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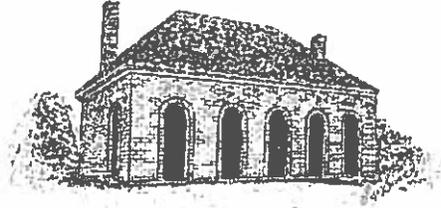
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MEMORANDUM

PLANNING DEPARTMENT

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TO: Hanover County Planning Commission

FROM: Lee Garman, AICP
Principal Planner

SUBJECT: Renewal of Eight Agricultural and Forestal Districts

DATE: August 3, 2015

Beginning in the 1970's, Hanover County established eight Agricultural and Forestal Districts (AFD) pursuant to Virginia Code Section 15.2-4300 through 15.2-4314. Properties within an AFD originally qualified for agriculture or forestry land use taxation. Since the creation of the Districts, the land use program has been extended to qualifying properties countywide. Properties included in an established AFD are afforded additional review to determine impact to agriculture and forestry should a public improvement project be proposed. The Ordinances that established the AFDs stipulate that the Districts be reviewed every six years for modifications. The previous review was in 2009 and an Ordinance was adopted by The Board of Supervisors that renewed each AFD for six years. The following eight districts are currently subject for renewal (attached is a location map with acreage of each AFD):

AFD-1-78
AFD-2-78
AFD-3-78
AFD-1-85
AFD-4-78
AFD-1-79
AFD-1-80
AFD-2-80

MACDONALD
STANLEY
WICKHAM
PEARSON'S CORNER
OLD CHURCH (A)
OLD CHURCH (B)
OLD CHURCH (C)
SUMMERHILL

Magisterial District

Beaverdam
Beaverdam
Beaverdam
Henry
Henry /Cold Harbor
Cold Harbor
Henry
Henry

On July 8, 2015, a notice was sent to all property owners within an AFD that informed owners of the renewal process and that they may withdraw from the Agricultural and Forestal District by filing a written notice with the Hanover County Planning Department. To date, the Planning Department has not received any requests to withdraw.

The Agricultural and Forestal District Advisory Committee met on July 23, 2015, and recommended that all the Districts be renewed subject to the same conditions of renewal adopted by the Board of Supervisors on April 15, 2009.

RECOMMENDATION:

Staff recommends adoption of the attached Draft Resolution recommending that the Board of Supervisors **CONTINUE** the Hanover County's eight Agricultural and Forestal Districts subject to the following conditions (the recommended conditions are the same as those included in Ordinance 03-09 (the previous Ordinance to continue the AFD Districts):

1. Any division from a parcel into lots of twenty (20) acres or less shall be deemed a more intense use which shall result in removal from the district.
2. All of the districts shall be reviewed by the Board of Supervisors no later than six years after the date of enactment of the Ordinance.

LWG/

DRAFT RESOLUTION
Planning Commission

WHEREAS, the CODE OF VIRGINIA enables each jurisdiction to establish Agricultural and Forestal Districts for the purpose of protecting land in the Districts and enhancing it as a viable segment of the State's economy and as an economic and environmental resource of major importance; and

WHEREAS, the Hanover County Board of Supervisors, on April 26, 1978, appointed members to the Agricultural and Forestal Districts Advisory Committee to review all actions taken concerning the formation, modification, continuance, or termination of Agricultural and Forestal Districts; and

WHEREAS, the current members of the Agricultural and Forestal Districts Advisory Committee met on July 23, 2015, and recommended adoption of an ordinance continuing the designation of the eight districts listed below; and

WHEREAS, the Planning Commission finds that utility lines and facilities and related easement acquisitions may be needed within the AFD Districts and finds that placement of such facilities is not inconsistent with the designation or with continued agricultural and forestal uses within the Districts; and

WHEREAS, property owners in each of these districts have been notified of the Planning Commission's Public Meeting; and

WHEREAS, the Planning Commission held a Public Meeting on August 20, 2015, to consider whether eight AFD's should be continued, modified, or terminated pursuant to Virginia Code Section 15.2-4300 through 15.2-4314.

