



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

P.O. Box 540
Palmyra, VA 22963
(434) 591-1910
FAX (434) 591-1911
www.co.fluvanna.va.us

A G E N D A

Fluvanna County Agricultural and Forestal District (AFD) Advisory Committee

June 13, 2012

Former Board of Supervisors Room

County Administration Building

2:00 PM

1. Call to Order and Welcome of Guests
Mr. Mel Sheridan, Chairman
2. Election of Officers M
3. Approval of Minutes for October 5, 2010 meeting Mc
4. AFD 02:03 – Review of the Riverside Agricultural & Forestal District (AFD) N
5. Other Business
6. Adjourn

**FLUVANNA COUNTY AGRICULTURAL AND FORESTAL DISTRICT (AFD) ADVISORY COMMITTEE
ELECTION OF OFFICERS**

MOTION: I move to elect _____ as Chairman of the Fluvanna County Agricultural and Forestal District Advisory Committee.

MOTION: I move to elect _____ as Vice Chairman of the Fluvanna County Agricultural and Forestal District Advisory Committee.

MOTION: I move to elect _____ as Secretary of the Fluvanna County Agricultural and Forestal District Advisory Committee.

**Fluvanna County
Agricultural/Forestal Districts Advisory Committee
Minutes**

*Tuesday, October 5, 2010
2:00 p.m.*

MEMBERS PRESENT: Andrew M. “Mel” Sheridan, Commissioner of Revenue
David Haney
Laura Lee
Kent Loving
Deborah Murdock

MEMBERS ABSENT: R. Easton Loving

STAFF PRESENT: Donald W. Weaver, BOS Representative
Steve Tugwell, Planner

CALL TO ORDER:
Chairman Sheridan called the Agricultural/Forestal Advisory Committee meeting of Oct5th, 2010 to order at 2:00 p.m.

APPROVED MINUTES:
A motion by Mr. Murdock and seconded by Mr. Haney to **approve** the May 4th, 2010 minutes, as amended, by a vote of five (5) to zero (0). AYES: Haney, Lee, Murdock, Sheridan, K. Loving NAYES: none ABSENT: E. Loving

AFD 10:02 Bowlesville Agricultural/Forestal District – Request to withdraw Tax Map Parcels 34(A)16 and 34(A)18 totaling 171.02 acres, from the Bowlesville Agricultural/Forestal District. The properties are located in the Columbia Election District and are within the Rural Preservation Planning Area.

Mr. Steven Tugwell, Planner, presented this request to withdraw two parcels from the Bowlesville Agricultural/Forestal District to place property into a conservation easement.

Dr. William Hughes was present and spoke as owner of this request.

Advisory Committee Discussion: Mr. Weaver suggested amending the motion to add “with the understanding that the parcels be placed in conservation within eighteen (18) months. Mrs. Lee questioned if all the parcels remaining qualified with the distance of core requirements.

The Agricultural/Forestal Advisory Committee made the following motion:

MOTION:
Mrs. Murdock moved to recommend approval of the proposed withdrawal request AFD 10:02 of approximately 171.02 (consisting of Tax Map Parcels 34(A)16 and 34(A)18) from the Bowlesville Agricultural/Forestal District to the Planning Commission and Board of Supervisors with the understanding that the parcels be placed in conservation within eighteen (18) months.

Mr. Haney seconded. The motion carried with a vote of five (5) to zero (0). AYES: Haney, Lee, Murdock, E. Loving, Sheridan, K. Loving NAYES: none ABSENT: E. Loving

OTHER BUSINESS:

The committee brought to staffs attention that the Agricultural/Forestal Brochure online needs to be updated with the current fee.

The committee discussed the Conservation Easement Map they requested from staff earlier.

The chairman briefly discussed a letter Ms. Lee wrote and sent to everyone on the committee in reference to her concerns with regard to her perception of the Agricultural/Forestal Districts diminishing due to withdrawal requests to be put in conservation easements.

ADJOURNMENT:

There being no further business, on a motion by Mr. Haney, seconded by Ms. Lee, Chairman Sheridan adjourned the Agricultural/Forestal District Advisory Committee meeting of October 5th, 2010 at 3:00 p.m.



