

**COUNTY OF ALBEMARLE
STAFF REPORT**

Project Name: AFD201800001 Carters Bridge District Review	Staff: Scott Clark, Senior Planner
Agricultural and Forestal District Advisory Committee Meeting: July 8, 2019	
Planning Commission Public Hearing: August 20, 2019	Board of Supervisors Public Hearing: TBA
Proposal: Periodic review of the Carters Bridge 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When a district is reviewed, land within the district may be withdrawn at the owner's discretion by filing a written notice with the Board at any time before the Board acts to continue, modify, or terminate the district.

New Policy for District Reviews

In November, 2018, the Board directed staff to implement a plan to:

- Renew Districts for a five-year period, rather than for 10 years (one time).
- Notify landowners of parcels in reviewed districts that are enrolled in open-space use valuation but that have no development rights that:
 - Their parcels may be removed at the end of the five-year review period; and that
 - They have the option to withdraw from the open-space use valuation now to avoid roll-back taxation and fees when the parcels are removed

Therefore, staff will recommend 5-year renewal periods for districts that include parcels that are enrolled in open-space use valuation and that have no development rights. (Note that no removals are proposed as part of the current review, but would be considered by the Board *after* the five-year renewal period, during the next review.)

For districts with no such parcels, staff will continue to recommend the standard 10-year review period for districts.

AFD 2018-01 CARTERS BRIDGE DISTRICT REVIEW

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

Sec. 3-211 Carter's Bridge Agricultural and Forestal District.

The district known as the "Carter's Bridge Agricultural and Forestal District" was created and continues as follows:

A. Date created. The district was created on April 20, 1988.

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

1. Tax map 101: parcels 55, 60.
2. Tax map 102: parcels 17A, 17B, 17B1, 17C, 17D, 18, 19, 19A, 19C, 20B.
3. Tax map 111: parcel 48.
4. Tax map 112: parcels 1, 3, 15, 15A, 16E, 16E1, 16E2, 16F2, 16J, 16K, 18H, 19E, 19F, 20, 21, 33A, 37D.
5. Tax map 113: parcels 1, 1A, 6A, 11A, 11F, 11F1, 11F2, 11F3, 11G, 11G1, 11G2, 11G3, 11H, 11I, 11J, 11K.
6. Tax map 114: parcels 2, 25A, 30, 31B, 31C, 31D, 51, 55, 56, 57, 57C, 57D, 67C, 67D, 67E, 67F, 67G, 67H, 67H1, 17I(part), 68, 69, 70.
7. Tax map 115: parcel 10.
8. Tax map 122: parcels 4, 4A, 6, 7, 8, 9, 10, 12, 12D, 12E, 12N, 18, 18D, 33, 33A, 36.
9. Tax map 123: parcel 13B.
10. Tax map 124: parcel 11.
11. Tax map 130: parcel 19B.

C. Review. The district is reviewed once every 10 years and will next be reviewed prior to July 9, 2018.

(Code 1988, § 2.1-4(j); § 3-210, Ord. 98-A(1), 8-5-98; Ord. 98-3(1), 9-9-98; Ord. 99-3(2), 2-10-99; Ord. 99-3(4), 5-12-99; Ord. 08-3(1), 7-9-08; Ord. 09-3(4), 12-2-09; Ord. 12-3(2), 12-5-12; Ord. 15-3(1), 12-2-15; Ord. 16-3(1), 10-5-16; § 3-211, Ord. 18-3(1), 11-7-18)

The District is located generally between Keene and Woodridge (see Attachment A), and includes 8,910 acres.

District History:

- The district was created in 1988 with a total of 57 parcels and 8,036 acres.
- The district's first review, in 1998, included the withdrawal of 13 parcels totaling 3,001 acres.
- At the next review, in 2008, another 10 parcels totaling 981 acres were withdrawn.
- Since the creation of the District, additions have occurred occasionally. The most active years was 1990, when 29 parcels totaling 3,506 acres were added.

Agricultural and Forestal District Significance: Of the 8,910 acres in the Carters Bridge District, 7,222 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 Carter's

Bridge District includes approximately 64 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 includes pasture land, hardwood forest, and pine plantations. There are 20 parcels in the District, totaling approximately 3,872 acres, that are under conservation easements. A total of 5,106 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 June 24, 2019.

