2) requests were withdrawn by the applicants prior to being heard by the Board. Although recommended for approval by the Planning Commission, a 199 acre request to rezone from Exclusive Agriculture to General Agriculture was denied by the Board of Supervisors. Table 1 (on the following page) shows a breakdown of the Planning Commission's actions on all the requests by Magisterial District.

**TABLE 1
ACTIONS ON REZONING REQUESTS
BY MAGISTERIAL DISTRICT**

DISTRICT	APPROVED WITH PROFFERS	APPROVED WITHOUT PROFFERS	AMEND MASTER PLANNED COMMUNITY	AMEND PROFFERS	DENIED	TABLED	TOTAL
Beverley Manor	3	2	0	0	2	0	7
Middle River	2	0	0	0	0	0	2
North River	2	1	0	0	0	0	3
Pastures	0	1	0	0	0	0	1
Riverheads	1	0	0	0	0	0	1
South River	0	0	0	1	0	0	1
Wayne	3	1	1	0	2	0	7
TOTAL	11	5	1	1	4	0	22

The number of rezoning requests increased this year from 13 in 2002 to 22 in 2003. Likewise, the acreage being recommended for rezoning increased dramatically in 2003 from 184.941 acres in 2002 to 404.9 acres this year. Proffers on 7.9 acres were amended and Master Planned Community regulations were amended on 4.9 acres in 2003, but are not included in the rezoning acreage total. Acreage recommended for rezoning has varied widely over the last 9 years from a low in 2000 of less than 114 acres to a high in 1998 of 787 acres. (See Figure 1 on page 3) The rezoning requests in 2003 were distributed over all seven magisterial districts. The Wayne and Beverley Manor Districts had the most requests with 7 each. North River had three requests and Middle River had two requests, while the other three districts each had one request a piece. Figure 2 (on page 3) graphically depicts the number of rezoning requests by magisterial district.

Not surprisingly, the majority of the rezoning activity took place in the County's more urban magisterial districts. (See Table 2 on page 4) Beverley Manor District had approximately 272 acres recommended for rezoning; accounting for more than two-thirds of the total acreage recommended in 2003. Riverheads and Pastures had less than 1 acre each recommended for rezoning. Middle River had 22 acres and North River had 9 acres. While these districts tend to be more rural, two of these requests were for industrial zonings to accommodate expansions of existing industrial operations. Another acre in North River was rezoned to allow for the expansion of an existing business.

