



**POWHATAN COUNTY**  
**Agricultural & Forestal District Advisory Committee**  
**Agenda: Regular Meeting & Roundtable Discussion**  
Thursday, July 17, 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 (April 24, 2025)

**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 Hearings**

- a. 25-02-AFD Quarterfield
- b. 25-03-AFD Johnson
- c. 25-04-AFD Jones Creek
- d. 25-05-AFD Douglas, Beard, Ashrafi
- e. 25-06-AFD Muddy Creek
- f. 25-07-AFD Arrington

## **5. Roundtable Discussion**

- a. Update on Lunch and Learn (Betty)
- b. Update on grant projects
- c. Update on future AFD parcels and status of current in approval process (Terry)
- d. Update on budget through June (Betty)
- e. Board of Supervisors August 25<sup>th</sup> Dinner

## **6. Adjourn**

Next Meeting Scheduled:

## AFD Meeting Minutes April 24, 2025

### 1. Call to order 9:01 – Terry Adcock

### 2. Administrative Items

#### a. Roll Call

Present members: Terry Adcock, Betty Walters, Bob Reilly, Wilson Denoon, Jamie Timberlake, Sally Taylor, Robert Harper, John Few. Jane Pendergast and Pete Sisti were present. Denise Morrisette was not present.

#### b. Adoption/Amendment of Agenda & Minutes

Jamie Timberlake motioned to **approve** the agenda and minutes. Wilson Denoon seconded. All AYES.

Agenda approved.

### 3. Public Comment Period

Public comment period opened.

No comments.

Comment period closed.

### 4. Roundtable Discussion

a. Terry Adcock explained the new Hertzler AFD.

b. Sally Taylor gave an update on signage and QR codes.

c. Bob Reilly gave an update on the flower and pollination projects.

d. Betty Walters provided an updated on the Lunch and Learn regarding speaking schedule, shirts, and food.

### 5. Adjourn

Next meeting scheduled for July 17, 2025 at 9:00am



## Case #25-02-AFD

Request to Create a new AFD  
Tax Map Parcels #40-15, 40-16, 40-16A  
Staff Report Prepared for the AFD Committee

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### I. PUBLIC MEETINGS

AFD Advisory Committee                      July 17, 2025                      Public Hearing

### II. GENERAL INFORMATION

Request	Create a new Agricultural & Forestal District (AFD)
Applicant/Owner	Gene Hertzler
Address	3209 Buckingham Road
Parcel ID#	40-15, 40-16, 40-16A
Existing Zoning	Agriculture (A-10)
Proposed Land Use	Limited to Agricultural/Forestal Production & Preservation
Core AFD ID	Quarterfield (new)
Acreage to be Added	261.0 acres (new)
Acreage of Core AFD	261.0 acres (new)
Location	Central part of Powhatan County along Buckingham Road
Electoral District	#4 (Powhatan Courthouse/Mt. Zion)
Magisterial District	Spencer
2021 Future Land Use Plan	Rural Areas and Natural Conservation
Land Use Status:	In Land Use
Priority Conservation Area:	Approximately 46 acres within the Priority Conservation Area

### III. EXECUTIVE SUMMARY

District #4 (Powhatan Courthouse/Mt. Zion) Gene R Hertzler is requesting to have Tax Map Parcels #40-15, 40-16, and 40-16A create a new Agricultural and Forestal District (AFD) in Central Powhatan County along Buckingham Road, to be known as "Quarterfield." 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.

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## PROPERTY DESCRIPTION

### Location

The subject property is in central Powhatan County along Buckingham Road and borders the Rocky Ford Creek AFD. The area outlined in orange is the proposed Quarterfield AFD. The purple area is the existing Rocky Ford Creek AFD.

Vicinity Map



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### Community Character

The subject parcel is south of Route 60 and is mostly adjacent to agriculturally-zoned parcels, as well as some commercially-zoned parcels along Route 60.

### Surrounding Uses

Direction	Zoning	Uses
North	Agricultural-10 (A-10) Commerce Center (CC)	<ul style="list-style-type: none"><li>• Residential Home</li><li>• Funeral home, church</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 parcels are 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 create a new 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 and Natural Conservation. 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:** Approximately 43 acres the property are 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 does not negatively impact the health, safety, or general welfare of county residents.