The following withdrawal requests have been received as of July 2, 2019:

Parcel	Owner	Acres
113000000011A0	J D LAND HOLDINGS L C ATTN: DAVID PURCELL	300
113000000011G0	MURCIELAGO LLC	39
113000000011G1	MURCIELAGO LLC	40.127
113000000011G2	MURCIELAGO LLC	99.07
113000000011G3	MURCIELAGO LLC	21
11400000005100	J D LAND HOLDINGS L C	113
11400000005500	J D LAND HOLDINGS L C ATTN: DAVID PURCELL	89
11400000005600	J D LAND HOLDINGS L C ATTN: DAVID PURCELL	14.8
114000000067G0	MURCIELAGO LLC	26.9
114000000067H0	MURCIELAGO LLC	26.18
114000000067H1	MURCIELAGO LLC	21.17
11400000006800	J D LAND HOLDINGS L C ATTN: DAVID PURCELL	42
11400000006900	J D LAND HOLDINGS L C ATTN: DAVID PURCELL	42
11400000007000	J D LAND HOLDINGS L C ATTN: DAVID PURCELL	1728.001
11500000001000	J D LAND HOLDINGS L C ATTN: DAVID PURCELL	48.5
12200000003600	SEAY, JOHN BRIDGEMAN JR OR JUNE W	6.815
12400000001100	PURCELL, DAVID M, TRUSTEE OF THE DMP TIMBER TRUST	86.426
130000000019B0	HURT, CHARLES WM JR TRUSTEE OF THE CHARLES WM HURT JR TRUST	77.694

These withdrawals include 18 parcels totaling 2,821 acres, or 31.7% of the land area of the existing district.

Appropriate Review Period: The District includes 21 parcels that are in the Open Space tax category:

Parcel Number	Acres	Development Rights	Notes
102000000017A0	91.59	5 DRs	
102000000017B0	117.47	5 DRs	
102000000017B1	11.53	5 DRs	
102000000017C0	113.73	5 DRs	
10200000001800	277.8	5 DRs	
102000000019C0	92.87	1 DR	
102000000020B0	67.22	3 DRs	
11100000004800	146.81	5 DRs	
112000000016J0	229.33	1 DR	
112000000016K0	39.52	0 DRs	Added along with adjacent 229- acre piece with 1 DR; Land was previously in

			AFD as one parcel; removed, then re-added after division
113000000011H0	21	0 DRs	Created by permitted division while in AFD; currently in residential use
113000000011I0	21	0 DRs	Created by permitted division while in AFD; currently not in residential use
113000000011J0	22.09	0 DRs	Created by permitted division while in AFD; currently not in residential use
113000000011K0	22.82	0 DRs	Created by permitted division while in AFD; currently not in residential use
114000000031B0	25.78	0 DRs	Created by permitted division while in AFD; currently not in residential use
122000000012D0	28	5 DRs	
12200000001800	100	3 DRs	
122000000018D0	28.78	2 DRs	
12200000003300	64.84	5 DRs	
123000000013B0	31.133	1 DR	
130000000019B0	77.694	5 DRs	Requested withdrawal

