



COUNTY OF ALBEMARLE STAFF REPORT

Project Name: AFD202500002 Nortonsville Local 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 Nortonsville Local Agricultural and Forestal District.	Comprehensive Plan Designation: Rural Areas

Periodic Review of Local Agricultural and Forestal Districts

As established in the Albemarle County Code, a district of local importance may continue indefinitely, but it must be reviewed by the County not more than every 8 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When a district is reviewed, land within the district may be withdrawn at the owner's discretion by filing a written notice with the Board at any time before the Board acts to continue, modify, or terminate the district.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 3-301 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 3-301 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 8 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 eight-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 eight-year review period.

AFD202500002 NORTONSVILLE LOCAL DISTRICT REVIEW

The Albemarle County Code currently contains this description of the Nortonville Local District:

Sec. 3-307 Nortonville Local Agricultural and Forestal District.

The district known as the "Nortonville Local 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 8: parcels 26 and 28 (part consisting of two acres).

C. Review. The district is reviewed once every eight years and will next be reviewed prior to December 13, 2025.

The District is located in the far north of the County on Simmons Gap Road (see Attachment A), and includes two parcels totaling 43 acres. No withdrawal requests have so far been received.

Agricultural and Forestal District Significance: Of the 43 acres in the Nortonville Local District, 23 acres have soils listed as particularly important for agriculture and 42 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 Nortonville Local District includes one addressable structure.

Local Development Patterns: The District is predominantly forested. There are no parcels under conservation easement. One parcel in the District (TMP 8-26, 41 acres) is in the Forestry category of the County's use-value taxation program, indicating that it is in silvicultural 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 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 September 5, 2025.

We have so far received no withdrawal requests.

Development Potential: The District includes one 2.56-acre parcel that has no remaining small-lot development rights.

Parcel	Landowner	Acreage	Tax Category
8-28B	ROACH, BRENDA D, LIFE ESTATE	2.56	Regular taxable

The parcel is not in Open Space taxation, so it is recommended not to continue in the District.

Remaining Parcels: After the recommended removal, the District would contain one parcel totaling 41 acres.

Recommendation: The Agricultural and Forestal Districts Advisory Committee is scheduled to meet and review the Nortonsville Local District on October 13. Staff has recommended renewal of the district, with the above-noted removal, for another 8-year period. Staff will convey to the Planning Commission the Advisory Committee's recommendation during the Planning Commission public hearing.



AFD202500002 Nortonville Local District Review