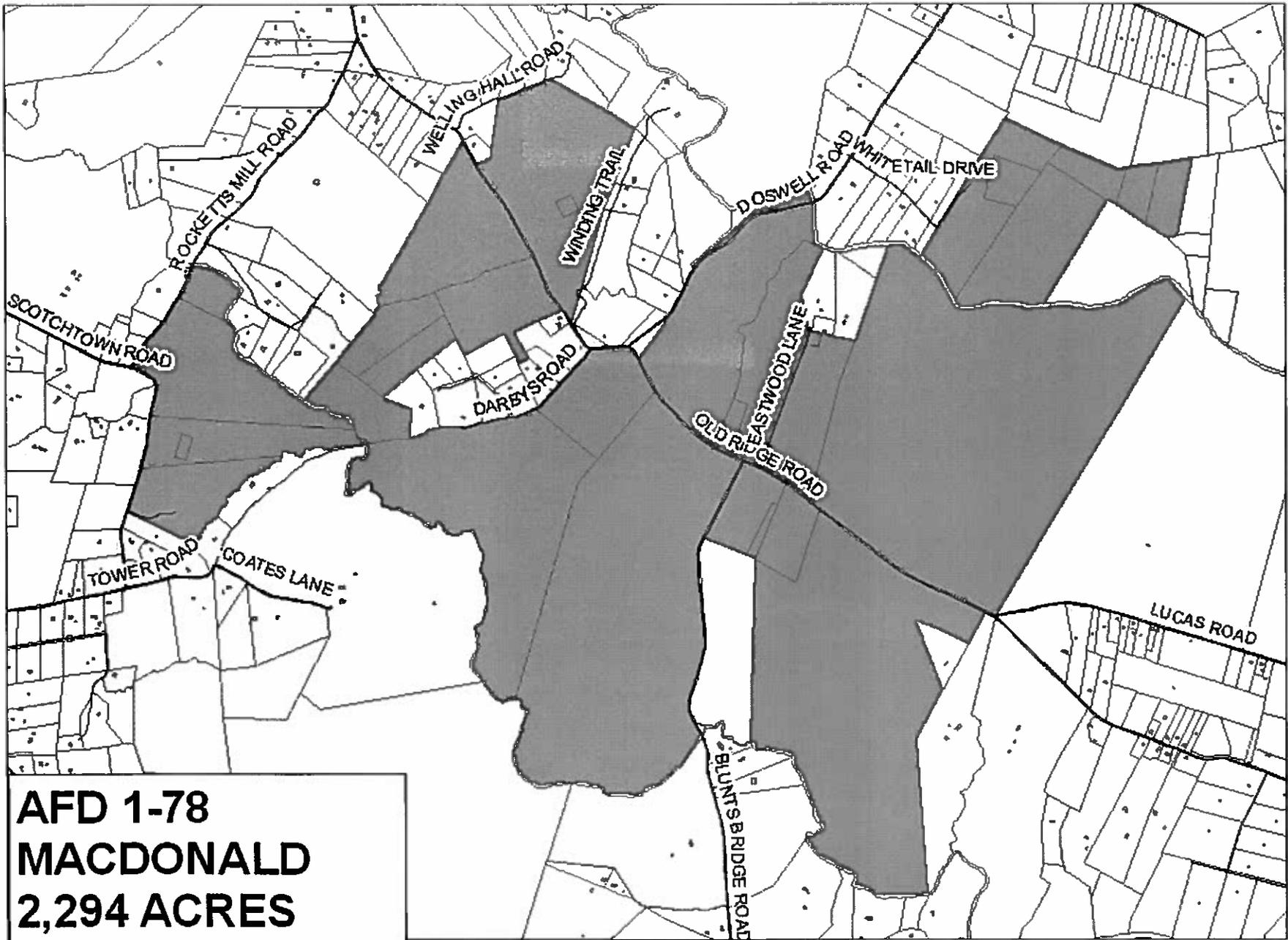
NOW, THEREFORE, IT IS RECOMMENDED BY THE HANOVER COUNTY PLANNING COMMISSION that the following Agricultural and Forestal Districts be continued by adoption of an Ordinance by the Board of Supervisors:

AFD-1-78	MACDONALD
AFD-2-78	STANLEY
AFD-3-78	WICKHAM
AFD-1-85	PEARSON'S CORNER
AFD-4-78	OLD CHURCH (A)
AFD-1-79	OLD CHURCH (B)
AFD-1-80	OLD CHURCH (C)
AFD-2-80	SUMMERHILL

