



COUNTY OF ALBEMARLE STAFF REPORT

Project Name: AFD202500001 Green Mountain District Review	Staff: James Van Vranken, Planner
Agricultural and Forestal District Advisory Committee Meeting: October 13, 2025	
Planning Commission Public Hearing: October 14, 2025	Board of Supervisors Public Hearing: December 3, 2025
Proposal: Periodic review of the Green Mountain 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When a district is reviewed, land within the district may be withdrawn at the owner's discretion by filing a written notice with the Board at any time before the Board acts to continue, modify, or terminate the district.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.

AFD202500001 GREEN MOUNTAIN DISTRICT REVIEW

The Albemarle County Code currently contains this description of the Green Mountain District:

Sec. 3-217 Green Mountain Agricultural and Forestal District.

The district known as the "Green Mountain Agricultural and Forestal District" was created and continues as follows:

A. Date created. The district was created on December 2, 2015.

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

1. Tax map 120: parcels 15A, 15B, 16C, 18A, 18A1.

2. Tax map 121: parcel 2.

C. Review. The district is reviewed once every ten years and will next be reviewed prior to December 2, 2025.

The District is located west of Keene between Secretarys Sand Road and Esmont Road (see Attachment A), and includes six parcels totaling 1,248 acres. No withdrawal requests have so far been received.

Agricultural and Forestal District Significance: Of the 1,248 acres in the Green Mountain District, 1,054 acres have soils listed as particularly important for agriculture and 1,217 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 Green Mountain District includes approximately five 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, pine plantation, and forest. There are two parcels in the District, totaling 349 acres, that are under conservation easements. A total of 900 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.

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

- In 2018, a 10.53-acre portion of non-AFD land was added to TMP 120-16C. 120-16C is now partially in the District.

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 September 5, 2025.

We have so far received no withdrawal requests.

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

Recommendation: The Agricultural and Forestal Districts Advisory Committee is scheduled to meet and review the Green Mountain District on October 13. Staff has recommended renewal of the district for another 10-year period. Staff will convey to the Planning Commission the Advisory Committee's recommendation during the Planning Commission public hearing.



AFD202500001 Green Mountain District Review