

COUNTY OF ALBEMARLE
STAFF REPORT

Project Name: AFD 16-02 Carter’s Bridge Addition - Manis	Staff: Scott Clark, Senior Planner
Agricultural and Forestal District Advisory Committee Meeting: July 18, 2016	
Planning Commission Public Hearing: September 13, 2016	Board of Supervisors Public Hearing: October 5, 2016

The Albemarle County Code currently contains this description of the Carter’s Bridge District:

Sec. 3-210 Carter's Bridge Agricultural and Forestal District. The district known as the "Carter's Bridge Agricultural and Forestal District" consists of the following described properties: Tax map 101, parcels 55A, 60; tax map 102, parcels 17A, 17B, 17B1, 17C, 17D, 18, 19, 19A, 19C, 20B; tax map 111, parcel 48; tax map 112, parcels 1, 3, 15, 15A, 16E, 16E1, 16E2, 16F2, 16J, 16K, 18H, 19E, 19F, 20, 21, 33A, 37D; tax map 113, parcels 1, 1A, 6A, 11A, 11F, 11F1, 11F2, 11F3, 11G, 11G1, 11G2, 11G3, 11H, 11I, 11J, 11K; 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; tax map 115, parcel 10; tax map 122, parcels 4, 4A, 6, 7, 8, 9, 10, 12, 12D, 12E, 12N, 18D, 33, 33A, 36; tax map 123, parcel 13B; tax map 124, parcel 11; tax map 130, parcel 19B. This district, created on April 20, 1988 for not more than 10 years and last reviewed on July 9, 2008, shall next be reviewed prior to July 9, 2018.

The District is located in the southeastern portion of the County, in the area of Carter’s Bridge, Blenheim, and Woodridge (see Attachment A). It was created in 1988 and included 8,036 acres. It now includes 88 parcels and 8,901.5 acres.

Local Development Patterns: The District primarily consists of pasture land and forest.

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: Protecting and preserving this land in an Agricultural and Forestal District will help protect forest and rich farm land, which the Comprehensive Plan and Rural Areas Zoning Ordinance 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, agricultural soils, and wildlife habitat.

Proposal:

AFD201600002 Carter’s Bridge Addition - Manis: This proposal would add one parcel to the District:

Requested Additions			
Parcel	Acres	Acres of Important Soils	Development Potential
122-18	100	91.54	Three development-right lots, plus up to four 21-acre lots

The parcel is largely wooded, with some open areas, and includes one dwelling.

The property retains three development rights. The Committee's policy is now to only accept parcels with development rights into the Districts. This parcel meets that standard.

Recommendation: On July 18, 2016, the Agricultural-Forestal District Committee voted 7:0 to recommend approval of the proposed addition.

Attachments:

- A. AFD 16-02 Carter's Bridge – Manis -- Location Map
- B. AFD 16-02 Carter's Bridge – Manis – Site Map

Attachment B



AFD201600002 Carter's Bridge Addition - Manis