



POWHATAN COUNTY
Agricultural & Forestal District Advisory Committee
Agenda: Regular Meeting & Roundtable Discussion
Thursday, September 11, 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 (July 17, 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

25-08-AFD White William and Leah White are requesting to have Tax Map Parcel #61-27J join the Skinquarter (AFD) in Eastern Powhatan County off Clayville Rd along the Chesterfield County border. 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.

5. Roundtable Discussion

- a. Discussion on Mr. Hatcher email
- b. Update on grant projects
- c. Update on future AFD parcels

6. Adjourn

Next Meeting Scheduled:

AFD Meeting Minutes July 17, 2025

1. Call to order 9:11 – Terry Adcock

2. Administrative Items

a. Roll Call

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

b. Adoption/Amendment of Agenda & Minutes

Betty Walters motioned to **approve** the agenda and minutes. Jane Pendergast seconded. All AYES.

Agenda approved.

3. Public Comment Period

Public comment period opened.

No comments.

Comment period closed.

4. Public Hearings

a. 25-02-AFD Quarterfield

Bob Reilly presented the proposal.

Terry Adcock opened the meeting for public comments.

No comments.

Terry Adcock closed the comment period.

Betty Walters motioned to approve.

Pete Sisti seconded.

All AYES. Motion passed.

b. 25-03-AFD Johnson

Bob Reilly presented the proposal.

Terry Adcock opened the meeting for public comments.

No comments.

Terry Adcock closed the comment period.

Betty Walters motioned to approve.

Jane Pendergast seconded.

All AYES. Motion passed.

c. 25-04-AFD Jones Creek

Bob Reilly presented the proposal.

Terry Adcock opened the meeting for public comments.

No comments.

Terry Adcock closed the comment period.

Betty Walters motioned to approve.

Pete Sisti seconded.

All AYES. Motion passed.

d. 25-05-AFD Douglas, Beard, Ashrafi

Bob Reilly presented the proposal.

Terry Adcock opened the meeting for public comments.

No comments.

Terry Adcock closed the comment period.

Pete Sisti motioned to approve.

Jane Pendergast seconded.

All AYES. Motion passed.

e. 25-06-AFD Muddy Creek

Bob Reilly presented the proposal.

Terry Adcock opened the meeting for public comments.

No comments.

Terry Adcock closed the comment period.

Betty Walters motioned to approve.

Pete Sisti seconded.

All AYES. Motion passed.

f. 25-07-AFD Arrington

Bob Reilly presented the proposal.

Terry Adcock opened the meeting for public comments.

No comments.

Terry Adcock closed the comment period.

Betty Walters motioned to approve.

Jane Pendergast seconded.

All AYES. Motion passed.

5. Roundtable Discussion

- a. Betty Walters provided a recap and additional information on the Lunch and Learn.
- b. Terry Adcock provided an update on the grant projects. AFDAC voted, all AYES, to support the transfer of the grant for the state park proposal.
- c. Terry Adcock provided an update on the
- d. Betty Walters provided an update on the budget through June.
- e. Bob Reilly provided an update on the Board of Supervisor's meeting.

6. Adjourn

Next meeting scheduled for September 11, 2025 at 9:00am



Case #25-08-AFD

Request to join the Appomattox River AFD
Tax Map Parcels # 61-27J
Staff Report Prepared for the AFD Committee

I. PUBLIC MEETINGS

AFD Advisory Committee September 11, 2025 Public Hearing

II. GENERAL INFORMATION

Request	Join an existing AFD known as Skinquarter AFD
Applicant/Owner	William and Leah White
Address	315 Clayville Road
Parcel ID#	61-27J
Existing Zoning	Agriculture (A-10)
Proposed Land Use	In Land use (Timber)
Core AFD ID	Skinquarter
Acreage to be Added	50.0
Acreage of Core AFD	247.68
Location	Eastern Powhatan
Electoral District	District #2
Magisterial District	Huguenot
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