### PUBLIC COMMENTS

As of July 11, 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 AFD committee recommends (approval / denial / deferral) of the request submitted by Gene R Hertzler to allow Tax Map #40-15, 40-16, and 40-16A to establish a new Agricultural and Forestal District known as Quarterfield.



## Case #25-03-AFD

Request to join the existing Rocky Ford Creek AFD  
Tax Map Parcel #40-27G  
Staff Report Prepared for the AFD Committee

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### I. PUBLIC MEETINGS

AFD Advisory Committee                      July 17, 2025                      Public Hearing

### II. GENERAL INFORMATION

Request    Add parcel to existing Rocky Ford Creek AFD  
Applicant/Owner                                Clinton and Theresa Johnson  
Address    1605 Capeway Road  
Parcel ID#     40-27G  
Existing Zoning                                   Agriculture (A-10)  
Proposed Land Use                               Limited to Agricultural/Forestral Production & Preservation  
Core AFD ID                                       Rocky Ford Creek  
Acreage to be Added                             15.14 acres  
Acreage of Core AFD                             337.57  
Location    Central part of Powhatan County along Capeway Road  
Electoral District                                #4 (Powhatan Courthouse/Mt. Zion)  
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 #4 (Powhatan Courthouse/Mt. Zion) Clinton and Theresa Johnson are requesting to have Tax Map Parcel #40-27G added to an existing Rocky Ford Creek Agricultural and Forestal District (AFD) in Central Powhatan County along Capeway Road. 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.

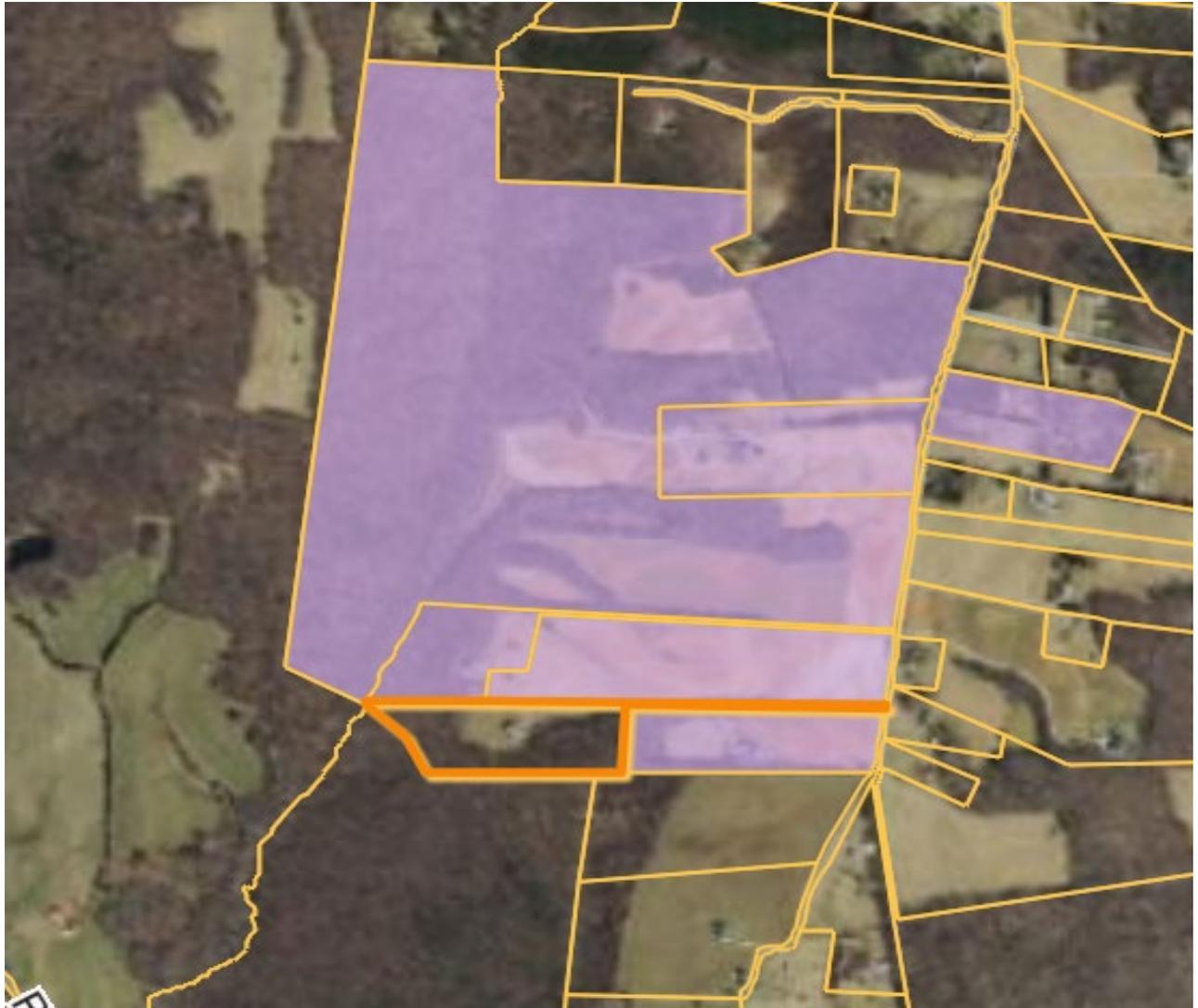
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## PROPERTY DESCRIPTION