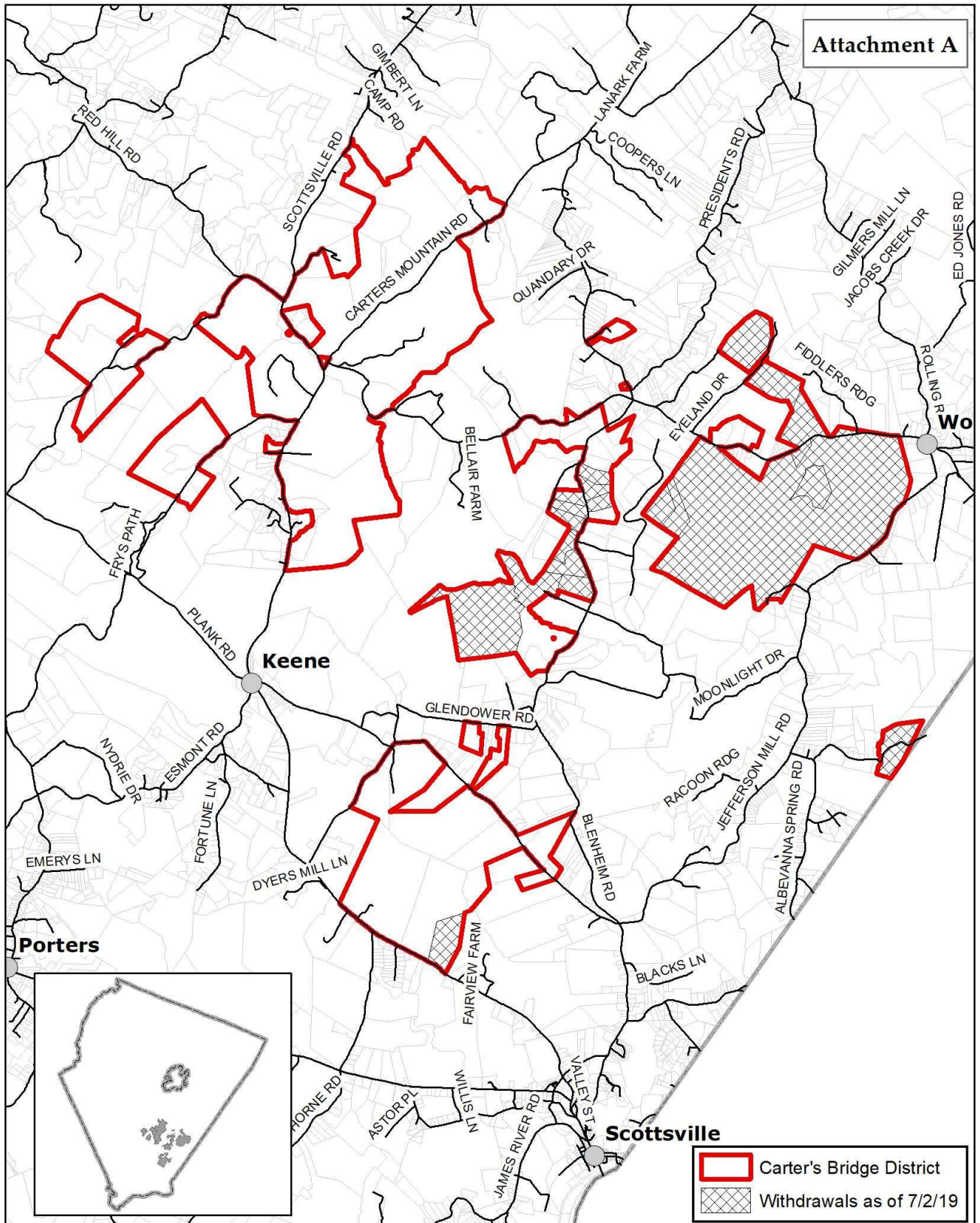
There are six parcels in the District that are the Open Space tax category and that have no development rights. Therefore the appropriate review period for this district is five years, rather than the usual ten.

Please note that five of the six properties without development rights were legally created as 21-acre (or larger) parcels while their parent parcels were enrolled in the District. The sixth (parcel 112000000016K0) had been added to the District with no development rights. However, it had previously been included in the District as part of a larger parcel that has one development right.

Staff Recommendation: At their meeting on July 8, 2019, the Committee voted unanimously to recommend renewal of the Carters Bridge District for a 5-year period, with the requested withdrawals removed from the District.

Attachments:

A. Carters Bridge AF District Map



AFD201800001 Carter's Bridge AFD Review

COUNTY OF ALBEMARLE STAFF REPORT

Project Name: AFD2018-00002 Lanark Review	Staff: Scott Clark
Agricultural and Forestal District Advisory Committee Meeting: July 8, 2019	
Planning Commission Public Hearing: August 20, 2019	Board of Supervisors Public Hearing: TBD
Proposal: Periodic review of the Lanark 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.

New Policy for District Reviews

In November, 2018, the Board directed staff to implement a plan to:

- Renew Districts for a five-year period, rather than for 10 years (one time).
- Notify landowners of parcels in reviewed districts that are enrolled in open-space use valuation but that have no development rights that:
 - Their parcels may be removed at the end of the five-year review period; and that
 - They have the option to withdraw from the open-space use valuation now to avoid roll-back taxation and fees when the parcels are removed

Therefore, staff will recommend 5-year renewal periods for districts that include parcels that are enrolled in open-space use valuation and that have no development rights.

For districts with no such parcels, staff will continue to recommend the standard 10-year review period for districts.

AFD 2018-00002 LANARK DISTRICT REVIEW

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

Sec. 3-225 Lanark Agricultural and Forestal District.