Figure 1
Acreage Recommended for Rezoning 1994-2003

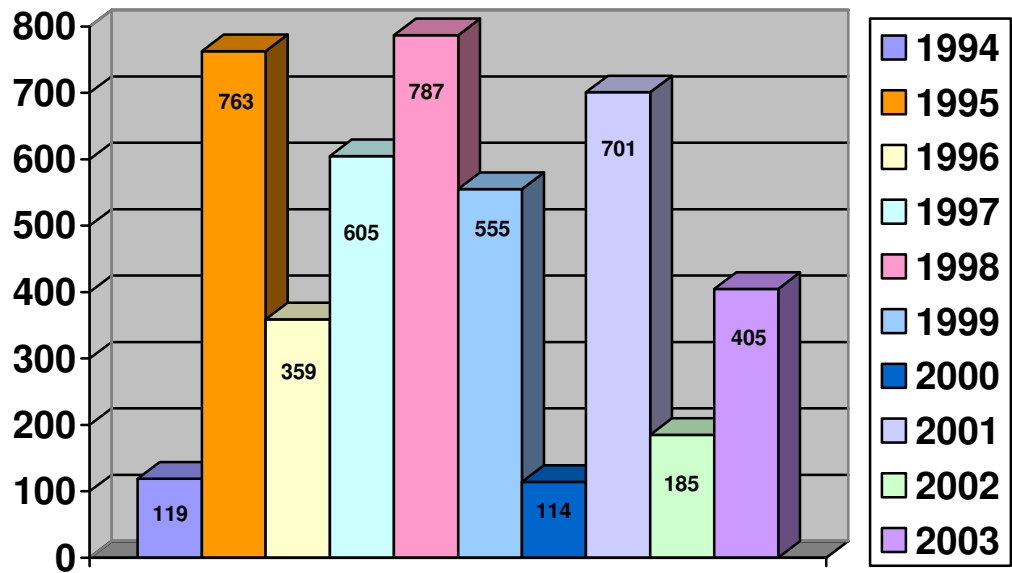
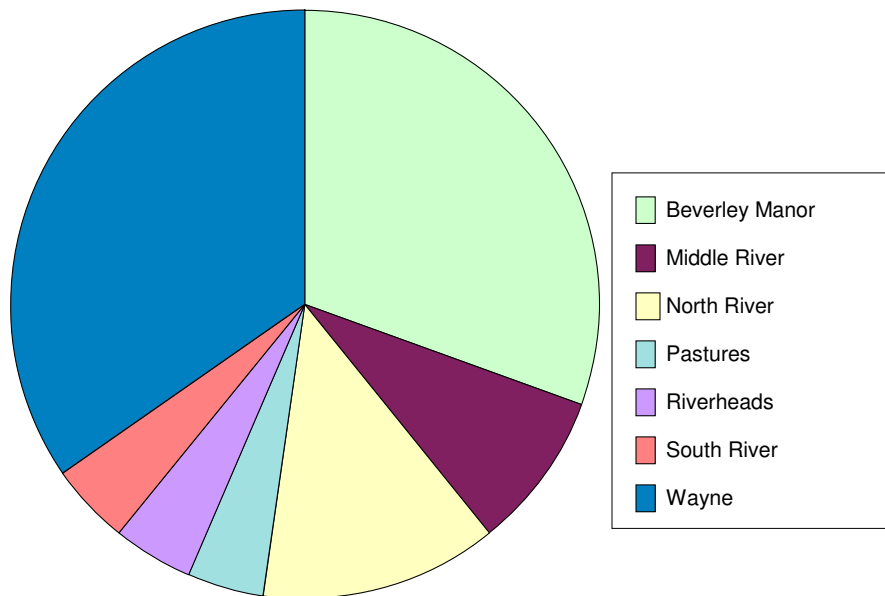


