

COUNTY OF ALBEMARLE STAFF REPORT

Project Name: AFD2019-00003 Buck Mountain District Review	Staff: Scott Clark
Agricultural and Forestal District Advisory Committee Meeting: October 21, 2019	
Planning Commission Public Hearing: November 12, 2019	Board of Supervisors Public Hearing: December 18, 2019
Proposal: Periodic review of the Buck Mountain 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When a district is reviewed, land within the district may be withdrawn at the owner's discretion by filing a written notice with the Board at any time before the Board acts to continue, modify, or terminate the district.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 2019-00003 BUCK MOUNTAIN DISTRICT REVIEW

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

Sec. 3-209 Buck Mountain Agricultural and Forestal District.

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

A. Date created. The district was created on January 4, 1989.

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

1. Tax map 8: parcels 16A, 16C, 17E, 17F, 37, 43A, 44.

2. Tax map 17: parcels 2D6, 26B, 26C, 26C1, 26C2, 26C3, 31 (part), 32.

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

The District is located along Davis Shop Road and Markwood Road (see Attachment A), and includes 627 acres. No withdrawal requests have yet been received.

Agricultural and Forestal District Significance: Of the 627 acres in the Buck Mountain District, 461 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 Buck Mountain District includes approximately nine 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 a mix of hardwood forest and open land. There are three parcels in the District, totaling 211 acres, that are under conservation easements. A total of 413 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 10, 2019.

The following withdrawal requests have been received as of October 29, 2019:

Parcel	Owner	Acres
0170000003100	The Keith A Maddox Revocable Trust	137.73
0170000003200	The Keith A Maddox Revocable Trust	13.55

These withdrawals include 2 parcels totaling 151.28 acres, or 24.1% of the land area of the existing district.

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

Parcel	Acres	Tax Category	Development Rights
00800000003700	71.2	Open Space Only	4 DRs
00800000004400	28.9	Open Space Only	9 DRs
017000000002D6	21	Open Space Only	0 DRs
008000000016A0	56	Open Space Only	5 DRs
008000000016C0	16.513	Open Space Only	5 DRs
017000000026B0	26.89	Open Space Only	0 DRs*

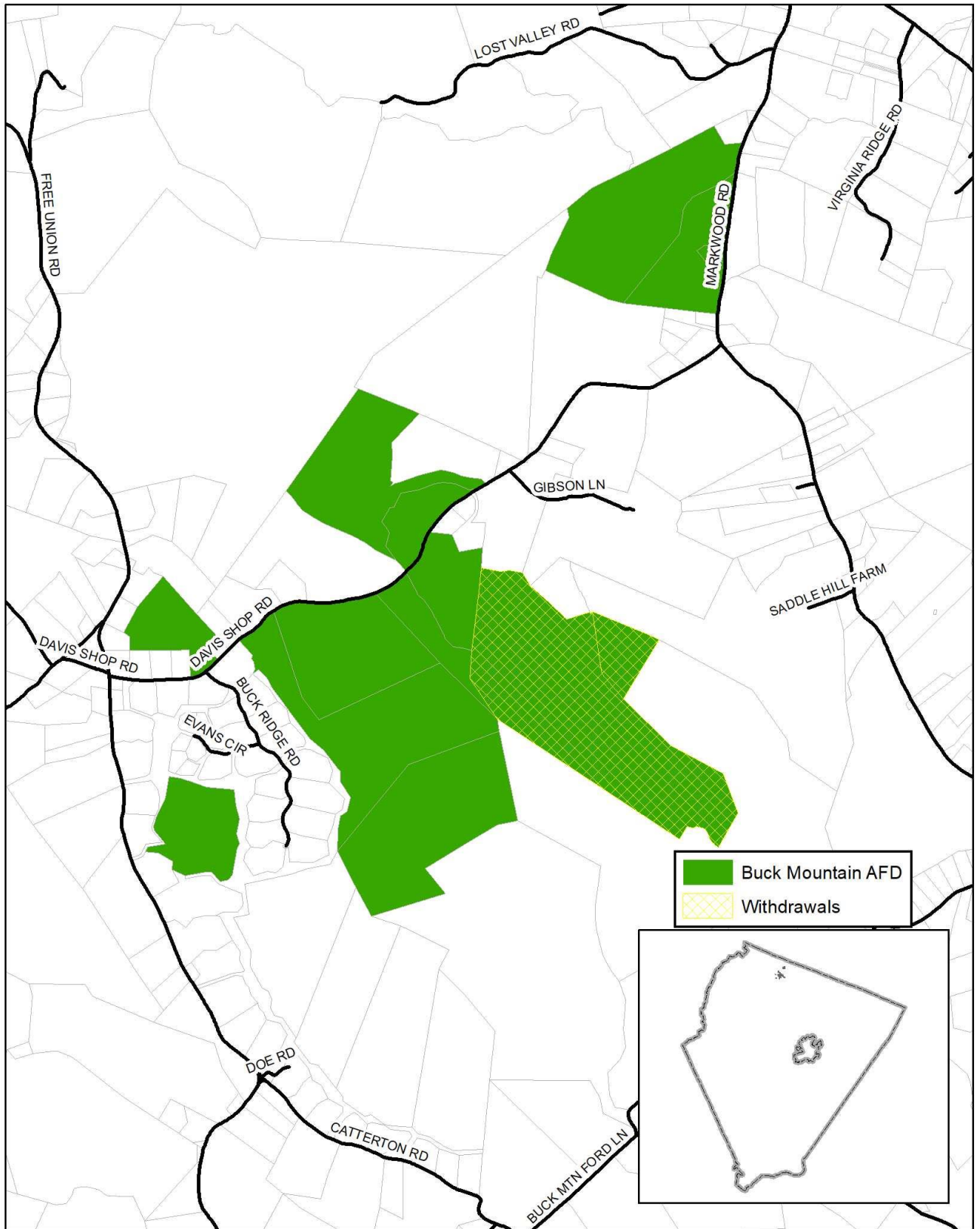
There are two parcels in the District that are in the Open Space tax category and that have no development rights. (Parcel 17-26B was originally zoned PRD, and so did not exist as an RA-zoned parcel that would have had development rights assigned to it. It was later down-zoned to RA.)

