



**POWHATAN COUNTY**  
**Agricultural & Forestal District Advisory Committee**  
**Agenda: Regular Meeting & Roundtable Discussion**  
Thursday, February 20, 2025; 9:00a.m.  
Powhatan Extension Office (small conference room)

**AGENDA ITEMS**

**1. Call to Order/Comments**

Ms. Terry Adcock (Chair)

**2. Administrative Items**

a. Roll Call

b. Adoption/Amendment of Agenda & Minutes (December 12, 2024)

**3. Public Comment Period #1**

At this time, the Agricultural and Forestal District Advisory Committee (AFDAC) will hear citizen comments on matters not scheduled for a public hearing that involve the services, policies, and affairs of Powhatan County government related to agricultural, forestry, land preservation, and open space uses.

**4. Public Hearing 25-01-AFD**

District #5 (Smiths Crossroads/Pineville/Tobaccoville) Diane and Salvatore Girgente are requesting to have Tax Map Parcel #7-1-6 added to an already established James River Agricultural Forestal District (AFD) in northern Powhatan County along Old River Trail. In doing so, the parcel will be limited to Agricultural, Forestal, or Preservation uses. The subject property is designated as Rural Areas and Natural Conservation on the Countywide Land Use Plan Map in the 2021 Long-Range Comprehensive Plan.

**5. Roundtable Discussion**

- a. Outlook committee update
- b. Expenses –signs, posts, pamphlets, riders, and Lunch and Learn for 2025
- c. Change to FAQ

**6. Adjourn**

Next Meeting Scheduled:

# December minutes

December 12, 2024

## **AFD Meeting**

### **Call to Order 9:02**

Attending: Terry Adcock, Bob Reilly, Jamie Timberlake, Jane Pendergast, Denise Morrissette, Pete Sisti, Wilson Denoon, Betty Walters, Sally Taylor

Staff: Sean Clendening, Charity Gold

Jamie Timberlake **motioned to approve minutes**. Seconded by Betty Walters. All AYES. Meeting minutes approved.

### **Public Hearing 24-10-AFD**

Public comments opened – no comments

Public comments closed

Betty Walters **motioned to approve the application**. Jane Pendergast seconded. All AYES. 24-10-AFD recommended for approval.

### **Public Hearing 24-11-AFD**

Public comment period opened- no comments

Public comment period closed

Pete Sisti **motioned to approve the application**. Betty Walters seconded the motion. All AYES. Jane Pendergast abstained. All AYES. 24-11-AFD recommended for approval.

### **Roundtable Discussion**

AFD Committee put to vote the recommendation regarding the conservation subdivision next to Old Timbers AFD. Sally Taylor recommended approval of the proposal. Pete Sisti seconded. All AYES.

Next regular meeting: February 20, 2025

Meeting adjourned at 11:05



## Case #25-01-AFD

Request to Add Parcels to an Existing AFD  
Tax Map Parcel #7-1-6  
Staff Report Prepared for the AFD Advisory Committee

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### I. PUBLIC MEETINGS

AFD Advisory Committee      February 20, 2025      Public Hearing

### II. GENERAL INFORMATION

Request	Add Parcels to an Existing Agricultural & Forestal District (AFD)
Applicant/Owner	Diane and Salvatore Girgente
Address	4259 Old River Trail
Parcel ID#	7-1-6
Existing Zoning	Agriculture (A-10)
Proposed Land Use	Limited to Agricultural/Forestal Production & Preservation
Core AFD ID	James River AFD
Acreage to be Added	10.288 acres
Acreage of Core AFD	1391.85 acres
Location	Northern part of Powhatan County along Old River Trail
Electoral District	#5 (Smiths Crossroads/Pineville/Tobaccoville)
Magisterial District	Spencer
2021 Future Land Use Plan	Rural Areas and Natural Conservation
Land Use Status:	Not in Land Use
Priority Conservation Area:	Entirely within the Priority Conservation Area

### III. EXECUTIVE SUMMARY

District #5 (Smiths Crossroads/Pineville/Tobaccoville) Diane and Salvatore Girgente are requesting to have Tax Map Parcel #7-1-6 added to an already established James River Agricultural Forestal District (AFD) in northern Powhatan County along Old River Trail. In doing so, the parcel will be limited to Agricultural, Forestal, or Preservation uses. The subject property is designated as Rural Areas and Natural Conservation on the Countywide Land Use Plan Map in the 2021 Long-Range Comprehensive Plan.