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

A. Date created. The district was created on April 20, 1988.

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

1. Tax map 90: parcels 12, 14A.
2. Tax map 90B: parcel A-11.
3. Tax map 91: parcels 21, 21A, 31.
4. Tax map 102: parcels 33, 35, 35A, 35B, 35C, 37, 40, 40B, 40C.
5. Tax map 103: parcels 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1H1, 1J, 1K, 1L, 1M, 2A, 2B, 2E, 3, 3A, 3B, 3C, 3G, 5, 9, 10A, 10B, 10D, 43, 43D, 43F, 43J, 43L, 43L1, 43M, 68 (part).

C. Review. The district is reviewed once every 10 years and will next be reviewed prior to July 9, 2018.

(Code 1988, § 2.1-4(k); § 3-221, Ord. 98-A(1), 8-5-98; Ord. 98-3(1), 9-9-98; Ord. 99-3(2), 2-10-99; Ord. 99-3(5), 10-6-99; Ord. 08-3(1), 7-9-08; Ord. 09-3(4), 12-2-09; Ord. 15-3(1), 12-2-15; § 3-225, Ord. 18-3(1), 11-7-18)

The District is located south of Simeon, on either side of the James Monroe Parkway and Carter Mountain Road (see Attachment A), and includes 6,403 acres.

District History:

- The district was created in 1988 with a total of six parcels and 995 acres.
- In 1992, 46 parcels totaling 5,450 acres were added to the district.
- More additions have occurred occasionally since then.
- Until this year, only one parcel of 7.5 acres had ever been withdrawn from the Lanark district.

Agricultural and Forestal District Significance: Of the 6,403 acres in the Lanark District, 4,565 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 Lanark District includes approximately 76 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 includes pasture land, hardwood forest, and pine plantations. There are 24 parcels in the District, totaling 2,685 acres, that are under conservation easements. A total of 3,449 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 June 24, 2019.

The following withdrawal requests have been received as of July 1, 2019:

Parcel Number	Owner	Acres
090B0000A01100	UNIVERSITY OF VIRGINIA FOUNDATION	10
09100000002100	UNIVERSITY OF VIRGINIA FOUNDATION	546.224
091000000021A0	UNIVERSITY OF VIRGINIA FOUNDATION	817.127
09100000003100	UNIVERSITY OF VIRGINIA FOUNDATION	488.5
09200000006400	UNIVERSITY OF VIRGINIA FOUNDATION	378.912
092000000064A0	UNIVERSITY OF VIRGINIA FOUNDATION	672.718
10200000003700	CANGIANO, SALVATORE J OR GAIL	21.683
10200000004000	LOMNYCKYJ, ROMAN W & MARGARET	94.03
102000000040B0	LOMNYCKYJ, ROMAN W & MARGARET	82.65
102000000040C0	LOMNYCKYJ, ROMAN W & MARGARET	8.02