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Staff Report

To: Fluvanna County Agricultural & Forestal Districts (AFD) Advisory Committee

From: Andrew J. Pompei, Planner

Case Number: AFD 02:03 (Riverside AFD: 2012 Review)

General Information: The AFD Advisory Committee will review the Riverside AFD on Wednesday, June 20, 2012 at 2:00 PM in the Morris Room of the Fluvanna County Administration District, to determine whether or not the district should be renewed, modified, or terminated following its expiration on August 7, 2012.

Location: Properties within the Riverside AFD are located along, or in close proximity to, State Route 656 (Bremo Road) (Attachment A).

Zoning: All properties are zoned A-1 (Agricultural, General)

Land Use Designation: Rural Preservation (519.526 acres; 94% of Riverside AFD)
Rural Residential (33.0 acres; 6% of Riverside AFD)

District Review

The Riverside Agricultural and Forestal District (AFD) is located in the southeastern part of the county, near the James River between Bremo Bluff and Columbia. All of the properties are along or near State Route 656 (Bremo Road). Eighteen (18) parcels are enrolled in the Riverside AFD; the total area of the district is 552.526 acres. Most of the district (519.526 acres) is designated as "Rural Preservation" within the 2009 Comprehensive Plan; the remainder (33 acres) is designated as "Rural Residential." These areas are intended to be the least-developed portions of the county.

The Riverside AFD will expire on August 7, 2012. Per County Code (Sec. 3.1-10), the Board of Supervisors must review each AFD at least ninety (90) days prior to its expiration. As part of the review process, the Board of Supervisors must consider the recommendations of the AFD Advisory Committee and the Planning Commission as to whether or not the AFD under review should be renewed, modified, or terminated.

On May 7, 2012, letters were sent to all property owners enrolled within the Riverside AFD, asking them whether or not they would like their parcels to remain within the AFD (Table 1). During the review period, land within the AFD may be withdrawn at the owner's discretion without penalty; the owner must provide written notice to the Board of Supervisors before it makes a decision regarding the district's continuation (Sec. 3.1-10).

Table 1: Responses from Property Owners within the Riverside AFD

Owner's Name	Tax Map Number	Acreage	Received Response (as of June 5, 2012)	Response
Alexander, Bevin R.	60 (A) 10	196.199	X	Withdrawal
Alexander, Bevin R.	60 (A) 34	2.000	X	Withdrawal
Alexander, Bevin R.	60 (A) 35	3.000	X	Withdrawal
Alexander, Bevin R.	60 (3) 1	3.600	X	Withdrawal
Alexander, Bevin R.	60 (3) 2	6.700	X	Withdrawal
Alexander, Bevin R.	60 (3) 3	3.600	X	Withdrawal
Brookman, Dorothy	60 (A) 31	14.101	X	Withdrawal
Brookman, Dorothy D.	60 (A) 32	46.000	X	Withdrawal
Brookman, Dorothy	60 (A) 33	38.000	X	Withdrawal
Eaton, Richard R. & E. Pauline	60 (7) 8	11.000		No Response
Poore, Thomas E. & Shirley H.	60 (A) 16A	6.240	X	Withdrawal
Poore, Thomas E. & Shirley H.	60 (A) 17A	23.943	X	Withdrawal
Poore, Thomas E. & Shirley H.	60 (A) 17B	16.000	X	Withdrawal
Poore, Thomas E. & Shirley H.	60 (A) 18	21.000	X	Withdrawal
Quillon, Adam Scott, ET UX	60 (A) 21C	13.913		No Response
White, F.F.	60 (A) 21	125.230	X	Remain in AFD
White, F.F.	60 (A) 21D	2.000	X	Remain in AFD
White, Robert M.	60 (7) 9	20.000		No Response
Total	N/A	552.526	15/18 parcels	13 Withdrawals 2 Remain in AFD 3 No Response

As of June 5, 2012, responses have been received regarding 15 of the 18 parcels currently enrolled within the Riverside AFD. The owners of 13 properties asked that those parcels be removed from the AFD program; the owners of two (2) properties asked that their parcels remain in the district. If no response is received, it is assumed that the landowner wants his properties to remain within the AFD. Based on the responses that have been received thus far, the Riverside AFD does not meet the size requirements set forth in Sec. 3.1-4 of the Fluvanna County Code. With these property withdrawals, the district does not have a core of 200 acres in one parcel or in contiguous parcels.

