New Kent
COUNTY · VIRGINIA
COMMUNITY DEVELOPMENT

DATE:	April 21, 2016
TO:	Agricultural & Forestal District Advisory Committee
FROM:	Sheri Wood, Community Development
RE:	**AFD-011-16**, Addition to the **Wahrani Swamp** AFD

REQUEST

The applicant, Susan O. Harwood, has applied to add approximately 84 acres to the **Wahrani Swamp** Agricultural and Forestal District (AFD). The **Wahrani Swamp** AFD currently consists of 18 parcels totaling 1,338 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:	36-37
GPIN #:	I26-0584-3683
Total Acreage:	84
Dwellings on Parcel:	NONE
Zoning:	EO
Future Land Use Designation:	ECONOMIC OPPORTUNITY
Current assessed value:	$862,200.00
Public Utilities:	NONE

LAND USE

Acres Devoted to Pasture:	0
Acres Devoted to Marsh/Wetlands:	0
Acres Devoted to Tilled Cropland:	0
Acres Devoted to Timber:	84+/-

LOCATION

The Wahrani Swamp District is in the Eastern portion of the County along State Route 33. It is roughly 5 miles east of the James City County line.

COMPREHENSIVE PLAN

The Comprehensive Plan designates this area for ECONOMIC OPPORTUNITY. The Comprehensive Plan provides the following definition for ECONOMIC OPPORTUNITY:

> ***ECONOMIC OPPORTUNITY*** *– Economic Opportunity refers to mixed use centers of commerce, including retail, office, lodging, research and development, distribution, recreational and resort-type uses, and possibly lso including age-restricted housing where it would complement the other uses and not conflict with them. Economic Opportunity areas are primarily envisioned along the Interstate 64 interchanges and as buffer areas between the heavier industrial uses along Route 33 and the Village of Eltham.*

By placing this property into the AFD program, **this would create a conflict with the intent of the ECONOMIC OPPORTUNITY future land use designation. The current zoning is more intense than the usual rural land designation that occurs within most AFD Districts intended for timbering and forestry. Economic Opportunity calls for mixed use development somewhere between industrial and village type development.**

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 is accompanied by a Forestry Management Plan and appears to generally comply with the requirements of State and County codes regulating AFDs. However, the property is zoned Economic Opportunity and future land use designation is not consistent with the intent of the AFD program. Based on this information staff recommends an unfavorable recommendation for application **AFD-011-16.**

SUGGESTED MOTIONS

_____I move to forward a favorable recommendation to the Planning Commission and Board of Supervisors to approve application **AFD-011-16**, a request by the applicant to add following parcel to the **WAHRANI SWAMP** AFD:

Tax Map Parcel Number 36-37, GPIN I26-0584-3683

or

_____I move to send an unfavorable recommendation to the Planning Commission and Board of Supervisors for the approval of application AFD-006-16 for the following reasons:

_____

Charles Moss, Chairman Date
AFD Advisory Committee

Cc: File

AFD-011-16

TO BE COMPLETED BY PROPERTY OWNER

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

Name (s): Susan D. Harwood

Address: 1020 W. Spring St.

City: Wytheville State: VA Zip: 24382

Phone: 276 228 9312 Fax:

Email: soharwood@yahoo.com

EXISTING DISTRICT INFORMATION

Name of Existing District to be extended: Wahrani Swamp

Acreage of Existing District:

Existing District Renewal Date: 8/31/2019

PROPOSED DISTRICT INFORMATION

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

Proposed District Acreage:

Proposed District Renewal Date: ~~August 31, 2019~~

PROPERTY INFORMATION

Tax assessor's Map and Parcel No.: 36/37 Acreage: 84

GPIN: I26-0584-3683

Deed Book/Plat Book Reference No.: BK 0630 PG 0849

Number of Dwellings on Parcel: 0

Number and types of other improvements on parcel: 0

Current Assessed Value: ~~$596,400.~~ 2016 862,200.00

Acres Devoted to Pasture: 0

Acres Devoted to Crop Production: 0

Acres Devoted to Animal Production: 0

Acres Devoted to Timber: 74

Acres Devoted to Marsh/Wetlands: 10

(Above information is available from the Commissioner of Revenue)

Current Zoning: EO

Comprehensive Plan Designation: EO

(Available from the Planning Department)

FOREST MANAGEMENT PLAN
RT. 33 TRACT
+/-84 ACRES
NEW KENT COUNTY, VA

This Forest Management Plan was designed to help guide the management activities of the natural resources on your property. The plan is based upon the objectives you have defined as being important to you. All project recommendations are for your consideration.

