New Kent
COUNTY · VIRGINIA
COMMUNITY DEVELOPMENT

DATE:	April 21, 2016
TO:	Agricultural & Forestal District Advisory Committee
FROM:	Sheri Wood, Community Development
RE:	**AFD-013-16**, Addition to the **Big Swamp** AFD

REQUEST

The applicants, Denise M. & William C. Caldwell, have applied to add approximately 16 acres to the **Big Swamp** Agricultural and Forestal District (AFD) **retroactive to August 22, 2007.** This is an administrative correction since the Commissioner of Revenue and the Community Development Departments failed to acknowledge a subdivision from tax map parcel 42-12 back in 2007. The applicant has been receiving land use tax rates during this time and this application would satisfy documentation of such for both departments. The **Big Swamp** AFD currently consists of 18 parcels totaling approximatley 1,112 acres and expires August 31, 2024.

PUBLIC HEARINGS (Tentative)

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

PROPERTY INFORMATION

Tax Map Parcel:	42-12L
GPIN #:	E18-2691-4755
Total Acreage:	16.852
Dwellings on Parcel:	Modular Home, garage, barn & lean-to
Zoning:	A1
Future Land Use Designation:	RURAL LANDS
Current assessed value:	$ 324,400.00
Public Utilities:	NONE

LAND USE

Acres Devoted to Pasture:	0
Acres Devoted to Marsh/Wetlands:	0
Acres Devoted to Tilled Cropland:	14.85
Acres Devoted to Timber:	1

LOCATION

The Big Swamp AFD is in South-central part of the County. State Route 60 lies 0.5 miles south of this parcel.

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. The request also promotes land use patterns that are consistent with the Comprehensive Plan. Staff finds that adding the subject properties into the AFD program would conserve and protect commercially-viable agricultural and forestal lands, staff therefore offers a favorable recommendation for application **AFD-013-16**.

SUGGESTED MOTIONS

_____I move to forward a favorable recommendation to the Planning Commission and Board of Supervisors to approve application **AFD-013-16**, a request by the applicants to add following parcel to the **BIG SWAMP** AFD:

Tax Map Parcel Number 42-12L, GPIN E18-2691-4755

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:

_____

Charles Moss, Chairman Date
AFD Advisory Committee

Cc: File

The Required Information May be Obtained From the Following Offices *

1.	Colonial Soil and Conservation District P.O. Box 659 Norge, VA 23127	757.645.4895 Email: brian.noyes@colonialswcd.net (The AFD application should be mailed or e-mailed)
2.	Virginia Cooperative Extension 11809 New Kent Highway, Suite 1 New Kent, VA 23124	804.966.9645 804.966.5013 - Fax
3.	Area Forester - Department of Forestry 11301 Pocahontas Trail Providence Forge, VA 23140	804.966.2209 804.966.9801 - Fax
4.	Commissioner of Revenue County Administrative Building 12007 Courthouse Circle, Rm 202, P.O. Box 99 New Kent, VA 23124	804.966.9610 804.966.5562 - Fax

**Please provide a copy of the application to each agency when requesting the required reports.*

Meeting and Public Hearing Process

1. Once the staff has completed its preliminary review of the application and the application is considered complete, the application will be forwarded to the AFD Advisory Committee for review.
2. After receipt of recommendation of the AFD Advisory Committee, the Planning Commission shall hold a public hearing. The Planning Commission shall post and publish the appropriate notices required under Section 15.2-4307 of the Code of Virginia.
3. Within thirty (30) days of holding its public hearing, the Planning Commission shall forward its recommendation to the Board of Supervisors. The report will include, but not limited to, the potential effect of the district and proposed modifications upon the County's planning policies and objectives.
4. The Board will then hold a public hearing on the application within 180 days from March 1.

Dates To Remember – Applicants or a representative should attend the meetings in bold.

Date of Pre-Application Meeting: 1-4-16 with COR Deputy, Shannon McLaughlin.

