

COUNTY OF ALBEMARLE
STAFF REPORT

Project Name: AFD201900011 Yellow Mountain Addition - Albert	Staff: Scott Clark
Agricultural and Forestal District Advisory Committee Meeting: October 21, 2019	
Planning Commission Public Hearing: November 12, 2019	Board of Supervisors Public Hearing: December 18, 2019

PROPOSAL

The Albemarle County Code currently contains this description of the Yellow Mountain District:

Sec. 3-233 Yellow Mountain Agricultural and Forestal District.

The district known as the “Yellow Mountain Agricultural and Forestal District” was created and continues as follows:

A. Date created. The district was created on March 8, 1989.

B. Lands within the district. The district is composed of the following described lands, identified by parcel identification number:

1. Tax map 54: parcels 41, 43, 43A, 43D, 71B.
2. Tax map 55: parcel 15.
3. Tax map 70: parcels 15, 15A, 15D, 15E, 15G, 29, 37B, 37B1 (part), 37D (part), 37K, 37L.
4. Tax map 71: parcel 2B, 22, 22A, 22B, 22K, 64, 64A.

C. Review. The district is reviewed once every 10 years and will next be reviewed prior to September 2, 2019.

The District is located west of Crozet, near Greenwood (see Attachment A), and includes 748 acres.

AFD201900011 Yellow Mountain Addition – Albert: This proposal would add one parcel to the District:

Requested Additions			
Parcel	Acres	Acres of Important Soils	Development Potential
71-22C2	14.56	8.9	4 development-right lots

The parcel is largely open, with some wooded areas, and includes one dwelling. It is adjacent to the existing District.

ANALYSIS OF THE ADDITION REQUEST

Section 3-201(F) of the County Code states that the Agricultural-Forestal Districts Committee and the Planning Commission shall apply the following criteria in their respective reviews of each application:

The agricultural and forestal significance of land within the district or addition and in areas adjacent thereto; in judging the agricultural and forestal significance of land, any relevant agricultural or forestal maps may be considered, as well as soil, climate, topography, other natural factors, markets for agricultural and forestal products, the extent and nature of farm structures, the present status of agriculture and forestry, anticipated trends in agricultural economic conditions and such other factors as may be relevant.

The parcel proposed for addition has 8.9 acres of soils that are rated as important for agriculture in the Comprehensive Plan. The entire parcel has soils rated as important for hardwood timber production.

The presence of any significant agricultural lands or significant forestal lands within the district and in areas adjacent thereto that are not now in active agricultural or forestal production, considering the maps, factors, markets, and other information described in subsection (F)(1);

This criterion is more relevant to District creations.

The nature and extent of land uses other than active farming or forestry within the district and in areas adjacent thereto;

The proposed addition is also in residential use, but the majority of the property is available for agriculture, forestry, or open-space conservation.

Local development patterns and needs;

The District consists of a mix of open land and forest.

The comprehensive plan and the applicable zoning regulations;

The District is entirely designated as Rural Areas in the Comprehensive Plan, and the parcels included in the District are zoned RA Rural Areas. As the property proposed for addition shares the same designations, its inclusion in a conservation program is appropriate under the Comprehensive Plan.

The property is located in the watershed of the South Fork Rivanna Reservoir. Land conservation in this area contributes to the protection of the public water supply.

The environmental benefits of retaining the lands in the district for agricultural and forestal uses;

Protecting and preserving this land in an Agricultural and Forestal District will help protect forest and productive farm land, which the Comprehensive Plan and Rural Areas Zoning Ordinances seek to preserve. Conservation of this area will help maintain the environmental integrity of the County and aids in the protection of ground and surface water and agricultural soils.

