

COUNTY OF ALBEMARLE STAFF REPORT

Project Name: AFD201700002 Hardware District Review	Staff: Scott Clark, Senior Planner
Agricultural and Forestal District Advisory Committee Meeting: October 24, 2017	
Planning Commission Public Hearing: November 14, 2017	Board of Supervisors Public Hearing: December 13, 2017
Proposal: Periodic review of the Hardware AF District.	Comprehensive Plan Designation: Rural Areas

Periodic Review of Agricultural and Forestal Districts

As established in the Code of Virginia, a district may continue indefinitely, but it must be reviewed by the County not more than every 10 years to determine whether the district should be continued. Before being considered by the Board of Supervisors, a district is reviewed by the County's Agricultural and Forestal District Advisory Committee and the Planning Commission. Both the Advisory Committee and the Planning Commission provide recommendations to the Board as to whether the district should be terminated, modified or continued.

Once it has received the recommendations of the Advisory Committee and the Planning Commission, the Board conducts a public hearing. After the public hearing, the Board may terminate, modify or continue the district. If the Board continues the district, it may impose conditions on the district different from those imposed on the district when it was created or last reviewed. Landowners within a district receive notice of this process, including notice of any proposed different conditions.

When a district is reviewed, land within the district may be withdrawn at the owner's discretion by filing a written notice with the Board at any time before the Board acts to continue, modify, or terminate the district.

AFD201700002 HARDWARE DISTRICT REVIEW

The Albemarle County Code currently contains this description of the [name] District:

Sec. 3-214 Hardware Agricultural and Forestal District.

The district known as the "Hardware Agricultural and Forestal District" consists of the following described properties: Tax map 72, parcel 51C; tax map 73, parcels 38, 39C7, 41A, 41B1, 41B2, 42, 42A, 43, 44; tax map 74, parcels 6H, 6N, 26, 28, 28B; tax map 75, parcels 4A, 5; tax map 86, parcels 14, 16, 16A, 16C, 16D, 16E, 16F, 16H, 27, 27A; tax map 87, parcels 10, 13A, 13E (part consisting of 89.186 acres), 16A; tax map 88, parcels 2A, 3M, 3R, 3T, 3U, 3V, 6A, 20A, 20B, 20C, 20D, 20F, 23, 23E, 23F, 24, 24A, 24B, 26B, 29, 40, 42; tax map 99, parcels 10(part), 29, 52, 52B. This district, created on November 4, 1987 for not more than 10 years and last reviewed on September 12, 2007, shall next be reviewed prior to September 12, 2017.

The District is generally located between North Garden in the south and Dick Woods Road in the north, along and to the west of US 29 (see Attachment A), and includes 3,383 acres. No withdrawal requests have yet been received.

District History:

- The district was created in on November 4, 1987 with a total of 54 parcels and 5,947 acres.
- The district was reviewed in November, 1997, at which point 11 parcels totaling 2,282 acres were withdrawn.
- The district was reviewed again in September, 2007, and another 12 parcels totaling 1,136 acres were withdrawn.
- Since the creation of the District, additions have occurred sporadically. The most active years were 2000 (five parcels added) and 2010 (six parcels added).

Agricultural and Forestal District Significance: Of the 3,383 acres in the Hardware District, 2,048 acres have soils listed as particularly important for agriculture in the Comprehensive Plan.

Land Use other than Agriculture and Forestry: In addition to agricultural and forestal uses, the Hardware District includes approximately 40 dwellings. (This count includes all addressable structures in the District, and so may include any barns or other large structures with addresses.)

Local Development Patterns: The District primarily consists of forest and of pasture land. There are ten parcels in the District, totaling approximately 1,121 acres, that are under conservation easements. A total of 1,946 acres in the District are in the County's use-value taxation program, indicating that they are in agricultural, forestal, or open-space use.

Comprehensive Plan Designation and Zoning Districts: The District is entirely designated as Rural Areas in the Comprehensive Plan, and the parcels included in the District are zoned RA Rural Areas

Environmental Benefits: Conservation of this area will help maintain the environmental integrity of the County and aids in the protection of ground and surface water, agricultural soils, mountain resources, critical slopes, and wildlife habitat.

Withdrawal: Landowners may withdraw their parcels from districts by right during a renewal at any time before the Board of Supervisors takes final action to continue, modify, or terminate the district. Landowners were notified of the renewal by mail on October 11th, 2017. No withdrawal requests were received as of the date of the Committee meeting.