Figure 2
Rezoning Requests by Magisterial District

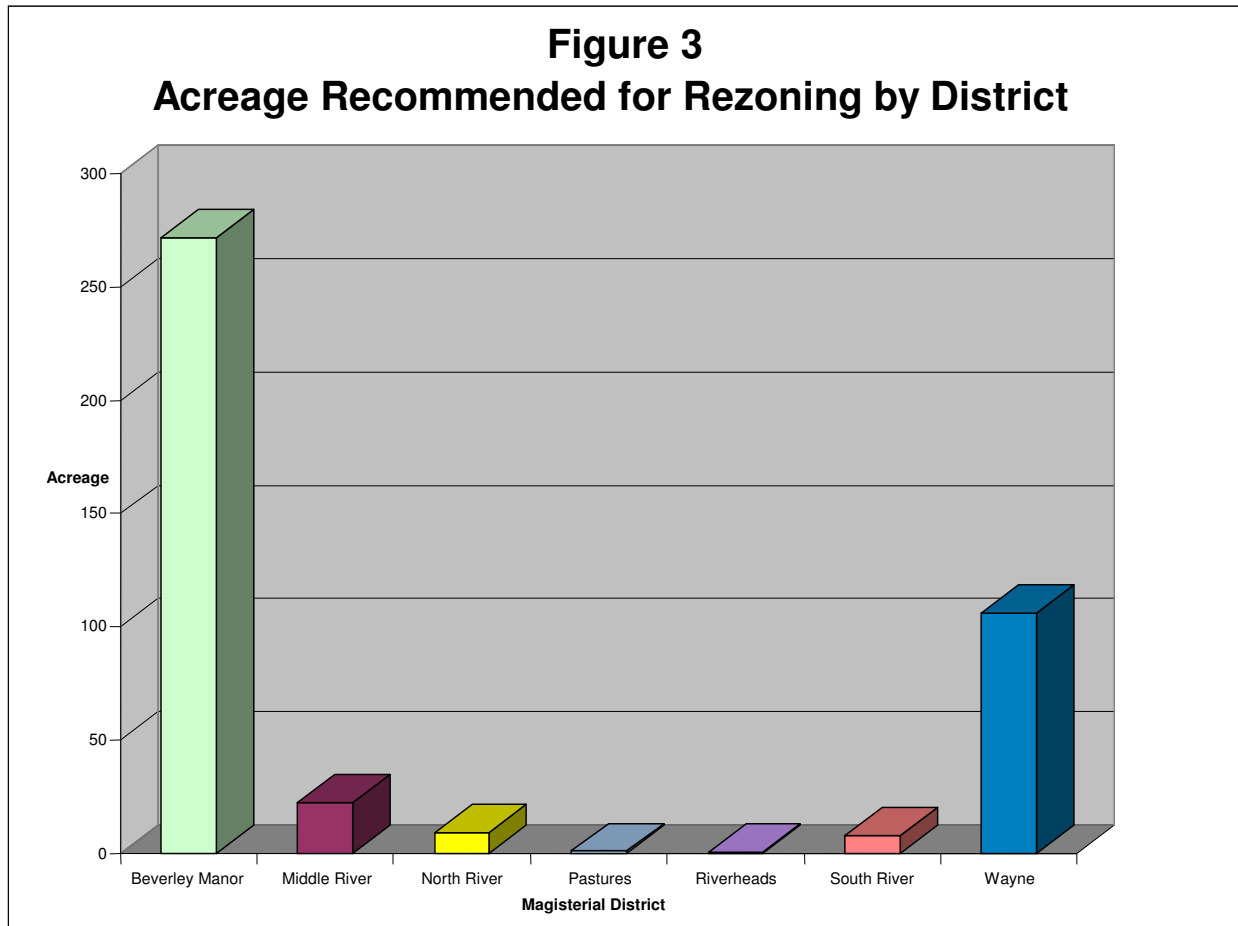


**TABLE 2
ACREAGE RECOMMENDED FOR REZONING
BY ZONING CLASSIFICATION AND MAGISTERIAL DISTRICT**

ZONE	Beverley Manor	Middle River	North River	Pastures	R'heads	South River	Wayne	TOTAL
General Agriculture	199.3	0	.4	.7	0	0	5	205.4
Exclusive Agriculture	0	0	0	0	0	0	0	0
Rural Residential	0	0	0	0	0	0	18.9	18.9
Single-family Residential	0	0	0	0	.4	0	47.8	48.2
Duplex	0	0	0	0	0	0	0	0
Townhouse	0	0	0	0	0	0	0	0
Manufactured Home Park	4	0	0	0	0	0	0	4
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	68.3	.9	1	0	0	0	8.7	78.9
General Industrial	0	21	7.6	0	0	0	0	28.6
SUBTOTAL	271.6	21.9	9	.7	.4	0	101.3	404.9
Master Planned Community Amendments	0	0	0	0	0	0	4.9	4.9
Amendments to Proffers	0	0	0	0	0	7.9	0	7.9
TOTAL	271.6	21.9	9	.7	.4	7.9	106.2	417.7

Figure 3 (below) graphically illustrates the geographic location of the acreage recommended for rezoning.

Normally, the acreage rezoned is going from an agricultural zoning to a higher intensity use. In 2003, half of the acreage recommended for rezoning was going from Exclusive General to General Agriculture. Another 5 acres was recommended to be changed from Rural Residential back to General Agriculture. This follows a trend begun last year where more property was rezoned back to Agriculture than out of it.



