

MEMORANDUM

DATE: August 13, 2002  
 TO: The Board of Supervisors  
 FROM: Jill E. Schmidle, Senior Planner  
 SUBJECT: Renewal of AFD-6-86, Cranston's Pond

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 be either continued, modified, or terminated. This report will review AFD-6-86, Cranston's Pond, which is scheduled to expire in September.

The Cranston's Pond AFD consists of 1,073.579 acres and is located southeast of Chickahominy Road and Little Creek Dam Road. The bulk of the property straddles the Virginia Power easement. Specifically, the AFD is currently comprised of the following:

<u>Owner</u>	<u>Parcel No.</u>	<u>Acres</u>
Hidden Acres Farm, c/o Wayne Nunn	(23-3)(1-1)	416.500
Bert Geddy	(22-3)(1-26)	167.500
Michael A. and Margaret Constanzo	(22-3)(1-33)	19.410
Edward K. English	(22-4)(1-1A)	101.670
Harcum Trust	(22-2)(1-87)	62.559
George A. Marston, Jr.	(22-2)(1-90)	40.000
Otto C. and Thelma Ripley	(31-2)(1-3)	22.830
Michael A. and Margaret Constanzo	(21-4)(1-39)	6.500
Douglas L. Hornsby Trust	(21-4)(1-46)	205.000
George A. Marston, Jr.	(22-2)(1-33)	12.000
George A. and Dorothy A. Marston, Jr.	(22-2)(1-35)	1.000
George A. and Dorothy A. Marston, Jr.	(22-2)(1-36)	2.110
George A. and Dorothy A. Marston, Jr.	(22-2)(1-37)	16.500

*History*

The District was approved on December 1, 1986, for a term of four years and has been renewed for additional four-year terms by the Board of Supervisors in October 1990, November 1994, and September 1998. This District has remained essentially the same since the AFD was created, although approximately 30 acres were added to the District in 1994 and approximately 130 acres were removed since 1998. The District includes all the land on the above properties with the exception of all land within 50 feet of the road rights-of-way of Chickahominy Road (Route 631) and Centerville Road (Route 614). That property has been excluded from the District to allow for possible road and/or drainage improvements.

*Analysis*

The District consists mainly of forested land, about 75 percent. The remainder of the District is in marsh land. A majority of the land (over 920 acres) within the District is zoned A-1, General Agricultural. However, Parcel No. (22-3)(1-33) and part of Parcel No. (22-2)(1-87) are zoned R-8, Rural Residential, and all five Marston properties are zoned R-1, Limited Residential. Most of the District, 1,022 acres, is located outside of the Primary Service Area (PSA) and is designated Rural Lands by the Comprehensive Plan. The Ripley parcel and two of the Marston parcels, (22-2)(1-33) and (22-2)(1-37) are located inside the PSA and are

designated Low Density Residential. 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 Comprehensive Plan also designates Cranston's Pond and its tributaries as conservation areas. All land within 50 feet of the road rights-of-way of Chickahominy Road (Route 631) and Centerville Road (Route 614) has been excluded from the District to allow for possible road and/or drainage improvements.

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.

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Jill E. Schmidle

CONCUR:

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O. Marvin Sowers, Jr.

JES/gs

AFD-6-86renew.mem

Attachments:

1. Location Map
2. Ordinance