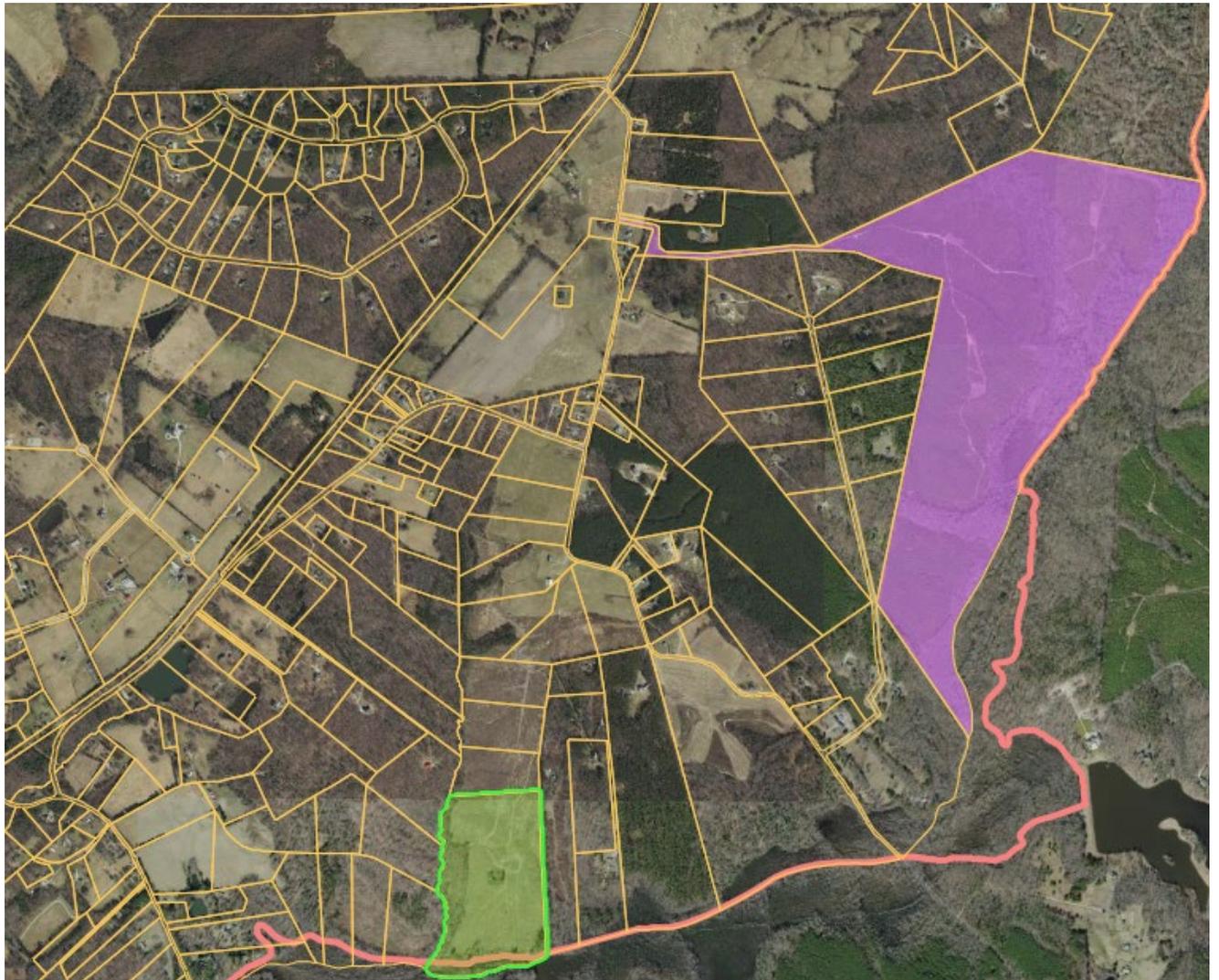
District #2 William and Leah White are requesting to have Tax Map Parcel #61-27J join the Skinquarter (AFD) in Eastern Powhatan County off Clayville Rd along the Chesterfield County border. In doing so, the parcels will be limited to Agricultural, Forestal, or Preservation uses. The subject property 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 Eastern Powhatan County off Clayville Rd along the Chesterfield County border. The parcel with the bolded green lines is the proposed addition. The parcel in purple shows the existing Skinquarter AFD.

Vicinity Map



Community Character

The subject parcel borders agriculturally-zoned to the north, east, and west. The southern property line borders with Chesterfield County.

Surrounding Uses

Direction	Zoning	Uses
North	Agricultural-10 (A-10)	<ul style="list-style-type: none">Residential home on A-10 lot
South	Agricultural	<ul style="list-style-type: none">Forested Land with creek
East	Agricultural-10 (A-10)	<ul style="list-style-type: none">Residential home on A-10 lot
West	Agricultural-10 (A-10)	<ul style="list-style-type: none">Forested A-10 lots

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 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.

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.

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 and Natural Conservation in the Comprehensive Plan and does not negatively impact the health, safety, or general welfare of county residents.

PUBLIC COMMENTS

As of September 9, 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 William and Leah White to allow Tax Map #61-27J to join the Skinquarter AFD.