

COUNTY OF ALBEMARLE STAFF REPORT

Project Name: AFD2015-00001 Moorman's River Addition – Rinehart AFD2015-00002 Jacob's Run Addition – Dick AFD2015-00003 Blue Run Addition – Carpenter	Staff: Scott Clark, Senior Planner
Agricultural and Forestal District Advisory Committee Meeting: July 15, 2015	
Planning Commission Public Hearing: October 20, 2015	Board of Supervisors Public Hearing: December 2, 2015

AFD2015-00001 Moorman's River Addition – Rinehart

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

Sec. 3-222 Moorman's River Agricultural and Forestal District.

The district known as the "Moorman's River Agricultural and Forestal District" consists of the following described properties: Tax map 27, parcels 32, 34, 34A, 40, 40A, 40A1, 42, 42A; 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; 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; tax map 30, parcels 10, 10A, 10C, 12C, 12C1, 12D, 23; 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; 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; 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, 2I, 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; 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; tax map 57, parcel 69; tax map 59, parcels 32, 32A, 34, 35, 82A; tax map 60E3, parcel 1. This district, created on December 17, 1986 for not more than 10 years and last reviewed on November 12, 2014, shall be next reviewed prior to November 12, 2024.

The District is located in the vicinity of White Hall, Millington, Free Union, and Owensville (see Attachment A). It was created in December, 1986 with a total of 151 parcels and 7,200 acres.

Agricultural and Forestal District Significance: Of the 10,601 acres that comprise the Moorman's River District, 7,870 acres are in soils recognized as highly important for agriculture in the Comprehensive Plan.

Land Use other than Agriculture and Forestry: In addition to agricultural and forestry uses, the district includes approximately 213 dwellings. (This count includes all addressed structures in the District, and so may include any barns or other large structures with addresses.)

Local Development Patterns: The District primarily consists of large forested parcels and large farm parcels, but includes a range of parcel sizes.

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: The District includes woodland and agricultural fields. Protecting and preserving these properties in an Agricultural and Forestal District will help protect forest and rich 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. The Moorman's River District is located mostly in the South Fork Rivanna River watershed and thus helps to protect the largest public water supply for the County and the City of Charlottesville.

Proposal:

AFD201500001 Rinehart: This proposal would add three parcels to the District:

Requested Additions			
Parcel	Acres	Acres of Important Soils	Notes
58-65I	8.46	8.46	
58-65A4	5.00	5.00	
58-65E	13.91	13.91	Two dwellings

The parcels are largely open land.

Recommendation: At their meeting on July 15, 2015, the Agricultural-Forestal Districts Advisory Committee voted unanimously to recommend approval of this addition to the Moorman's River District.

AFD2015-00002 Jacob's Run Addition – Dick

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

Sec. 3-218 Jacobs Run Agricultural and Forestal District.

The district known as the "Jacobs Run Agricultural and Forestal District" consists of the following described properties: Tax map 19, parcels 25, 25A; tax map 19A, parcels 22, 31; tax map 20, parcel 6J; tax map 30, parcel 32B; tax map 31, parcels 1, 1B, 4K, 8, 8E, 16, 16B, 44C, 45, 45B, 45C. This district, created on January 6, 1988 for not more than 6 years, since amended to continue for not more than 10 years and last reviewed on December 2, 2009, shall next be reviewed prior to December 2, 2019.

The Jacob's Run Agricultural and Forestal District is located in the vicinity of Earlysville (Attachment B). The district is characterized by pasture areas and forest. The district included 624.6 acres when it was founded, and today includes 972 acres.

Agricultural and Forestal District Significance: Of the 972 acres that comprise the District, 910 acres are in soils recognized as highly important for agriculture in the Comprehensive Plan.

Land Use other than Agriculture and Forestry: In addition to agricultural and forestry uses, the district includes approximately 19 dwellings. (This count includes all addressed structures in the District, and so may include any barns or other large structures with addresses.)

Local Development Patterns: The District primarily consists of forested parcels and farm parcels.

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: The District includes woodland and agricultural fields. Protecting and preserving these properties in an Agricultural and Forestal District will help protect forest and rich 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. The District is located partly in the watershed of the South Fork Rivanna Reservoir and partly in the watershed of Chris Greene Lake.

Proposal:

AFD201500002 Dick: This proposal would add one parcel to the District:

Requested Additions			
Parcel	Acres	Acres of Important Soils	Notes
19A-9	21.19	17.3	One dwelling

The parcel is approximately half wooded and half open.

Recommendation: At their meeting on July 15, 2015, the Agricultural-Forestal Districts Advisory Committee voted unanimously to recommend approval of this addition to the Jacob's Run District.

