

MEMORANDUM

DATE: July 25, 2007
TO: The Board of Supervisors
FROM: Ellen Cook, 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 573.6 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 approved the withdrawal of 2.2 acres from the property in 1991. This withdrawal was for the purpose of installing an HRSD trunk main. The 1994 renewal was approved by the Board of Supervisors on October 19, 1994. Subsequently, 32 acres were added on September 10, 1996; 27 acres were added on October 23, 1996; and 12 acres were added on November 12, 1997. The District was renewed in 1998 and 2002 for terms of four years with no additions or withdrawals.

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 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 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; R-2, General Residential; and MU, Mixed Use. 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.

Withdrawals

As part of this renewal Mr. Donald Hunt would like to withdraw 6 acres from Tax Map (24-1)(1-5). Five of the six acres are located to the west of the CSX railway line, with one acre on the east.

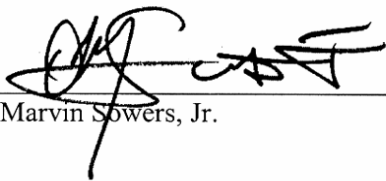
Recommendation:

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 8-0. On July 10, 2006, the Planning Commission recommended renewal by a vote of 5-0, with one abstention.

After renewal, the size of the District would be approximately 567.62 acres.

Ellen Cook

CONCUR:



O. Marvin Sowers, Jr.

EC/nb

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Attachments

1. Location map
2. Withdrawal letter
3. Ordinance