Complete Application Submittal: Administratively Effective 8/22/2007

AFD Advisory Committee Meeting: 4-14-16 Action: _____

Planning Commission Public Hearing: 5-16-16 Action: _____

Board of Supervisors Public Hearing: 6-13-16 Action: _____

See attached application

Reason for corrective action:
No notice of a subdivision from TM: 42-12 on August 22, 2007 to the AFD Program Administrator. COR found error on 1-4-2016. Sheri L. Wood 3/31/2016

TO BE COMPLETED BY PROPERTY OWNER

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

Name (s): Denise M. Caldwell and William B. Caldwell

Address: 10670 Carriage Road

City: Providence Forge State: VA Zip: 23140

Phone: 804-690-9850 Fax:

Email: caldwell6758@gmail.com

EXISTING DISTRICT INFORMATION

Name of Existing District to be extended: Big Swamp

Acreage of Existing District: 996±

Existing District Renewal Date: August 31, 2024

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.: 42-12L Acreage: 16.852

GPIN: E18-2691-4755

Deed Book/Plat Book Reference No.: 509/133 & 134

Number of Dwellings on Parcel: 1 House

Number and types of other improvements on parcel: 3; Garage, Barn & Lean-to

Current Assessed Value: 324,400

Acres Devoted to Pasture: 0

Acres Devoted to Crop Production: 14.85

Acres Devoted to Animal Production: 0

Acres Devoted to Timber: 1

Acres Devoted to Marsh/Wetlands: 0

(Above information is available from the Commissioner of Revenue)