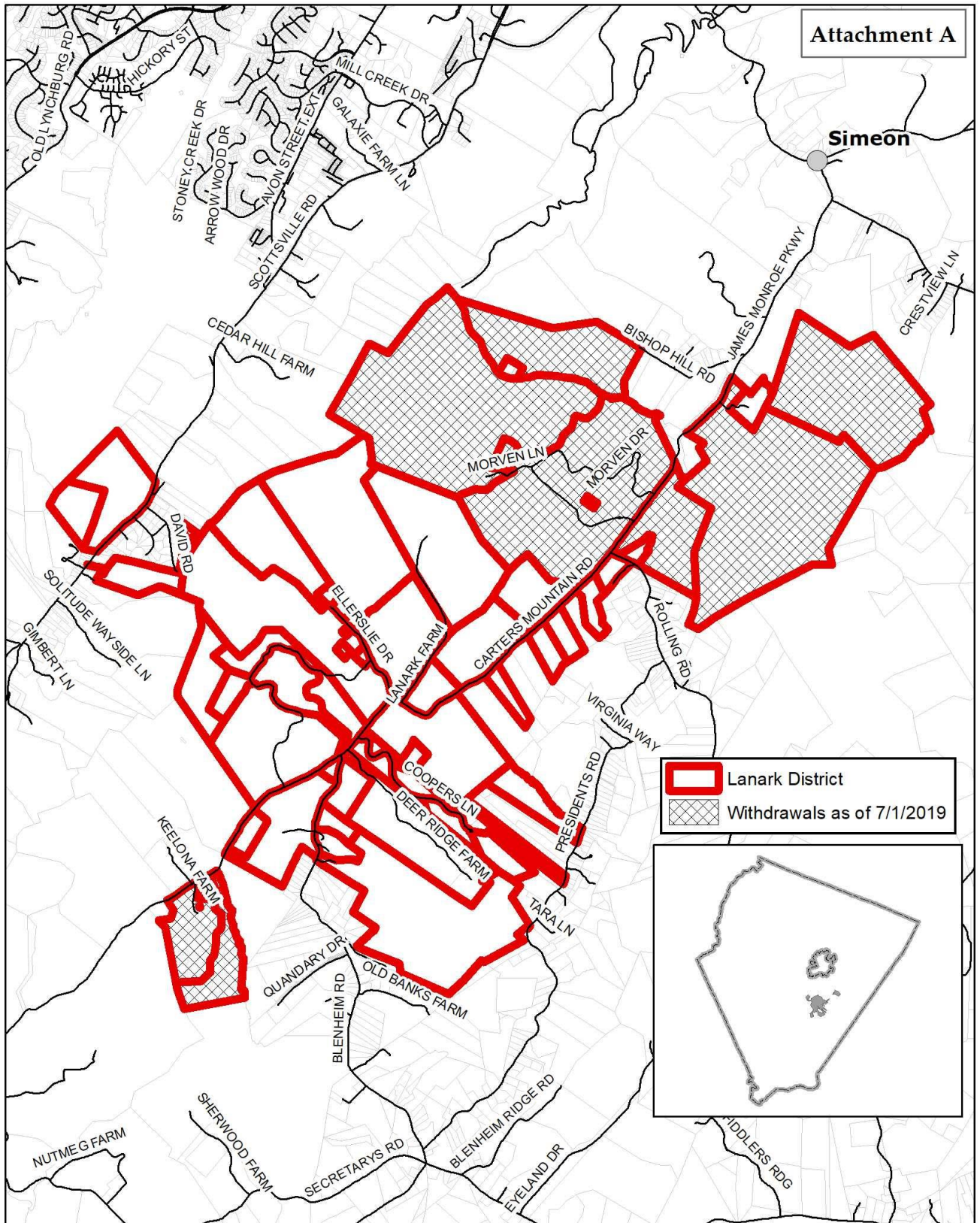
These withdrawals include ten parcels totaling 3,119 acres, or 48.7% of the land area of the existing district.

Appropriate Review Period: The District includes three parcels that are in the Open Space tax category. Each of those parcels has five development rights, so none of them are subject to removal by the Board. Therefore the appropriate review period for this district is the usual ten years.

Staff Recommendation: At their meeting on July 8, 2019, the Committee voted unanimously to recommend renewal of the Lanark District for another 10-year period.

Attachments:

- A. Lanark AF District Map



COUNTY OF ALBEMARLE STAFF REPORT

Project Name: AFD2018-00003 Panorama Review	Staff: Scott Clark
Agricultural and Forestal District Advisory Committee Meeting: July 8, 2019	
Planning Commission Public Hearing: August 20, 2019	Board of Supervisors Public Hearing: TBD
Proposal: Periodic review of the Panorama 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.

New Policy for District Reviews

In November, 2018, the Board directed staff to implement a plan to:

- Renew Districts for a five-year period, rather than for 10 years (one time).
- Notify landowners of parcels in reviewed districts that are enrolled in open-space use valuation but that have no development rights that:
 - Their parcels may be removed at the end of the five-year review period; and that
 - They have the option to withdraw from the open-space use valuation now to avoid roll-back taxation and fees when the parcels are removed

Therefore, staff will recommend 5-year renewal periods for districts that include parcels that are enrolled in open-space use valuation and that have no development rights.

For districts with no such parcels, staff will continue to recommend the standard 10-year review period for districts

AFD 2018-00003 PANORAMA DISTRICT REVIEW

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

Sec. 3-228 Panorama Agricultural and Forestal District.

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

A. Date created. The district was created on April 20, 1988.

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

1. Tax map 31: parcels 21E.
2. Tax map 44: parcels 9A, 9C, 12, 12Q, 12X, 12Y, 12Z.
3. Tax map 45A, section 1: parcels 27.C.

Review. The district is reviewed once every 10 years and will next be reviewed prior to July 9, 2018.