Prepared by: Paul S. Verbyla, ACF **DATE: February 4, 2016**

THE GOALS YOU IDENTIFIED FOR MANAGING THE PROPERTY ARE:

1. Maximize Timber income
2. Maintaining health of the forest

INTRODUCTION:

This forest resource plan covers the examination of approximately 84 acres of forestland in New Kent County, Virginia. Management recommendations are given on the following pages. Boundaries and acres are estimates derived from aerial photographs.

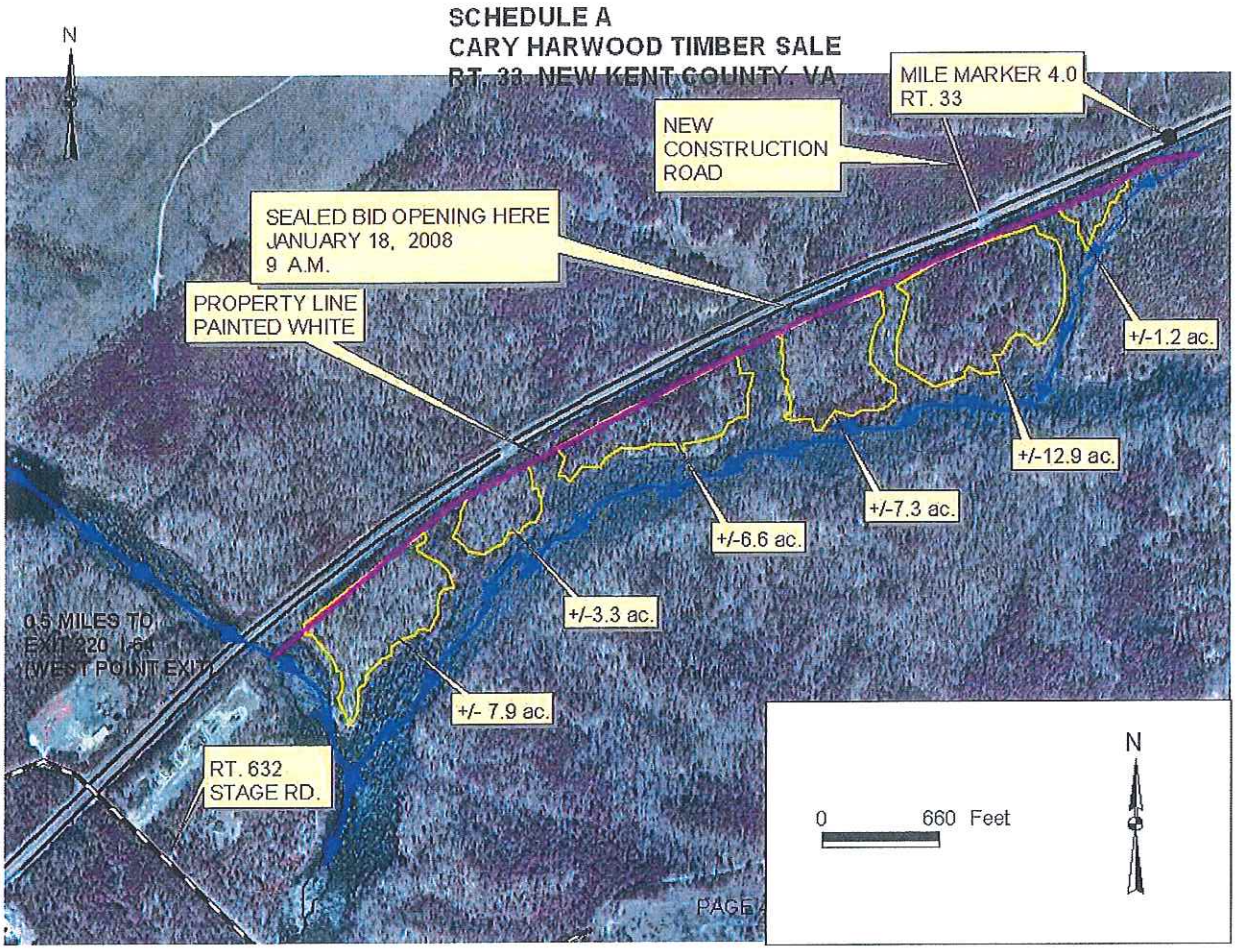
The majority of the upland acreage of the property is in premerchantable loblolly pine and hardwood which naturally regenerated in 2008.

