COUNTY OF ALBEMARLE
STAFF REPORT

Project Name: AFD202500005 Glen Oaks District Review	**Staff:** Scott Clark, Conservation Program Manager
Agricultural and Forestal District Advisory Committee Meeting: September 17, 2026	
Planning Commission Public Hearing: October 13, 2026	**Board of Supervisors Public Hearing:** November 18, 2026
Proposal: Periodic review of the Glen Oaks Agricultural and Forestal 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When a district is reviewed, land within the district may be withdrawn at the owner's discretion by filing a written notice with the Board at any time before the Board acts to continue, modify, or terminate the district.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 October 2016, the Board updated Section 3-201 of the County Code to clarify that AFD parcels without development rights should no longer be accepted into the districts.

District review standards require the County to use the criteria in 3-201 when conducting a review. This includes subsection (F)(7), which states that it is County policy not to include parcels without development rights in the districts. Based on this policy, all parcels without development rights will be recommended not to continue in the districts during review.

In November 2018, to avoid subjecting owners of such parcels to rollback taxes without warning, 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.

Some districts are now reaching the end of their five-year review period. Staff will therefore make five-year or ten-year renewal recommendations based on whether there are parcels in the district that are enrolled in open-space use valuation, have no development rights, and whose owners have not previously been notified that they will not remain in the district. If there are, staff will recommend a five-year review period and issue warnings; if there are not, staff will recommend the standard ten-year review period.

AFD202500005 GLEN OAKS DISTRICT REVIEW

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

> Sec. 3-216 Glen Oaks Agricultural and Forestal District.
>
> *The district known as the "Glen Oaks Agricultural and Forestal District" was created and continues as follows:*
>
> *A. Date created. The district was created on December 7, 2011.*
>
> *B. Lands within the district. The district is composed of the following described lands, identified by parcel identification number:*
>
> *1. Tax map 93A5: parcels K2A11, K2A12, K2A13.*
>
> *2. Tax map 94: parcels 15A1, 15A2.*
>
> *C. Review. The district is reviewed once every five years and will next be reviewed prior to December 1, 2026.*

The District is located on the southeast side of Rivanna Village (see Attachment A) and includes five parcels totaling 354 acres. No withdrawal requests have so far been received.

Agricultural and Forestal District Significance: Of the 354 acres in the Glen Oaks District, 238 acres have soils listed as particularly important for agriculture and 347 acres have soils listed as particularly important for forestry in the Comprehensive Plan.

Land Use other than Agriculture and Forestry: In addition to agricultural and silvicultural uses, the Glen Oaks District includes two dwellings.

Local Development Patterns: The District consists of a mix of open land and forest. There is one parcel in the District, totaling 116 acres, that is under conservation easement. A total of 238 acres in the District are in the County's use-value taxation program, indicating that they are in agricultural, silvicultural, horticultural, 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, critical slopes, and wildlife habitat.

Withdrawal: Landowners may withdraw their parcels from districts by right during a review at any time before the Board of Supervisors takes final action to continue, modify, or terminate the district. Landowners were notified of the review by mail on August 10, 2026.

We have so far received no withdrawal requests.

Development Potential: The District includes four parcels, totaling 238 acres, that have no remaining small-lot development rights.

Parcel	Landowner	Acreage	Tax Category
94-15A2	SCUDDER, DOUGLAS E OR CHARLOTTE H	141.28	Agriculture & Forestry
93A5-K2-0A-11	SANSOVICH DEVELOPMENT LLC	54.61	Forestry
93A5-K2-0A-12	WHITING, PAMELA G	21.00	Open Space
93A5-K2-0A-13	HART, JOHN M H JR, TRUSTEE OF THE HARTBACK V TRUST	21.00	Forestry