Policy Implications

Since the district no longer meets the minimum size requirements set forth in Sec. 3.1-4 of the Fluvanna County Code, it is not eligible for renewal.

Next Steps

The AFD Advisory Committee will provide a recommendation to the Planning Commission as to whether or not the district should be renewed, modified or terminated. The Planning Commission will hold a public hearing and provide a recommendation to the Board of Supervisors regarding the district's future. The Board of Supervisors must hold a public hearing prior to voting on the district's continuation, modification, or termination.

Since the district no longer meets the minimize size requirements (Sec. 3.1-4), the only justifiable recommendation from the AFD Advisory Committee would be to recommend termination/discontinuation of the district.

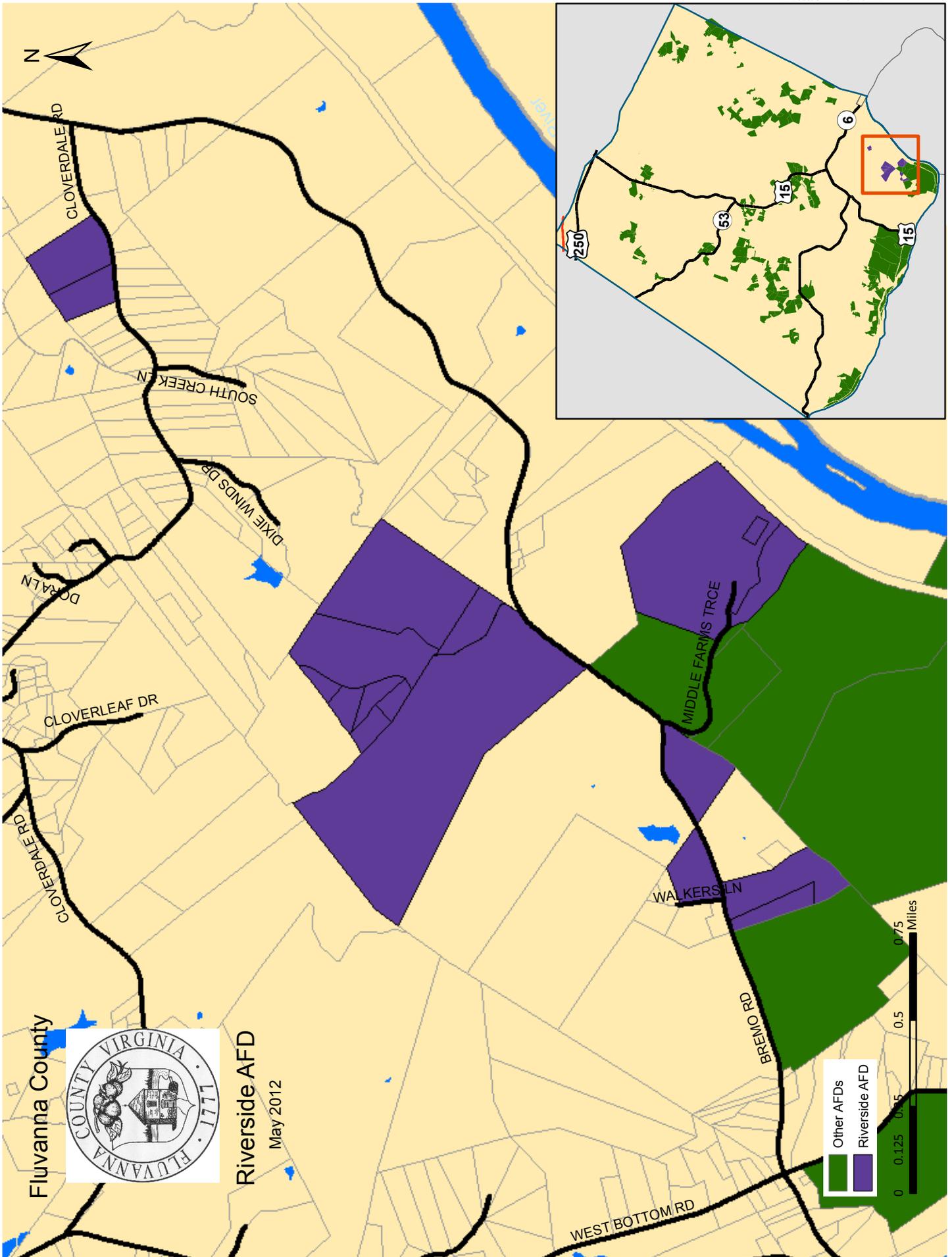
Recommended Motion

I move to recommend to the Fluvanna County Planning Commission and the Fluvanna County Board of Supervisors that the Riverside Agricultural and Forestal District **be terminated** following its expiration on August 7, 2012, since the district no longer meets the minimum size requirements set forth in Sec. 3.1-4 of the Fluvanna County Code.

Attachments

A: Map of Riverside AFD

B: Responses Received from Property Owners



Fluvanna County



Riverside AFD

May 2012

Alexander, Bevin R.
4377 Bremo Bluff Rd
Bremo Bluff, VA 23022

Tax Map and Parcel Numbers Affected: 60 (3) 3/ 3.6 acre(s)

Yes, I would like for these parcel(s) to remain in the agricultural and forestal district.

No, I do not want these parcel(s) to remain in the agricultural and forestal district.

Bevin R Alexander

Owner's Signature

(Please note that all property owners of record must sign this form.)

Alexander, Bevin R.
4377 Bremo Bluff Rd
Bremo Bluff, VA 23022

Tax Map and Parcel Numbers Affected: 60 (3) 2/ 6.7 acre(s)

- Yes, I would like for these parcel(s) to remain in the agricultural and forestal district.
- No, I do not want these parcel(s) to remain in the agricultural and forestal district.

Bevin R Alexander
Owner's Signature

Owner's Signature

Owner's Signature

Owner's Signature

Owner's Signature

