



Albemarle County

Legislation Text

File #: 18-212, **Version:** 1

AGENDA DATE: 3/14/2018

TITLE:

Ordinance to Amend County Code Chapter 3, Agricultural and Forestal Districts

SUBJECT/PROPOSAL/REQUEST: Schedule a work session to discuss an ordinance to amend Chapter 3, Agricultural and Forestal Districts

ITEM TYPE: Consent Action Item

STAFF CONTACT(S): Richardson, Walker, Kamptner, Graham, Gast-Bray, Benish, Clark

PRESENTER (S): N/A

LEGAL REVIEW: Yes

REVIEWED BY: Jeffrey B. Richardson

BACKGROUND: The Board has directed the County Attorney's Office to conduct a comprehensive review and recodification of the County Code. Chapter 3 contains provisions related to the County's agricultural and forestal district program by which the County protects its agricultural and forestal lands of statewide and local significance.

STRATEGIC PLAN: Quality Government Operations: Ensure County's government capacity to provide high quality service that achieves community priorities.

DISCUSSION: The process of recodifying the County Code includes making formatting, style, organizational, and substantive changes. These changes are being addressed at the chapter level before the Board considers adopting a complete, recodified Code later in 2018.

The proposed revisions to Chapter 3 state the procedures and criteria with greater specificity than the current version of Chapter 3. Section 3-202, which pertains to the effect of creating a district on the uses and structures allowed on parcels in an agricultural and forestal district, is one of the most important sections in Chapter 3. Before public hearings are scheduled for Chapter 3, staff would like to return to the Board for a work session at its April 11, 2018 meeting to further discuss the uses and activities allowed on parcels within districts. This issue is important not only when districts are created, but also when they are periodically reviewed and continued.

In addition, the County currently does not allow a parcel to be added to a district if it is determined that the parcel has no development rights and cannot be further divided to create one or more parcels less than twenty-one (21) acres in size. Staff would also like to discuss at the work session whether such parcels that are currently in a district should continue in the district, or continue with conditions, as a result of the district's periodical review.

Staff wants to share this draft of the ordinance well in advance of that work session. An ordinance reflecting

the Board's direction from the April 11 work session will be forwarded to the Planning Commission for its public hearing and recommendation in June or July. The Board's public hearing on the ordinance will be scheduled soon thereafter.

BUDGET IMPACT: There is no expected budget impact.

RECOMMENDATION:

Staff recommends that the Board schedule a work session on April 11, 2018 to discuss the proposed ordinance (Attachment A).

ATTACHMENTS:

A - Proposed Ordinance