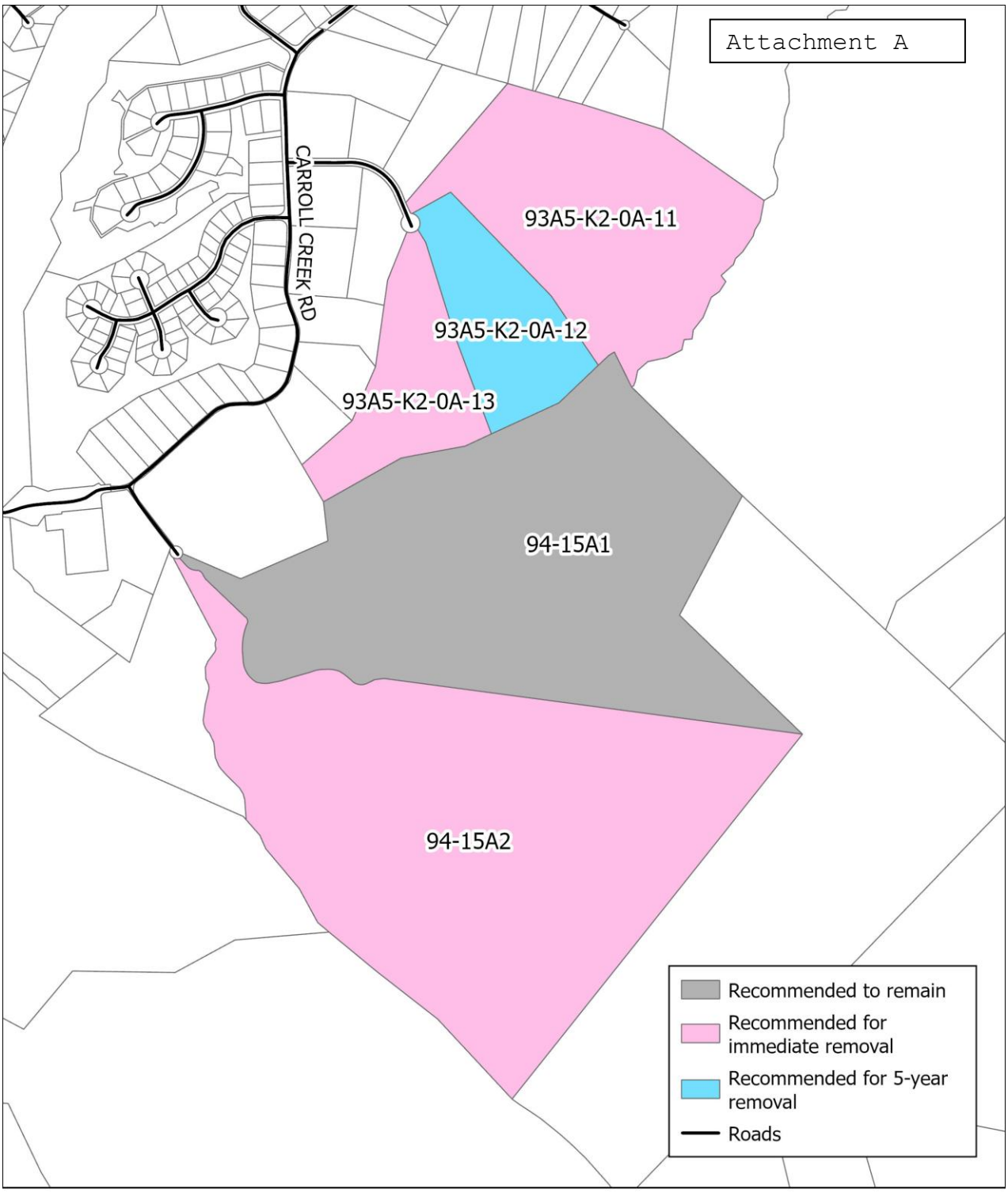
One of the parcels listed in the table is in Open Space taxation. That parcel, TMP 93A5-K2-0A-12, is recommended to remain in the District for another five years. The other parcels listed in the table would not be subject to roll-back taxation due to removal from the District, and are recommended for removal.

Remaining Parcels: After the recommended removals, the District would contain two parcels totaling 137 acres.

Staff Recommendation: Staff recommends that the Committee recommend renewal of the Glen Oaks District with the above-noted removals for another 5-year period.

Attachments:

A. Glen Oaks District Map



AFD-2026-00005 Glen Oaks District Review

N

0 1,000 2,000 Feet

COUNTY OF ALBEMARLE
STAFF REPORT

Project Name: AFD202500006 South Garden District Review	**Staff:** Scott Clark, Conservation Program Manager
Agricultural and Forestal District Advisory Committee Meeting: September 17, 2026	
Planning Commission Public Hearing: October 13, 2026	**Board of Supervisors Public Hearing:** November 18, 2026
Proposal: Periodic review of the South Garden Agricultural and Forestal 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 October 2016, the Board updated Section 3-201 of the County Code to clarify that AFD parcels without development rights should no longer be accepted into the districts.

District review standards require the County to use the criteria in 3-201 when conducting a review. This includes subsection (F)(7), which states that it is County policy not to include parcels without development rights in the districts. Based on this policy, all parcels without development rights will be recommended not to continue in the districts during review.

In November 2018, to avoid subjecting owners of such parcels to rollback taxes without warning, 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.

Some districts are now reaching the end of their five-year review period. Staff will therefore make five-year or ten-year renewal recommendations based on whether there are parcels in the district that are enrolled in open-space use valuation, have no development rights, and whose owners have not previously been notified that they will not remain in the district. If there are, staff will recommend a five-year review period and issue warnings; if there are not, staff will recommend the standard ten-year review period.

AFD202500006 SOUTH GARDEN DISTRICT REVIEW

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

> *Sec. 3-230 South Garden Agricultural and Forestal District.*
>
> *The district known as the "South Garden Agricultural and Forestal District" was created and continues as follows:*
>
> *A. Date created. The district was created on October 6, 1999.*
>
> *B. Lands within the district. The district is composed of the following described lands, identified by parcel identification number:*
>
> *1. Tax map 99: parcels 35, 102.*
>
> *2. Tax map 109: parcel 70.*
>
> *3. Tax map 110: parcels 8, 10, 18, 18E, 27.*
>
> *4. Tax map 119: parcel 2.*
>
> *C. Review. The district is reviewed once every ten years and will next be reviewed prior to October 5, 2026.*

The District is located between Alberene and Covesville (see Attachment A) and includes nine parcels totaling 2,202 acres. No withdrawal requests have so far been received.