The Planning Commission further recommends the following conditions:

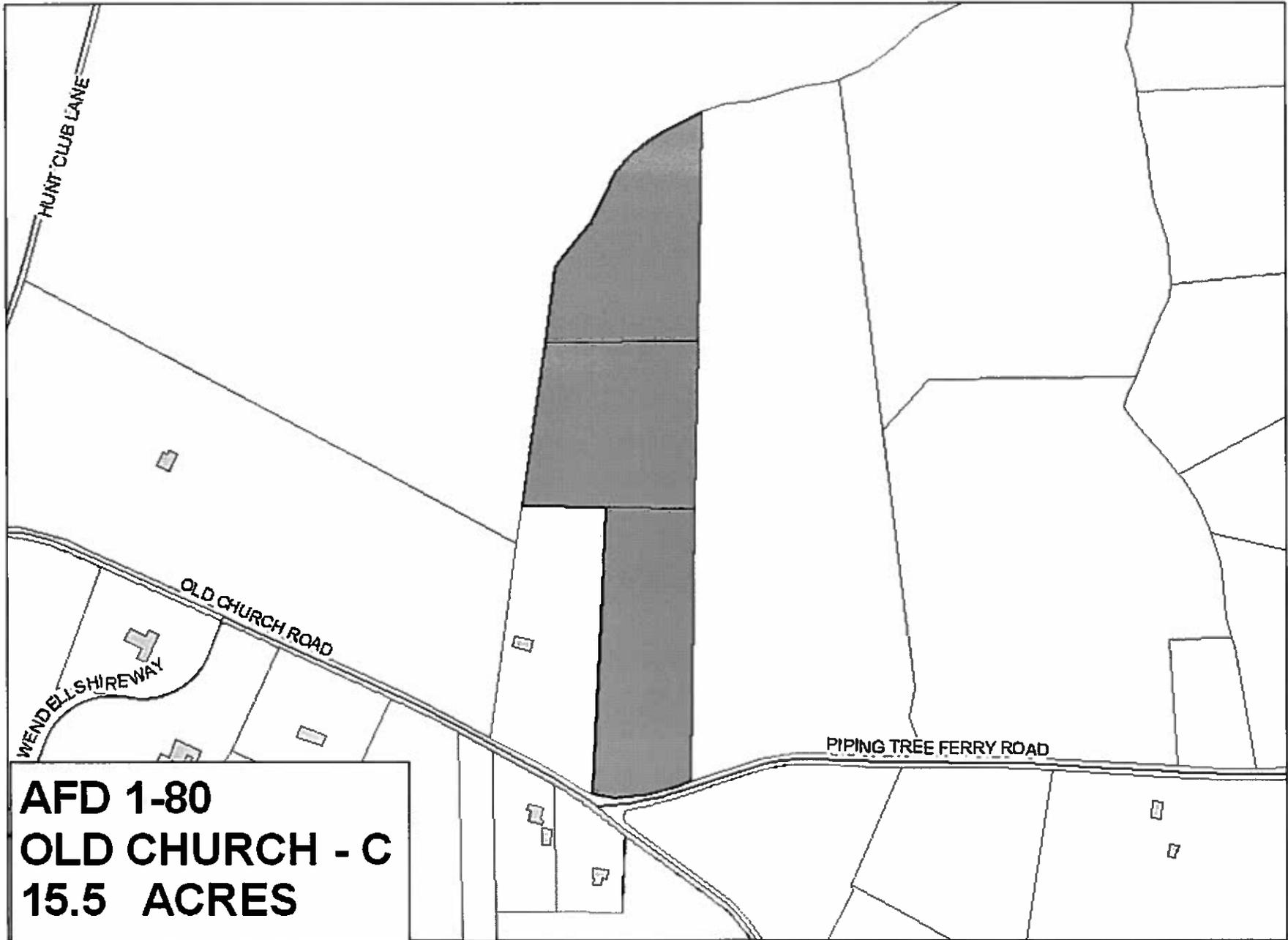
1. Any division from a parcel into lots of twenty (20) acres or less shall be deemed a more intense use which shall result in removal from the district.
2. All of the districts shall be reviewed by the Board of Supervisors no later than six years after the date of enactment of the Ordinance.

