



DATE: April 21, 2016  
TO: Agricultural & Forestal District Advisory Committee  
FROM: Sheri Wood, Community Development  
RE: **AFD-002-16**, Addition to the **Black Creek** AFD

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### **REQUEST**

The applicant, Broyhill Foundation, Inc., has applied to add approximately 977 acres to the **Black Creek** Agricultural and Forestal District (AFD). The **Black Creek** AFD district currently consists of 13 parcels totally approximately 540 acres and expires August 31, 2017.

### **PUBLIC HEARINGS (Tentative)**

Planning Commission: June 20, 2016  
Board of Supervisors: July 11, 2016

### **PROPERTY INFORMATION**

Tax Map Parcel: 9-37  
GPIN #: M08-2128-1456  
Total Acreage: 977.68  
Dwellings on Parcel: None  
Zoning: A1  
Future Land Use Designation: RURAL LANDS  
Current assessed value: \$ 2,943,400.00  
Public Utilities: NONE

### **LAND USE**

Acres Devoted to Pasture: 0  
Acres Devoted to Marsh/Wetlands: 15 +/-  
Acres Devoted to Tilled Cropland: 100 +/-  
Acres Devoted to Timber: 862 +/-

### **LOCATION**

The Black Creek District is located near the Quinton Rose Cottage subdivision in the Western portion of the County 3.5 miles East of Henrico County. It is 1.6 miles North of Interstate 64.

### **COMPREHENSIVE PLAN**

The Comprehensive Plan designates this area for RURAL LANDS. The Comprehensive Plan provides the following definition for Rural Lands:

***Rural lands** – The designation of Rural Lands is the most extensive designation on the Land Use map, representing the majority of land contained within the County. Rural Lands incorporate traditional rural development patterns including agriculture and silviculture. Rural lands contain historic sites, including historic commercial sites such as general stores, mills, etc. and the preservation and perpetuation of these sites and activities is allowed and encouraged. Rural Lands are also intended to include very low density housing in cluster or open space developments or on very large lots. The intensity of development in Rural Lands as a whole is to be kept at low levels; however, the spot intensity of a particular development in a specific location may be greater than in other areas because of density trades or the use of open space development techniques. Rural Lands are not intended to be served by public utilities and the existence of utilities along a corridor is not to be viewed as sufficient reason for increasing the intensity of use.*

By placing this property into the AFD program, the property could not be developed into a more intense use and would promote consistency with the intent of the rural lands future land use designation in that “the intensity of development in Rural Lands as a whole is to be kept at low levels.”

#### **COUNTY CODE REQUIREMENTS**

The use of Agricultural and Forestal Districts by counties is authorized by the Code of Virginia as a way of preserving agriculture and forest production for commercial and environmental purposes. They provide landowners with certain tax benefits and restrictions on public utility and government actions to protect the agricultural use of the land. Typically, landowners agree not to subdivide their land to a more intensive non-agricultural use during the term of the district. In return, the government agrees to provide various protections from non-agricultural interference and development pressure.

According to law, a district shall have a core of no less than 200 acres in one parcel or in contiguous parcels. A parcel not part of the core may be included in a district if the nearest boundary of the parcel is within one mile of the boundary of the core (or if it is contiguous to a parcel in the district the nearest boundary of which is within one mile of the boundary of the core).

Land being considered for inclusion in a district may be evaluated by the following factors:

- a) The Agricultural and Forestal significance of the land within the District and area adjacent thereto;
- b) The presence of any significant Agricultural lands or significant Forestal lands within the District and in areas adjacent thereto that are not now in active Agricultural Forestal production;
- c) The nature and extent of land uses other than active farming or forestry within the District and in areas adjacent thereto;
- d) Local development patterns and needs;
- e) The Comprehensive Plan and, if applicable, the Zoning Ordinance;

- f) The environmental benefits of retaining the lands in the District for Agricultural Forestal uses, and;
- g) Any other matter which may be relevant.

