

# AUGUSTA COUNTY PLANNING COMMISSION



## ANNUAL REPORT 2014

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## MEMBERSHIP

The Augusta County Planning Commission members in 2014 were: Taylor Cole, Chairman; Eric M. Shipplett, Vice-Chairman; James W. Curd; Christopher M. Foschini; Gordon Kyle Leonard, Jr.; and Kitra A. Shiflett. Rebecca L. Earhart served as Secretary to the Commission. Stephen Neil Bridge returned to the Commission in May representing the South River District and replacing William B. Garvey who resigned in April.

## MEETINGS

The Planning Commission met eleven (11) times in 2014. The Commission had strong attendance at all of their meetings with Taylor Cole attending all eleven meetings. Steve Bridge also had perfect attendance once he was appointed in May and Kitra Shiflett and Eric Shipplett missed only one meeting apiece. 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 2014, the Commission had five (5) rezoning requests come before them, as well as three amendment of proffer requests and one request for a Public Use Overlay zoning designation. The Commission also considered ten (10) Zoning Ordinance amendments and the renewal of the Middlebrook Agricultural and Forestal District. Again this year, the bulk of the Commission's time was spent on the review of the County's Comprehensive Plan.

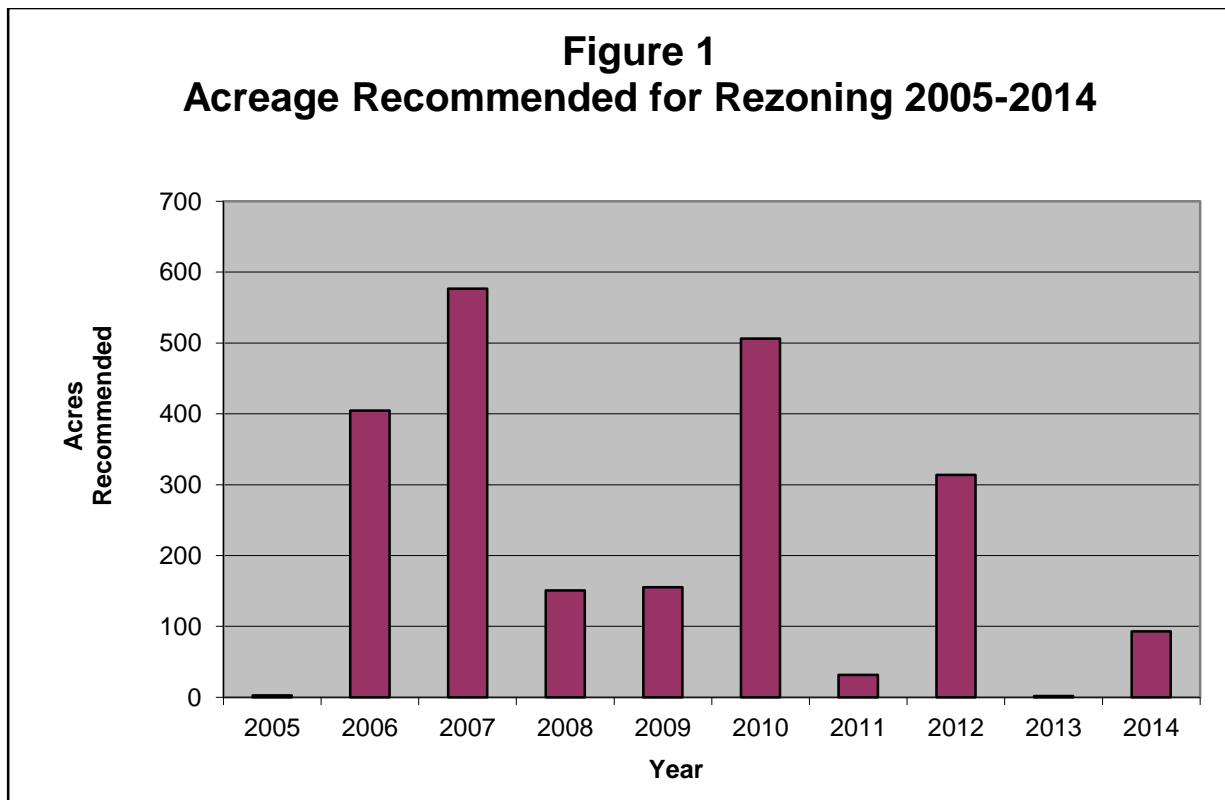
## REZONING OF LAND

All five (5) requests for rezoning were recommended to the Board to be approved with proffers. There were three (3) requests to amend and restate proffers, one (1) of which was part of a rezoning request. The Commission recommended denial of one request to amend proffers and approval of the other two. There was only one (1) request to add the Public Use Overlay designation and that was to facilitate the construction of a water tank in Mill Place Commerce Park. 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 2014 was an increase from the two requests in 2013, but less than the eight (8) in 2012. For the purposes of this report, only the rezoning requests will be considered, not the requests to amend the proffers and add the Public Use Overlay designation. The acreage recommended for rezoning increased substantially as compared to last year, from less than 2 acres in 2013 to over 93 acres in 2014 (see Figure 1 on Page 3). The Board of Supervisors followed the recommendations of the Planning Commission in all five rezoning cases in 2014.

