

**MAP ANALYSIS of the Policy Planning Areas Map of the Draft Augusta County
Comprehensive Plan. Map available online at
www.valleyconservation.org/augusta_comp.html or through the County
January 27, 2007 - Augusta Community Partnership**

Policy Planning Areas

USA - Urban Service Area (currently or eventually sewer and water)
CDA - Community Development Area (currently or eventually sewer OR water)
RCA - Rural Conservation Area (mix low density rural residential and ag)
ACA – Agricultural Conservation Area (farming and forestry)

Growth Targets by PPA (% of new development):

USA – 80% CDA – 10% RCA – 5% ACA – 5%

Expected Densities by PPA (in dwelling units or DUs per acre)

USA (3 – 16 du/a) CDA (1 du /a) RCA (1 du to 5 acres) ACA (1 du to 10 acres)

Expected Population Growth (2007-2027): 17,700 additional people

Expected New Housing Units (2007-2027): 6,900 (at 2.56 per household)

Shifts in Planning Policy Area (PPA) Acreage from 1994 Plan to 2007 Draft Plan

USA increased from 5.7% (23,370 acres) to 10% (41,000 acres), a change of 17,630 acres.
(Much of this area was previously designated as Potential USA or Community Development Area, but the fact remains that it was not previously RED.)

RCA and ACA areas were left at essentially same acreage:

RCA increased by 1640 acres, moving from 19.9 % to 20.3%

ACA went down by 820 acres, moving from 61.4 to 61.2 %

Why This Seems Like Too Much Color

**Meeting the 20-Year Projected Population Using PPA Targets and Densities
versus Draft Map Acreages**

PPA	Target	Projected Dwellings*	Density Per Acre**	Acres Needed	Versus	Acres in Draft Map	Build Out Population
USA	80%	5520	4	1,380		41,000	419,840
CDA	10%	690	1	690		34,850	89,216
RCA	5%	345	0.2	1,725		83,230	42,614
ACA	5%	345	0.1	3,450		250,920	64,236
Total	100%	6900		7,245		410,000	615,906

* To serve projected 20-year population increase of 17,700 at household size of 2.56 (p. 6 of Draft).

** Desired densities for each Planning Policy Area, pp. 249 and 252 of Draft Plan

Build out applies same densities across designated PPA acreage..

Figures are illustrative only; many factors would determine actual outcome.

Expected New Dwellings by PPA (applying target to projected growth)

USA (80%)	5,520
CDA (10%)	690
RCA (5%)	345
ACA (5%)	345
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TOTAL:	6,900

Proposed land in Urban Service Area: **41,000 acres**

Increase over '94 Plan: **17,630 acres**

Percent of Plannable Acres: **10%**

combined with CDA (water or sewer): **18.5%** (anticipated have utilities)

Possible Population Build out of Proposed USA: **419,840 people**

At the plan's expected density of 4 dwelling units/acre (on the low side for compact growth) and a household size of 2.56, the proposed amount of USA area could theoretically accommodate close to 420,000 people.

$$41,000 \text{ acres in USA} \times 4 \text{ dwelling units per acre} \times 2.56 \text{ people per household} \\ = \mathbf{419,840 \text{ people}}$$

Expected Increase in Population: **17,700 people**

The projected population growth for the County over the 20 year planning period is 17,700, requiring an estimated 6,900 dwellings. (p. 6)

USA Acreage Needed to Support the Projected Growth (20 Years): **< 1,400 acres**

The 17,700 projected population increase can be split among the PPAs according to the growth targets and the expected densities for each PPA.

$$17,700 \times 80\% = 5,520 \text{ dwelling units needed in USA} \\ 5,520 / 4 \text{ (units / acre)} = \mathbf{1,380 \text{ acres}} \text{ (at 8 units /acre } \mathbf{690 \text{ acres})}$$

Community Development Areas (CDAs)

Generally subdivisions on public water, but individual septic fields.

CDA: 34,850 acres

Potential Build-Out: **42,615 people**

At the intended net density of 1 dwelling to 1 acre, this area would yield an estimated build-out of 34,850 dwellings and 89,216 people (at 2.56 people per household).

CDA Acreage Needed to Support the Projected Growth Target (20 Years): **690 acres**

The 17,700 projected population increase can be split among the PPAs according to the growth targets and the expected densities for each PPA. (With household size of 2.56 persons, total housing units is 6,900.)

$6,900 \times 10\% \text{ target} = 690 \text{ dwelling units needed in CDA}$

$690 \text{ units at } 1 \text{ unit per acre} = 690 \text{ acres}$

Rural Conservation Areas (RCAs)

RCA: 83,230 acres (20.3% of plannable acres)

Potential Build-Out: **42,615 people**

At the intended net density of 1 dwelling to 5 acres, this area would yield an estimated build-out of 16,646 dwellings and 42,614 people (at 2.56 people per household).

$83,230 \text{ divided by } 5 = 16,646; 16,647 \times 2.56 = 42,615$

RCA Acreage Needed to Support the Projected Growth (20 Years): **1,725 acres**

The 17,700 projected population increase (6,900 dwellings) can be split among the PPAs according to the growth targets and the expected densities for each PPA. (With household size of 2.56 persons, total housing units is 6,900.)

$6,900 \times 5\% \text{ target} = 345 \text{ dwelling units needed in RCA}$

$345 \text{ units at } 1 \text{ unit per } 5 \text{ acres} = 1,725 \text{ acres}$

Agricultural Conservation Areas

ACA: 250,920 acres (61.2% of plannable acres)

Same dwellings target as RCA: 345 (5% of 6,900)

$345 \text{ units at } 1 \text{ unit per } 10 \text{ acres} = 3,450 \text{ acres}$