

MEMORANDUM

DATE: August 13, 2002
 TO: The Board of Supervisors
 FROM: Karen Drake, Senior Planner
 SUBJECT: Renewal of AFD-3-86, Hill Pleasant Farm

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-3-86, Hill Pleasant Farm, which is scheduled to expire in September.

The Hill Pleasant Farm AFD consists of approximately 574 acres located southwest of Norge in between the CSX Railway and Interstate 64. Specifically, the AFD is currently comprised of the following:

<u>Owner</u>	<u>Parcel No.</u>	<u>Acres</u>
C.E. Stevens	(24-1)(1-4)	105.04
Hill Pleasant Farm, Inc.	(24-1)(1-5)	397.30
Wayne Moyer	(24-1)(1-15D)	32.28
Williamsburg Pottery, Inc.	(24-3)(1-17)	27.00
Williamsburg Pottery, Inc.	(24-3)(1-31B)	12.00

History

The Hill Pleasant Farm AFD was created on November 17, 1986, for a term of four years and renewed again on October 1, 1990, for a period of four years. The Board of Supervisors' approval of the withdrawal of 2.2 acres was withdrawn from the property prior to the 1994 renewal. This withdrawal was for the purpose of installing an HRSD trunk main. The 1994 renewal, approved by the Board of Supervisors on October 19, 1994, consisted of 502.34 acres. Subsequently, 27 acres were added to the District on October 23, 1996, and 12 acres were added on November 12, 1997, for a current total of 573.620 acres. The District was renewed on September 22, 1998, for a term of four years with the conditions listed at the beginning of this report. No property owners have requested property to be withdrawn from the District for the proposed 2002 renewal. The District includes all the land on the above properties with the exception of all land within 25 feet of the road right-of-way of Rochambeau Drive (Route 755) as that property has been excluded from the District to allow for possible road and/or drainage improvements.

Analysis

The bulk of this District has remained essentially the same since the time it was put in the District. Except for a few residences, all acreage in this District is in agriculture or forestal uses. The properties have been managed in the past for food and fiber production and have the potential to support significant agriculture and commercial timber operations. The majority of land within the District is zoned A-1, General Agricultural, and is located outside the PSA. The one exception is the 12-acre parcel owned by the Williamsburg Pottery which is located inside the PSA and is zoned M-1, Limited Business/Industrial. The Primary Service Area (PSA) is the area of the County that has been designated for growth. The continuation of AFD property within the PSA is consistent with the Comprehensive Plan as this would serve the public purpose of holding key tracts of land temporarily while development plans can be created, maximizing the beneficial use of the property. The District is designated rural lands on the Comprehensive Plan Land Use Map except for the one 12-acre parcel located inside the PSA. This parcel is designated Mixed Use.

Most of the surrounding land to the north of the District is zoned A-1. The property to the west of the District is a mixture of businesses, residences, and developed property within the PSA zoned B-1, General Business, and R-2, General Residential. The property to the south of the District is mostly zoned M-1, Limited Business/Industrial. Although it is located in the vicinity of existing commercial development along Richmond Road, the District is separated from Richmond Road by the CSX Railway. The District borders York County to the east.

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 6-0, with two abstentions. On August 5, 2002, the Planning Commission recommended continuation by a vote of 4-0, with one abstention.

Karen Drake

CONCUR:

O. Marvin Sowers, Jr.

KD/gs

AFD-3-86renew.mem

Attachments:

1. Location Map
2. Ordinance