

M E M O R A N D U M

DATE: July 25, 2006

TO: The Board of Supervisors

FROM: Melissa C. Brown, Senior Zoning Officer

SUBJECT: Renewal of AFD-7-86, Mill Creek

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-7-86, Mill Creek, which is scheduled to expire in August.

The Mill Creek AFD consists of approximately 3,346 acres located from Richmond Road in the north to below Uncle's Creek in the south. The bulk of the land lies between Forge Road and the CSX railroad tracks. Specifically, the AFD is currently comprised of the following:

<u>Owner</u>	<u>Parcel Nos.</u>	<u>Acres</u>
Linda B. Cowles Estate, c/o Carter C.,	(20-2)(1-6)	352.963
Melinda Cowles Barbour, et.al.	(20-2)(1-3)	102.669
Melinda Cowles Barbour, et.al.	(20-2)(1-1)	8.759
Mayes and Cheryl Matthews	(21-1)(1-5)	46.010
Cowles Family Limited Partnership	(20-1)(1-1)	433.000
Steve L. & Pamela C. Massie	(11-3)(1-28)	99.457
Steve L. & Pamela C. Massie	(11-3)(1-28A)	32.610
Steve W. & Margaret J. Kraph	(11-4)(1-6)	4.730
Nancy Cottrell, c/o M. Anderson Bradshaw	(11-4)(1-2)	297.288
Linda B. Cowles Estate, c/o Carter C. Cowles III	(10-4)(1-5)	249.885
Linda B. Cowles Estate, c/o Carter C. Cowles III	(10-4)(1-6)	124.768
C.C. Cowles Sr. Estate, c/o Carter C. Cowles III	(10-4)(1-3) 2 pts.	103.260
Sarah H. Armistead	(10-1)(1-38)	50.000
Daniel & Marion Winall	(10-3)(1-19)	97.590
PAMAKA, LLC	(10-2)(1-17)	244.500
Albert T. & Joan Lloyd Slater	(10-1)(1-28)	69.690
McRae O. Selph	(10-1)(1-7)	50.000
Walter Nelson Marshall	(11-4)(1-5)	79.947
Martha Ware	(20-2)(1-2)	57.411
John Lee Darst	(9-2)(1-36)	41.225
PAMAKA, LLC	(10-3)(1-3)	42.000
Caroline W. Dozier	(20-2)(1-5)	186.170
Caroline W. Dozier	(20-2)(1-7)	16.500
Caroline W. Dozier	(20-2)(1-8)	12.000
Dennis P. and Christine A. Weygand	(10-3)(1-13)	34.030
John M.L. Barnes Est., c/o James F. Cowles III	(10-2)(1-4)	215.768
John M.L. Barnes Est., c/o James F. Cowles III	(11-1)(1-1)	29.000
Linda B. Cowles Est., c/o Carter C. Cowles III	(20-1)(1-2)	2.000

<u>Owner</u>	<u>Parcel No.</u>	<u>Acres</u>
John and Marie Findlay	(9-4)(1-8h)	118.29
Eugene and Mary Andrews Living Trust	(9-4)(1-8n)	57.81
Randolph Gulden	(10-2)(1-12)	87.201

History

The District was originally approved in December 1986 for a period of four years. In March 1989, the Board of Supervisors approved the withdrawal of 41.124 acres. In November 1990, the Board approved the continuation of the District for another four years. In January 1992, the Board approved the withdrawal of three acres and in April 1992, the Board approved the addition of 33.62 acres. In 1994, before the District's renewal, 77 acres were removed. In 1995, the Board approved a 303.97 acre addition and the District was renewed for four years in 1998. During the 1998 renewals, approximately 25 acres was withdrawn. Following the 1998 renewal, 19.0 acres were added into the District. The District was renewed again in 2002. In April 2004 the Board of Supervisors approved an addition of 87 acres. In July 2005 an addition of 102 acres was approved and in September 2005 an addition of 73 acres was approved.

At present, the District contains approximately 3,346 acres and includes all land on the above-referenced 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 the District contains many agricultural and forestry uses. All of the land within this District is zoned A-1, General Agricultural, and a major portion of the surrounding property is presently zoned A-1 and is forested. This District is located outside of the Primary Service Area (PSA) and remains relatively rural in nature. The District is designated Rural Lands on the Comprehensive Plan Land Use Map.

Withdrawals

As part of this renewal, the Cowles Family Limited Partnership would like to remove Parcel No. (20-1)(1-1), which consists of 433 acres.

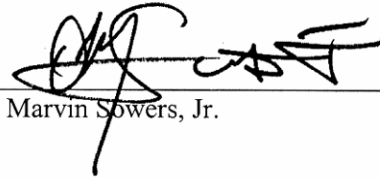
Recommendation:

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 renew the District at 2,913 acres. This 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 2, 2006, the Planning Commission recommended renewal by a 6-0 vote.

After the withdrawal, the District will total approximately 2,913 acres.

Melissa C. Brown

CONCUR:



O. Marvin Sowers, Jr.

MCB/gs
AFD-7-86.mem

Attachments:

1. Location Map
2. Letter from Elizabeth Cowles Requesting Withdrawal
3. Ordinance