

COUNTY OF ALBEMARLE
STAFF REPORT

Project Name: AFD 2019-00001 Jacob's Run Addition - Dickerson	Staff: Scott Clark
Agricultural and Forestal District Advisory Committee Meeting: July 8, 2018	
Planning Commission Public Hearing: August 20, 2019	Board of Supervisors Public Hearing: TBD

PROPOSAL

The Albemarle County Code currently contains this description of the Jacob's Run District:

Sec. 3-222 Jacobs Run Agricultural and Forestal 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, 45, 45B.

C. Review. The district is reviewed once every 10 years and will next be reviewed prior to December 2, 2019.

The District is located in is located around Earlysville (see Attachment A). It was created in 1988 and included 621 acres. It now includes 18 parcels and 1,011 acres.

AFD 2019-00001 Jacob's Run Addition - Dickerson: This proposal would add 1 parcel(s) to the District:

Requested Additions			
Parcel	Acres	Acres of Important Soils	Development Potential
31-44G2	24.3	24.3	1 development-right lots, plus one 21-acre lots

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

ANALYSIS OF THE ADDITION REQUEST

Section 3-203(B) of the County Code states that the Agricultural-Forestal Districts Committee and the Planning Commission shall apply the following criteria (the same as those used for creating a new district) in their respective reviews of each application to add property to a District:

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 entire parcel proposed for addition has soils that are rated as significant for agriculture in the Comprehensive Plan.

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);

This criterion is more relevant to District creations.

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

The proposed addition is also in residential use, but the majority of the property is available for agriculture, forestry, or open-space conservation.

Local development patterns and needs;

The District is a mix of hardwood forest and open land.

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.

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

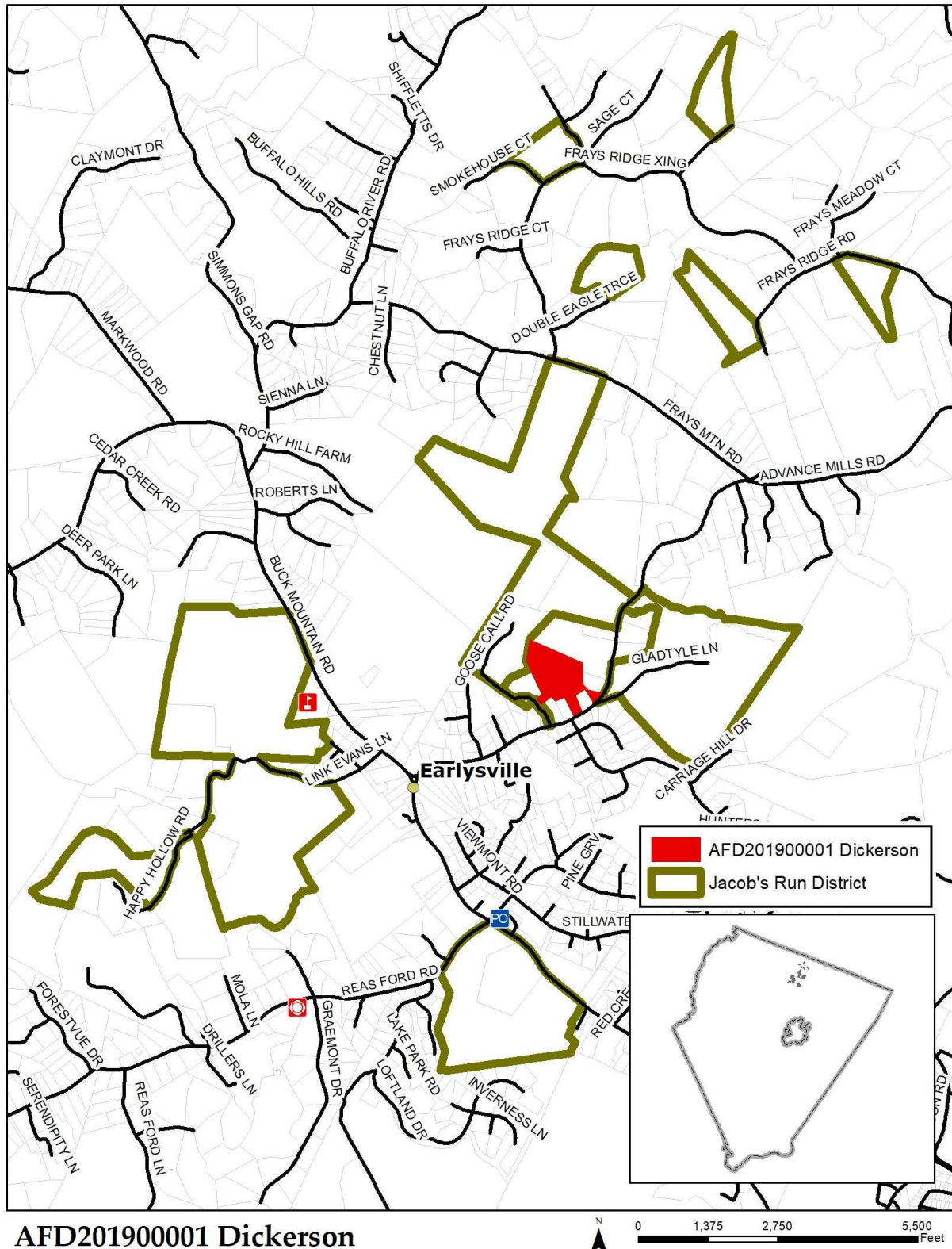
This parcel has one small-lot development right.