AFD2015-00003 Blue Run Addition – Carpenter

The Albemarle County Code currently contains this description of the Blue Run District:

Sec. 3 - 208 Blue Run Agricultural and Forestal District. The district known as the "Blue Run Agricultural and Forestal District" consists of the following described properties: Tax map 22, parcel 10; tax map 35, parcels 22, 23, 24A, 26, 26B, 26B1, 26C, 26D, 28A, 29, 31, 32A, 41A, 41E, 43; tax map 36, parcels 6A, 9, 20; tax map 49, parcels 4A1, 4A5, 24, 24A, 24B; tax map 50, parcels 5, 5B, 32A, 41A, 41Q, 42A, 42A1, 43, 45B, 47, 47A, 47B; tax map 51, parcels 13, 14. This district, created on June 18, 1986 for not more than 8 years, since amended at its last review on December 5, 2012 to continue for not more than 10 years, shall next be reviewed prior to December 5, 2022.

The parcels in the District are located in northeast portion of the County (Attachment C). The District was created in June, 1986, and originally included 1,185 acres. The district now includes 4,219 acres.

Agricultural and Forestal District Significance: Of the 4,219 acres that comprise the District, 2,825 acres are in soils recognized as highly important for agriculture in the Comprehensive Plan. However, 4,002 acres are in soils that are recognized as highly important for timber production.

Land Use other than Agriculture and Forestry: In addition to agricultural and forestry uses, the district includes approximately 36 dwellings. (This count includes all addressed structures in the District, and so may include any barns or other large structures with addresses.)

Local Development Patterns: The District primarily consists of forested parcels and farm parcels.

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: The District includes woodland and agricultural fields. Protecting and preserving these properties in an Agricultural and Forestal District will help protect forest and rich 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. The District is divided among the watersheds of the North Fork Rivanna, Rivanna, Rapidan, and South Anna rivers.

Proposal:

AFD201500003 Carpenter: This proposal would add one parcel to the District:

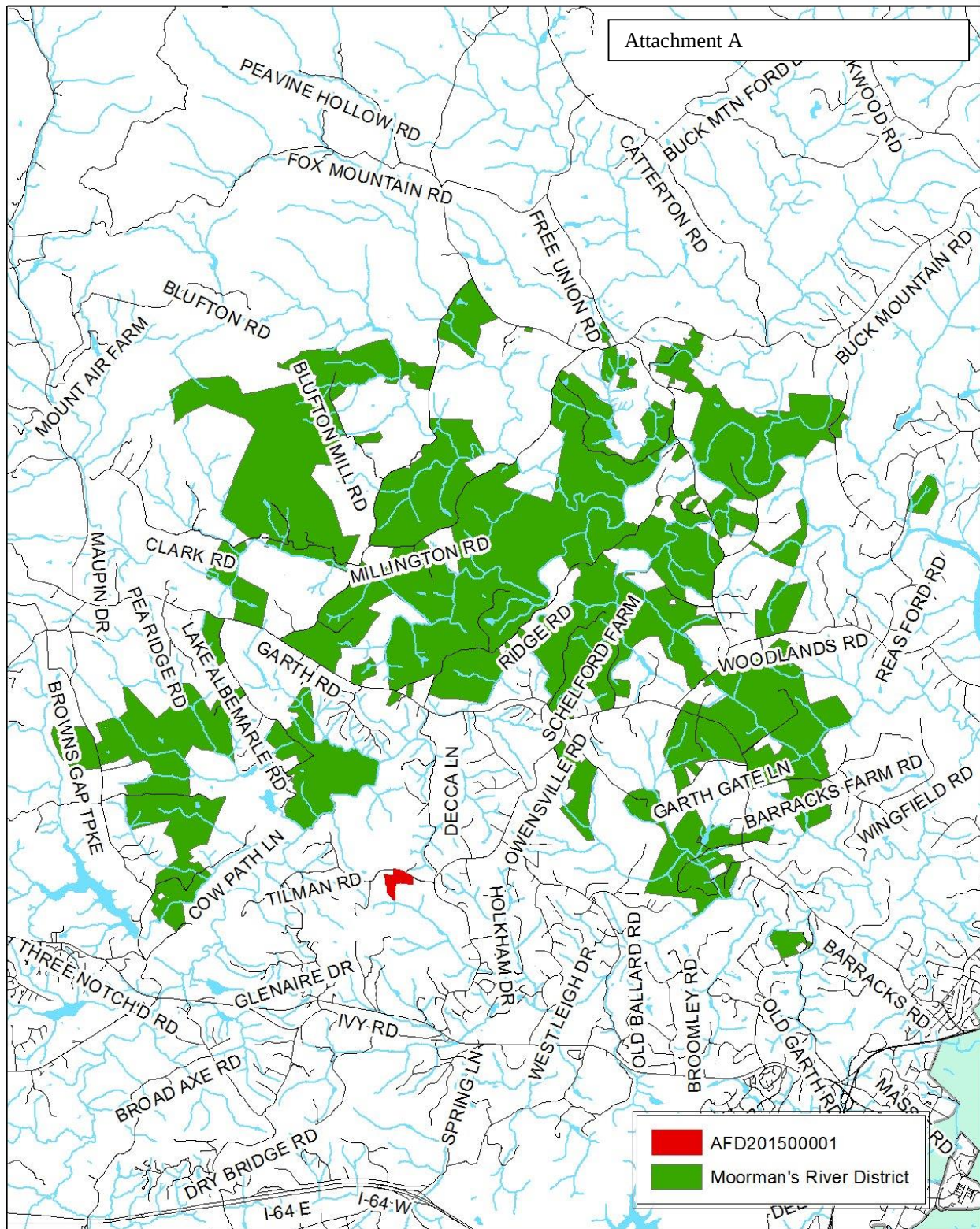
Requested Additions			
Parcel	Acres	Acres of Important Soils	Notes
35-37A1	25.1	25.1	