**TABLE 1  
RECOMMENDATIONS ON REQUESTS FOR REZONING  
BY THE PLANNING COMMISSION  
BY MAGISTERIAL DISTRICT**

DISTRICT	RECOMMEND APPROVAL WITH PROFFERS	RECOMMEND APPROVAL WITHOUT PROFFERS	RECOMMEND DENIAL	TABLED	TOTAL
Beverley Manor	1	0	0	0	1
Middle River	1	0	0	0	1
North River	0	0	0	0	0
Pastures	0	0	0	0	0
Riverheads	0	0	0	0	0
South River	1	0	0	0	1
Wayne	2	0	0	0	2
<b>TOTAL</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>



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 2014 were distributed over four (4) of the seven (7) magisterial districts. The Wayne District had the most requests with two (2), while the Beverley Manor, Middle River, and South River Districts each had one (1) request. There were no rezoning requests made in the North River, Pastures or Riverheads Districts in 2014. Figure 2 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 Wayne District had nearly 50% of the acres recommended for rezoning, while the South River District had less than 3%.

Again this year, the acreage being recommended for rezoning in 2014 is a little deceiving. Three requests totaling 28.5 acres were for land to be changed from one development zoning classification to another. In all three cases the requests were to go to General Business (from General Industrial, Limited Business and Attached Residential). The General Agriculture land recommended by the Planning Commission for approval to be rezoned for residential purposes will be developed into no more than 70 lots.

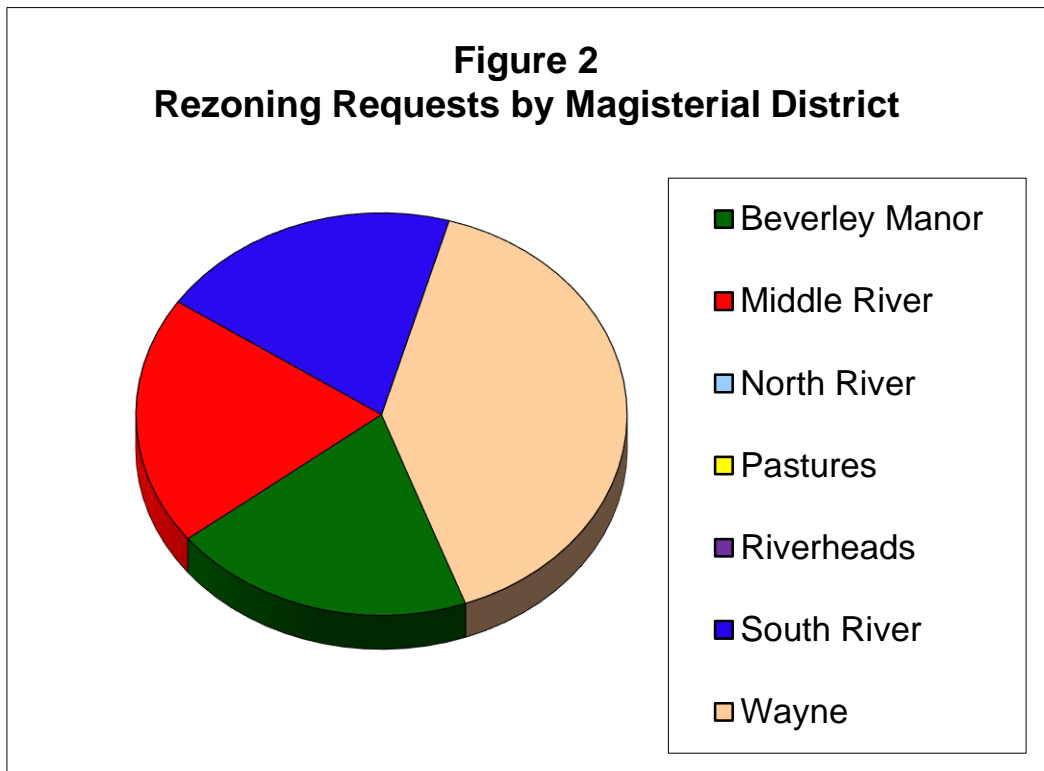
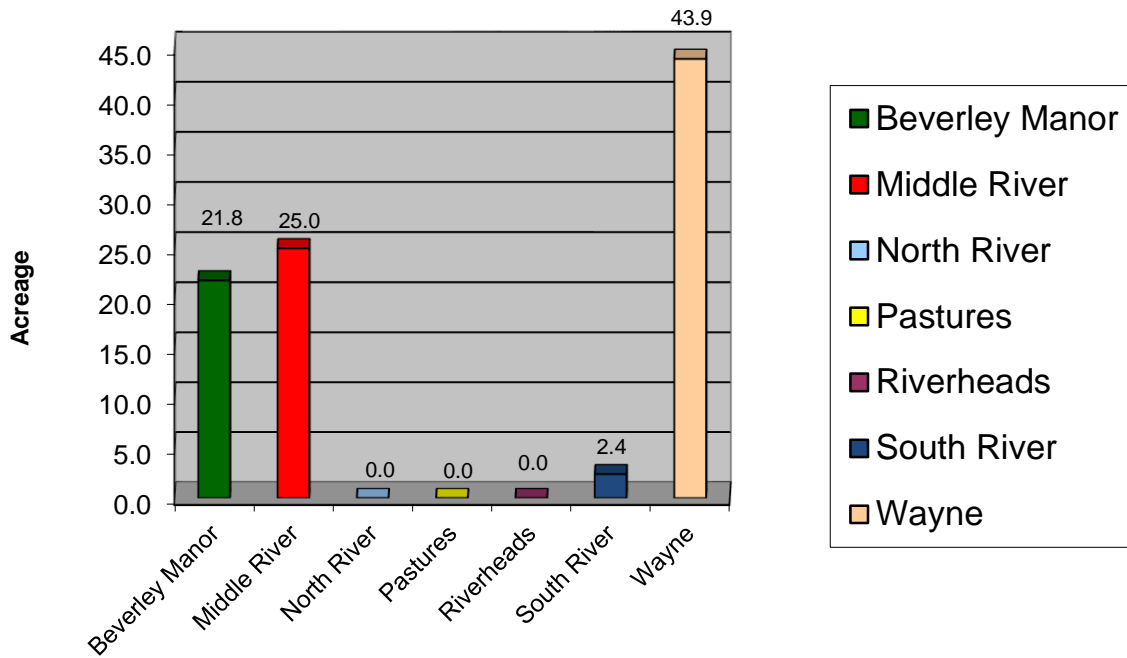


