New Kent
COUNTY · VIRGINIA
COMMUNITY DEVELOPMENT

DATE:	April 21, 2016
TO:	Agricultural & Forestal District Advisory Committee
FROM:	Sheri Wood, Community Development
RE:	**AFD-004-16**, Addition to the **Cattail Swamp** AFD

REQUEST

The applicant, John P. Boyle, III, has applied to add approximately 57 acres to the **Cattail Swamp** Agricultural and Forestal District (AFD). The **Cattail Swamp** AFD currently consists of 13 parcels totaling approximately 718 acres and expires August 31, 2019.

PUBLIC HEARINGS (Tentative)

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

PROPERTY INFORMATION

Tax Map Parcel:	1-5
GPIN #:	P06-0913-2609
Total Acreage:	57.23
Dwellings on Parcel:	NONE
Zoning:	A1
Future Land Use Designation:	RURAL LANDS
Current assessed value:	$286,100.00
Public Utilities:	NONE

LAND USE

Acres Devoted to Pasture:	0
Acres Devoted to Marsh/Wetlands:	4
Acres Devoted to Tilled Cropland:	0
Acres Devoted to Timber:	53+/-

LOCATION

Parcel 1-5 is located in the far Northwest part of the County, in the ADJ J H Martin subdivision. It directly borders the Hanover County line and is .075 miles West of Cattail Road.

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.

RECOMMENDATION

The request appears to comply with the requirements of State and County codes regulating AFDs **but a Forestry Report has not been received to date**. The request does promote 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 forestal lands, staff therefore offers a favorable recommendation for application **AFD-004-16 and will forward the Foresty Report to the Planning Commission for further review.**

SUGGESTED MOTIONS

_____I move to forward a favorable recommendation to the Planning Commission and Board of Supervisors to approve application **AFD-004-16 subject to receiving a Forestry Report**, a request by the applicant to add following parcel to the **CATTAIL SWAMP** AFD:

Tax Map Parcel Number 1-5, GPIN P06-0913-2609

or

_____I move to send an unfavorable recommendation to the Planning Commission and Board of Supervisors for the approval of application **AFD-004-16** for the following reasons:

_____

Charles Moss, Chairman Date
AFD Advisory Committee

Cc: File

AFD-004-16

Agricultural and Forestal District

TO BE COMPLETED BY PROPERTY OWNER

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

Name (s): John P Boyle III

Address: 8044 Good Life Ct

City: Mechanicsville State: VA Zip: 23111

Phone: 804 690 5524 Fax:

Email: jpboyle iii @ AOL.com

EXISTING DISTRICT INFORMATION

Name of Existing District to be extended: Cattail Swamp

Acreage of Existing District: 704

Existing District Renewal Date: 8/31/19

PROPOSED DISTRICT INFORMATION

Proposed District Name (name of nearest named body of water or swamp):

Proposed District Acreage:

Proposed District Renewal Date:

PROPERTY INFORMATION

Tax assessor's Map and Parcel No.: 1-5 Acreage: 57.23

GPIN: P06-0913-2609

Deed Book/Plat Book Reference No.: WB 16/74, 2 Plat Book 10 pg 2

Number of Dwellings on Parcel: Ø

Number and types of other improvements on parcel: Ø

Current Assessed Value: $283,800

Acres Devoted to Pasture: Ø

Acres Devoted to Crop Production: Ø

Acres Devoted to Animal Production: Ø

Acres Devoted to Timber: 53 pending forestry report

Acres Devoted to Marsh/Wetlands: 4

(Above information is available from the Commissioner of Revenue)

Current Zoning: A1

Comprehensive Plan Designation: Rural Land

(Available from the Planning Department)

Please describe any conditions to the creation of a district and any that may apply for the period before the review of the district

Property Owner Signature

The name and original signature of each property owner applying for the creation of a district or an addition to an existing district must be submitted with the application. The application cannot be accepted without the original signatures of ALL property owners.

All property owners hereby certify that this application and any attachments are true and correct:

Signature of Property Owner	Date	Printed Name of Property Owner
	30 Jan 16	John Boyle
Signature of Property Owner	Date	Printed Name of Property Owner
Signature of Property Owner	Date	Printed Name of Property Owner
Signature of Property Owner	Date	Printed Name of Property Owner

VirginiaTech

Virginia Cooperative Extension
11809 New Kent Highway, Suite 1
P.O. Box 205
New Kent, VA 23124
804-966-9645 Fax: 804-966-5013
http://www.ext.vt.edu/

March 8, 2016

J. P. John Boyle
8044 Goodlife Court
Mechanicsville, VA 23111

Re: Agricultural and Forestal District (AFD) Application
GPIN# P06-0913-2609

Dear Mr. Boyle,
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 (VCE) 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. VCE assists New Kent County by verifying that the land in your application is currently being farmed and well managed. The property site GPIN P06-0913-2609 is all forested without any cropland. Therefore we have no comments in regards to this application.

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

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

Invent the Future

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Virginia Cooperative Extension

www.ext.vt.edu

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1-5
1-1-G
1-1-F
1-1-E
1-1-D
1-1-C

OFF GUM BALL LN

Location	OFF GUM BALL LN	**Map#**	1/ / 5/ /
Acct#	1 5	**Owner**	BOYLE JOHN P III
Assessment	$286,100	**PID**	4174
Subdivision	ADJ J H MARTIN	**AFD**	
Description	57.23 AC DB 97/599	**Legal**	PB 10/2 WB 16/274,282
Area	N	**Class**	5
AFD Name		**AFD Expiration**	

GPIN: P06-0913-2609

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2016	$0	$286,100	$286,100

Owner of Record

Owner	BOYLE JOHN P III	**Sale Price**	$220,000
Co-Owner		**Book & Page**	636/854
Address	8044 GOODLIFE CT MECHANICSVILLE, VA 23111	**Sale Date**	11/10/2014

Ownership History

Ownership History			
Owner	**Sale Price**	**Book & Page**	**Sale Date**
BOYLE JOHN P III	$220,000	636/854	11/10/2014
LOWERY STERLING W;MICHAEL H;		16/282	12/30/2005
LOWERY ANN L		16/274	12/30/2005
LOWERY MORRIS E JR & ANN	$0	97/599	05/14/1980

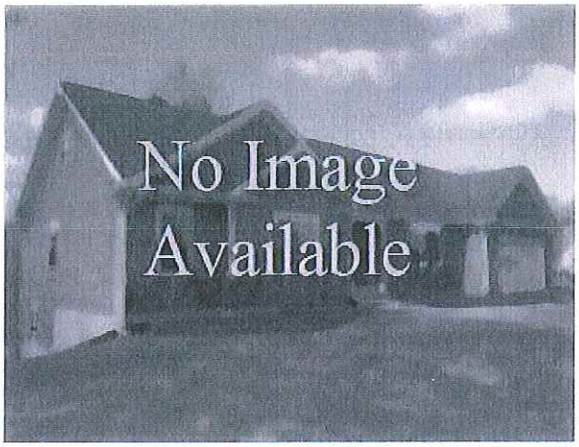
Building Information

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/photos/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	57.23

Land

Land Use

Use Code	1000
Description	SITE ND
Zone	A1
Neighborhood	WESTERN
Category	

Land Line Valuation

Size (Acres)	57.23
Assessed Value	$286,100

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2013	$0	$252,200	$252,200
2013	$0	$252,200	$252,200
2011	$0	$283,600	$283,600

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