Whether any parcel has one or more development rights that would allow the creation of one or more parcels less than twenty-one (21) acres in size; in considering whether to include any parcel in a district, the policy of the county is to not include any parcel determined to have no development rights and cannot be further divided to create one or more parcels less than twenty-one (21) acres in size; and

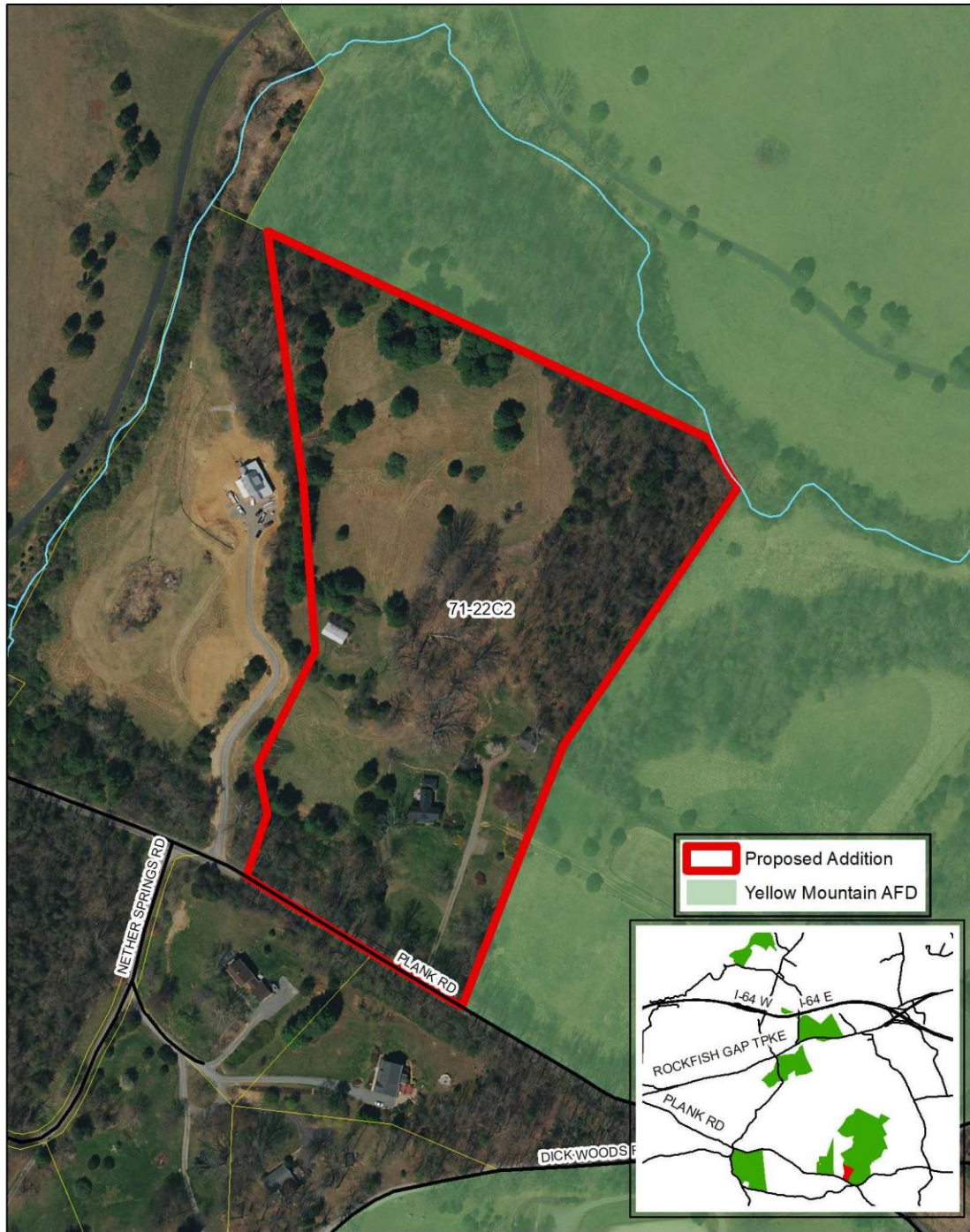
This parcel has four small-lot development rights. Therefore, adding it to the District is in accord with County policy.

Any other matter which may be relevant

Staff has not found any other relevant matters.

RECOMMENDATION

At their meeting on October 21, 2019, the Agricultural-Forestal Districts Advisory Committee recommended approval of the proposed addition.



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