RELATIONSHIP TO THE COMPREHENSIVE PLAN

One of the goals of the Augusta County Comprehensive Plan 1994-2014 is to target the County's growth to those areas with the public services designed to accommodate the development. The Plan recommends that 60-70% of the County's future residential growth and 80% of the County's future commercial and industrial growth occur in the Urban Service Areas. Community Development Areas are planned to accommodate up to 20% of the future residential growth and up to 20% of the non-farm related economic development. Rural Conservation Areas and Agriculture Conservation Areas are each expected to accommodate less than 10% 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 Policy Areas (Table 3 on page 7). During 2003, there were fifteen requests for rezoning in Urban Service Districts and one in a Potential Urban Service Area. There were three in Community Development Area and one in a Rural Conservation Area. Another request was split between Community Development and Rural Conservation Area designations. For the first time in several years, there were two rezonings in Agriculture Conservation Areas. One request was to accommodate an expansion of an existing industrial operation and the other was to facilitate a boundary line adjustment.

Another way to track the Plan's implementation is to view the amount of acreage being requested to be rezoned by Comprehensive Plan 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 2003, less than 50% of the land recommended for rezoning was located in an Urban Service Area. A nearly 200 acre tract located partially in a Community Development Area and part in a Rural Conservation Area was recommended for rezoning, but ultimately denied by the Board of Supervisors.

The picture for residential development is more difficult to analyze. Over the last several years, very little land in the County has been rezoned for small lot residential subdivisions. 2003 was no different. The 47.8 acres zoned to Single Family Residential has a maximum density of 81 units, while the 20.9 acres zoned to Townhouse Residential has a maximum density of 107 units. Both are part of the same project in Fishersville. A boundary line adjustment necessitated the need for the rezoning of the remaining 0.4 acres to Single Family Residential. The four acres zoned to Multi-Family Residential can have no more than 2 units on the entire acreage. If everything zoned in 2003 develops at the maximum density allowed, it will account for less than 200 new dwelling units in our Urban Service Areas.

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

POLICY AREA	APPROVED WITH PROFFERS	APPROVED WITHOUT PROFFERS	DENIED	TOTAL
URBAN SERVICE AREA	9	2	4	15
POTENTIAL URBAN SERVICE AREA	0	1	0	1
COMMUNITY DEVELOPMENT AREA	2	½	0	2 ½
RURAL CONSERVATION AREA	1	½	0	1 ½
AGRICULTURE CONSERVATION AREA	1	1	0	2
TOTAL*	13	5	4	22

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

Policy Area	Approved with Proffers	Approved without Proffers	Amended Proffers	Denied	Total
Urban Service Area	174	3.6	12.8	92.2	282.6
Potential Urban Service Area	0	.1	0	0	.1
Community Development Area	1.3	0	0	0	1.3
Community Development/Rural Conservation Area	0	199.3	0	0	199.3
Rural Conservation Area	4.9	0	0	0	4.9
Agriculture Conservation Area	21	.7	0	0	21.7
TOTAL	201.2	203.7	12.8	179.2	509.9

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

ZONE	Urban Service Area	Potential Urban Service Area	Community Development Area	Community Development Area/Rural Conservation Area	Rural Conservation Area	Agriculture Conservation Area	TOTAL
General Agriculture	.4	.1	0	199.3	4.9	.7	205.4
Exclusive Agriculture	0	0	0	0	0	0	0
Rural Residential	18.9	0	0	0	0	0	18.9
Single-family Residential	47.8	0	.4	0	0	0	48.2
Duplex	0	0	0	0	0	0	0
Townhouse	20.9	0	0	0	0	0	20.9
Manufactured Home Park	0	0	0	0	0	0	0
Multi-family Residential	4	0	0	0	0	0	4
Airport Business	0	0	0	0	0	0	0
Limited Business	0	0	0	0	0	0	0
General Business	59.3	0	.9	0	0	0	60.2
General Industrial	26.3	0	0	0	0	21	47.3
Amendments to Proffers	7.9	0	0	0	0	0	7.9
Amendment to PUD Regulations	4.9	0	0	0	0	0	4.9
TOTAL	190.4	.1	1.3	199.3	4.9	21.7	417.7