Therefore the appropriate review period for this district is five years, rather than the usual ten.

Recommendation: At their meeting on October 21, 2019, the Agricultural-Forestral Districts Advisory Committee recommended renewal of the Buck Mountain District for a 5-year period.

Attachments:

- A. Buck Mountain AF District Map



AFD201900003 Buck Mountain AFD Review

COUNTY OF ALBEMARLE STAFF REPORT

Project Name: AFD2019-00004 Bucks Elbow Mountain Review	Staff: Scott Clark
Agricultural and Forestal District Advisory Committee Meeting: October 21, 2019	
Planning Commission Public Hearing: November 12, 2019	Board of Supervisors Public Hearing: December 18, 2019
Proposal: Periodic review of the Bucks Elbow Mountain 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 2019-00004 BUCKS ELBOW MOUNTAIN DISTRICT REVIEW

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

Sec. 3-210 Buck's Elbow Mountain Agricultural and Forestal District.

The district known as the "Buck's Elbow Mountain Agricultural and Forestal District" was created and continues as follows:

A. Date created. The district was created on December 2, 2009.

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

1. Tax map 25: parcel 1.
2. Tax map 38: parcels 4, 7, 8, 10, 20.
3. Tax map 39: parcels 1, 1D, 1F, 1F1, 1G, 2B, 8, 10A, 21Q, 21R, 21Z.

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

The District is located on Buck's Elbow, south of Sugar Hollow and north of Jarman's Gap (see Attachment A), and includes 3,209 acres. No withdrawal requests have yet been received.

Agricultural and Forestal District Significance: Of the 3,209 acres in the Bucks Elbow Mountain District, 12.5 acres have soils listed as particularly important for agriculture in the Comprehensive Plan. The majority of those soils are rated highly for orchard and vineyard uses. This low acreage of high-quality agricultural soils in the Districts is likely related to the very steep terrain.

However, of that 3,209, there are 3,122 (97.3%) that have soils rated highly for hardwood tree production.

Land Use other than Agriculture and Forestry: In addition to agricultural and forestal uses, the Bucks Elbow Mountain District includes approximately 15 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 areas. There are no parcels in the District that are under conservation easements. A total of 3,202 acres in the District (99.7%) 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 10, 2019.

Appropriate Review Period: The District includes 10 parcels that are in the Open Space tax category:

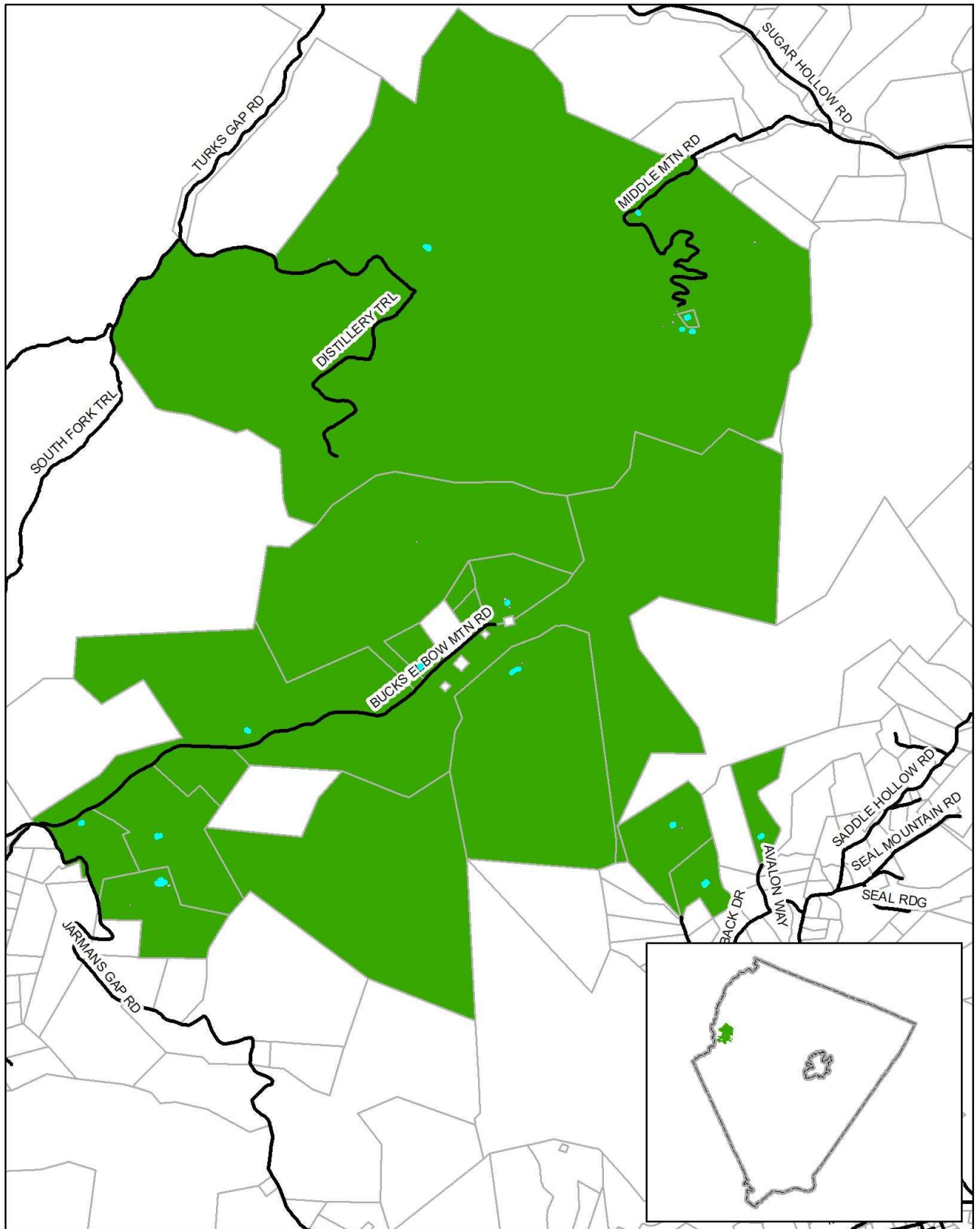
Parcel	Acres	Tax Category	Development Rights
02500000000100	1521.853	Open Space Only	5
03800000000400	27.58	Open Space Only	3
03800000000800	290.04	Open Space Only	5+
03900000000100	219.66	Open Space Only	2
039000000001D0	11	Open Space Only	0
03900000000800	620.43	Open Space Only	4
039000000010A0	231.1	Open Space Only	5
039000000021Q0	42.036	Open Space Only	0
039000000021R0	21	Open Space Only	0
039000000021Z0	21	Open Space Only	0

There are four parcels in the District that are in 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.

Recommendation: At their meeting on October 21, 2019, the Agricultural-Forestal Districts Advisory Committee recommended renewal of the Bucks Elbow Mountain District for a 5-year period.

Attachments:

A. Bucks Elbow Mountain AF District Map



AFD201900004 Bucks Elbow Mountain District Review

COUNTY OF ALBEMARLE STAFF REPORT

Project Name: AFD2019-00005 Chalk Mountain District Review	Staff: Scott Clark
Agricultural and Forestal District Advisory Committee Meeting: October 21, 2019	
Planning Commission Public Hearing: November 12, 2019	Board of Supervisors Public Hearing: December 18, 2019
Proposal: Periodic review of the Chalk Mountain 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 2019-00005 CHALK MOUNTAIN DISTRICT REVIEW

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

Sec. 3-212 Chalk Mountain Agricultural and Forestal District

The district known as the “Chalk Mountain 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 97: parcels 2, 21A1, 21B, 21B1, 21C, 21D, 22, 22A, 22B, 27.
2. Tax map 98: parcels 1G (part), 11, 12, 13, 14.
3. Tax map 99: parcel 30.