The Property: The property, owned by Susan O. Harwood, is +/-84 acres of rolling hill forest and hardwood bottomland. Approximately 42 acres of the tract is in upland forest, and approximately 42 acres is in stream bottoms and swamp.

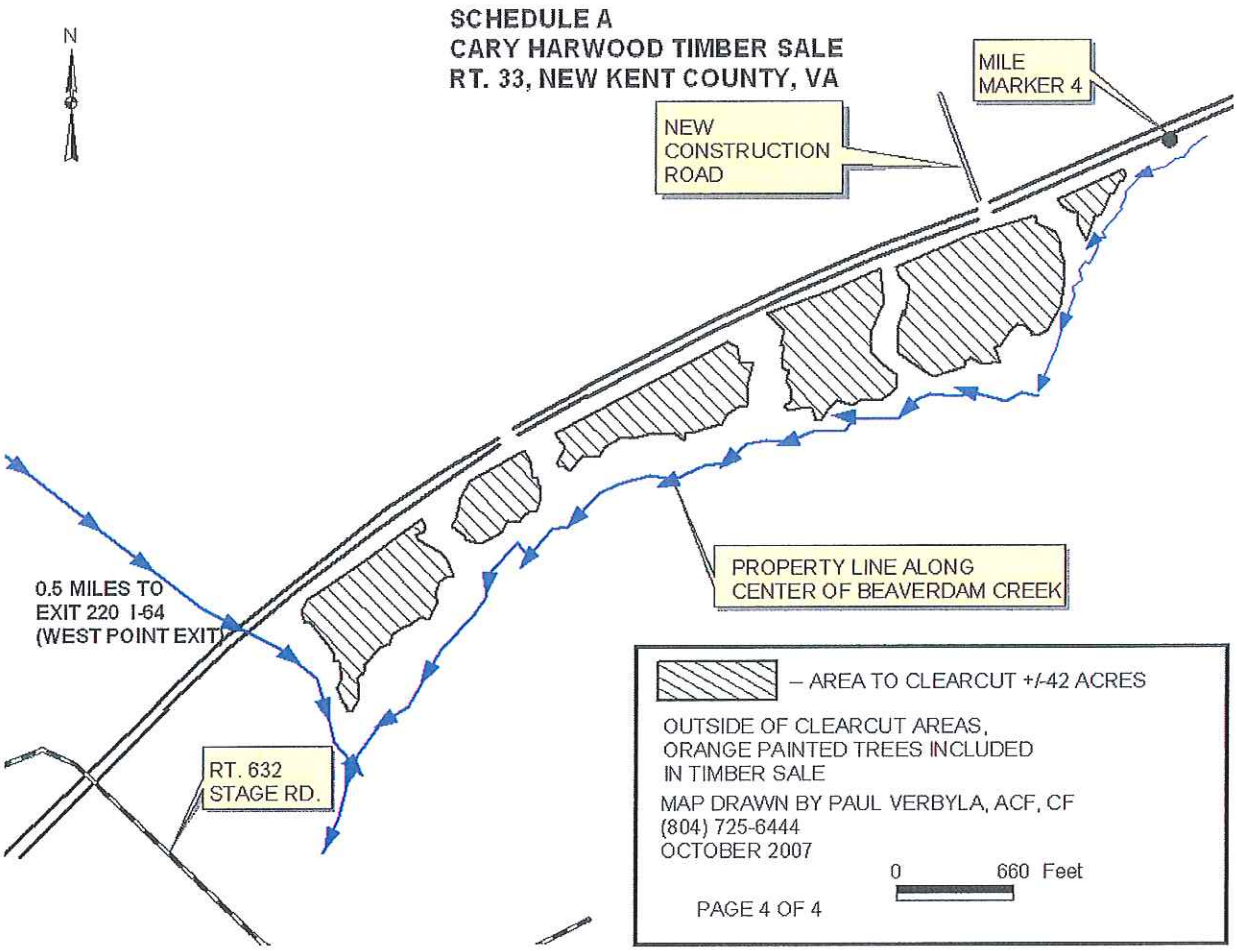
The tract lies on the east side of Rt. 33, approximately 0.9 miles north of exit 220 of Interstate 64.