### Location

The subject property is in central Powhatan County along Capeway Road and is adjacent to the Rocky Ford Creek AFD. The area outlined in orange is the proposed addition. The purple area is the existing Rocky Ford Creek AFD.

Vicinity Map



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### Community Character

The subject parcel is surrounded by agriculturally-zoned parcels and is adjacent to three other parcels within the Rocky Ford Creek AFD.

### Surrounding Uses

Direction	Zoning	Uses
North	Agricultural-10 (A-10)	<ul style="list-style-type: none"><li>Residential Home on A-10 lot</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>Forested Area</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 Rocky Ford Creek (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 and Natural Conservation. 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:** Entirely 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 does not negatively impact the health, safety, or general welfare of county residents.

#### PUBLIC COMMENTS

As of July 11, 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 AFD committee recommends (approval / denial / deferral) of the request submitted by Clinton and Theresa Johnson to allow Tax Map #40-27G to join the existing Agricultural and Forestal District known as Rocky Ford Creek.



## Case #25-04-AFD

Request to create a new AFD

Tax Map Parcels # 29-25D, 29-29, 29-31, 29-32, 29-6-10, 29-6-11, 29-6-12,  
29-6-26, 29-6-27, 29-6-9

Staff Report Prepared for the AFD Committee

### I. PUBLIC MEETINGS

AFD Advisory Committee	July 17, 2025	Public Hearing
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### II. GENERAL INFORMATION

Request	Create a new AFD known as “Jones Creek”
Applicant/Owner	Antonio and Laura Leal, James and Sarah Reilly, and Robert and Rosalind Reilly
Address	2695 Farmington Lane, 2692 New Timber Way, 2685 Old Timber Way
Parcel ID#	29-25D, 29-29, 29-31, 29-32, 29-6-10, 29-6-11, 29-6-12, 29-6-26, 29-6-27, 29-6-9
Existing Zoning	Agriculture (A-10)
Proposed Land Use	Limited to Agricultural/Forestral Production & Preservation
Core AFD ID	Jones Creek (new)
Acreage to be Added	340.34 (new)
Acreage of Core AFD	340.34 (new)
Location	North-central part of Powhatan County along Mill Road, Farmington Lane, and Old Timber Way
Electoral District	District #1 (mostly) and part in District #3
Magisterial District	Huguenot
2021 Future Land Use Plan	Rural Areas and Natural Conservation
Land Use Status:	280.34 acres in Land Use
Priority Conservation Area:	Entirely within the Priority Conservation Area

### III. EXECUTIVE SUMMARY

District #1 and District #3 Antonio and Laura Leal, James and Sarah Reilly, and Robert and Rosalind Reilly are requesting to have Tax Map Parcels #29-25D, 29-29, 29-31, 29-32, 29-6-10, 29-6-11, 29-6-12, 29-6-26, 29-6-27, 29-6-9 create a new Jones Creek Agricultural and Forestal District (AFD) in North-Central Powhatan County along Mill Road, Farmington Lane, and Old Timber Way. In doing so, the parcels will be limited to Agricultural, Forestal, or Preservation