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

The District is located south and southwest of North Garden, largely on and west of Chalk Mountain (see Attachment A), and includes 1,602 acres. No withdrawal requests have yet been received.

Agricultural and Forestal District Significance: Of the 1,602 acres in the Chalk Mountain District, 572 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 Chalk Mountain District includes approximately eight 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 largely of hardwood forest. There are no parcels in the District that are under conservation easements. A total of 1,458 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 10, 2019

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

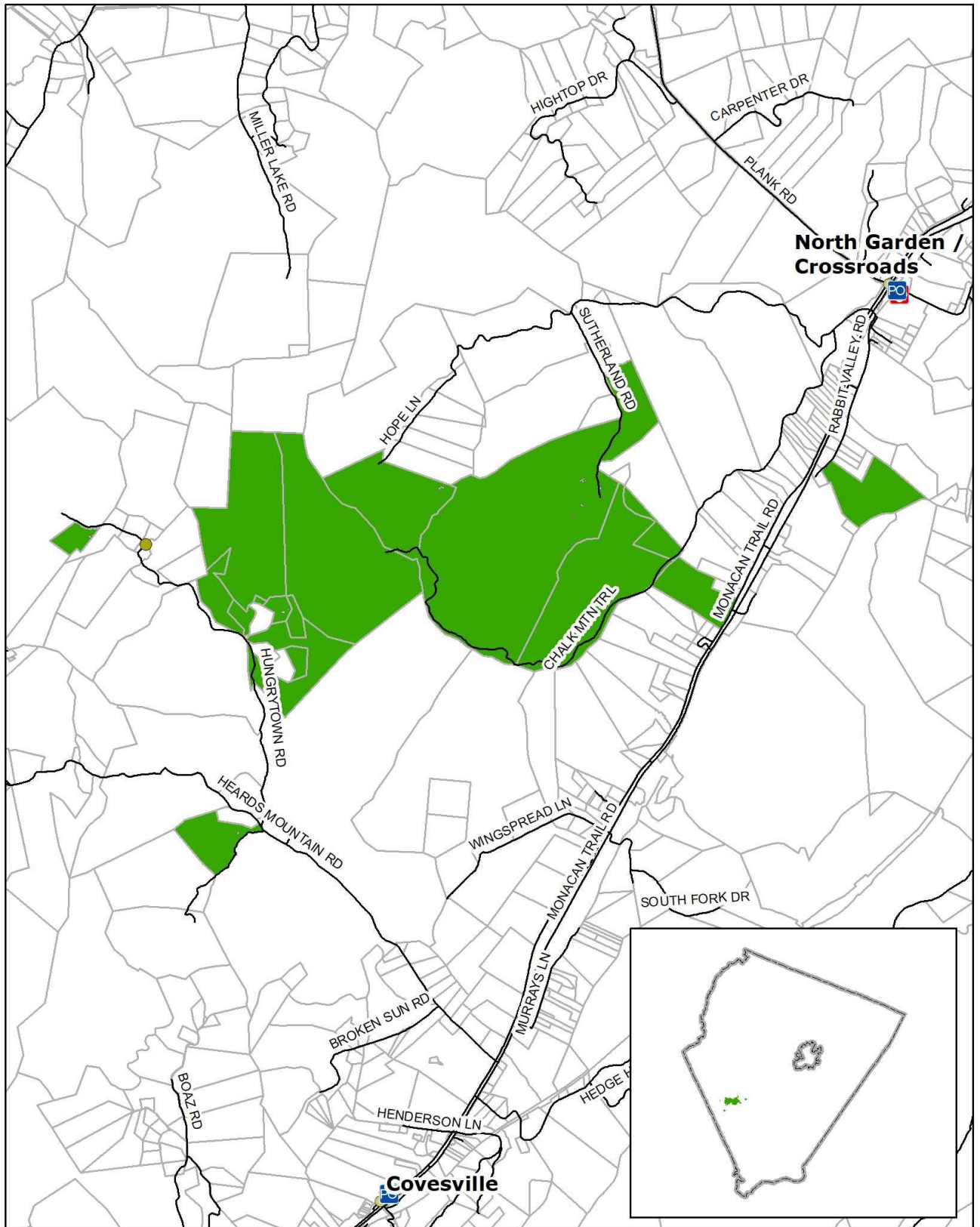
Parcel	Acres	Tax Category	Development Rights
09700000002700	41.266	Open Space Only	5
09900000003000	87.052	Open Space Only	5

Both of these parcels have development rights. Therefore the appropriate review period for this district is ten years.