Since the Committee meeting, staff has received the following withdrawal requests for the Hardware District:

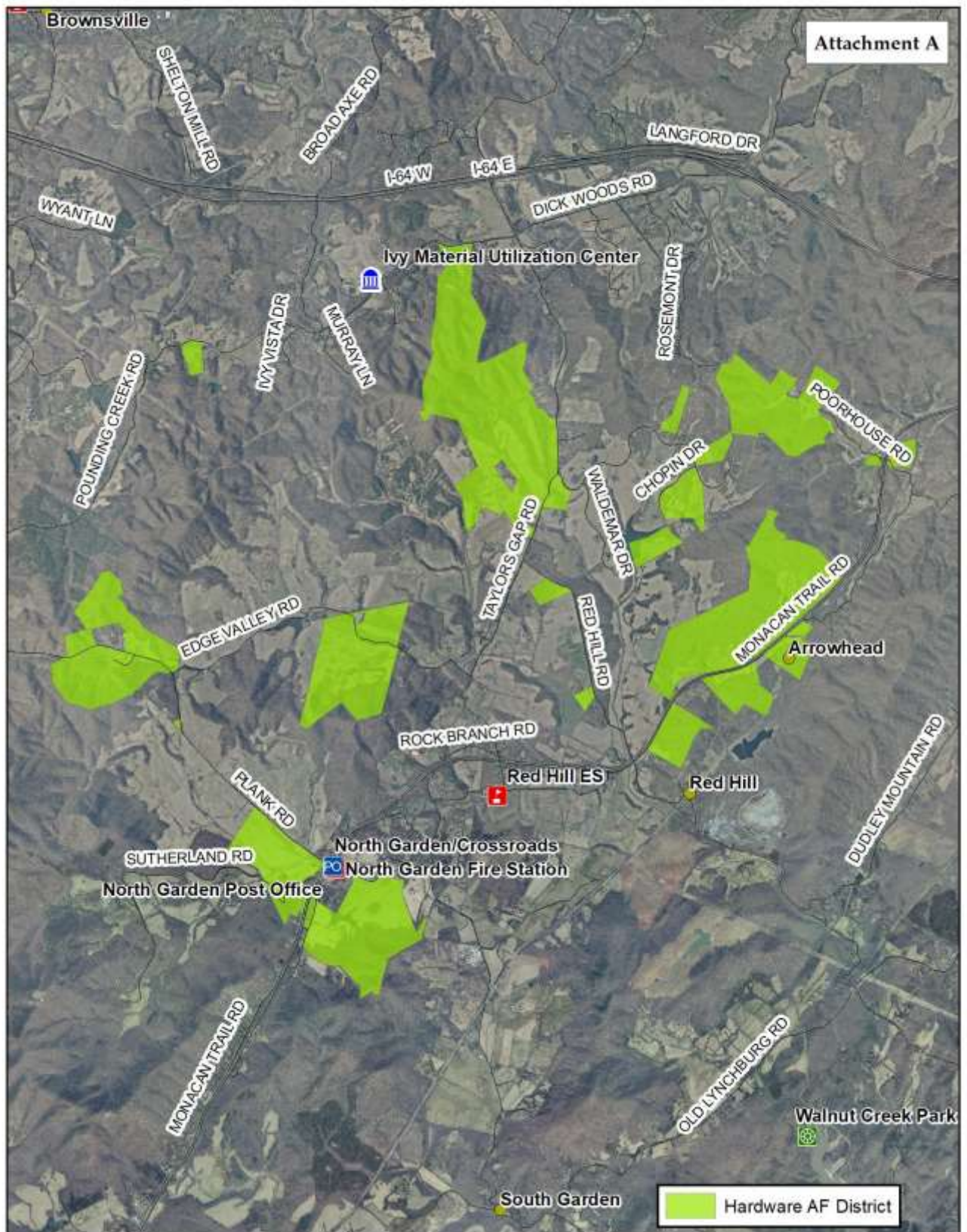
Parcel	Acres	Owner
08600000001400	136.56	Steven Morales Alicia K Morales
086000000016E0	13.58	Steven Morales Alicia K Morales
088000000026B0	159.08	Van Roijen, David M

With these withdrawals, the total acreage of the District would be approximately 3,074 acres.

Recommendation: The Agricultural-Forestal Districts Advisory Committee voted 9:0 to recommend renewal of the Hardware District for a 10-year period, subject to a review of parcels in the District without development rights. Staff will provide more information on this topic at the public hearing.

Attachments:

- A. Hardware AF District Map



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