

**COUNTY OF ALBEMARLE
STAFF REPORT**

Project Name: AFD202100001 Henley Sugar Hollow 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 Sugar Hollow District:

The district known as the "Sugar Hollow Agricultural and Forestal District" was created and continues as follows:

A. Date created. The district was created on September 6, 1989.

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

1. Tax map 25: parcels 11C, 12, 13, 14, 14A, 14B, 14C, 18, 18A, 18B, 21, 21A, 24, 25, 26, 27, 28.
2. Tax map 26: parcels 5A, 10, 10B, 10D, 10F, 10G, 11C, 11D, 12A, 13, 14F, 19, 40B, 40C, 41A, 52, 52D.
3. Tax map 27: parcels 8, 8E (part), 24A, 25, 26.
4. Tax map 39: parcels 2, 2A, 3, 4, 13C3, 14, 15, 25, 25A.
5. Tax map 40: parcels 1, 9, 9C, 9D (part), 9E, 10, 10A, 10B, 10C, 22, 22A, 27A, 46C1, 49.

C. Review. The district is reviewed once every five years and will next be reviewed prior to December 18, 2024.

The District is located in the vicinity of White Hall. It now includes 63 parcels and 5,018 acres.

AFD202100001 Henley Sugar Hollow Addition: This proposal would add 1 parcel to the District (see attached map).

Requested Additions			
Parcel	Acres	Acres of Important Soils	Development Potential
40-12A	19.1	18.6	5 development rights

Parcel 40-12A is largely open and has 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.

Please note that these criteria, which are from section 3-201, were originally written for the review of new districts. As section 3-203(B) says that the same criteria shall be used for additions to existing districts, staff's review will apply the criteria to the proposed addition rather than to the district as a whole.

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.

Over 97% of the property's soils are listed in the Comprehensive Plan as Prime or Locally Important for agriculture.

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 parcel proposed for addition is currently enrolled in the County's use-value taxation program, and all but 2 acres of property are taxed in the Agriculture category. This indicates ongoing agricultural use.

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

The proposed addition includes one residence.

Local development patterns and needs;

The area around the proposed addition largely includes open farmland and forest, with some residential development.

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 section of the Zoning Ordinance 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.

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

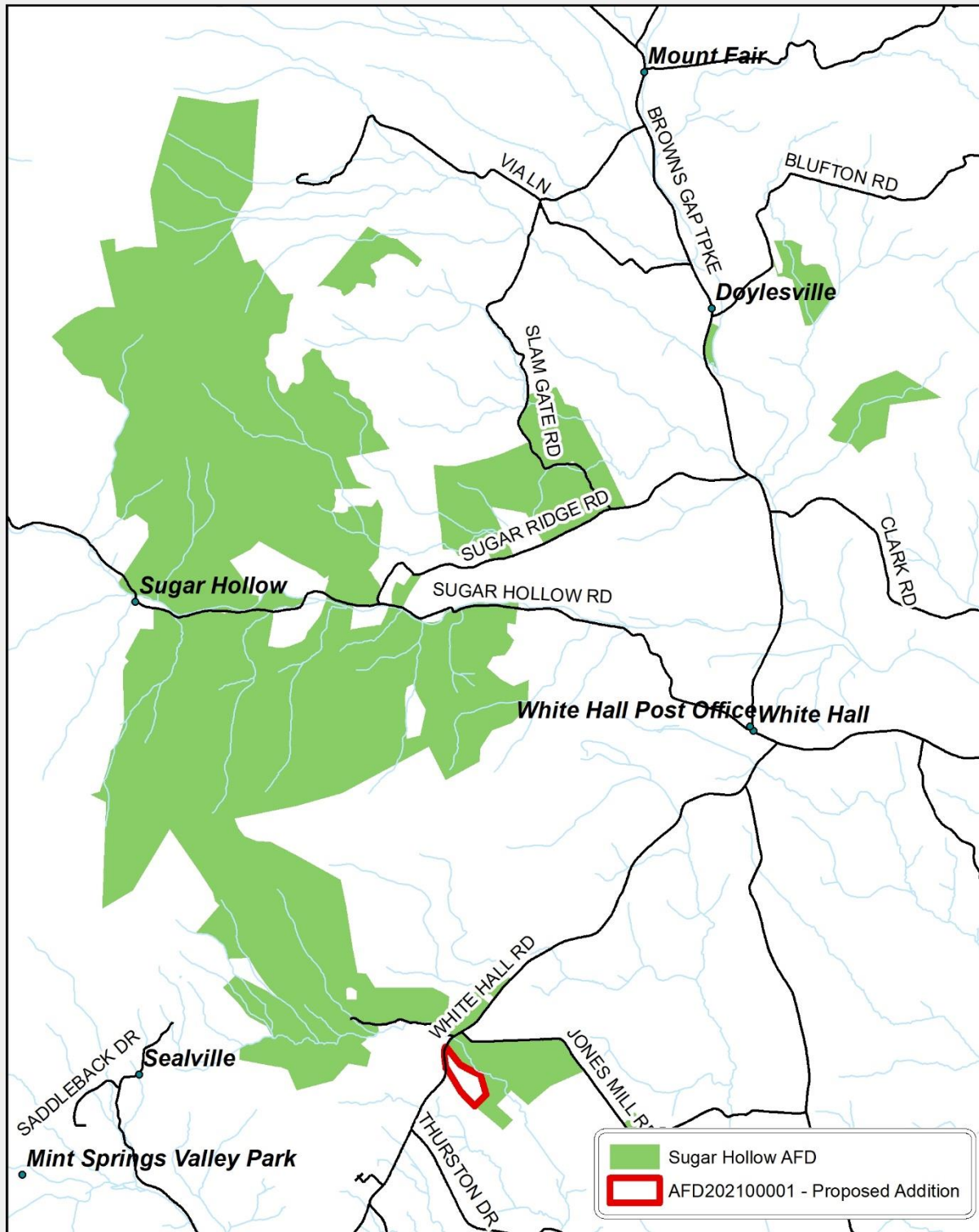
The property has five development rights.

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.



AFD202100001 Henley