PUBLIC USE OVERLAYS

2002 was the eighth year property was designated with Public Use Overlay Zoning. The Planning Commission held two public hearings on the Central Shenandoah Criminal Justice Training Academy's request to add the public use overlay to Eastside Speedway in order to conduct emergency services training at the track. The first request was tabled in order to allow the applicants an opportunity to refine their request in response to public opposition to the magnitude of the proposed use of the property. The second request was to allow only driver training conducted by the Academy to be added as a use of the property. The second request was denied by the Planning Commission. The Board of Supervisors held their public hearing on the request and tabled it until January to allow time to explore options to conducting the training at the Eastside property.

SUBDIVISION OF LAND

Master Plans

The Augusta County Planning Commission considered and made recommendations on four (4) master plans in 2003. Master plans were approved in three (3) of the seven (7) magisterial districts. Table 7 (below) contains a listing of the master plans approved by the Planning Commission in 2003.

There were 50 residential lots planned by the four master plans approved by the Planning Commission and Board of Supervisors in 2003. In addition, there were 77 business lots and 5 industrial lots created on the master plans. A breakdown by type of lot by magisterial district is shown in Table 8 (see page 11). The residential subdivision lots were all created in the Middle River district.

**TABLE 7
MASTER PLANS APPROVED IN 2003
BY THE PLANNING COMMISSION**

DEVELOPMENT	ZONING	NUMBER OF LOTS	MAGISTERIAL DISTRICT
Stonecroft Professional Park	General Business	7	Wayne
Vesper View, Section 5	Single Family Residential	50	Middle River
Cedar Park	General Business Limited Industrial	6 5	Beverley Manor
Interstate Business Park	General Business	64	Beverley Manor

**TABLE 8
LOTS PLANNED THROUGH MASTER PLANS
APPROVED BY PLANNING COMMISSION
IN 2003**

DISTRICTS	CONVENTIONAL RESIDENTIAL	RURAL RESIDENTIAL	BUSINESS AND INDUSTRIAL	TOTAL
Beverley Manor	0	0	75	75
Middle River	50	0	0	50
North River	0	0	0	0
Pastures	0	0	0	0
Riverheads	0	0	0	0
South River	0	0	0	0
Wayne	0	0	7	7
TOTAL	50	0	81	132

Final Subdivisions

Master plans remain valid for 10 years as long as at least one section of the subdivision is submitted to the Department of Community Development within twelve (12) months of master plan approval. Some of the master plans approved by the Planning Commission may take 10 or more years to fully develop, while some may never get the first lot approved within the one year deadline and thus become void. To get a clearer picture of the number of lots being created in Augusta County in any given year, you must analyze the final subdivision plats being approved in the County. In 2003, 24 new business lots and 195 new single family lots were created through final plats (see Table 9, below).

**TABLE 9
LOTS CREATED THROUGH FINAL PLATS
2003**

Zoning	Lots Created
Single Family Residential	195
General Business	24
TOTAL	219

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 2003, 202 new lots were created through the minor subdivision process in the Agricultural Districts. This number has remained relatively constant over the last several years. Another 9 lots were created in Single Family, districts, while 9 lots were created in Multi-Family, Business and Industrial Districts. Assuming that the new lots in Agricultural districts are being created for residential purposes, approximately 50% of the new residential lots in the County were created in areas zoned Agriculture in 2003. Figure 4 (below) graphically presents the number of lots created through the final plat versus the minor subdivision process in 2003.