(6-14-95; Code 1988, § 2.1-4(1); § 3-224, Ord. 98-A(1), 8-5-98; Ord. 98-3(1), 9-9-98; Ord. 99-3(3), 3-17-99; Ord. 08-3(1), 7-9-08; § 3-228, Ord. 18-3(1), 11-7-18)

The District is located north of Woodlands Road, along the South Fork Rivanna Reservoir (see Attachment A), and includes 272.9 acres.

District History:

- The district was created in 1988 with a total of 10 parcels and 1,065 acres.
- Occasional additions have occurred since 1995.
- During the 1998 review, three parcels totaling 841 acres were withdrawn.

Agricultural and Forestal District Significance: Of the 272.9 acres in the Panorama District, 211 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 Panorama District includes approximately 10 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 open land. Except for one 7-acre parcel, the entire district is under conservation easements. No parcels in the District are in the County’s use-value taxation program.

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 certified mail on June 24, 2019.

Since the Committee meeting, one withdrawal request has been received for this District:

Parcel ID	Owner	Lot Size
031000000021E0	DAVIS, SHARON KAY	7.12

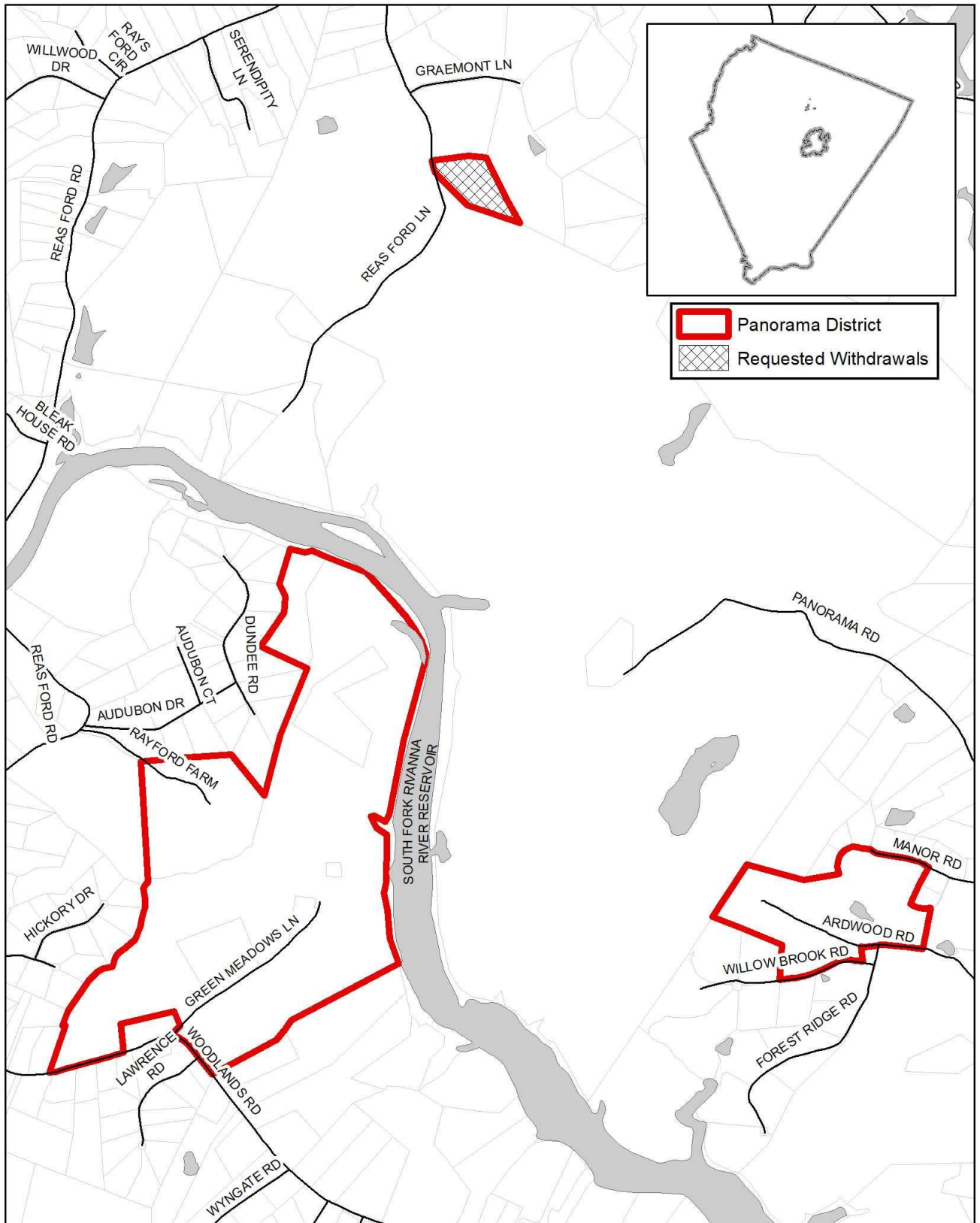
This withdrawal includes 2.6% of the land area of the existing district. This particular parcel is somewhat isolated from the remainder of the district.

