

MEMORANDUM

DATE: August 13, 2002
 TO: The Board of Supervisors
 FROM: Dave Anderson, Planner
 SUBJECT: Renewal of AFD-2-86, Croaker

As required by State Code, the County must review all established Agricultural and Forestal Districts (AFD's) prior to their expiration. During this review, districts must either be continued, modified, or terminated. This report will review AFD-2-86, Croaker, which is scheduled to expire in September.

The Croaker AFD consists of approximately 1,082 acres located in and around the Croaker area. Properties within this AFD front on Riverview Road, Fenton Mill Road, Ware Creek Road, Saddletown Road, and Mount Laurel Road. Specifically, the AFD is currently comprised of the following:

<u>Owner</u>	<u>Parcel No.</u>	<u>Acres</u>
Hankins Land Trust	(15-3)(1-44)	119.000
William Apperson	(14-4)(1-15)	51.450
V.D. McManus Estate	(15-3)(1-43)	119.850
V.D. McManus Estate	(15-3)(1-42)	10.100
V.D. McManus Estate	(15-3)(1-36)	40.400
Debra Hicks	(15-3)(1-2)	39.760
Clarence D. Richardson, Jr.	(15-3)(1-34)	34.000
Judith R. Pieper	(14-4)(1-10)	40.000
Robert I. Solomon	(14-4)(1-9)	49.079
Wenger Land Trust	(13-2)(1-18)	95.300
Wenger Land Trust	(14-1)(1-1)	150.000
Wenger Land Trust	(14-1)(1-14)	143.500
Thomas B. Ballard	(15-3)(1-35) 3 parts	57.000
Lasata LLC	(15-3)(1-18)	16.051
Lasata LLC	(15-3)(1-19)	16.397
Lasata LLC	(15-3)(1-29)	30.937
William Ferguson, III	(14-4)(1-3)	29.000
Milly Wallis c/o Doris Lockley	(15-4)(1-4)	40.000

History

The District was originally approved on November 17, 1986, for a term of four years and at a size of 1,341.683 acres. In July 1989, the Board of Supervisors approved the withdrawal of 421.773 acres associated with the Old French Winery property. At the time of the 1994 renewal, the Board approved a district consisting of 1,042.61 acres. 29 acres were added to the District on January 14, 1997, and 40 acres were added on January 13, 1998, bringing the total acreage to 1,081.824 acres. The District was last renewed by the Board in September 1998 with no additions or withdrawals. At this time, no property owners have requested any additions or withdrawals to the District. Therefore, the total acreage to be renewed in 2002 remains 1,081.824 acres.

This includes all the land on the above-referenced properties with the exception of all land within 25 feet of the road rights-of-way of Riverview Road (Route 606), Fenton Mill Road (Route 602), and Moss Side Lane

Renewal of AFD-21-86, Croaker

August 13, 2002

Page 2

(Route 609) as that property has been excluded from the District to allow for possible road and/or drainage improvements.

Analysis

The bulk of the District appears to consist of soils well suited for agriculture and is located a considerable distance from the I-64/Croaker Road interchange. Most of the District is forested and remains rural in nature. All of the land within this District is zoned A-1, General Agriculture, and a major portion of the surrounding property is presently zoned A-1. The Old French Winery/Kiskiack development, zoned R-5, Multi-Family Residential, and M-1, Limited Business/Industrial, abuts two of the AFD tracts found on James City County Real Estate Tax Map No. (14-4). The entire District is outside the Primary Service Area (PSA) and is designated Rural Lands by the Comprehensive Plan.

Recommendation

Staff believes this AFD is consistent with the Comprehensive Plan and recommends renewing the District for a period of four years with no change in the conditions of approval. A four-year approval would be consistent with prior action and would allow for the re-evaluation of the District for consistency with possible policy changes and Comprehensive Plan revisions. On July 22, 2002, the AFD Advisory Committee recommended continuation by a vote of 8-0. On August 5, 2002, the Planning Commission recommended continuation by a vote of 5-0.

Dave Anderson

CONCUR:

O. Marvin Sowers, Jr.

DA/gs

AFD-2-86renew.mem

Attachments:

1. Location Map
2. Ordinance