Current Zoning: A-1

Comprehensive Plan Designation: 2020 Future Land Use = Rural Lands

(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

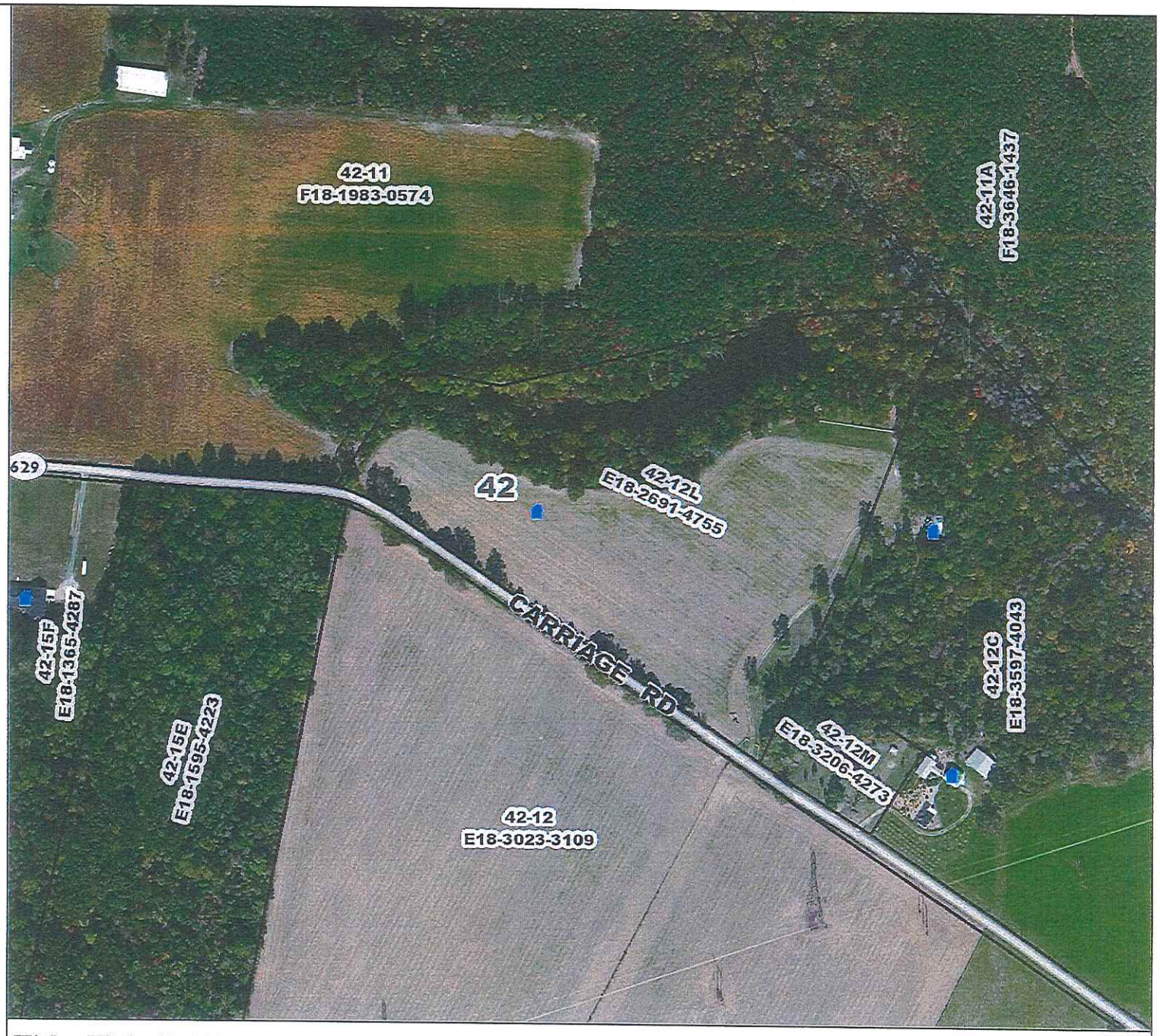
Property Owner Signature

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
Denise M Caldwell	4-13-16	Denise M Caldwell