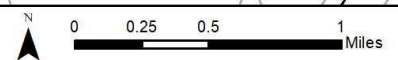
Recommendation: At their meeting on October 21, 2019, the Agricultural-Forestal Districts Advisory Committee recommended of the Chalk Mountain District for another 10-year period.

Attachments:

- A. Chalk Mountain AF District Map



AFD201900005 Chalk Mountain AFD Review



COUNTY OF ALBEMARLE STAFF REPORT

Project Name: AFD2019-00006 Fox Mountain District Review	Staff: Scott Clark
Agricultural and Forestal District Advisory Committee Meeting: October 21, 2019	
Planning Commission Public Hearing: November 12, 2019	Board of Supervisors Public Hearing: December 18, 2019
Proposal: Periodic review of the Fox Mountain 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 2019-00006 FOX MOUNTAIN DISTRICT REVIEW

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

Sec. 3-214 Fox Mountain Agricultural and Forestal District.

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

A. Date created. The district was created on December 2, 2009.

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

1. Tax map 14: parcels 26A, 26B, 26C.

2. Tax map 15: parcels 1, 10A.

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

The District is located along the Doyle’ River, near the intersection of Brown’s Gap Turnpike and Blackwell’s Hollow Road (see Attachment A), and includes 436 acres. No withdrawal requests have yet been received.

Agricultural and Forestal District Significance: Of the 436 acres in the Fox Mountain District, 172 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 Fox Mountain District includes approximately two 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 largely of hardwood forest, with some open land. There are no parcels in the District that are under conservation easements. A total of 435 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 10, 2019

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

Parcel	Acreage	Tax Category	DRs
014000000026C0	5.11	Open Space Only	5 (2 useable)
01500000001000	26.69	Open Space Only	0

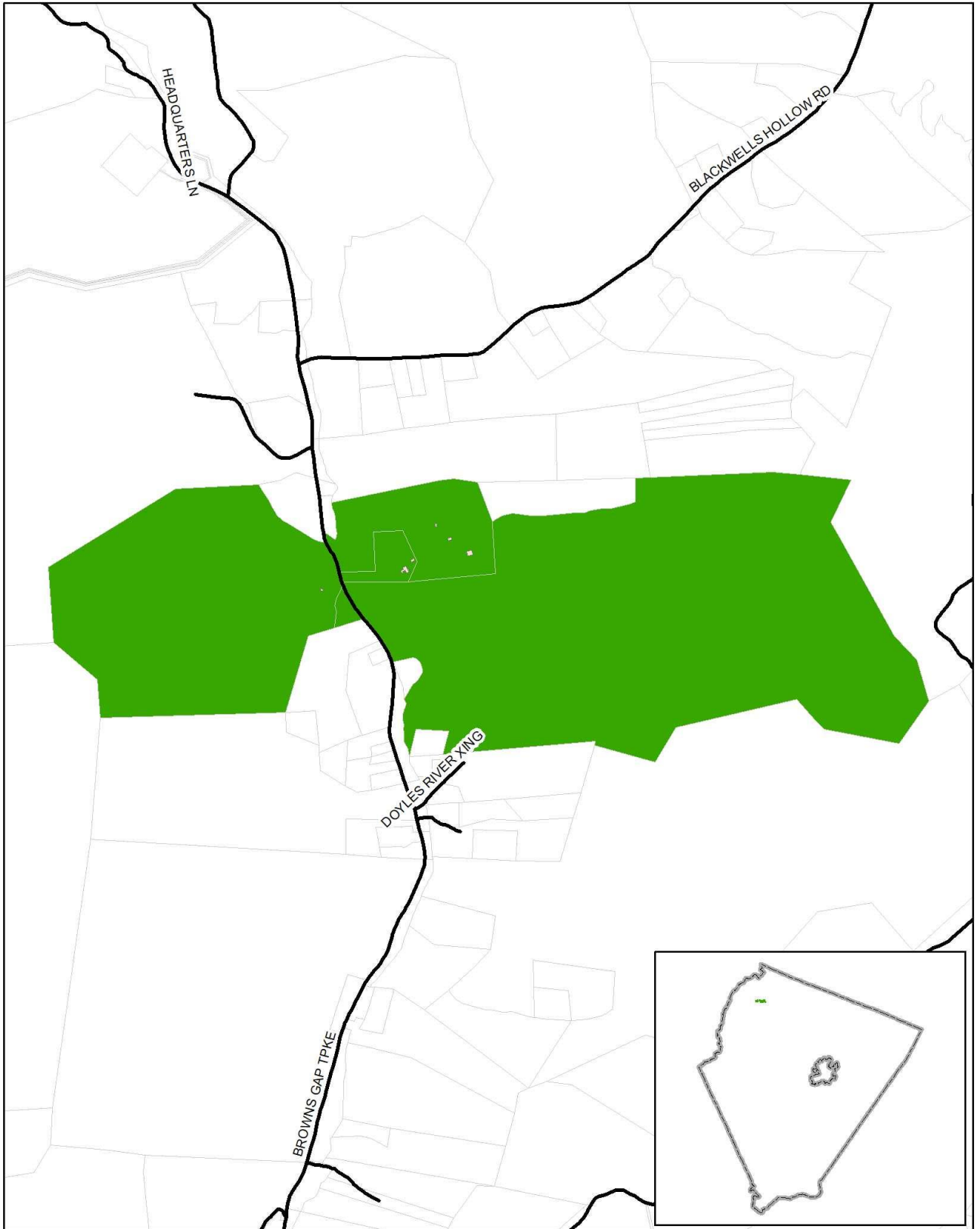
01400000026B0	120	Open Space Only	5
---------------	-----	-----------------	---