TABLE 2  
ACREAGE RECOMMENDED FOR REZONING  
BY ZONING CLASSIFICATION AND MAGISTERIAL DISTRICT

<b>ZONE</b>	<b>Beverley Manor</b>	<b>Middle River</b>	<b>North River</b>	<b>Pastures</b>	<b>R'heads</b>	<b>South River</b>	<b>Wayne</b>	<b>TOTAL</b>
General Agriculture	0	0	0	0	0	0	0	0
Rural Residential	0	0	0	0	0	0	39.6	39.6
Single-family Residential	0	25	0	0	0	0	0	25
Attached Residential-Duplexes and Townhouses	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
General Business	21.8	0	0	0	0	2.4	4.3	28.5
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
<b>TOTAL*</b>	<b>21.8</b>	<b>25</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2.4</b>	<b>43.9</b>	<b>93.1</b>

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

**Figure 3  
Acreage Recommended for Rezoning by District**

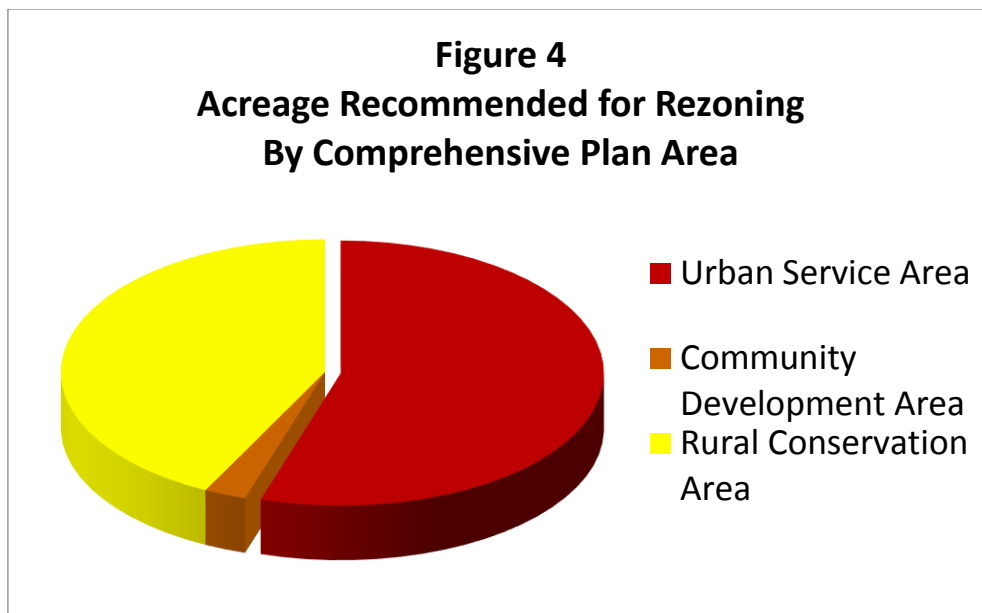


RELATIONSHIP TO THE COMPREHENSIVE PLAN

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. In 2014, there were three (3) requests for rezoning in the Urban Service Area and one each in the Community Development 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 and the amount of acreage recommended for rezoning in each Policy Area by the zoning classification. The majority of the acreage, over 51 acres, was recommended for rezoning in the Urban Service Area. Less than three (3) acres was recommended for rezoning in the Community Development

Area, while nearly 40 acres was recommended in the Rural Conservation Area. The Rural Residential rezoning in the Rural Conservation Area is limited to 16 lots, while the 25 acres in the Urban Service Area is limited to no more than 52 lots based on the availability of public water and sewer.



#### ORDINANCE AMENDMENTS

Again in 2014, the Planning Commission reviewed and made recommendations on ten (10) Zoning and Subdivision Ordinance amendments. The Planning Commission recommended ordinance changes to regulations on accessory buildings, nonconforming lots, parking and buffering requirements, and preliminary plats. The Board of Supervisors approved each of the amendments recommended by the Commission.

#### AGRICULTURAL AND FORESTAL DISTRICT RENEWAL

The Planning Commission considered the renewal of the Middlebrook Agricultural and Forestal District in October of 2014. The Commission recommended the renewal of the district for another 8 years and the Board of Supervisors approved the extension with over 2700 acres protected as part of the District.

#### REVIEW OF THE COMPREHENSIVE PLAN

The Planning Commission continued their review of the County's Comprehensive Plan. Much of 2014 was spent finalizing the Goals, Objectives, and Policies for each of the subject areas contained in the Plan, as well as the Future Land Use Map. At their November 11, 2014 meeting, the Planning Commission finished their review of the Update and recommended a draft plan to the Board of Supervisors for public hearing.