<u>AFD</u>	<u>NUMBER</u>	<u>BOS Approval</u>	<u>ACREAGE</u>	<u>EXPIRATION DATE</u> Renewal
MACDONALD	1-(78)	9/21/1978	2294	6 yrs Sept2021
STANLEY	2-(78)	9/21/1978	713	6yrs Sept2021
WICKHAM	3-(78)	9/21/1978	117.5	6yrs Sept2021
PEARSON'S CORNER	1-(85)	8/28/1985	751.5	6yrs Sept2021
OLD CHURCH A	4-(78)	4/25/1979	8522	6yrs Sept2021
OLD CHURCH B	1-(79)	7/23/1980	1449	6yrs Sept2021
OLD CHURCH C	1-(80)	11/19/1980	15.5	6yrs Sept2021
SUMMERHILL	2-(80)	11/19/1980	983.1	6yrs Sept2021
SUM			14845.6	

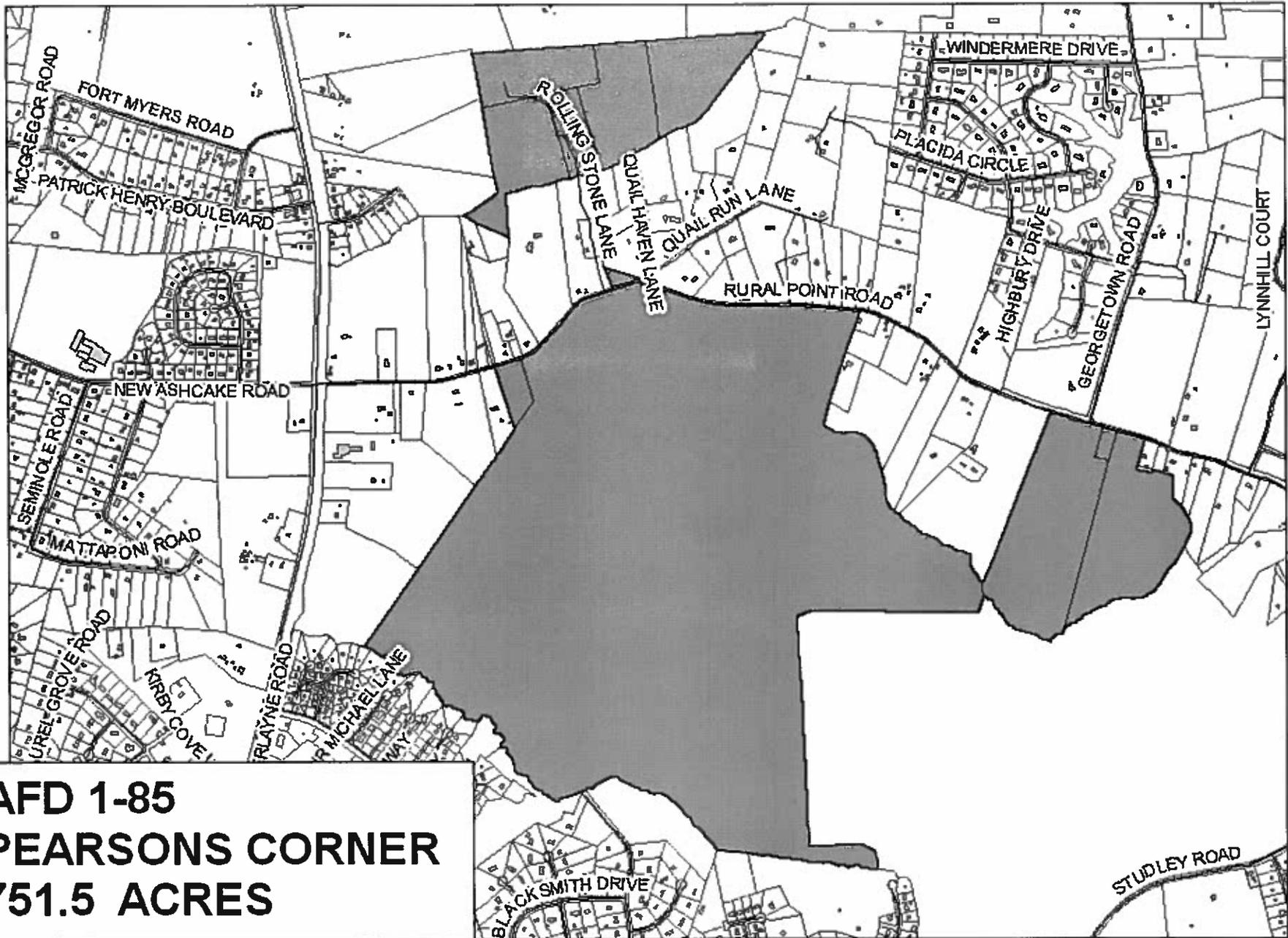


**AFD 1-78
MACDONALD
2,294 ACRES**





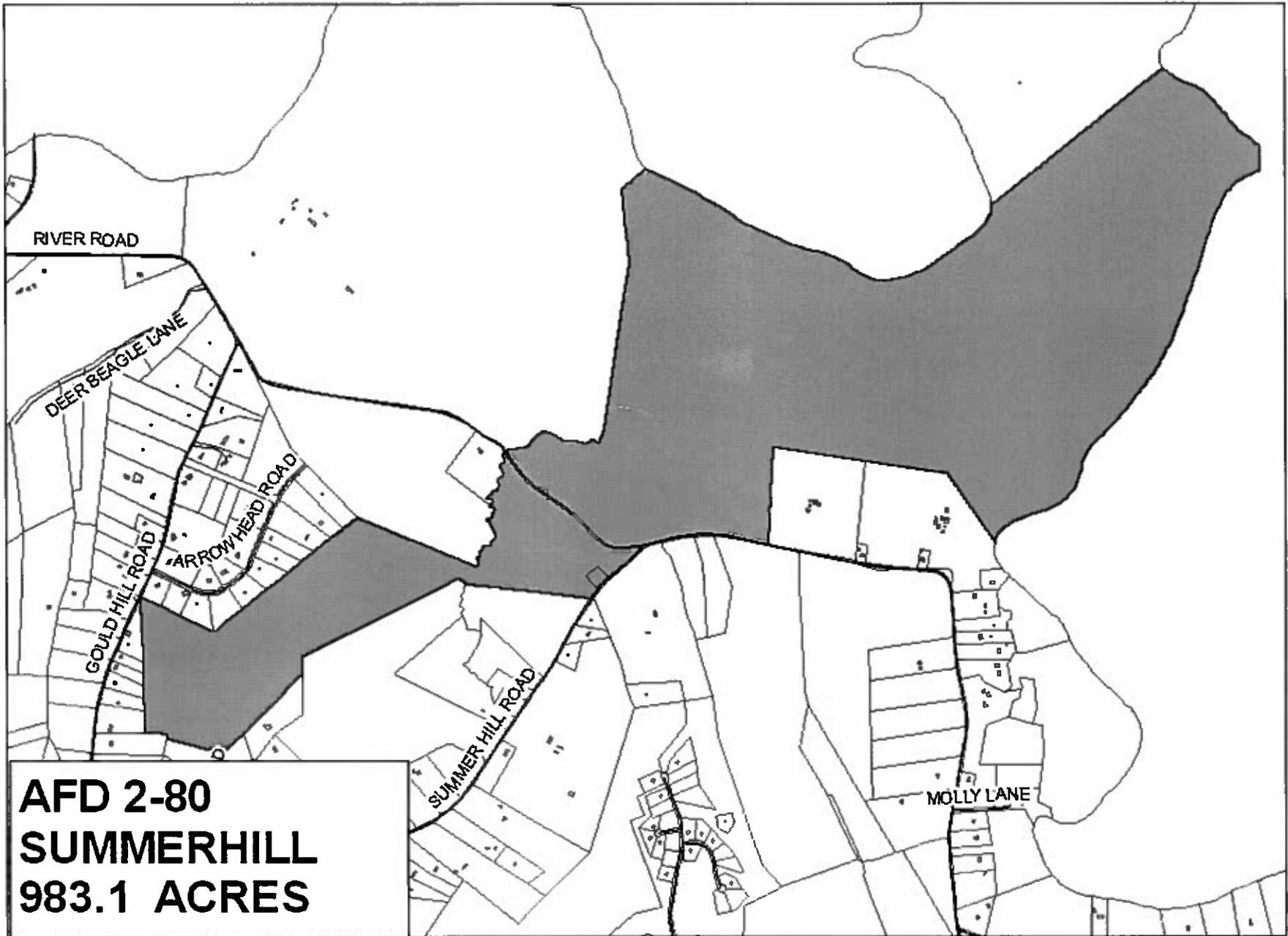
**AFD 1-80
OLD CHURCH - C