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

Recommendation: At their meeting on October 21, 2019, the Agricultural-Forestal Districts Advisory Committee recommended of the Fox Mountain District for a 5-year period.

Attachments:

- A. Fox Mountain AF District Map



AFD201900006 Fox Mountain District Review



0 750 1,500 3,000 Feet

COUNTY OF ALBEMARLE STAFF REPORT

Project Name: AFD2019-00007 Jacobs Run District Review	Staff: Scott Clark
Agricultural and Forestal District Advisory Committee Meeting: October 21, 2019	
Planning Commission Public Hearing: November 12, 2019	Board of Supervisors Public Hearing: December 18, 2019
Proposal: Periodic review of the Jacobs Run 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 2019-00007 JACOBS RUN DISTRICT REVIEW

The Albemarle County Code currently contains this description of the Jacobs 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 northwest of Earlysville (see Attachment A), and includes 1,012 acres. No withdrawal requests have yet been received.

Agricultural and Forestal District Significance: Of the 1,012 acres in the Jacobs Run District, 942 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 Jacobs Run District includes approximately 21 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 consists of a mix of open and forested land. There are two parcels in the District, totaling 187.1 acres, that are under conservation easements. A total of 824 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 11, 2019.

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

Parcel	Acreage	Tax Category	DRs
019A0000000900	21.19	Open Space Only	0
019A0000002200	21.41	Open Space Only	0
019A0000003100	22.789	Open Space Only	0
020000000006J0	28.6	Open Space Only	0
030000000032B0	49.62	Open Space Only	2
03100000001600	95.595	Open Space Only	5
031000000016B0	31.99	Open Space Only	5
031000000045B0	102.42	Open Space Only	5

There are four parcels in the District that are in 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.

Recommendation: At their meeting on October 21, 2019, the Agricultural-Forestal Districts Advisory Committee recommended renewal of the Jacobs Run District for a 5-year period.

Attachments:

A. Jacobs Run AF District Map

COUNTY OF ALBEMARLE STAFF REPORT

Project Name: AFD2019-00008 Sugar Hollow District Review	Staff: Scott Clark
Agricultural and Forestal District Advisory Committee Meeting: October 21, 2019	
Planning Commission Public Hearing: November 12, 2018	Board of Supervisors Public Hearing: December 18, 2018
Proposal: Periodic review of the Sugar Hollow 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 2019-00008 SUGAR HOLLOW DISTRICT REVIEW

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

Sec. 3-231 Sugar Hollow Agricultural and Forestal 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 10 years and will next be reviewed prior to December 2, 2019.

The District is located west and north of White Hall (see Attachment A), and includes 5,018 acres. No withdrawal requests have yet been received.

Agricultural and Forestal District Significance: Of the 5,018 acres in the Sugar Hollow District, 1,845 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 Sugar Hollow District includes approximately 44 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 largely of hardwood forest, with some significant areas of open land. There are 29 parcels in the District, totaling 2,832 acres, that are under conservation easements. A total of 1,703 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 10, 2019

