MONTGOMERY COUNTY DEPARTMENT OF PLANNING & GIS SERVICES

PLANNING
GIS & MAPPING

755 ROANOKE STREET, SUITE 2A, CHRISTIANSBURG, VIRGINIA 24073-3177

MEMORANDUM

TO: Planning Commission

FROM: Planning Staff

DATE: September 10, 2014

RE: **Agricultural & Forestal District #14 (Fisher's View) Renewal**

I. General Purpose

Agricultural & Forestal Districts (AFD's) are rural areas reserved for the production of agricultural products and timber as important economic and environmental resources. They are established according to state guidelines at the initiative of individual landowners and the approval of the Board of Supervisors. Participating landowners relinquish some development rights, for a period of eight years, in return for increased protection and possible real estate tax benefits. All residents benefit from good stewardship of the land and from the reduced demand to extend urban public services into rural areas on the County.

II. Background – District #14 (Fisher's View)

AFD 14 is is generally located in the south eastern portion of Montgomery County and is in the vicinity of Alleghany Spring Rd. (Rt. 637) and Fisher's View Rd. (Rt. 609). The district was originally established in 1990 and was last renewed by ordinance adoption in 2006. This district is currently under review for another eight year term. Currently, AFD 14 consists of 2 property owners and approximately 481.925 acres.

One property owner has proposed an addition of 49.923 acres. With the proposed addition the total acreage for the district for the next eight year term would be 531.85 acres. Please see the attached map for the location of the properties.

Agricultural and Forestal Advisory Committee Review & Recommendation

The AFD Advisory Committee met on August 28, 2014 to discuss the renewal request for AFD 14 (Fisher's View) and to conduct a field visit of the District. The minutes from the meeting are attached for review.

The consensus of the members present was that all conditions for renewal had been met and all properties that requested to renew or be added should be included in the next eight year renewal of the aforementioned district provided all the necessary plans were received by the Planning Department.

Therefore, on a motion by Mr. Greg Miller, seconded by Mr. Styne and carried unanimously (Obiso, Boucher, Loflin, and McElfresh absent), the committee voted to recommend approval of the renewal and additions of the parcels shown in "Table A" below for a period of eight (8) years.

Planning Staff recommends that the Planning Commission accept the AFD Advisory Committee's recommendation and forward it on to the Board of Supervisors. The Board of Supervisors is scheduled to hold a public hearing on the renewals on September 22nd and take official action at their October 14th, 2014 meeting.

Table A

OWNER	ACREAGE	STATUS
PHILLIP K. WICKHAM	159.925	RENEW
PHILLIP K. WICKHAM	49.923	ADDITION
RICHARD & DIANE HYATT	322	RENEW

Enclosures: Map of AFD #14- Prepared August 12, 2014

AFD Committee Minutes dated August 28, 2014

AT A MEETING OF THE ADVISORY COMMITTEE ON AGRICULTURAL AND FORESTAL DISTRICTS (AFD's) BEGINNING AT THE GOVERNMENT CENTER IN CHRISTIANSBURG, VIRGINIA ON AUGUST 28, 2012 AT 4:00 PM:

Present: Bob Styne, Vice-Chairman
John Garrett, Member
Gregory Miller, Member
Tom Bland, County Assessor, Member
Bob Miller, Planning Commission Liaison
Brea Hopkins, Development Planner
Dari Jenkins, Planning & Zoning Administrator
Candace Ross, Sr. Program Assistant

Absent: Britt Boucher, Chairman
Tom Loflin, Member
William McElfresh, Member
Richard Obiso, Member
Chris Tuck, Board of Supervisors Liaison

The members assembled at the Government Center parking lot at 3:30 p.m. and left for a field visit to review AFD-3 (Little River), AFD-4 (Silver Lake Rd.), and AFD-5 (Riner). Following the site visits, the members began their business meeting at 6:00 p.m. to discuss the renewal of districts 3, 4, and 5.

Mr. Garrett opened the meeting by reviewing the items of business that were on the agenda.

Mr. Sandy opened the meeting by initiating introductions of the members. Mr. Sandy continued by providing a brief overview of what AFD's are and what protections they offer the property owner.

Ms. Hopkins reviewed the existing AFD 14 acreage and the proposed addition of parcels Mr. Wickham. (Insert acreages here). She noted this district was contiguous and did not have any outlying parcels. Both property owners currently have forestry plans on file with the Commissioner of Revenue.

The advisory committee discussed the request by the property owners of AFD 1, 2, and 15 to renew the districts under the same conditions as the previous eight year period.