**STAFF RECOMMENDATION**

The request appears to comply with the requirements of State and County codes regulating AFDs. The request also promotes land use patterns that are consistent with the Comprehensive Plan. Staff finds that adding the subject property into the AFD program would conserve and protect commercially-viable agricultural and forestal lands, staff therefore offers a favorable recommendation for application **AFD-002-16**.

**AFD ADVISORY COMMITTEE SUGGESTED MOTIONS**

\_\_\_\_I move to forward a favorable recommendation to the Planning Commission and Board of Supervisors to approve application **AFD-002-16**, a request by the applicant to add following parcel to the **BLACK CREEK AFD**:

Tax Map Parcel Number 9-37, GPIN M08-2128-1456

or

\_\_\_\_I move to send an unfavorable recommendation to the Planning Commission and Board of Supervisors for the approval of application **AFD-002-16** for the following reasons:

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Charles E. Moss, Sr., Chairman, AFD Advisory Committee  
AFD Advisory Committee

Date

Cc: File

**TO BE COMPLETED BY PROPERTY OWNER**

**PROPERTY OWNER (S) – Please use additional page if necessary**

Name (s): Broyhill Foundation, Inc. c/o Doug Brinkley  
 Address: P.O. Box 500  
 City: Lenoir State: N.C. Zip: 28645  
 Phone: 828-758-6100 Ex 120 Fax: 828-758-8919  
 Email: douga.broyhill@ssc.ti.com M. Hunt Broyhill, President's signature on file.

**EXISTING DISTRICT INFORMATION**

Name of Existing District to be extended: Black Creek  
 Acreage of Existing District: 964  
 Existing District Renewal Date: 8-31-2017

**PROPOSED DISTRICT INFORMATION**

Proposed District Name (name of nearest named body of water or swamp): NA  
 Proposed District Acreage: NA  
 Proposed District Renewal Date: NA

**PROPERTY INFORMATION**

Tax assessor's Map and Parcel No.: 9-37 / P10980 Acreage: 977.68  
 GPIN: M08-2128-1456  
 Deed Book/Plat Book Reference No.: 113/719  
 Number of Dwellings on Parcel: 0  
 Number and types of other improvements on parcel: 0

Current Assessed Value: \$2,943,400.00  
 Acres Devoted to Pasture: \_\_\_\_\_  
 Acres Devoted to Crop Production: 100±  
 Acres Devoted to Animal Production: \_\_\_\_\_  
 Acres Devoted to Timber: 862±  
 Acres Devoted to Marsh/Wetlands: 15±

**(Above information is available from the Commissioner of Revenue)**

Current Zoning: A-1  
 Comprehensive Plan Designation: Rural Lands

**(Available from the Planning Department)**

March 14, 2016

Broyhill Foundation, Inc.  
Doug Brinkley  
P. O. Box 500  
Lenior, NC 28645  
[doug@broyhillasset.com](mailto:doug@broyhillasset.com)

Re: Agricultural and Forestal District (AFD) Application  
GPIN: M08-2128-1456

Dear Mr. Brinkley,

Thank you for contacting the New Kent Office of Virginia Cooperative Extension with you request to review your Agricultural and Forestal District application.

Virginia Cooperative Extension appreciates your interest in conserving and protecting our forest and agricultural lands. This program provides a higher level of certainty that farm and forest lands will be maintained and managed to the best use.

I visited the properties, GPIN M08-2128-1456, on March 11, 2016 to photograph the fields. They show that they were being actively farmed and maintained.

Thank you for helping keep New Kent a beautiful rural community through the Agricultural and Forestal District Program.

If my office can be of any other service, please call 804-966-9645.