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

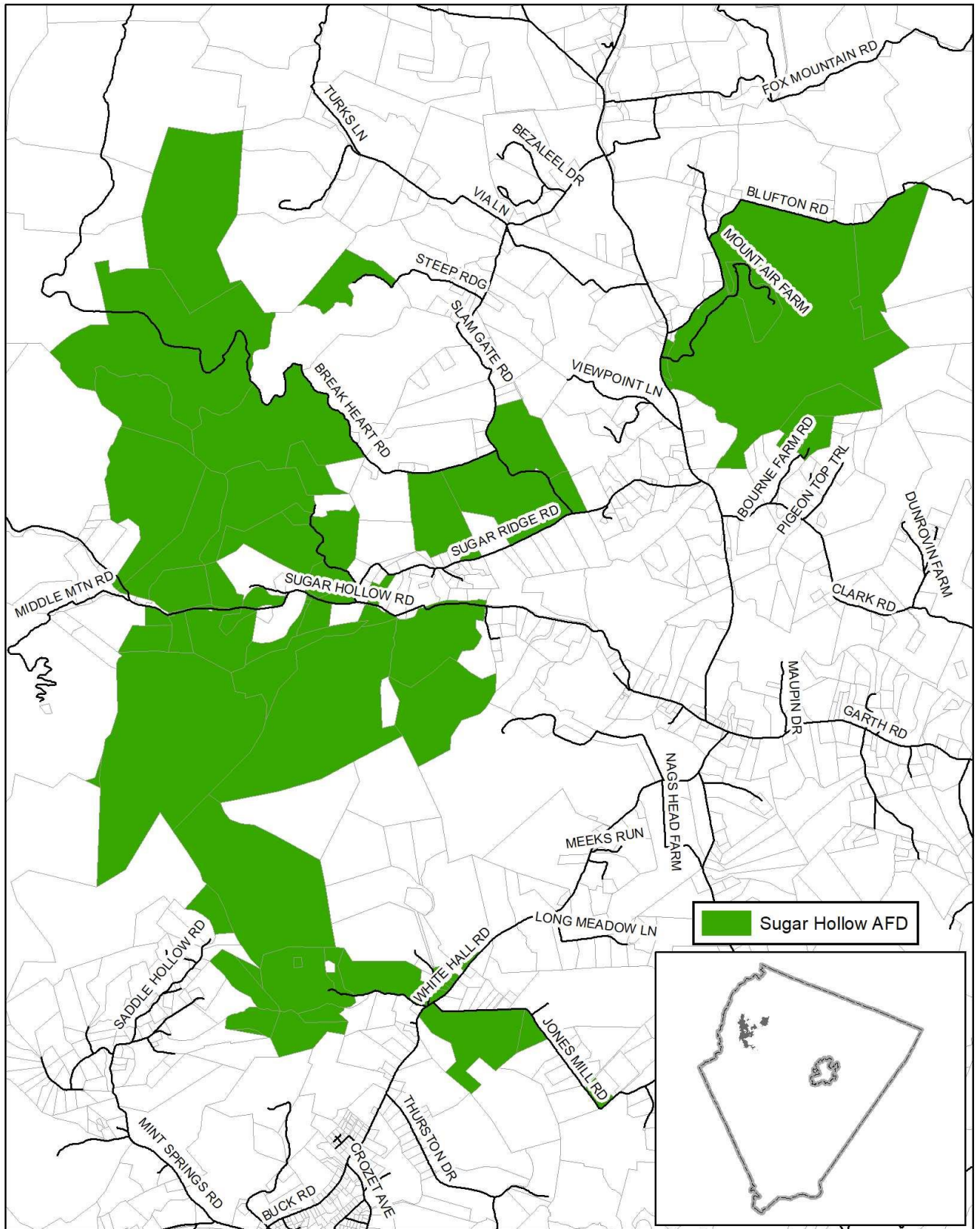
Parcel	Acreage	Tax Category	DRs
025000000014B0	72.474	Open Space Only	5
039000000013C3	21.147	Open Space Only	0

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

Recommendation: At their meeting on October 21, 2019, the Agricultural-Forestral Districts Advisory Committee recommended renewal of the Sugar Hollow District for a 5-year period.

Attachments:

- A. Sugar Hollow AF District Map



AFD201900008 Sugar Hollow AFD Review

COUNTY OF ALBEMARLE STAFF REPORT

Project Name: AFD2019-00009 Yellow Mountain Review	Staff: Scott Clark
Agricultural and Forestal District Advisory Committee Meeting: October 21, 2019	
Planning Commission Public Hearing: November 12, 2019	Board of Supervisors Public Hearing: December 18, 2019
Proposal: Periodic review of the Yellow Mountain 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 2019-00009 YELLOW MOUNTAIN DISTRICT REVIEW

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

Sec. 3-233 Yellow Mountain Agricultural and Forestal District.

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

A. Date created. The district was created on March 8, 1989.

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

1. Tax map 54: parcels 41, 43, 43A, 43D, 71B.
2. Tax map 55: parcel 15.
3. Tax map 70: parcels 15, 15A, 15D, 15E, 15G, 29, 37B, 37B1 (part), 37D (part), 37K, 37L.
4. Tax map 71: parcel 2B, 22, 22A, 22B, 22K, 64, 64A.

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

The District is located west of Crozet, near Greenwood (see Attachment A), and includes 748 acres. No withdrawal requests have yet been received.

