

COUNTY OF ALBEMARLE STAFF REPORT

Project Name: AFD202100003 Maddock Jacobs Run Addition	Staff: Scott Clark, Senior Planner II
Agricultural and Forestal District Advisory Committee Meeting: June 23, 2021	
Planning Commission Public Hearing: August 3, 2021	Board of Supervisors Public Hearing: September 1, 2021

PROPOSAL

The Albemarle County Code currently contains this description of the Jacobs Run District:

The district known as the "Jacobs Run Agricultural and Forestal District" was created and continues as follows:

- A. Date created. The district was created on January 6, 1988.
- B. Lands within the district. The district is composed of the following described lands, identified by parcel identification number:
 1. Tax map 19: parcels 25, 25A.
 2. Tax map 19A: parcels 9, 22, 31.
 3. Tax map 20: parcels 6J, 6S.
 4. Tax map 30: parcel 32B.
 5. Tax map 31: parcels 1, 1B, 4K, 8, 8E, 16, 16B, 44C, 44G2, 45, 45B.
- C. Review. The district is reviewed once every five years and will next be reviewed prior to December 18, 2024.

The District is located near Earlysville. It now includes 19 parcels and 1,036 acres.

AFD202100003 Maddock Jacobs Run Addition - This proposal would add 1 parcel to the District (see attached map).

Requested Additions			
Parcel	Acres	Acres of Important Soils	Development Potential
18-16C	69.29	51.66	1 development right

Parcel 18-16C is over half wooded, with some open land, and contains one dwelling.

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 proposed addition has 51.66 acres (75% of the property) that are designated as Prime or Locally Important for agriculture. Also, it has 52.9 acres (76%) that are designated as important for hardwood 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);

The proposed addition has one dwelling.

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

The proposed addition's mix of wooded and open land is similar to that of the surrounding landscape.

Local development patterns and needs;

The surrounding area is generally characterized by farm and forest parcels, but has significant areas of conversion to residential uses. The Comprehensive Plan policies calls for protection of rural land uses and natural resources.

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 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 aid in the protection of ground and surface water and agricultural soils, and wildlife habitat.

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

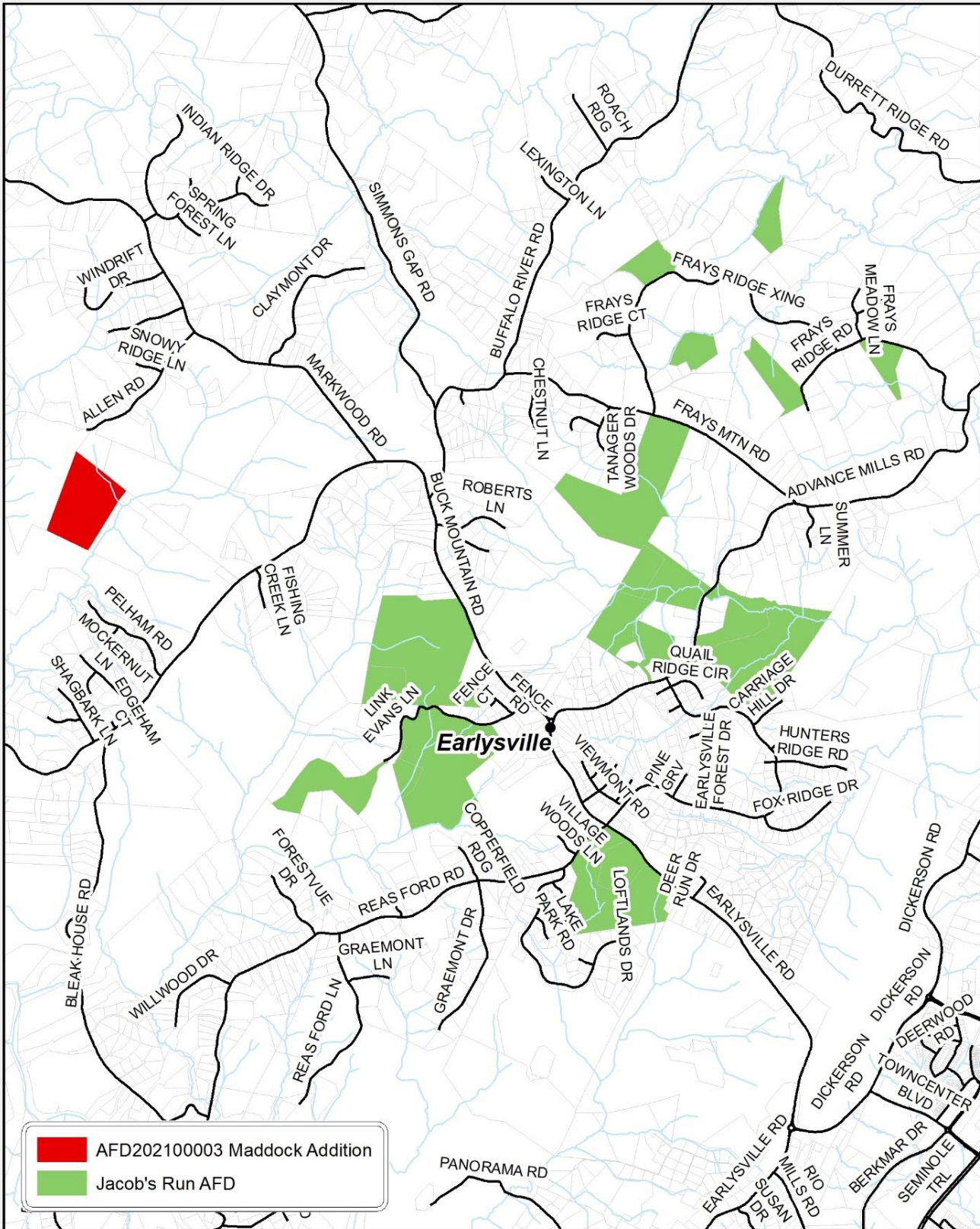
The property has one remaining development right, meaning that it meets the County's policy for addition to the District.

Any other matter which may be relevant

Staff found no other relevant matters.

RECOMMENDATION

At their meeting on June 23, 2021, the Agricultural-Forestal Districts Advisory Committee voted to recommend approval of the proposed addition.



AFD202100003 Maddock