

## M E M O R A N D U M

DATE: August 13, 2002

TO: The Board of Supervisors

FROM: Dave Anderson, Planner

SUBJECT: Renewal of AFD-5-86, Barnes Swamp

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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-5-86, Barnes Swamp, which is scheduled to expire in September.

The Barnes Swamp AFD consists of approximately 1,943 acres and adjoins the New Kent County border, extending from a point approximately 5,000 feet east of Holly Forks Road west to Diascund Reservoir and south to Richmond Road. The properties in this District front on Racefield Drive (Route 622), Stewarts Road (Route 621), Richmond Road (Route 60), Old Stage Road (Route 30), Richardson Road (Route 705), Holly Forks Road (Route 601), Fire Tower Road (Route 634), and Interstate 64. Specifically, the AFD is currently comprised of the following:

<u>Owner</u>	<u>Parcel No.</u>	<u>Acres</u>
Dennis Leonituk and Anna Hollins	(3-1)(1-1)	128.700
Eunice P. Stewart	(3-1)(1-2)	64.000
Katherine L. Hockaday	(3-1)(1-3)	62.560
Alvin Beahm	(3-3)(1-3)	70.000
Alvin Beahm	(3-3)(1-4)	70.000
Arlene H. Bowmer	(3-3)(1-6)	96.750
Arlene H. Bowmer	(2-4)(1-12)	62.200
Estate of John G. Warburton	(10-1)(1-1)	78.000
Harwood, Cary & Charles	(3-2)(1-1)	43.530
Estate of Mick Zuzma	(3-2)(1-2)	32.030
Henry B. & Myrtle Johnson	(3-2)(1-3)	19.080
Henry B., Myrtle & John B. Johnson	(3-2)(1-3A)	93.990
Robert M. Dzula	(3-2)(1-4)	28.080
John A. Richardson	(4-1)(1-5)	42.000
John A. Richardson	(4-1)(1-6)	10.000
Cowles Family LP	(4-1)(1-8)	79.120
H.P. & Mary Hazelwood	(4-2)(1-8)	249.880
Edith Bell Hazelwood	(4-2)(1-14)	99.400
Florence S. Carter	(4-3)(1-15)	22.000
W.A. Stater, c/o Florence Carter	(4-3)(1-16)	52.000
Hazelwood Farms LLC	(4-3)(1-17)	184.296
J.W. Jr. and Isab Woodward	(9-2)(1-1)	114.000
Alex Lamar Penland	(2-4)(1-29)	55.900
Donald A. Hazelwood	(4-2)(1-20)	117.000
Donald A. Hazelwood	(4-2)(1-18)	3.460
Donald A. Hazelwood	(4-4)(1-1)	6.900
R.E. & Mary Mountcastle	(2-4)(1-61)	58.600

### *History*

The District was approved on December 1, 1986, for a term of four years. It was renewed for a period of four years by the Board in October 1990. One addition to the District of 60.7 acres was approved by the Board in February 1991. The AFD was renewed again on October 19, 1994, with a total of 1,803.46 acres. The Board of Supervisors approved an addition of 127.36 acres on July 8, 1997, bringing the total to 1,943.476 acres. It was last renewed for a period of four years by the Board in September 1998, with the acreage dropping to 1,884.876 with the withdrawal of the 58.6 acre parcel (2-4)(1-61) owned by R. E. and Mary Mountcastle. On January 26, 1999, the Board approved the addition of the 58.6 acre parcel (2-4)(1-61) owned by R. E. and Mary Mountcastle to bring the total acreage of the Barnes Swamp AFD to its current total of 1,943.476 acres.

The District includes all the land on the above properties with the exception of all land within 25 feet of the road rights-of-way of Racefield Drive (Route 622), Stewarts Road (Route 621), Richmond Road (Route 60), Old Stage Road (Route 30), Richardson Road (Route 705), Holly Forks Road (Route 601), Fire Tower Road (Route 634), and Interstate 64 as that property has been excluded from the District to allow for possible road and/or drainage improvements.

### *Analysis*

This District has remained essentially the same since the time it was put in the District. The District consists mainly of forested land. Records indicate that approximately 80 percent of the District is used for forestry purposes and the balance of the District is used for agriculture. Most of the land within the District is zoned A-1, General Agricultural, with the exception of part of Parcel No. (1-17) on Tax Map No. (4-3) which is zoned B-1, General Business. Most of the surrounding land is agricultural in nature, although two parcels located on Fire Tower Road are adjacent to the Stonehouse PUD-R Development. The vast majority of the District is located outside the PSA and designated Rural Lands and Conservation by the Comprehensive Plan. A small portion near the Route 30/Interstate 64 interchange is within the PSA and is designated Mixed Use on the Comprehensive Plan Land Use Map; however, the utilities necessary for the commercial development of the property are not currently available to the site. The 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 estate of Richard Mountcastle has requested the withdrawal of 58.60 acres - Tax Map ID (2-4)(1-61).

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.

### Recommendation

After the withdrawal, the size of this District will be 1,884.876 acres. 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.

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Dave Anderson

CONCUR:

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O. Marvin Sowers, Jr.

DA/gs

AFD-5-86renew.mem

Attachments:

1. Location map
2. Withdrawal request letter
3. Ordinance