



COUNTY OF ALBEMARLE STAFF REPORT

Project Name: AFD202400014 Sugar Hollow District Review	Staff: James Van Vranken, Planner
Agricultural and Forestal District Advisory Committee Meeting: January 23, 2025	
Planning Commission Public Hearing: February 11, 2025	Board of Supervisors Public Hearing: April 2, 2025
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When a district is reviewed, land within the district may be withdrawn at the owner's discretion by filing a written notice with the Board at any time before the Board acts to continue, modify, or terminate the district.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 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.

AFD 202400014 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, 12A, 22, 22A, 27A, 46C1, 49.*

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

The District is located north of Crozet, both north and south of Sugar Hollow Road, (see Attachment A), and includes 64 parcels totaling 4,978 acres. One withdrawal request has so far been received.

Agricultural and Forestal District Significance: Of the 4,978 acres in the Sugar Hollow District, 4,764 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 forestal uses, the Sugar Hollow District includes approximately 55 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 predominantly of forested uplands. There are 30 parcels in the District, totaling 2,802 acres, that are under conservation easements. A total of 2,143 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 aids in the protection of ground and surface water, mountain resources, critical slopes, and wildlife habitat.

Code Updates: The following changes will be made to the draft code section for this district to be reviewed by the Board of Supervisors:

- In November 2019, a portion of Parcel 27-8E that lies outside of the District was subdivided. The portion of the property that remains in the District was renamed 27-8E6.
- In November 2019, Parcel 27-26 was subdivided into Parcels 27-26A and 27-26B.
- In October 2023, Parcel 27-24A was incorporated into Parcel 27-25.

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 January 7, 2025.

We have so far received one withdrawal request:

Parcel	Owner	Acreage
04000000012A0	HENLEY, JOSEPH T III	19.10

Development Potential: The District includes 11 parcels, totaling 161 acres, that have no remaining small-lot development rights.

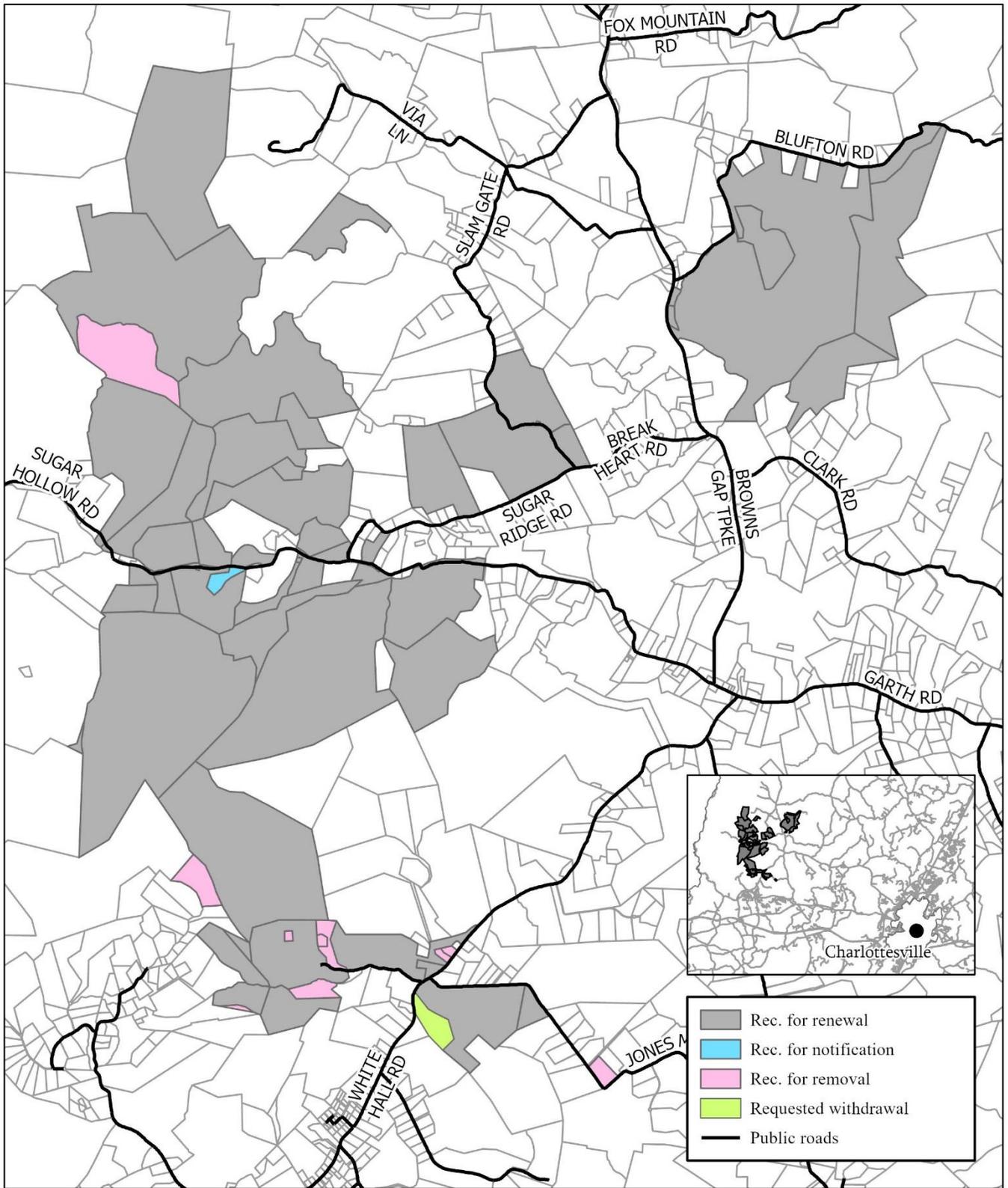
Parcel	Landowner	Acreage	Tax Status
0250000001400	SASH LLC	7.53	Open Space
0250000002400	STRICKLER, MARGIE P	88.58	Forestry
03900000013C3	EGGLESTON, ROBERT L OR DEBORAH S	21.15	Regular taxable
03900000025A0	HENLEY FOREST INC	1.70	Forestry
04000000009D0	JENSEN, TEMPLE H	2.07	Regular taxable
04000000009E0	JENSEN, TEMPLE H	2.19	Regular taxable
04000000010A0	HENLEY, CHARLES T OR SARAH J	2.01	Regular taxable
04000000010B0	BARNETT, TRACY H LIFE ESTATE & KABLE H BARNETT	11.36	Agriculture & Forestry
04000000010B1	PLUGER, BENJAMIN MICHAEL OR KABLE H	2.00	Regular taxable
04000000010C0	HENLEY, CHARLES TIMOTHY OR SARAH J	12.74	Agriculture & Forestry
04000000046C1	TREMAINE, SARAH C	9.93	Agriculture

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

Remaining Parcels: After the requested withdrawal and recommended removals, the District would contain 53 parcels totaling 4,806 acres.

Recommendation: Staff recommended that the Agricultural-Forestal Districts Advisory Committee recommend renewal of the Sugar Hollow District, with the above-noted removals, for another 5-year period.

At its meeting on January 23, the Advisory Committee voted to recommend renewal of the District for 5 years, with any requested withdrawals but without the staff-recommended removals, for the purpose of allowing the Committee time to bring an alternative proposal that is consistent with the purposes of AFDs and balances the County's broader needs.



AFD202400014 Sugar Hollow District Review