The parcel is approximately two-thirds wooded and one-third open.

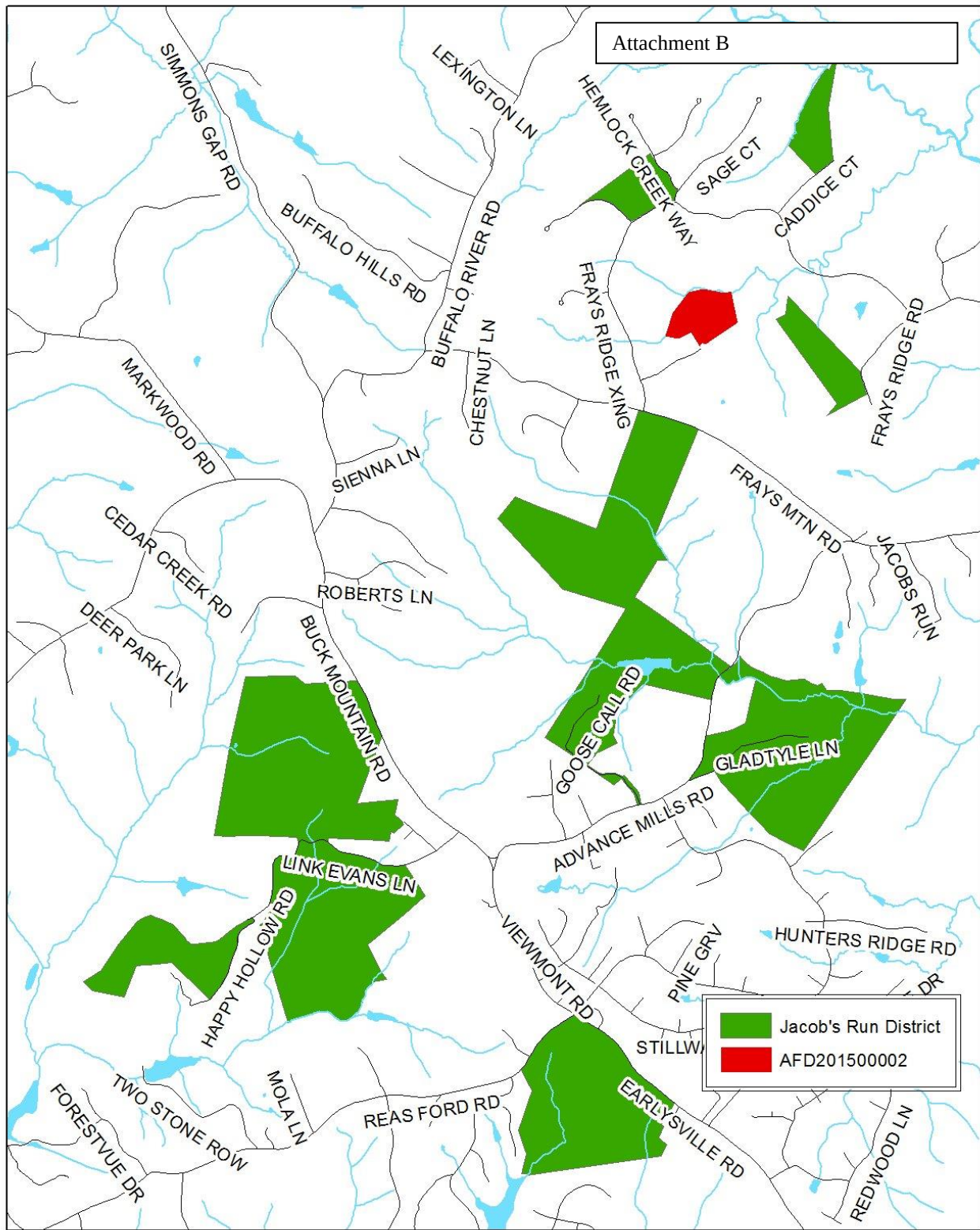
Staff Recommendation: At their meeting on July 15, 2015, the Agricultural-Forestal Districts Advisory Committee voted unanimously to recommend approval of this addition to the Blue Run District.