15.5 ACRES**

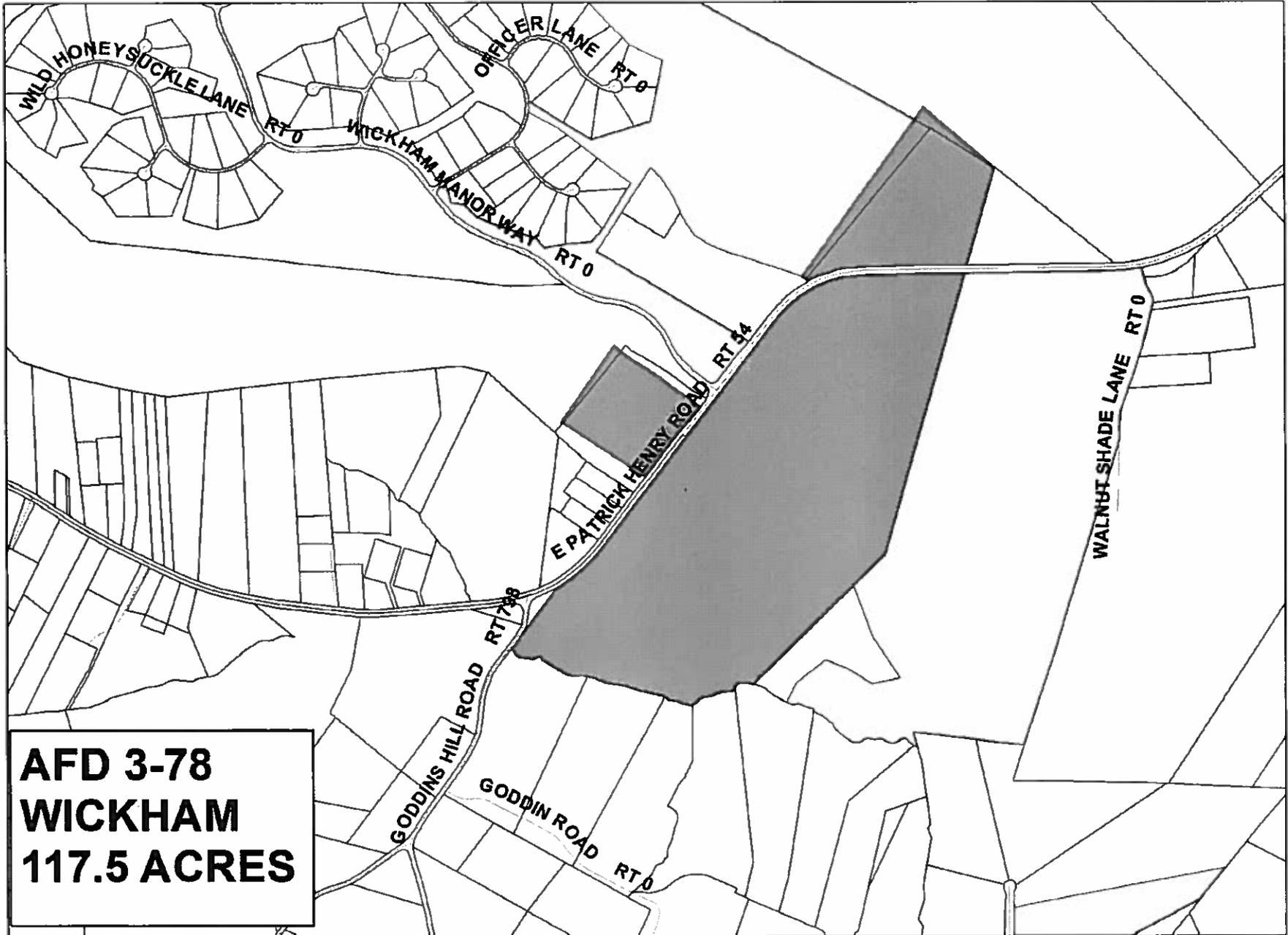


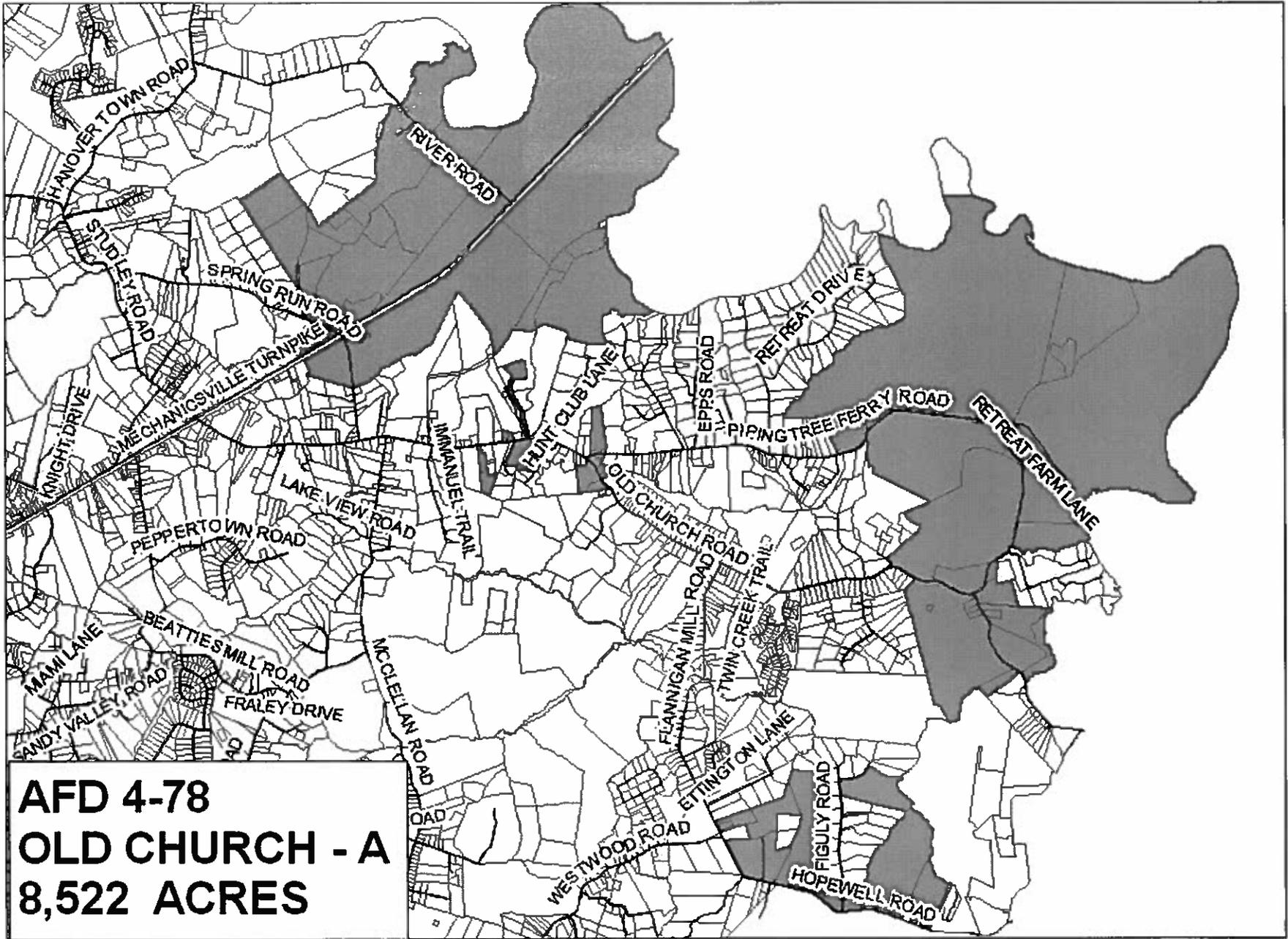
**AFD 1-85
PEARSONS CORNER
751.5 ACRES**



**AFD 2-78
STANLEY
713 ACRES**







**AFD 4-78
OLD CHURCH - A
8,522 ACRES**