(Please note that all property owners of record must sign this form.)

Alexander, Bevin R.
4377 Bremono Bluff Rd
Bremono Bluff, VA 23022

Tax Map and Parcel Numbers Affected: 60 (3) 1/ 3.6 acre(s)

Yes, I would like for these parcel(s) to remain in the agricultural and forestal district.

No, I do not want these parcel(s) to remain in the agricultural and forestal district.

Bevin R Alexander

Owner's Signature

(Please note that all property owners of record must sign this form.)

Alexander, Bevin R.
4377 Bremo Bluff Rd
Bremo Bluff, VA 23022

Tax Map and Parcel Numbers Affected: 60 (A) 35/ 3 acre(s)

Yes, I would like for these parcel(s) to remain in the agricultural and forestal district.

No, I do not want these parcel(s) to remain in the agricultural and forestal district.

Bevin R. Alexander

Owner's Signature

(Please note that all property owners of record must sign this form.)

Alexander, Bevin R.
4377 Bremo Bluff Rd
Bremo Bluff, VA 23022

Tax Map and Parcel Numbers Affected: 60 (A) 34/ 2 acre(s)

Yes, I would like for these parcel(s) to remain in the agricultural and forestal district.

No, I do not want these parcel(s) to remain in the agricultural and forestal district.

Bevin R Alexander

Owner's Signature

(Please note that all property owners of record must sign this form.)

Alexander, Bevin R.
4377 Bremo Bluff Rd
Bremo Bluff, VA 23022

Tax Map and Parcel Numbers Affected: 60 (A) 10/ 196.199 acre(s)

Yes, I would like for these parcel(s) to remain in the agricultural and forestal district.

No, I do not want these parcel(s) to remain in the agricultural and forestal district.

Bevin R Alexander

Owner's Signature

(Please note that all property owners of record must sign this form.)

Brookman, Dorothy
4621 Bremo Bluff Rd
Bremo Bluff, VA 23022

Tax Map and Parcel Numbers Affected: 60 (A) 33/ 38 acre(s)

Yes, I would like for these parcel(s) to remain in the agricultural and forestal district.

No, I do not want these parcel(s) to remain in the agricultural and forestal district.

Dorothy D. Brookman 5-9-12
Owner's Signature

Owner's Signature

Owner's Signature

Owner's Signature

Owner's Signature

(Please note that all property owners of record must sign this form.)