Attachments:

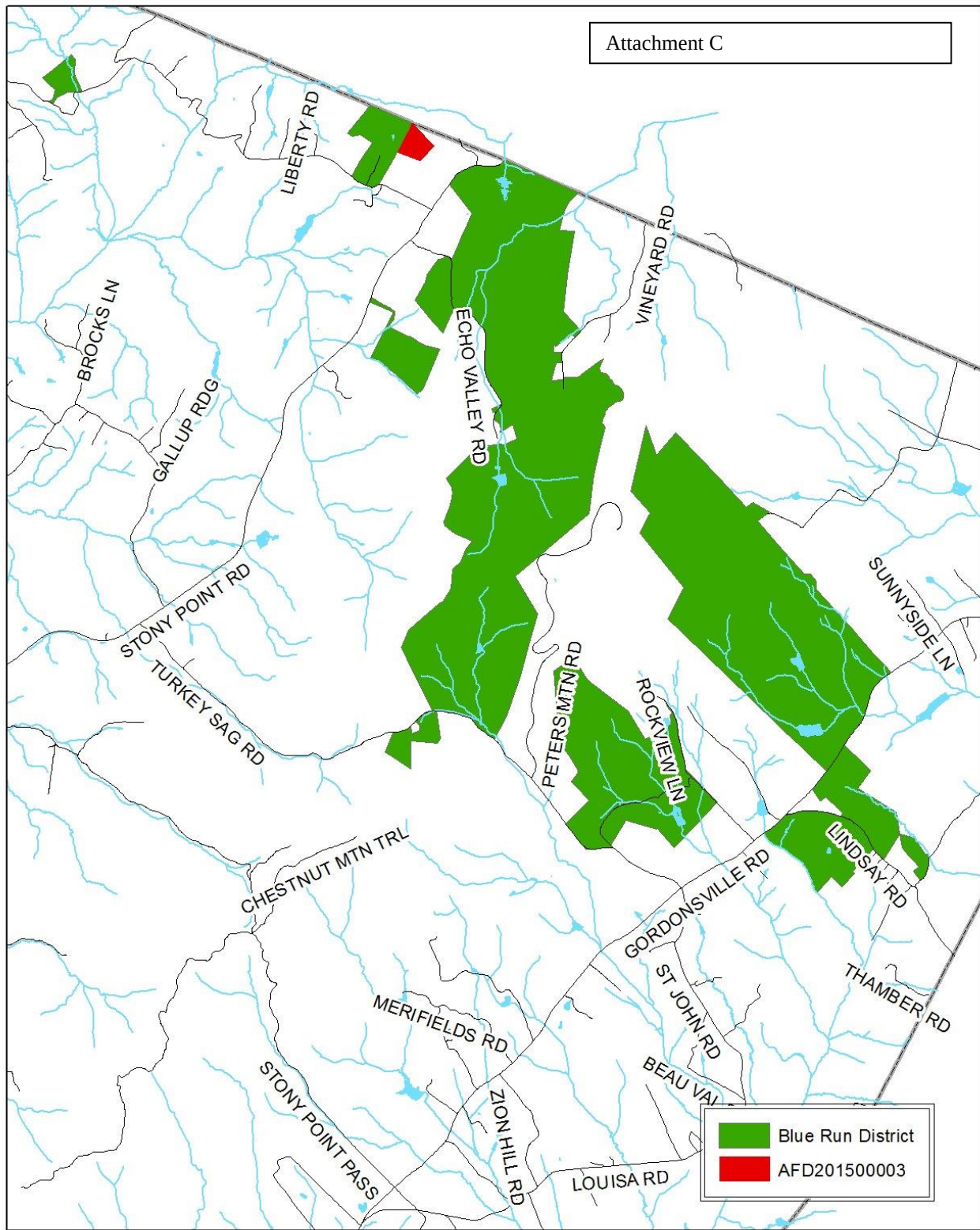
- A. Hardware District – District and Proposed Addition
- B. Jacob’s Run – District and Proposed Addition
- C. Blue Run –District and Proposed Addition



AFD201500001 Moorman's River



AFD201500002 Jacob's Run



AFD201500003 Blue Run