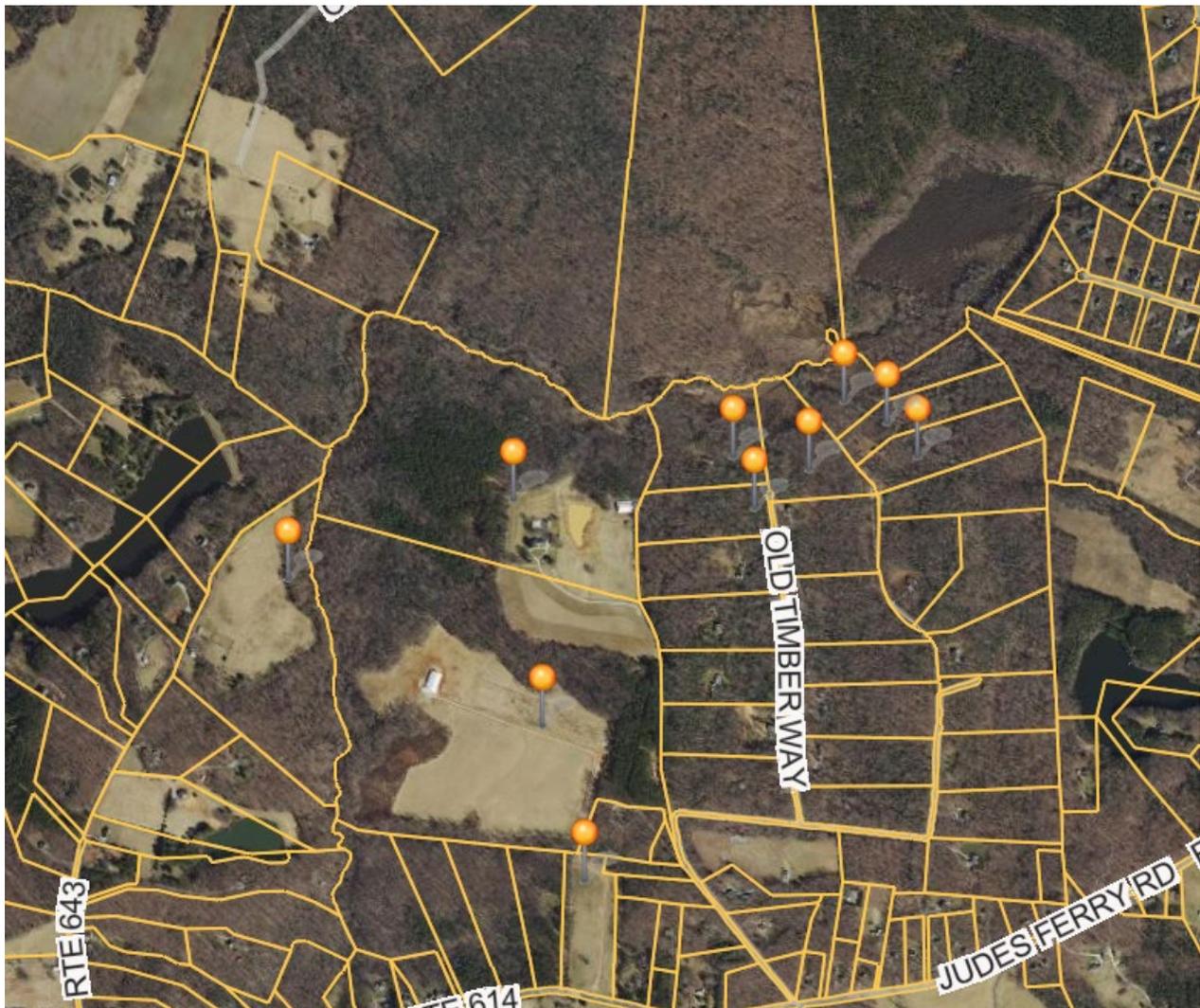
uses. The subject property is designated as Rural Areas and Natural Conservation on the Countywide Land Use Plan Map in the 2021 Long-Range Comprehensive Plan.

## PROPERTY DESCRIPTION

### Location

The subject property is in North-Central Powhatan County along Mill Road, Farmington Lane, and Old Timber Way. The parcels with an orange pin are the proposed additions to create the new AFD.

### Vicinity Map



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## Community Character

The subject parcels are surrounded by agriculturally-zoned parcels.