Brookman, Dorothy D.
4621 Bremo Bluff Rd
Bremo Bluff, VA 23022

Tax Map and Parcel Numbers Affected: 60 (A) 32/ 46 acre(s)

Yes, I would like for these parcel(s) to remain in the agricultural and forestal district.

No, I do not want these parcel(s) to remain in the agricultural and forestal district.

Dorothy D. Brookman 5-9-12
Owner's Signature

Owner's Signature

Owner's Signature

Owner's Signature

Owner's Signature

(Please note that all property owners of record must sign this form.)

Brookman, Dorothy
4621 Bremono Bluff Rd
Bremono Bluff, VA 23022

Tax Map and Parcel Numbers Affected: 60 (A) 31/ 14.101 acre(s)

Yes, I would like for these parcel(s) to remain in the agricultural and forestal district.

No, I do not want these parcel(s) to remain in the agricultural and forestal district.

Dorothy B. Brookman 5-9-2012
Owner's Signature

Owner's Signature

Owner's Signature

Owner's Signature

Owner's Signature

(Please note that all property owners of record must sign this form.)

Poore, Thomas E. & Shirley H.
3456 Bremo Bluff Rd
Bremo Bluff, VA 23022

Tax Map and Parcel Numbers Affected: 60 (A) 16A/ 6.24 acre(s)

Yes, I would like for these parcel(s) to remain in the agricultural and forestal district.

No, I do not want these parcel(s) to remain in the agricultural and forestal district.

Thomas E Poore
Owner's Signature

Shirley H Poore
Owner's Signature

Owner's Signature

Owner's Signature

Owner's Signature

(Please note that all property owners of record must sign this form.)

Poore, Thomas E. & Shirley H.
3456 Bremo Bluff Rd
Bremo Bluff, VA 23022

Tax Map and Parcel Numbers Affected: 60 (A) 17A/ 23.943 acre(s)

Yes, I would like for these parcel(s) to remain in the agricultural and forestal district.

No, I do not want these parcel(s) to remain in the agricultural and forestal district.

Thomas E Poore
Owner's Signature

Shirley H. Poore
Owner's Signature

Owner's Signature

Owner's Signature

Owner's Signature

(Please note that all property owners of record must sign this form.)

Poore, Thomas E. & Shirley H.
3456 Bremo Bluff Rd
Bremo Bluff, VA 23022

Tax Map and Parcel Numbers Affected: 60 (A) 17B/ 16 acre(s)

Yes, I would like for these parcel(s) to remain in the agricultural and forestal district.

No, I do not want these parcel(s) to remain in the agricultural and forestal district.

Thomas E Poore

Owner's Signature

Shirley H Poore

Owner's Signature

Owner's Signature

Owner's Signature

Owner's Signature

(Please note that all property owners of record must sign this form.)

Poore, Thomas E. & Shirley H.
3456 Bremo Bluff Rd
Bremo Bluff, VA 23022

Tax Map and Parcel Numbers Affected: 60 (A) 18/ 21 acre(s)

Yes, I would like for these parcel(s) to remain in the agricultural and forestal district.

No, I do not want these parcel(s) to remain in the agricultural and forestal district.

Thomas E. Poore
Owner's Signature

Shirley H. Poore
Owner's Signature

Owner's Signature

Owner's Signature

Owner's Signature

(Please note that all property owners of record must sign this form.)

White, F.F.
P.O. Box 95
Bremo Bluff, VA 23022

Tax Map and Parcel Numbers Affected: 60 (A) 21/ 125.23 acre(s)

Yes, I would like for these parcel(s) to remain in the agricultural and forestal district.

No, I do not want these parcel(s) to remain in the agricultural and forestal district.

Owner's Signature

Alison Umstead

Owner's Signature

Owner's Signature

Owner's Signature

Owner's Signature

(Please note that all property owners of record must sign this form.)

White, F.F.
P.O. Box 95
Bremo Bluff, VA 23022

Tax Map and Parcel Numbers Affected: 60 (A) 21D/ 2 acre(s)

Yes, I would like for these parcel(s) to remain in the agricultural and forestal district.

No, I do not want these parcel(s) to remain in the agricultural and forestal district.

Owner's Signature

Alison Unstall
Owner's Signature

Owner's Signature

Owner's Signature

Owner's Signature

(Please note that all property owners of record must sign this form.)