Appropriate Review Period: There are no parcels in the Open Space tax category in this District, meaning that no parcels are subject to potential removal by the Board of Supervisors. Therefore the appropriate review period for this district is the usual ten years.

Staff Recommendation: At their meeting on July 8, 2019, the Committee voted unanimously to recommend renewal of the Panorama District for another 10-year period.

Attachments:

- A. Panorama AF District Map



AFD201800003 Panorama AFD Review

COUNTY OF ALBEMARLE STAFF REPORT

Project Name: AFD2019-00010 Free Union Review	Staff: Scott Clark
Agricultural and Forestal District Advisory Committee Meeting: July 8, 2019	
Planning Commission Public Hearing: August 20, 2019	Board of Supervisors Public Hearing: TBD
Proposal: Periodic review of the Free Union 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.

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- Renew Districts for a five-year period, rather than for 10 years (one time).
- Notify landowners of parcels in reviewed districts that are enrolled in open-space use valuation but that have no development rights that:
 - Their parcels may be removed at the end of the five-year review period; and that
 - They have the option to withdraw from the open-space use valuation now to avoid roll-back taxation and fees when the parcels are removed

Therefore, staff will recommend 5-year renewal periods for districts that include parcels that are enrolled in open-space use valuation and that have no development rights.

For districts with no such parcels, staff will continue to recommend the standard 10-year review period for districts.

AFD 2019-00010 FREE UNION DISTRICT REVIEW

The Albemarle County Code currently contains this description of the Free Union District:

Sec. 3-215 Free Union Agricultural and Forestal District.

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

A. Date created. The district was created on September 21, 1988.

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

1. Tax map 7: parcels 6, 7, 8A, 9, 9A, 9B, 9B1, 9C, 33.
2. Tax map 16: parcels 4B, 4C, 13A, 13D, 15A, 15A3, 15C, 15E, 15G, 16B, 17, 26, 30B, 36, 37, 52B1, 52B2, 54.
3. Tax map 17: parcels 8B, 8C, 17C, 18H, 20A2, 22.
4. Tax map 29: parcels 1D, 1H (part), 31A.

C. Review. The district is reviewed once every 10 years and will next be reviewed prior to October 8, 2018.

(Code 1988, § 2.1-4(m); § 3-213, Ord. 98-A(1), 8-5-98; Ord. 98-3(1), 9-9-98; Ord. 08-3(3), 10-8-08; Ord. 09-3(4), 12-2-09; § 3-215, Ord. 18-3(1), 11-7-18)

The District is located in northwestern Albemarle, in the vicinity of Fox Mountain Trail, Wesley Chapel Road, and Chapel Spring Lane (see Attachment A), and includes 1,508 acres. No withdrawal requests have yet been received.

District History:

- The district was created in 1988 with a total of 23 parcels and 1,522 acres.
- Ten parcels totaling 733 acres were added in 1991.
- The district was reviewed in 1998 (1,012 acres withdrawn) and 2008 (29 acres withdrawn).
- Five parcels totaling 240 acres were added in 2009.

Agricultural and Forestal District Significance: Of the 1,508 acres in the Free Union District, 809 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 Free Union District includes approximately 30 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 hardwood forest, with some open land. There are eight parcels in the District, totaling 761 acres, that are under conservation easements. A total of 699 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 certified mail on June 24, 2019.