The property is comprised of one tax parcel, 36-37, and the landowner wishes to enroll in the agriculture forestry program.

On page 3 is a 1994 aerial photo showing the 2008 timber sale on the tract. +/- 42 acres were clearcut and a partial harvest was conducted in the hardwood bottoms where only selected painted trees were harvested.



On the page 4 is a copy of the 2008 timber sale map.



The upland +/-42 acres were regenerated naturally and currently are well stocked with loblolly pine. If you wish to grow the timber on a sawtimber rotation (35 to 40 year rotation), you should consider a precommercial thinning which will increase the average diameter of the residual pines. If you wish to grow the timber on a pulpwood rotation, you would clearcut in 15 to 20 years.

The timber in the hardwood bottoms could be partially cut when the adjacent upland is clearcut. The timber to be harvested in the hardwood bottoms should be painted and cut using best management practices.

The skid trails across the hardwood bottoms should use bridge mats to cross the intermittent streams and the approaches to the stream crossings should be brushed with hardwood brush.

The skid trails should be stabilized after the logging is completed so sediments do not get into the streams.

36-40
36-43
36-38
36-4-10
26-1-13
26-1-14
26-1-15
36-4-11
36-37
36-4-12
26-3-7
36-4-3
36-4-2
26-3-12
36-4-1
36-37A
36-3
36-2
36-3A

ELTHAM RD

Location	ELTHAM RD	**Map#**	36/ / 37/ /
Acct#	36 37	**Owner**	HARWOOD SUSAN O
Assessment	$862,200	**PID**	3097
Subdivision	CEDAR PLAINS	**AFD**	
Description	84 AC DB507/117	**Legal**	PB 21/77
Area	N	**Class**	4
AFD Name		**AFD Expiration**	

Current Value

I-26-0584-3683

Assessment			
Valuation Year	Improvements	Land	Total
2016	$0	$862,200	$862,200

Owner of Record

Owner	HARWOOD SUSAN O	**Sale Price**	$0
Co-Owner		**Book & Page**	507/117
Address	1020 W SPILLER STREET WYTHEVILLE, VA 24382	**Sale Date**	07/25/2007

Ownership History

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
HARWOOD SUSAN O		507/117	07/25/2007
HARWOOD CARY P		373/1115	06/02/2003
HARWOOD A T LIVING TRUST	$0	194/613	08/01/1993

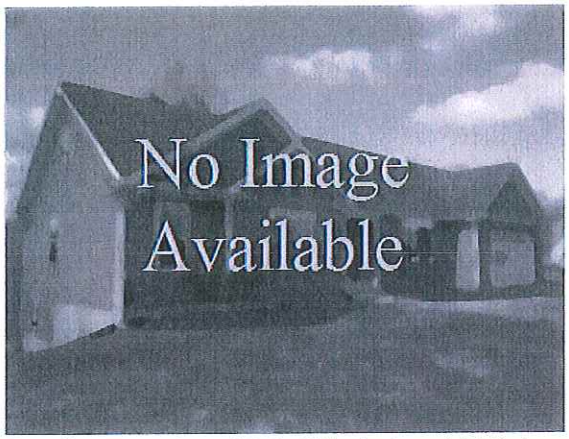
Building Information

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 303V
Description COMM/IND MDL-00
Deeded Acres 84

Land

Land Use

Use Code	303V
Description	COMM/IND MDL-00
Zone	EO
Neighborhood	INTER BUSINESS 2
Category	

Land Line Valuation

Size (Acres)	84
Assessed Value	$862,200

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2015	$0	$596,400	$596,400
2013	$0	$1,005,000	$1,005,000
2013	$0	$1,005,000	$1,005,000

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