On a motion by Mr. Bob Miller, duly seconded by Mr. Politis and carried unanimously (Obiso and McElfresh absent), the committee voted to recommend approval of the renewal and additions of the parcels for a period of eight (8) years. The total acreage to be included in AFD 7 (Wilson/Den Creek) for the upcoming eight year term would be 2,862.9118 acres involving 25 parcels.

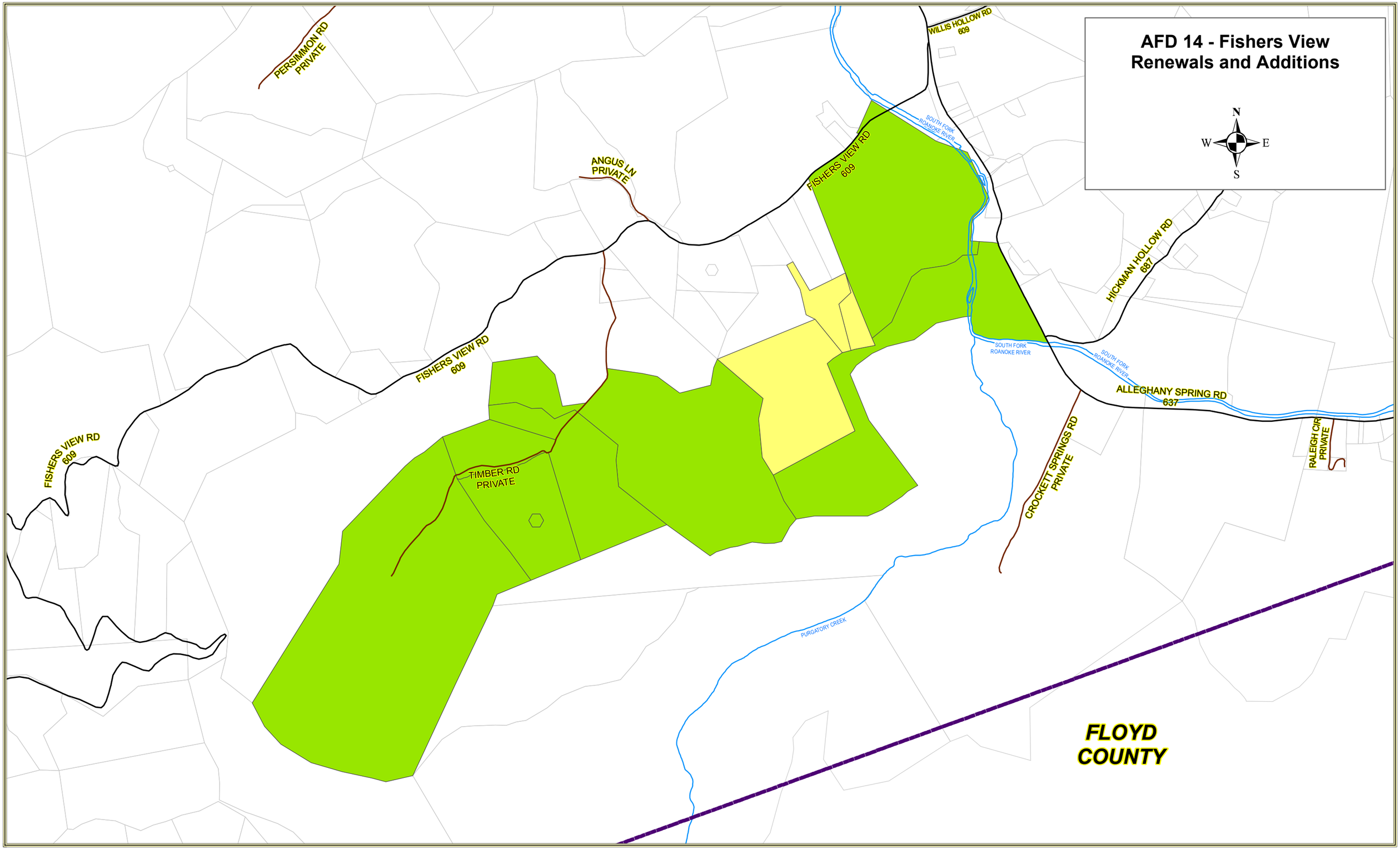
Regional Agricultural Grant Discussion

Mr. Sandy discussed the Regional Agricultural Grant mission and goals. There are six subcommittees that have been formed. Anyone interested in participating can contact staff.

AFD Incentive Progress

There being no further business, the meeting was adjourned at 3:04 pm.

AFD 14 - Fishers View Renewals and Additions



Map Prepared by Montgomery County, Va
Planning and GIS Services, 8/21/2014

Legend

AFD 14 Additions and Renewals — Addition — Renewal

0 250 500 1,000 1,500 2,000
Feet