## LOT CREATION

There are two ways to create lots in Augusta County. The major subdivision process is the typical way lots get created in residential, business, or industrial zoning. In 2014, 31 lots were created through the major subdivision process. The other way lots can be created in the County is through the minor subdivision process. This process allows a single lot zoned 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 2014, only 2 lots were created through the minor subdivision process that weren't zoned General Agriculture. To get a clearer picture of the number of lots being created in Augusta County in any given year, you must analyze both the minor and major subdivision plats being approved in the County. In 2014, only thirty (30) new single family and attached residential lots were created through major subdivision plats (see Table 3 below). In addition, one (1) General Agriculture lot of over 80 acres was created in Stuarts Draft through the major subdivision process. In 2014, 42 new lots were created through the minor subdivision process in General Agriculture, while one (1) Single Family Residential and one (1) General Industrial lot were created through the minor subdivision process. Assuming that the new lots in Agricultural districts are being created for residential purposes, approximately 58% of the new residential lots in the County were created in areas zoned General Agriculture in 2014. Figure 5 (on page 9) graphically presents the number of residential lots created through the major subdivision process versus the minor subdivision process in 2014.

New lots created in the County are required to have frontage on a public road. The only exception to that is in the General Agriculture districts where it is possible to create a lot without road frontage, but meeting all other lot requirements, and convey it to a family member. In 2014, 13 of the 42 lots (approximately 31%) created in General Agriculture districts were created using the Family Member Exception.

**TABLE 3  
LOTS CREATED IN 2014**

<b>Zoning</b>	<b>Minor Subdivision Lots</b>	<b>Major Subdivision Lots</b>	<b>Total New Lots</b>
Single Family Residential	1	17	18
Attached Residential	0	11	11
Master Planned Community (residential)	0	2	2
Multi-Family Residential	0	0	0
General Business	0	0	0
General Industrial	1	0	1
Planned Commerce	0	0	0
General Agriculture	42	1	43
<b>TOTAL</b>	<b>44</b>	<b>31</b>	<b>75</b>



**Figure 5**  
**Lots Created in 2014**



■ General Agriculture   ■ Single Family Residential