

M E M O R A N D U M

DATE: July 25, 2006
TO: The Board of Supervisors
FROM: Kathryn Sipes, Planner
SUBJECT: Renewal of AFD 12-86, Gospel Spreading Church 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 be either continued, modified, or terminated. This report will review AFD 12-86, Gospel Spreading Church Farm, which is scheduled to expire in August.

The Gospel Spreading Church Farm, AFD 12-86, consists of 1,190.76 acres located from College Creek extending west to Neck-O-Land Road. Specifically, the AFD is currently comprised of the following:

<u>Owner</u>	<u>Parcel No.</u>	<u>Acres</u>
JCC Bible and Agricultural Training School	(48-3)(1-35)	403.56
JCC Bible and Agricultural Training School	(56-2)(1-1)	457.80
Floyd P. Carmines	(47-4)(1-37)	27.93
Lyman Hall, Jr.	(47-4)(1-11)	17.89
Lyman Hall, Jr.	(47-4)(1-13)	39.11
R.E. Gilley	(47-4)(1-42C)	2.89
R.E. Gilley	(47-4)(1-42D)	2.82
R.E. Gilley	(47-4)(1-42E)	16.30
REGJAG, LLC	(47-4)(1-40)	42.85
REGJAG, LLC	(47-4)(1-41)	108.28
R.E. Gilley	(48-3)(1-42)	71.33

History

This 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 The following changes have occurred over time: a 26.46-acre parcel has been withdrawn and added several times, finally withdrawing for the final time in 2002; 22.97 acres were withdrawn in 2002; the Gilley District (AFD-13-86) of approximately 198 acres was added in 2002 (a 27-acre parcel did not transfer, making the addition approximately 173 acres); and an additional 71.33 acres was added in 2004.

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 consists primarily of woodland. The remainder of the property in the District is in open land and swamp or low-lying land. Property within this District is zoned mostly R-8, Rural Residential, R-2, General Residential, and R-1, Limited Residential and is not developed. Portions of Parcel Nos. (47-4)(1-40) and (47-4)(1-41) are zoned A-1, General Agricultural. Surrounding property for the most part has

developed residentially. The bulk of the District (approximately 950 acres) is designated Rural Lands or Conservation Area by the Comprehensive Plan, with the several parcels (approximately 240 acres) designated Low-Density Residential. Most of the AFD is located along Lake Powell Road and Treasure Island Road. A majority of the land within this District (860 acres) is located outside of the Primary Service Area (PSA). The remaining parcels lie within the PSA. 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.

Withdrawals

As part of this renewal, Mr. Lyman Hall, Jr. would like to remove Parcel No. (47-4)(1-13), which consists of 39.11 acres, and Parcel No. (47-4)(1-11), which consists of 17.89 acres, for a total removal of 57 acres.

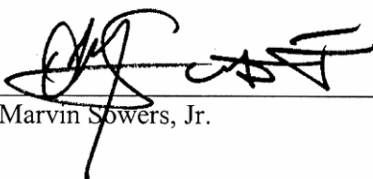
Recommendation:

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 Advisory Committee recommended renewal by a vote of 7-0, with one abstention. On July 10, 2006, the Planning Commission recommended renewal by a vote of 6-0.

After renewal, the size of the District would be approximately 1,133.76 acres.

Kathryn Sipes

CONCUR:



O. Marvin Sowers, Jr.

KS/nb

AFD12_86_2006.mem

Attachments:

1. Location map
2. Withdrawal Request Letter
3. Ordinance