Appropriate Review Period: The District includes eight parcels that are in the Open Space tax category:

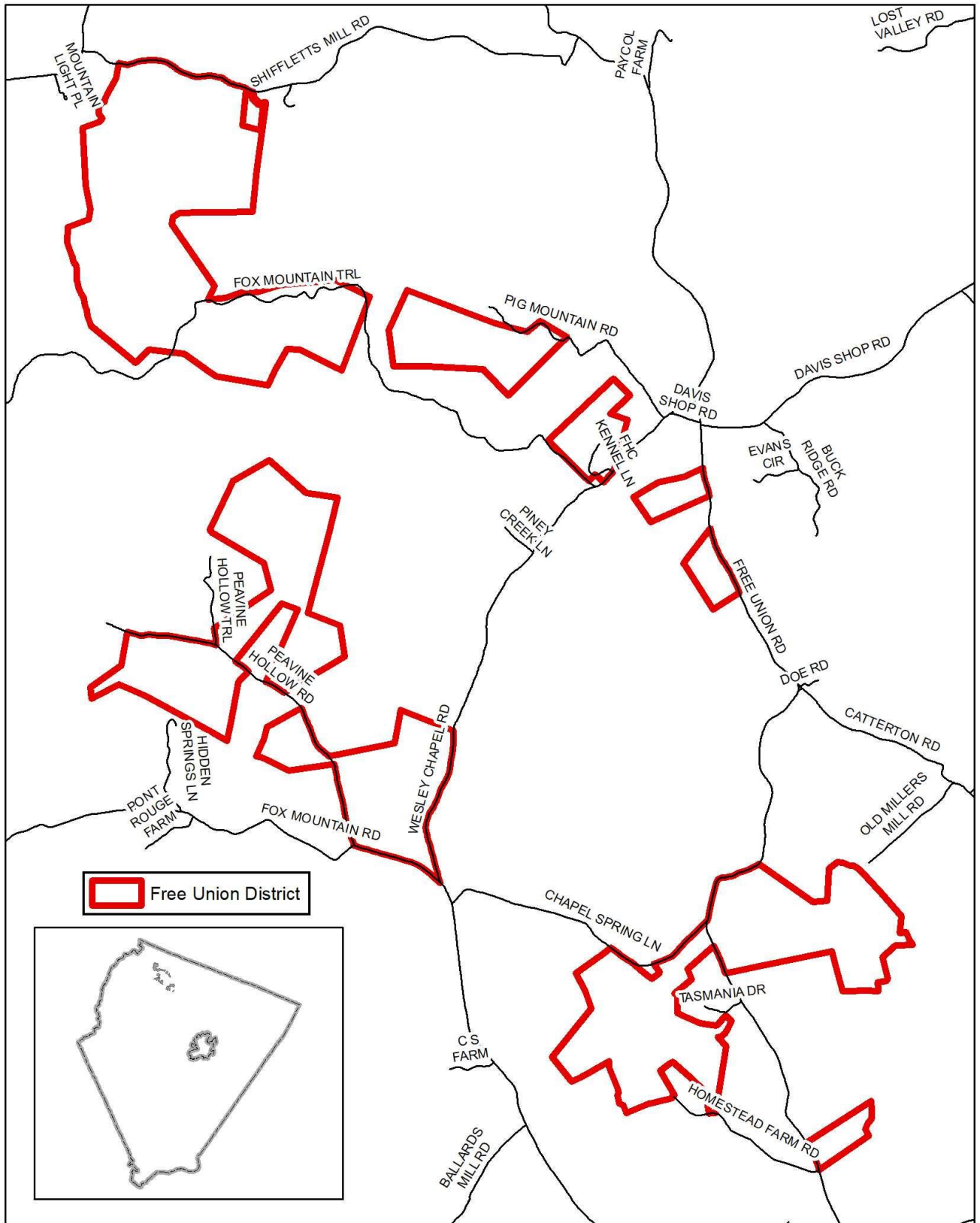
Parcel Number	Acres	Development Rights
00700000000900	46.52	5 DRs
007000000009A0	10	5 DRs
007000000009B0	24.179	5 DRs
007000000009B1	15	5 DRs
007000000009C0	33	5 DRs
016000000015G0	22.132	5 DRs
016000000016B0	22.2	2 DRs
029000000001D0	21.016	0 DRs

One of the eight parcels in the District that are in the Open Space tax category has no development rights. Therefore the appropriate review period for this district is five years, rather than the usual ten.

Staff Recommendation: At their meeting on July 8, 2019, the Committee voted unanimously to recommend renewal of the Free Union District for a 5-year period.

Attachments:

- A. Free Union AF District Map



AFD201900010 Free Union AFD Review