

MEMORANDUM

DATE: September 26, 2006
TO: The Board of Supervisors
FROM: Leanne Reidenbach, Planner
SUBJECT: Renewal of AFD-1-02, Carter's Grove

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-1-02, Carter's Grove, which is scheduled to expire in October.

The Carter's Grove AFD consists of 320.373 acres located generally between the James River, Ron Springs Road, and south of Pocahontas Trail (Route 60). One parcel containing 1.5 acres is north of Pocahontas Trail. The main two parcels surround the Carter's Grove Plantation and the Hampton Roads Sanitation District (HRSD) sewer station and are west of the James River Commerce Center. Specifically, the AFD is currently comprised of the following:

<u>Owner</u>	<u>Parcel No.</u>	<u>Acres</u>
Colonial Williamsburg (3 part parcel)	(59-1)(1-30A)	242.309
Colonial Williamsburg	(59-1)(1-21)	1.564
Colonial Williamsburg	(58-2)(1-2)	76.500

History

Creation of the Carter's Grove AFD District was approved by the Board of Supervisors on October 8, 2002, for a term of four years. This District has remained the same since the AFD was created and this will be the first renewal.

The District includes all the land on the above properties with the exception of all land within 50 feet of arterial road rights-of-way, land within the Colonial Pipeline and HRSD easements, and land within ten feet adjacent to both sides of the HRSD easement. That property has been excluded from the District to allow for possible road and/or drainage improvements and expansion.

Analysis

The property included in this District is wooded or cleared pasture and does not include the Carter's Grove Plantation House and Visitor Center. The District also has direct frontage on the James River and contains some marshland that drains directly into the James River.

The entire District lies within the Primary Service Area and property within the district is zoned R-2, General Residential, R-8, Rural Residential, and LB, Limited Business. The majority of the property is designated Park, Public, Semi-Public, Federal, State, County, or as a Conservation Area on the 2003 James City County Comprehensive Plan Land Use Map. A small portion (less than 1 acre) of Parcel No. (59-1)(1-30A) is designated Low Density Residential and Parcel No. (58-2)(1-21) is designated Neighborhood Commercial. The locations of parcels within the District provide natural buffers surrounding the HRSD sewer station and the Carter's Grove Plantation historical site and help to preserve the natural, wooded, and rural character of

that area of the County. The perpetuation of this AFD will help to ensure that some property in the predominantly urban southern end of the County remains in forestal and/or agricultural uses for the duration of the District.

Withdrawals

Colonial Williamsburg has requested to withdraw a portion of land located on Parcel No. (59-1)(1-30A) and totaling approximately 2.26 acres. The area encompasses the 1,650-foot-long entrance road to Carter's Grove Mansion and would allow the flexibility for future widening. The parcel that the mansion is located on, Tax Map No. (59-1)(1-30), is not included in the Carter's Grove AFD and both that parcel and the parcel the entrance road is located on are zoned R-8, Rural Residential. Colonial Williamsburg has expressed that there are currently no plans for Parcel No. (59-1)(1-30) or for the road widening at this time.

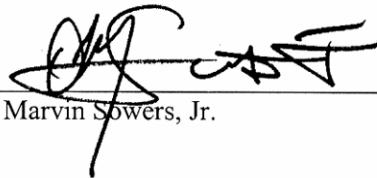
Recommendation:

Staff believes this AFD is consistent with the Comprehensive Plan and recommends renewing the District, with the above withdrawal, for a period of four years and one month with no change in the conditions of approval. A four year and one month approval would be consistent with prior action, would allow all districts to be examined for renewal simultaneously in 2010, and would allow for the re-evaluation of the District for consistency with possible policy changes and Comprehensive Plan revisions. On August 29, 2006, the AFD Advisory Committee recommended approval of the renewal by a vote of 6-0. On September 11, 2006, the Planning Commission recommended approval of the renewal by a vote of 7-0.

After the withdrawal the District will total approximately 318.113 acres.

Leanne Reidenbach

CONCUR:



O. Marvin Sowers, Jr.

LR/gb
Afd-1-02Renew.mem

Attachments:

1. Location Map
2. Withdrawal request letter
3. August 29, 2006, AFD Advisory Committee Minutes
4. September 11, 2006, Unapproved Planning Commission Minutes
5. Ordinance