

**Agricultural and Forestal District-19-0003. Barnes Swamp AFD Addition, 811 and 917 Stewarts Road**

**Staff Report for the June 9, 2020, Board of Supervisors Regular Meeting**

**SUMMARY FACTS**

Applicant: Mr. Stephen Bowmer

Land Owner: Berta L. Bowmer Estate

Proposal: Addition of  $\pm$  44.74 acres to the Barnes Swamp Agricultural and Forestal District (AFD)

Locations: 811 Stewarts Road ( $\pm$  25.84 acres)  
917 Stewarts Road ( $\pm$  18.9 acres)

Tax Map/Parcel Nos.: 0240100014  
0240100013

Project Acreage:  $\pm$  44.74 acres

Zoning: A-1, General Agricultural

Comprehensive Plan: Rural Lands

Primary Service Area: Outside

Staff Contact: Thomas Wysong, Senior Planner

**PUBLIC HEARING DATES**

AFD Committee: January 23, 2020, 4:00 p.m.

Planning Commission: March 4, 2020, 6:00 p.m.

Board of Supervisors: June 9, 2020, 5:00 p.m.

**FACTORS FAVORABLE**

1. Staff finds that this addition to the Barnes Swamp AFD would be compatible with surrounding development and the core of the District.
2. Staff finds the proposal consistent with the recommendations of the 2035 Comprehensive Plan Land Use Action 6.1.1.
3. Impacts: This proposal is not anticipated to generate any impacts that require mitigation.

**FACTORS UNFAVORABLE**

As this proposal is not anticipated to generate any impacts that require mitigation, staff finds no unfavorable factors.

**SUMMARY STAFF RECOMMENDATION**

Staff recommends that the Board of Supervisors approve this application, subject to the proposed conditions.

**AFD ADVISORY COMMITTEE RECOMMENDATION**

At its January 23, 2020 meeting, the AFD Advisory Committee voted 8-0 to recommend approval of this application to the Planning Commission and Board of Supervisors.

**PLANNING COMMISSION RECOMMENDATION**

At its March 4, 2020 meeting, the Planning Commission voted 7-0 to recommend approval of this application to the Board of Supervisors, subject to the proposed conditions.

**PROPOSED CHANGES MADE SINCE PLANNING COMMISSION MEETING**

None.

**PROJECT DESCRIPTION**

- Mr. Stephen Bowmer has applied to enroll  $\pm$  44.74 acres of land located at 811 and 917 Stewarts Road into the Barnes Swamp AFD. The subject parcels are currently undeveloped and forested.
- The subject parcels are within one mile of the core parcels in the Barnes Swamp AFD.
- The applicant received a reforestation plan from the Virginia Department of Forestry (VDOF) in September 2019. The applicant began harvesting in that same month under the monitoring of the VDOF and completed the harvest in October 2019.
- Per the United States Department of Agriculture's *Soil Survey of James City and York Counties and the City of Williamsburg, Virginia*, the parcels consist of the following soils:

| Soil Type                               | Erosion Hazard | Equipment Limitation | Seedling Mortality | Windthrow Hazard |
|---|----------------|----------------------|--------------------|------------------|
| 11C, Craven-Uchee Complex, 6-10% Slopes | Slight         | Moderate             | Slight             | Slight           |
| 14B, Emporia                            | Slight         | Slight               | Slight             | Slight           |
| 15e, Emporia                            | Slight         | Moderate             | Slight             | Slight           |
| 17, Johnston                            | Slight         | Severe               | Severe             | Moderate         |
| 27, Peawick                             | Slight         | Moderate             | Slight             | Slight           |
| 29A, Slagle                             | Slight         | Moderate             | Slight             | Slight           |

**DISTRICT HISTORY**

- The Barnes Swamp AFD was created in 1986 for a term of four years and originally consisted of 29 parcels totaling  $\pm$  1,905 acres.
- The District was renewed at four-year intervals again in 1990, 1994, 1998, 2002, 2006, 2010, 2014, and 2018 with various additions and withdrawals taking place during that period.
- If this addition is approved, the District would consist of approximately 1,698.48 acres.

**SURROUNDING ZONING AND DEVELOPMENT**

All surrounding properties are zoned A-1, General Agricultural and designated Rural Lands or Open Space or Recreation in the 2035 Comprehensive Plan. Existing land uses on adjacent properties include single-family residences and undeveloped forested land, as well as the Diascund Reservoir, which is located north of the property on the other side of Stewarts Road.

**COMPREHENSIVE PLAN**

The Comprehensive Plan designates these parcels as Rural Lands. Appropriate primary uses in Rural Lands include traditional agricultural and forestal activities. Land Use Action 6.1.1 of the 2035 Comprehensive Plan states that the County shall "support both the use and value assessment of Agricultural and Forestal (AFD) programs to the maximum degree allowed by the *Code of Virginia*."

**Staff Report for the June 9, 2020, Board of Supervisors Regular Meeting**

**STAFF RECOMMENDATION**

Staff recommends that the Board of Supervisors approve this application, subject to the proposed conditions (see Attachment No. 1).

TW/nb  
AFD19-03BarnesSwpAdd

Attachments:

1. Ordinance
2. Location Map
3. Barnes Swamp AFD Map
4. Barnes Swamp AFD 2018 Renewal Ordinance and Staff Report
5. State Code § 15.2-4305 Regarding AFD Application Criteria
6. Approved Minutes of the January 23, 2020 AFD Advisory Committee Meeting
7. Approved Minutes of the March 4, 2020 Planning Commission Meeting.