Agricultural and Forestal District Significance: Of the 748 acres in the Yellow Mountain District, 623 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 Yellow Mountain District includes approximately 28 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 consists of a mix of open land and forest. There are 11 parcels in the District, totaling 519 acres, that are under conservation easements. A total of 236 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 10, 2019.

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

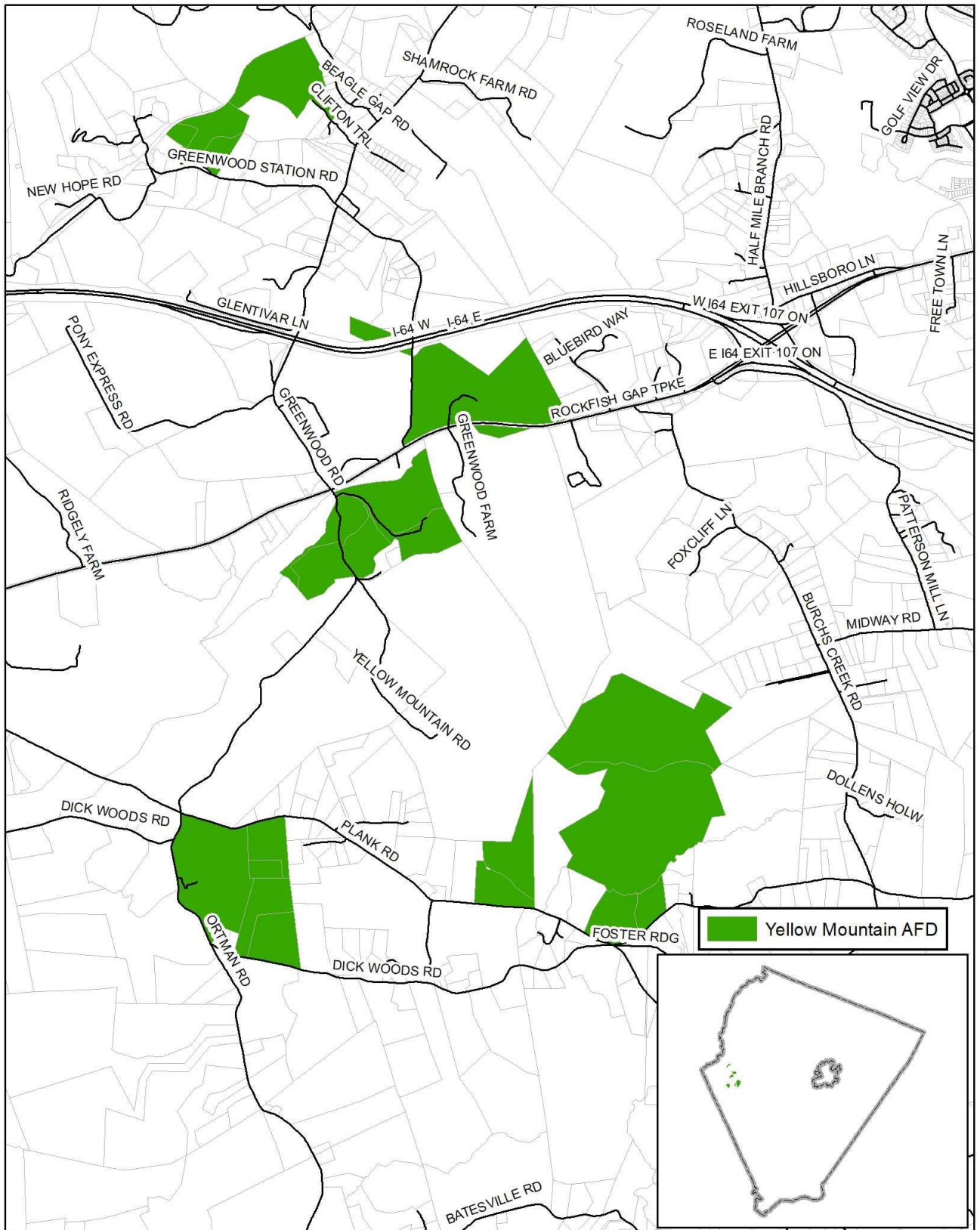
Parcel	Acreage	Tax Category	DRs
05400000004300	18.77	Open Space Only	5
054000000043D0	7.818	Open Space Only	5
070000000015A0	39.13	Open Space Only	5
070000000015G0	21.26	Open Space Only	5

All of these parcels have development rights. Therefore the appropriate review period for this district is ten years.

Recommendation: At their meeting on October 21, 2019, the Agricultural-Forestal Districts Advisory Committee recommended renewal of the Yellow Mountain District for another 10-year period.

Attachments:

A. Yellow Mountain AF District Map



AFD201900009 Yellow Mountain District Review