Sincerely,



John B. Allison  
Extension Agent - Agriculture and Natural Resources

cc: Sheri Wood – Department of Community Development - New Kent County  
Patty Townsend - Virginia Cooperative Extension - New Kent County

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2200 Barnetts Rd. Providence Forge, Va. 23140

804-966-2336

New Kent County AFD Program

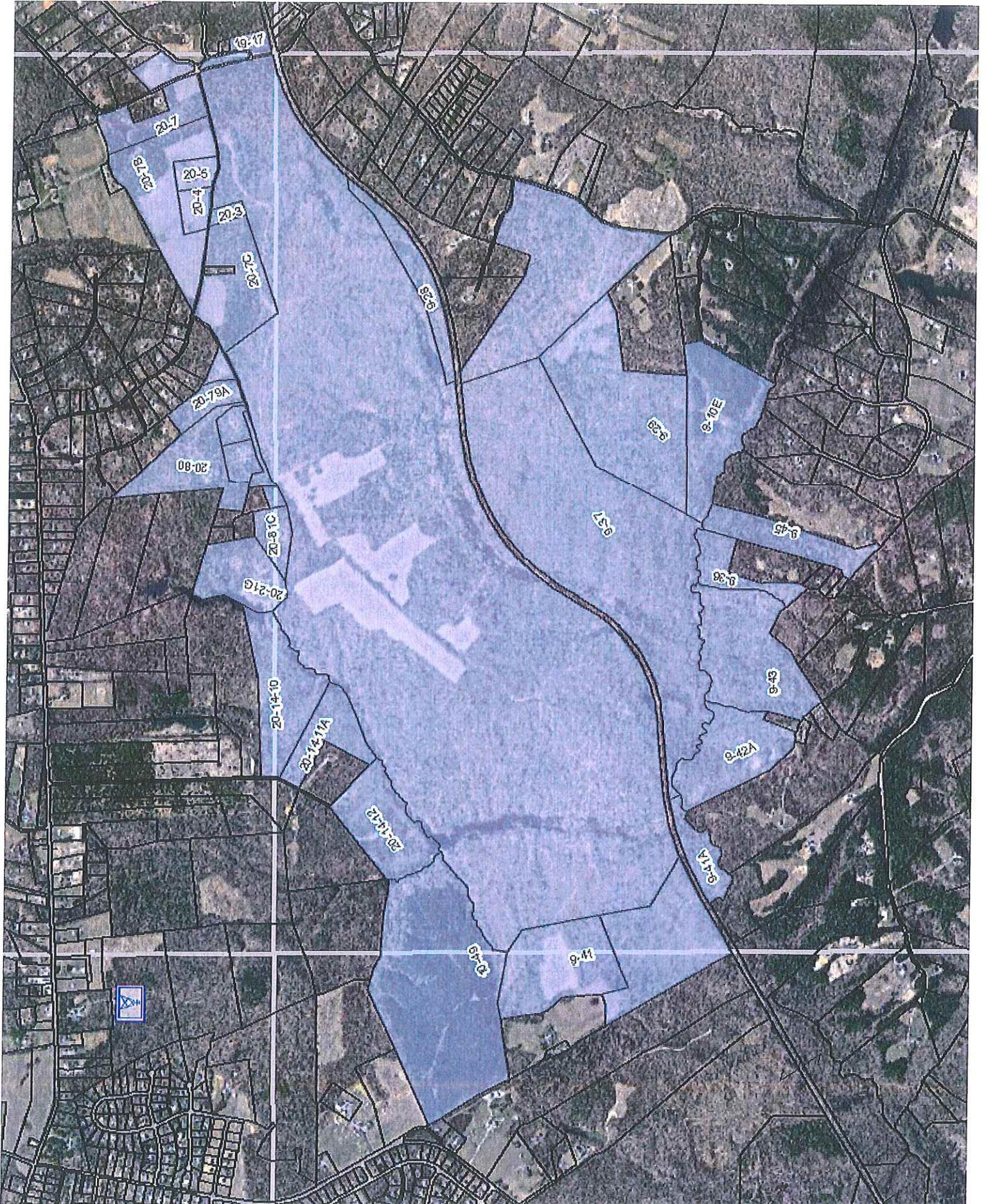
This letter is in reference to Tax Parcel 9-37 (The Broyhill Foundation: owners). I have worked to manage the Hardwood/Pine forest on this property, including when and what type of management best suits the land and owner needs.