- Building Permit Issued
- Railroads
- Mile Markers



Feet

0 100 200 300 400

1:5,000 / 1"=417 Feet

Title: TM: 42-12L

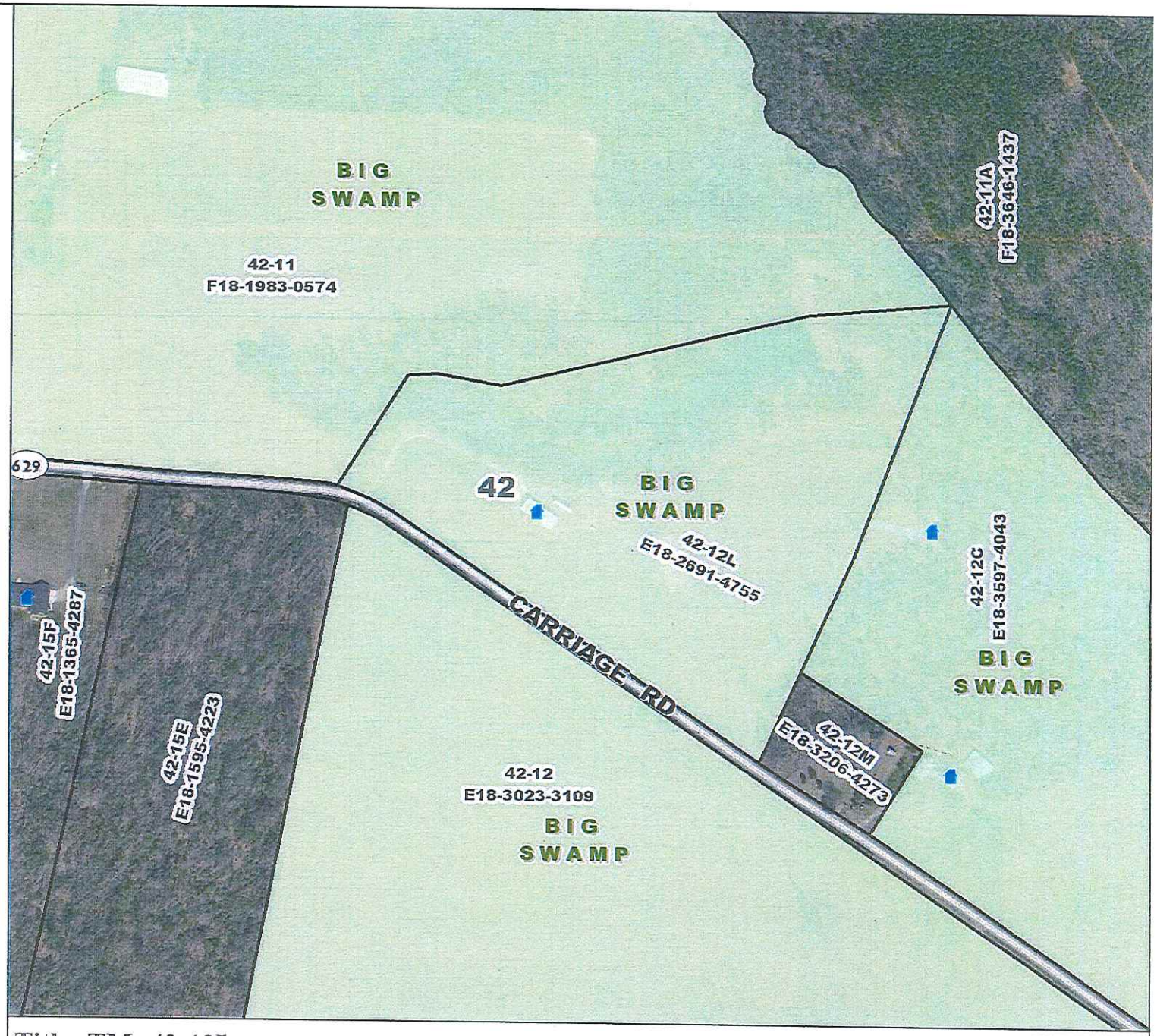
Date: 3/31/2016

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and New Kent is not responsible for its accuracy or how current it may be.

- Building Permit Issued
- Railroads
- Mile Markers

AFD Parcels

- ALLENS RUN
- BIG SWAMP
- BLACK CREEK
- CATTAIL SWAMP
- COOKS MILL
- CRUMPS SWAMP
- DIASCUND CREEK
- HIGGINS SWAMP
- HOLTS CREEK
- LOWER CHICKAHOMINY
- MILL CREEK
- PAMUNKEY RIVER
- PELHAM SWAMP
- PUTNEY CREEK
- SCHIMINOE CREEK
- TIMBER SWAMP
- UPPER CHICKAHOMINY
- WAHRANI SWAMP
- YORK RIVER



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10670 CARRIAGE RD

Location	10670 CARRIAGE RD	**Map#**	42/ / 12/ L/
Acct#	42 12L	**Owner**	CALDWELL DENISE M & WILLIAM B
Assessment	$324,400	**PID**	104000
Subdivision	ON CARRIAGE RD LOT A	**AFD**	AFD
Description	16.852 AC DB 483/776	**Legal**	PB 19/152
Area	S	**Class**	2
AFD Name	BIG SWAMP	**AFD Expiration**	8/31/2014 X 8/31/2024

GPIN: E18-2691-4755

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2016	$217,000	$107,400	$324,400

Owner of Record

Owner	CALDWELL DENISE M & WILLIAM B	**Sale Price**	$0
Co-Owner		**Book & Page**	509/133
Address	10670 CARRIAGE RD PROVIDENCE FORGE, VA 23140	**Sale Date**	08/22/2007

Ownership History

Ownership History			
Owner	**Sale Price**	**Book & Page**	**Sale Date**
CALDWELL DENISE M & WILLIAM B		509/133	08/22/2007
MARTIN SUE ANN		483/776	10/06/2006

Building Information

Building 1 : Section 1

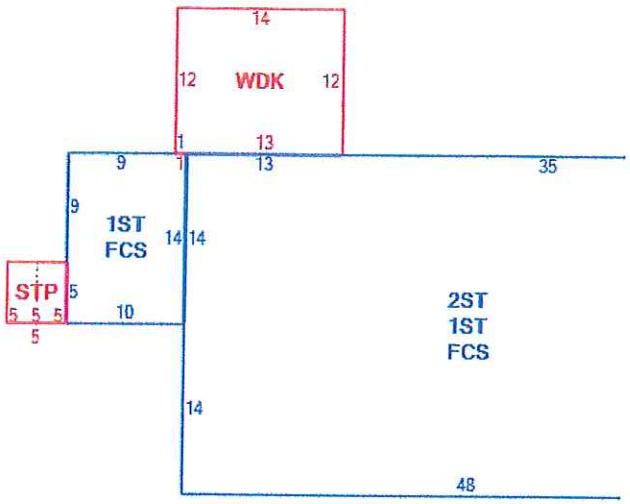
Year Built: 2014
Living Area: 2828
Building Percent Good: 98
Replacement Cost Less Depreciation: $192,300

