

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 ± 44.74 acres to the Barnes Swamp Agricultural and Forestal District (AFD)
Locations: 811 Stewarts Road (± 25.84 acres)
917 Stewarts Road (± 18.9 acres)
Tax Map/Parcel Nos.: 0240100014
0240100013
Project Acreage: ± 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.

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PROPOSED CHANGES MADE SINCE PLANNING COMMISSION MEETING

None.

PROJECT DESCRIPTION

- Mr. Stephen Bowmer has applied to enroll ± 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 (VDOP) in September 2019. The applicant began harvesting in that same month under the monitoring of the VDOP 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 ± 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*.”

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

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.