This property consist of 978 acres +/- of mixed Hardwood and pine timber and open land. The property has a understory of good hardwood regeneration on 750 acres +/- and pine regeneration on 112 acres +/- with the rest in wetlands or fields. The stand is performing well and no work is needed at this time.

If you have any questions concerning any of these parcels please feel free to contact me at 804-512-8303.

Thank you

  
J. Harold Timberlake, Forester, CCTM



## S QUAKER & QUINTON RD

**Location** S QUAKER & QUINTON RD

**Map#** 9 / / 37 / /

**Acct#** 9 37

**Owner** BROYHILL FOUNDATION INC

**Assessment** \$2,943,400

**PID** 980

**Subdivision** NEAR QUINTON-ROSE  
COTTAGE

**AFD**

**Description** 977.68 AC DB 113/719

**Legal**

**Area** N

**Class** 6

**AFD Name**

### AFD Expiration

### Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$0	\$2,943,400	\$2,943,400

### Owner of Record

**Owner** BROYHILL FOUNDATION INC  
**Co-Owner**  
**Address** PO BOX 500  
 800 GOLFOVIEW PK  
 LENIOR, NC 28645

**Sale Price** \$0  
**Book & Page** 113/719  
**Sale Date**

### Ownership History

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
BROYHILL FOUNDATION INC	\$0	113/719	

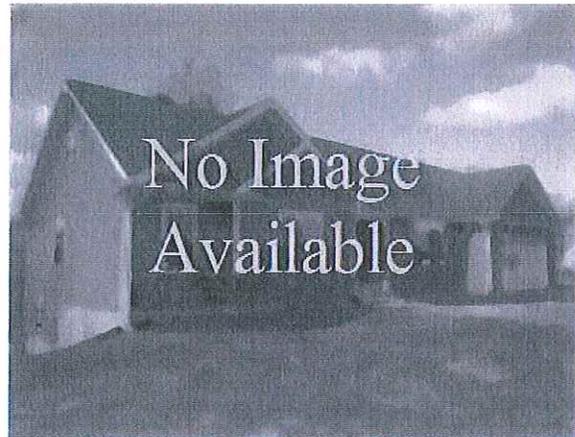
### Building Information

**Building 1 : Section 1**

**Year Built:**  
**Living Area:** 0  
**Building Percent Good:**  
**Replacement Cost Less Depreciation:** \$0

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	
Exterior Wall 1:	
Exterior Wall 2:	
Roof Structure:	
Roof Cover:	
Interior Wall 1:	
Interior Wall 2:	
Interior Flr 1:	
Interior Flr 2:	
Heat Fuel:	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bathrooms:	
Total Half Baths:	
Extra Kitchens:	
Extra Heat Pump:	
Total Fireplaces:	
Fireplace Type:	
Neighborhood:	
Utilities:	

**Building Photo**



(<http://images.vgsi.com/photos2/NewkentcountyVAPhotos//default.jpg>)

**Building Layout**

Building Layout

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

**Extra Features**

Extra Features	Legend
No Data for Extra Features	

**Parcel Information**

Use Code 1000  
 Description SITE ND  
 Deeded Acres 977.68

**Land**

**Land Use**

Use Code 1000  
 Description SITE ND  
 Zone A1  
 Neighborhood WESTERN  
 Category

**Land Line Valuation**

Size (Acres) 977.68  
 Assessed Value \$2,943,400

**Outbuildings**

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

**Valuation History**

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$0	\$2,585,600	\$2,585,600
2013	\$0	\$2,723,100	\$2,723,100
2013	\$0	\$2,723,100	\$2,723,100

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