



COUNTY OF ALBEMARLE STAFF REPORT

Project Name: AFD202400007 Carter's Bridge District Review	Staff: James Van Vranken, Planner
Agricultural and Forestal District Advisory Committee Meeting: December 3, 2024	
Planning Commission Public Hearing: December 17, 2024	Board of Supervisors Public Hearing: February 19, 2025
Proposal: Periodic review of the Carter's Bridge 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When a district is reviewed, land within the district may be withdrawn at the owner's discretion by filing a written notice with the Board at any time before the Board acts to continue, modify, or terminate the district.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 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.

AFD202400007 CARTER'S BRIDGE DISTRICT REVIEW

The Albemarle County Code currently contains this description of the Carter's Bridge District:

Sec. 3-211 Carter's Bridge Agricultural and Forestal District.

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

A. Date created. The district was created on April 20, 1988.

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

- 1. Tax map 101: parcels 55A, 60.*
- 2. Tax map 102: parcels 17A, 17B, 17B1, 17C, 17D, 18, 19, 19A, 19C, 20B.*
- 3. Tax map 111: parcel 48.*
- 4. Tax map 112: parcels 1, 3, 15, 15A, 16E, 16E1, 16E2, 16F2, 16J, 16K, 18H, 19E, 19F, 20, 21, 33A, 37D.*
- 5. Tax map 113: parcels 1, 1A, 6A, 11F, 11F1, 11F2, 11F3, 11H, 11I, 11J, 11K.*
- 6. Tax map 114: parcels 2, 25A, 30, 31B, 31C, 31D, 57, 57C, 57D, 67C, 67D, 67E, 67F, 67I (part).*
- 7. Tax map 122: parcels 4, 4A, 6, 7, 8, 9, 10, 12, 12D, 12E, 12N, 18, 18D, 33, 33A.*
- 8. Tax map 123: parcel 13B.*

C. Review. The district is reviewed once every five years and will next be reviewed prior to September 18, 2024.

The District is located mostly to the north and southeast of Keene, on the Scottsville Road (Rt. 20) (see Attachment A), and includes 73 parcels and 6,099 acres. Two withdrawal requests have so far been received.

Agricultural and Forestal District Significance: Of the 6,099 acres in the Carter's Bridge District, 4,883 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 Carter's Bridge District includes approximately 74 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 23 parcels in the District, totaling 3,885 acres, that are under conservation easements. A total of 1,973 acres in the District are in the County’s use-value taxation program, indicating that they are in agricultural, forestal, 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 aid in the protection of agricultural soils, mountain resources, critical slopes, and wildlife habitat.

Code Updates:

- In January 2021, a boundary line adjustment between Parcels 122-33 and 122-36 brought the latter parcel partially into the District. The owners of that parcel have requested to withdraw.
- In January 2023, Parcel 122-12D was split by family subdivision into 122-12D1 and 122-12D2.

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 16, 2024.

We have so far received two withdrawal requests:

Parcel	Owner	Acreage
12200000003600	SEAY, JOHN BRIDGEMAN JR OR JUNE W	2.1
122000000012D2	HARDING FAMILY REVOCABLE TRUST	25.92

Development Potential: The District includes 22 parcels, totaling 457 acres, that have no remaining development potential.

Parcel	Acreage	Tax Status
112000000016K0	39.52	Use-Value: Agriculture & Forestry
113000000011F0	24.15	Full-rate tax
113000000011F1	22.04	Full-rate tax
113000000011F2	22.57	Use-Value: Forestry
113000000011F3	24.56	Full-rate tax
113000000011H0	21	Full-rate tax
113000000011I0	21	Use-Value: Forestry
113000000011J0	22.09	Use-Value: Forestry
113000000011K0	22.82	Use-Value: Forestry
11400000000200	29.42	Use-Value: Open Space
114000000025A0	2.61	Full-rate tax
114000000031B0	25.78	Use-Value: Forestry
114000000031C0	21	Full-rate tax
114000000067C0	21.04	Full-rate tax
114000000067D0	29.16	Full-rate tax

114000000067E0	25.67	Use-Value: Forestry
114000000067F0	22.86	Full-rate tax
114000000067I0	7.81	Full-rate tax
122000000012D1	2	Full-rate tax
122000000012E0	21.82	Full-rate tax
122000000012N0	2	Full-rate tax
122000000033A0	12.24	Full-rate tax

One of the parcels (highlighted) is in Open Space taxation. The owner has not been notified (the parcel was not in Open Space during the last review), so the parcel is recommended to continue in the District for five years. All other parcels are recommended not to continue in the District.

Recommendation: Staff recommended that the Agricultural-Forestral Districts Advisory Committee recommend renewal of the Carter’s Bridge District, with the above-noted withdrawals and removals, for another 5-year period. At its meeting on December 3, the Advisory Committee voted to recommend renewal of the District for the recommended time period with the requested withdrawals but not the staff-recommended removals.

Attachments:

- A. Carter’s Bridge AF District Map