### Surrounding Uses

Direction	Zoning	Uses
North	Agricultural-10 (A-10)	<ul style="list-style-type: none"><li>• Forested Area</li></ul>
South	Agricultural-10 (A-10)	<ul style="list-style-type: none"><li>• Residential home on A-10 lot</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 parcels are 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 Rocky Ford Creek (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 and Natural Conservation. 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:** Entirely 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 does not negatively impact the health, safety, or general welfare of county residents.

#### PUBLIC COMMENTS

As of July 11, 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 AFD committee recommends (approval / denial / deferral) of the request submitted by Antonio and Laura Leal, James and Sarah Reilly, and Robert and Rosalind Reilly to allow Tax Map #29-25D, 29-29, 29-31, 29-32, 29-6-10, 29-6-11, 29-6-12, 29-6-26, 29-6-27, 29-6-9 to create a new Agricultural and Forestal District known as Jones Creek.



## Case #25-05-AFD

Request to create a new AFD  
Tax Map Parcels # 18-18, 28-31, 29-3-6, 29-4A, 23-31E  
Staff Report Prepared for the AFD Committee

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### I. PUBLIC MEETINGS

AFD Advisory Committee                      July 17, 2025                      Public Hearing

### II. GENERAL INFORMATION

Request	Join an existing AFD known as Jones Creek AFD
Applicant/Owner	Dora Douglas, Ethan and Sarah Beard, Alexander and Samantha Ashrafi
Address	2695 Red Lane Road, 2475 Three Bridge Road, 2664 Red Lane Road
Parcel ID#	18-18, 28-31, 29-3-6, 29-4A, 23-31E
Existing Zoning	Agriculture (A-10)
Proposed Land Use	Limited to Agricultural/Forestral Production & Preservation
Core AFD ID	Jones Creek
Acreage to be Added	345.29
Acreage of Core AFD	340.34
Location	North-central part of Powhatan County along Red Lane Road, and Three Bridge Road
Electoral District	District #3
Magisterial District	Huguenot and Spencer
2021 Future Land Use Plan	Rural Areas and Natural Conservation
Land Use Status:	In Land Use
Priority Conservation Area:	Approximately 201.91 acres in Priority Conservation Area