Any other matter which may be relevant

Staff has not found any relevant matters.

RECOMMENDATION

At their meeting on July 8, 2019, the Committee voted unanimously to recommend approval of the proposed addition.



COUNTY OF ALBEMARLE

STAFF REPORT

Project Name: AFD2019-00002 Moorman's River Addition - Davis	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

The Albemarle County Code currently contains this description of the Moorman's River District:

Sec. 3-226 Moorman's River Agricultural and Forestal District.

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

A. Date created. The district was created on December 17, 1986.

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

1. Tax map 27: parcels 32, 34, 34A, 40, 40A, 40A1, 42, 42A.
2. Tax map 28: parcels 2, 2A, 3, 4, 5, 6, 6A, 6B, 7A, 7A1, 7B, 8, 12, 12A, 12B, 13, 13A, 17A, 17C, 18, 25 (part), 30, 30A, 30A1, 30B 32B, 32D, 34B, 35, 35B, 37A, 37B, 37C, 38.
3. Tax map 29: parcels 2C, 4E, 8, 8B, 8E, 8E1, 8J, 9, 10, 15C, 40B, 40C, 40D, 45, 45H1, 45H2, 49C, 50, 54A, 61, 62, 63, 63A, 63D, 67C, 69F, 70A, 70B, 70C, 70F, 70H1, 70K, 70L, 70M, 71, 71A, 74A, 76, 78, 78A1, 79C, 79E, 79F, 84, 85.
4. Tax map 30: parcels 10, 10A, 10C, 12, 12C, 12C1, 12D, 23.
5. Tax map 41: parcels 8, 8B, 8C, 8D, 9E, 15, 15A, 17C, 18, 19, 41C, 41H, 44, 50, 50C, 65A1, 67B, 70, 72, 72B, 72C, 72D, 72E, 72F, 89.
6. Tax map 42: parcels 5, 6, 6B, 8, 8C, 10, 10A, 10D, 37F, 37J, 38, 40, 40C, 40D, 40D1, 40G, 40H2, 41, 41B, 42B, 42B1, 43, 43A, 44.
7. Tax map 43: parcels 1, 1F, 2A1, 2B, 3A, 4D, 5, 5A, 9, 10, 16B2, 16B3, 18E4, 18G, 18J, 19I, 19N, 19P, 20A, 20B, 20C, 21, 21A, 24, 25A, 25B, 30, 30A, 30B, 30B1, 30B2, 30B3, 30B4, 30G, 30H, 30M, 30N, 32H, 33, 33E, 34D1, 41, 42, 43, 44, 45, 45C, 45D.
8. Tax map 44: parcels 1, 2, 24, 26, 26A, 26B, 26C, 27B, 27C, 28, 29, 29A, 29D, 30, 30A, 30B, 31, 31A, 31A1, 31D, 31F, 31G, 31H.
9. Tax map 57: parcel 69.
10. Tax map 58: parcels 65A4, 65E, 65I.
11. Tax map 59: parcels 32, 32A, 34, 35, 82A.
12. Tax map 60E3: parcel 1.

C. Review. The district is reviewed once every 10 years and will next be reviewed prior to November 12, 2024.

The District is located north of Ivy and south of Free Union (see Attachment A). It was created in 1986 and included 7,201 acres. It now includes 225 parcels and 10,800 acres.

AFD2019-00002 Moorman's River Addition – Davis: This proposal would add 2 parcel(s) to the District:

Requested Additions			
Parcels	Acres	Acres of Important Soils	Development Potential
60-2A1	44.69	128.79	3 development-right lots, plus one 21-acre lot
60-2A2	110.73		2 development-right lots, plus up to 5 21-acre lots

The property is largely open, with wooded critical slopes along Ivy Creek at the north end, and includes four dwellings.

ANALYSIS OF THE ADDITION REQUEST

Section 3-203(B) of the County Code states that the Agricultural-Forestal Districts Committee and the Planning Commission shall apply the following criteria (the same as those used for creating a new district) in their respective reviews of each application to add property to a District:

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 property includes 128.79 acres of soils that are recognized as important for agriculture in the Comprehensive Plan.

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);

This criterion is more relevant to District creations.

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

The property also includes residential uses, but includes extensive areas that are available for agriculture and resource conservation, including water-quality protection.

Local development patterns and needs;

The District includes open grazing land and hardwood forests.

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 aids in the protection of ground and surface water, 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 a total of five small-lot development rights.

Any other matter which may be relevant

Staff has found no other relevant factors.

RECOMMENDATION

At their meeting on July 8, 2019, the Committee voted unanimously to recommend approval of the proposed addition.