## PROPERTY DESCRIPTION

### Location

The subject property is in northern Powhatan County along Old River Trail and borders the James River AFD core area. The orange hatched area below is the existing James River AFD. The highlighted yellow parcel is the proposed addition. The yellow line to the west is the county line.

Vicinity Map



## Community Character

The subject parcel sits south of land owned by the state and next to agriculturally-zoned parcels with single-family dwellings.

## Surrounding Uses

Direction	Zoning	Uses
North	Agricultural-10 (A-10)	<ul style="list-style-type: none"><li>• Powhatan State Park</li></ul>
South	Agricultural-10 (A-10)	<ul style="list-style-type: none"><li>• Forested Area</li></ul>
East	Agricultural-10 (A-10)	<ul style="list-style-type: none"><li>• Residential home on A-10 lot</li></ul>
West	Agricultural-10 (A-10)	<ul style="list-style-type: none"><li>• Residential home on A-10 lot</li></ul>

## IV. PROJECT ANALYSIS

### Current Zoning

The parcel is currently zoned Agricultural-10 (A-10). The purpose of the Agricultural-10 (A-10) District is to maintain the agrarian and low-density rural character of the county that optimizes economic use of the county's prime farmland and forest land resources and defines the countryside appearance and rural character of areas designated as rural preservation areas in the comprehensive plan. Specifically, the district is intended to accommodate and encourage agriculture, agri-business, agricultural and rural tourism, silviculture, and related uses and development. It is also intended to accommodate limited low-density single-family detached homes on lots of ten or more acres—primarily in the form of conservation subdivisions that conserve substantial open space and natural resources.

### Requested Land Use

The applicant is proposing to add the subject property to the adjacent Agricultural Forestal District (AFD). The purpose of an Agricultural & Forestal District [Chapter 43; Sec. 15.2-4301] in the Code of Virginia, is as follows:

*It is the policy of the Commonwealth to conserve and protect and to encourage the development and improvement of the Commonwealth's agricultural and forestal lands for the production of food and other agricultural and forestal products. It is also the policy of the Commonwealth to conserve and protect agricultural and forestal lands as valued natural and ecological resources which provide essential open spaces for clean air sheds, watershed protection, wildlife habitat, as well as for aesthetic purposes. It is the purpose of this chapter to provide a means for a mutual undertaking by landowners and localities to protect and enhance agricultural and forestal land as a viable segment of the Commonwealth's economy and as an economic and environmental resource of major importance.*

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## V. COMPREHENSIVE PLAN ANALYSIS

### Countywide Future Land Use Plan

The 2021 Long-Range Comprehensive Plan designates the subject property as Rural Areas. It is located adjacent to similar Rural Area parcels.

### Land Use: Rural Areas

The intent of the *Rural Areas* designation is described as follows:

*Areas Rural Areas will be rural in character, with preserved natural, cultural, and historic resources, including thriving farms, agribusinesses and tourism, permanently-preserved open spaces, permanent easement properties, hillsides, hilltops, floodplains, wooded and forested areas, historic landscapes, landmarks, and corridors. These areas will include active agricultural, silviculture, agribusiness, equestrian operations, and tourism, with new residential development designed in such a way as to be balanced with the natural and existing manmade environment in order to minimize degradation of the rural, natural, cultural, and historic environment (p. 69 of 2021 Comprehensive Plan).*

### Natural and Cultural Resources

*In identifying ecologically sensitive lands for potential inclusion in Powhatan County's AFD program, it is recognized by the county that protection of connecting corridors between such lands is essential to their property functioning. (p. 53 of 2021 Comprehensive Plan).*

*In its focus on preserving environmentally sensitive land and wildlife habitat, Powhatan County will use the Priority Conservation Areas from Map 2 as a principle means for identifying land whose desirability for addition into the AFD program has already been established (p. 53 of 2021 Comprehensive Plan).*

**Priority Conservation Area:** All of the property falls within the Priority Conservation Area.

## VI. STAFF RECOMMENDATION

Staff recommends approval of the proposed addition as it is designated Rural Areas in the Comprehensive Plan and is adjacent to an already existing James River AFD.

### PUBLIC COMMENTS

As of February 14, 2025, the Planning Department has not received any public comments on this request.

## VII. PROPOSED RESOLUTION

In accordance with the Code of Virginia Title 15.2. *Counties, Cities and Towns*; Chapters 43. *Agricultural and Forestal Districts Act*, the Agricultural and Forestal District Advisory Committee recommends (approval / denial / deferral) of the request submitted by Diane and Salvatore Girgente to add Tax Map #7-1-6 to the James River AFD.