Agricultural and Forestal District Significance: Of the 2,202 acres in the South Garden District, 1,013 acres have soils listed as particularly important for agriculture and 1,767 acres have soils listed as particularly important for forestry in the Comprehensive Plan.

Land Use other than Agriculture and Forestry: In addition to agricultural and silvicultural uses, the South Garden District includes six addressable structures. (The majority of these structures are dwellings, but any barns or other large structures with addresses may be included.)

Local Development Patterns: The District consists of a mix of open land and forest. There are three parcels in the District, totaling 1,855 acres, that are under conservation easements. A total of 347 acres in the District are in the County's use-value taxation program, indicating that they are in agricultural, silvicultural, horticultural, 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 review at any time before the Board of Supervisors takes final action to continue, modify, or terminate the district. Landowners were notified of the review by mail on August 10, 2026.

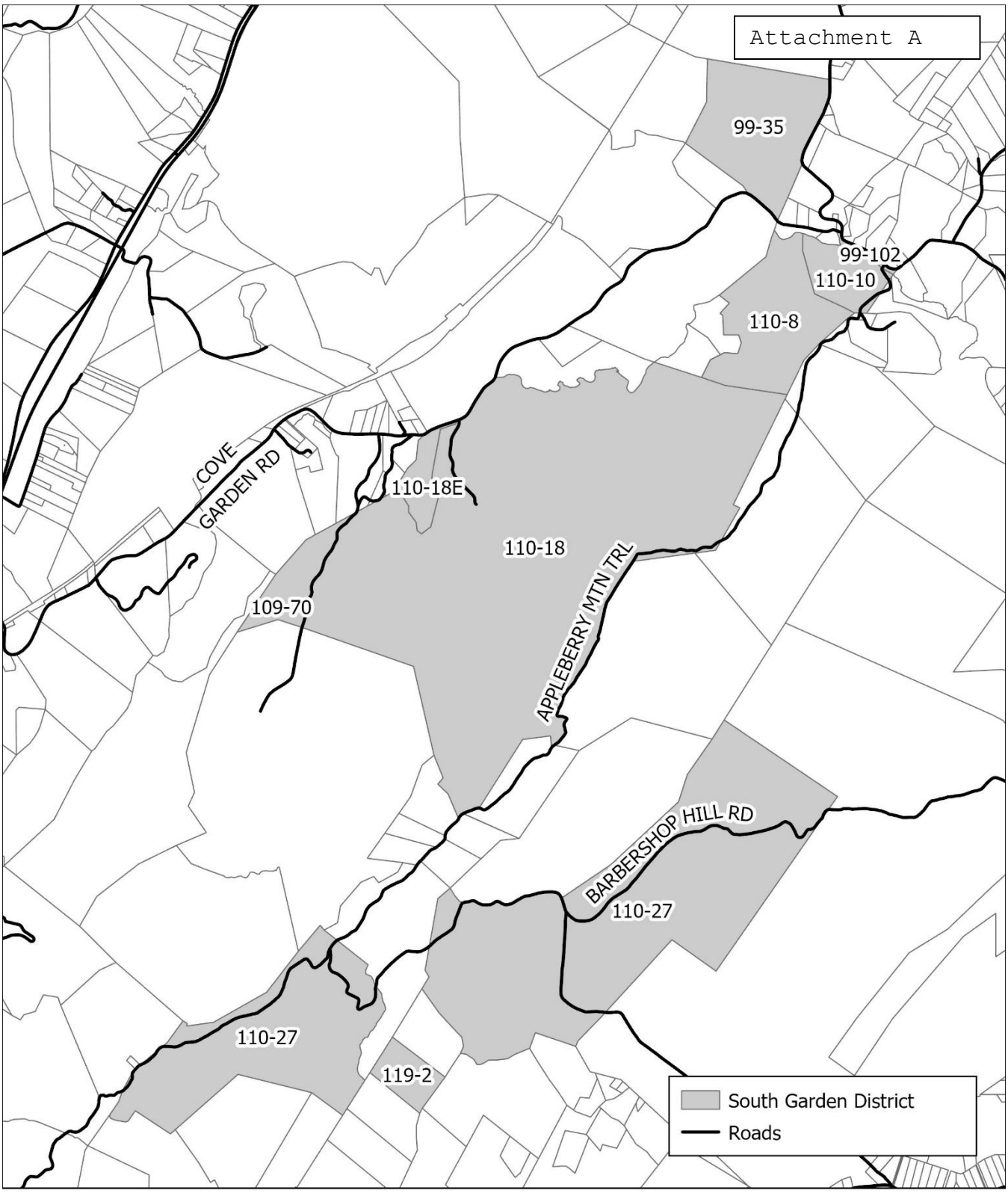
We have so far received no withdrawal requests.

Development Potential: All parcels in the District retain some small-lot development potential.

Staff Recommendation: Staff recommends that the Committee recommend renewal of the South Garden District for another 10-year period.

Attachments:

A. South Garden District Map



AFD-2026-00006 South Garden District Review

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