### III. EXECUTIVE SUMMARY

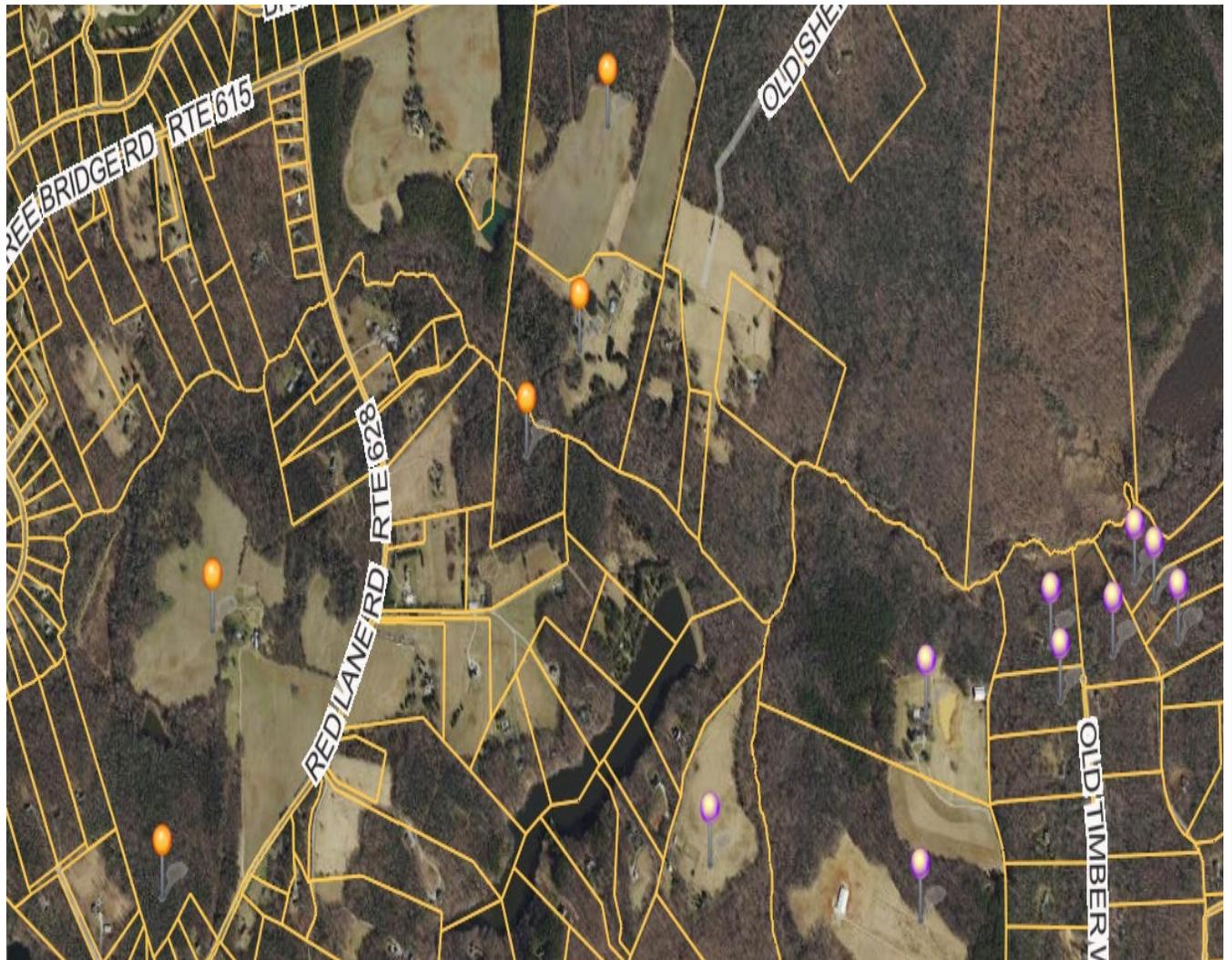
District #3 Dora Douglas, Ethan and Sarah Beard, Alexander and Samantha Ashrafi are requesting to have Tax Map Parcels #18-18, 28-31, 29-3-6, 29-4A, 23-31E join the Jones Creek Agricultural and Forestal District (AFD) in North-Central Powhatan County along Red Lane Road, and Three Bridge Road. In doing so, the parcels 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 North-Central Powhatan County along Red Lane Road, and Three Bridge Road. The parcels with an orange pin are the proposed additions. The parcels with a purple pin are the existing Jones Creek AFD.

Vicinity Map



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## Community Character

The subject parcels are mostly bordering agriculturally-zoned parcels. Some of TM 28-31 and 28-31E are adjacent to residentially-zoned parcels.

### Surrounding Uses

Direction	Zoning	Uses
North	Agricultural-10 (A-10)	<ul style="list-style-type: none"><li>Residential home on A-10 lot</li></ul>
South	Agricultural-10 (A-10) Single Family Residential (R-2)	<ul style="list-style-type: none"><li>Residential home on A-10 or R-2 lot</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) Single Family Residential (R-2)	<ul style="list-style-type: none"><li>Residential home on A-10 or R-2 lot</li></ul>

## IV. PROJECT ANALYSIS

### Current Zoning

The parcels are 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 Jones Creek 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 and Natural Conservation. 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:** Entirely 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 does not negatively impact the health, safety, or general welfare of county residents. While not adjacent to the existing AFD, the parcels are within the required one mile radius of the core AFD.

### PUBLIC COMMENTS

As of July 11, 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 AFD committee recommends (approval / denial / deferral) of the request submitted by Dora Douglas, Ethan and Sarah Beard, Alexander and

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Samantha Ashrafi to allow Tax Map #18-18, 28-31, 29-3-6, 29-4A, 23-31E to join the Agricultural and Forestal District known as Jones Creek.



## Case #25-06-AFD

Request to create a new AFD  
Tax Map Parcels # 3-2 and 4-22  
Staff Report Prepared for the AFD Committee

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### I. PUBLIC MEETINGS

AFD Advisory Committee                      July 17, 2025                      Public Hearing

### II. GENERAL INFORMATION

Request	Create a new AFD known as “Muddy Creek”
Applicant/Owner	Powhatan Land & Timber LLC
Address	No address
Parcel ID#	3-2 and 4-22
Existing Zoning	Agriculture (A-10)
Proposed Land Use	Limited to Agricultural/Forestal Production & Preservation
Core AFD ID	Muddy Creek (new)
Acreage to be Added	213 (new)
Acreage of Core AFD	213 (new)
Location	North-western part of Powhatan County approximately 3,200 feet west from Cartersville Road
Electoral District	District #5
Magisterial District	Macon
2021 Future Land Use Plan	Rural Areas and Natural Conservation
Land Use Status:	In Land Use
Priority Conservation Area:	Not within the Priority Conservation Area

### III. EXECUTIVE SUMMARY

District #5 Powhatan Land & Timber LLC is requesting to have Tax Map Parcels #3-2, and 4-22 create a new Muddy Creek Agricultural and Forestal District (AFD) in North-Western Powhatan County approximately 3,200 feet west of Cartersville Road. In doing so, the parcels 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.