Building Attributes	
Field	**Description**
Style	Modular 1996 & Newer
Model	Residential
Grade:	C+
Exterior Wall 1:	Vinyl Siding
Exterior Wall 2:	
Roof Structure:	Gable
Roof Cover:	Dimen Shingle
Interior Wall 1:	Sheet Rock
Interior Wall 2:	
Interior Flr 1:	Hardwood
Interior Flr 2:	Vinyl
Heat Fuel:	Electric
Heat Type:	2 Heat Pump
AC Type:	Heat Pump
Total Bedrooms:	3 Bedrooms
Total Bathrooms:	2
Total Half Baths:	1
Extra Kitchens:	0
Extra Heat Pump:	0
Total Fireplaces:	0
Fireplace Type:	
Neighborhood:	CENTRAL
Utilities:	Private Well/ Private Septic

Building Photo

Building Photo (http://images.vgsi.com/photos2/NewkentcountyVAPhotos//Y:\REASSESS\PHOTOS\LLM\04042014/IMG_5106.jpg)

Building Layout



Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
1ST	1ST STORY	1,484	1,484
2ST	2ND STORY	1,344	1,344
FCS	FOUNDATION, CRAWL	1,484	0
STP	STOOP	25	0
WDK	DECK, WOOD, RAILS	168	0
		4,505	2,828

Building 2 : Section 1

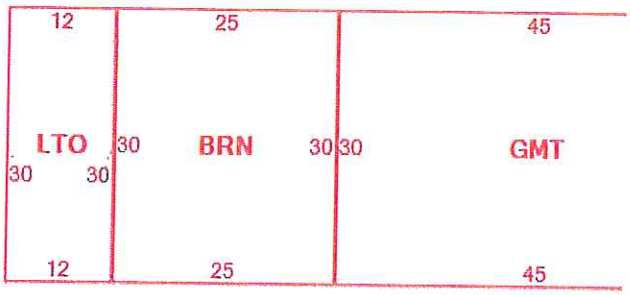
Year Built: 2012
Living Area: 0
Building Percent Good: 96
Replacement Cost Less Depreciation: $24,100

Building Attributes : Bldg 2 of 2	
Field	**Description**
Style	Detached Garage
Model	Residential
Grade:	C
Exterior Wall 1:	Metal
Exterior Wall 2:	
Roof Structure:	Gable
Roof Cover:	Metal
Interior Wall 1:	Plywood Panel
Interior Wall 2:	
Interior Flr 1:	Concrete
Interior Flr 2:	
Heat Fuel:	None
Heat Type:	None
AC Type:	None
Total Bedrooms:	0 Bedrooms
Total Bathrooms:	0
Total Half Baths:	0
Extra Kitchens:	0
Extra Heat Pump:	0
Total Fireplaces:	0
Fireplace Type:	
Neighborhood:	CENTRAL
Utilities:	Electric

Building Photo

Building Photo (http://images.vgsi.com/photos2/NewkentcountyVAPhotos//Y:\REASSESS\PHOTOS\LLM\04042014/IMG_5107.JPG.JPG)

Building Layout



Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BRN	BARN	750	0
GMT	GARAGE, METAL FRAME	1,350	0
LTO	LEAN-TO	360	0
		2,460	0

Extra Features

Extra Features	Legend
No Data for Extra Features	

Parcel Information

Use Code	2000
Description	HSITE WD MDL-01
Deeded Acres	16.85

Land

Land Use

Use Code	2000
Description	HSITE WD MDL-01
Zone	A1
Neighborhood	CENTRAL
Category	

Land Line Valuation

Size (Acres)	16.85
Assessed Value	$107,400

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Assessed Value**	**Bldg #**
1FNN	FENCE/NO VALUE			0.00 L.F.	$0	1
1SFN	SHED/FRAME/NO VAL			96.00 S.F.	$0	1
1LTR	LEAN-TO/RES			414.00 S.F.	$600	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2015	$243,500	$114,500	$358,000
2013	$0	$114,500	$114,500
2013	$0	$114,500	$114,500

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