

MEMORANDUM

DATE: July 25, 2006
TO: The Board of Supervisors
FROM: Melissa C. Brown, Senior Zoning Officer
SUBJECT: Renewal of AFD-10-86, Christenson's Corner

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-10-86, Christenson's Corner which is scheduled to expire in August.

The Christenson's Corner AFD consists of 562.16 acres located south of Riverview Road between Newman Road and Riverview Plantation. Specifically, the AFD is currently comprised of the following:

<u>Owner</u>	<u>Parcel No.</u>	<u>Acres</u>
Wallace Steiffen, <i>et al</i>	(16-4)(1-3)	402.90
C.M. Chandler	(16-3)(1-1)	8.01
C.M. Chandler	(15-4)(1-11)	151.25

History

The District was approved on December 1, 1986, for a term of four years, and the Board of Supervisors approved four-year renewals in 1990, 1994, 1998, and 2002. The District includes all the land on the above properties with the exception of all land within 25 feet of arterial road rights-of-way. That property has been excluded from the District to allow for possible road improvements.

Analysis

The bulk of the District contains woodland. The remainder of the property in the District is in open land and swamp or low-lying land. All of the land within this District is zoned A-1, General Agricultural, and a major portion of the surrounding property is zoned A-1 and is forested. Most of the District is designated Rural Lands by the Comprehensive Plan. A very small portion of the District is designated Conservation Area by the Comprehensive Plan.

The entire District is located outside of the Primary Service Area (PSA) and the area remains relatively rural in nature. All land within 25-feet of arterial road rights-of-way shall be excluded from the District.

Recommendation:

Staff believes this AFD is consistent with the Comprehensive Plan and recommends renewing the District for a period of four years and three months with no change in the conditions of approval. A four-year and three-month 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 June 27, 2006, the AFD

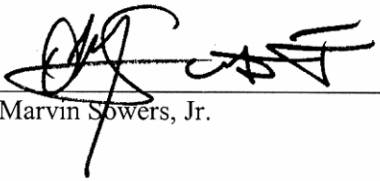
Renewal of AFD-10-86, Christenson's Corner
July 25, 2006
Page 2

Advisory Committee recommended renewal by a vote of 8-0. On July 2, 2006, the Planning Commission recommended approval by a vote of 6-0.

This would renew the District at approximately 562 acres.

Melissa C. Brown

CONCUR:



O. Marvin Sowers, Jr.

MCB/gb
Afd10-86.mem

Attachments:

1. Location map
2. Ordinance