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## PROPERTY DESCRIPTION

### Location

The subject property is in North-Western Powhatan County bordering Cumberland County. The parcels outlined in orange are the proposed additions to create the new AFD. The pink line is the county border (approximately). A survey from 1998 shows that 9 acres of the property are in Cumberland County. Those nine acres cannot be part of the AFD and have been excluded from acreage calculations.

Vicinity Map



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### Community Character

The subject parcels are surrounded by agriculturally-zoned parcels.

#### Surrounding Uses

Direction	Zoning	Uses
North	Agricultural-10 (A-10)	<ul style="list-style-type: none"><li>Residential home on A-10 lot</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>Forested Area</li></ul>
West	Agricultural-2 (A-2)	<ul style="list-style-type: none"><li>Forested Area</li></ul>

## IV. PROJECT ANALYSIS

### Current Zoning

The parcels are 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 create a new AFD known as Muddy Creek. 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 and Natural Conservation. 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:** Not 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 does not negatively impact the health, safety, or general welfare of county residents.

### PUBLIC COMMENTS

As of July 11, 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 AFD committee recommends (approval / denial / deferral) of the request submitted by Powhatan Land & Timber LLC to allow Tax Map #3-2 and 4-22 to create a new Agricultural and Forestal District known as Muddy Creek.



## Case #25-07-AFD

Request to join the Appomattox River AFD  
Tax Map Parcels # 51-4  
Staff Report Prepared for the AFD Committee

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### I. PUBLIC MEETINGS

AFD Advisory Committee                      July 17, 2025                      Public Hearing

### II. GENERAL INFORMATION

Request	Join an existing AFD known as Appomattox River AFD
Applicant/Owner	Obie and Christina Arrington
Address	3250 Pineview Dr
Parcel ID#	51-4
Existing Zoning	Agriculture (A-10)
Proposed Land Use	Limited to Agricultural/Forestal Production & Preservation
Core AFD ID	Appomattox River
Acreage to be Added	10.473
Acreage of Core AFD	1506.2
Location	South-Central part of Powhatan County along Pineview Drive
Electoral District	District #4
Magisterial District	Huguenot
2021 Future Land Use Plan	Rural Areas
Land Use Status:	In Land Use
Priority Conservation Area:	Approximately 9.67 acres in Priority Conservation Area

### III. EXECUTIVE SUMMARY

District #4 Obie and Christina Arrington are requesting to have Tax Map Parcel #51-4 join the Appomattox River Agricultural and Forestal District (AFD) in South-Central Powhatan County along Pineview Drive. In doing so, the parcels will be limited to Agricultural, Forestal, or Preservation uses. The subject property is designated as Rural Areas on the Countywide Land Use Plan Map in the 2021 Long-Range Comprehensive Plan.

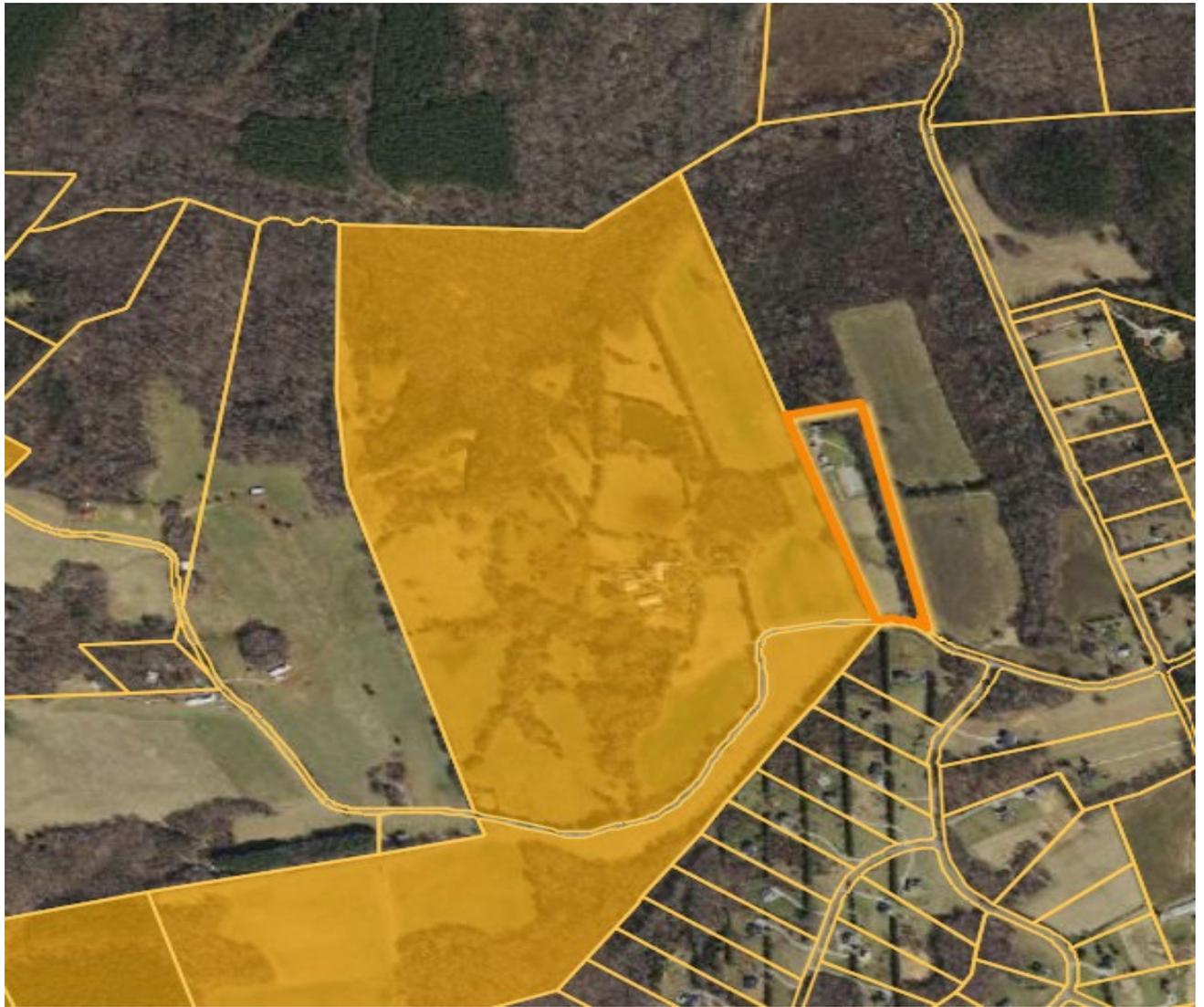
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## PROPERTY DESCRIPTION

### Location

The subject property is in South-Central Powhatan County along Pineview Drive. The parcel with the bolded orange lines is the proposed addition. The parcels shaded orange show the existing Appomattox River AFD.

Vicinity Map



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## Community Character

The subject parcel borders agriculturally-zoned to the north, east, and west. The southern property line is Pineview Drive and across the street is zoned Rural Residential 5.

## Surrounding Uses

Direction	Zoning	Uses
North	Agricultural-10 (A-10)	<ul style="list-style-type: none"><li>• Forested areas</li></ul>
South	Rural Residential 5 (RR-5)	<ul style="list-style-type: none"><li>• Residential home on RR-5 lot</li></ul>
East	Agricultural-10 (A-10)	<ul style="list-style-type: none"><li>• A-10 lot with pasture</li></ul>
West	Agricultural-10 (A-10)	<ul style="list-style-type: none"><li>• Residential home on A-10 with farm structures</li></ul>

## IV. PROJECT ANALYSIS

### Current Zoning

The parcels are 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 Appomattox River 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:** Almost entirely in 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 does not negatively impact the health, safety, or general welfare of county residents.

### PUBLIC COMMENTS

As of July 11, 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 AFD committee recommends (approval / denial / deferral) of the request submitted by Obie and Christina Arrington to allow Tax Map #51-4 to join the Appomattox River AFD.