

Agricultural-Forestal District Reviews

Board of Supervisors

December 3, 2025

- ❑ Green Mountain
- ❑ Nortonsville Local
- ❑ Batesville

AFD Reviews

- Periodic reviews of Agricultural & Forestal Districts are required by State law and County ordinance
 - Three districts are under review today
 - 40 parcels
 - 2,271 acres
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- ❑ Green Mountain
 - ❑ Nortonsville Local
 - ❑ Batesville

Ordinance Review Criteria

County Code Sec. 3-204(E)(3). Factors to be considered when acting. The Board of Supervisors shall reasonably consider the recommendations of the Advisory Committee and the Planning Commission, the criteria in County Code § 3-201(F)(2), (3), (4), (5), and (7), and any other relevant factors when it reviews a district.

County Code Sec. 3-201(F) criteria:

2. Significant agricultural or forestal lands not in active production.
3. Uses other than active farming or forestry.
4. Development patterns.
5. Comprehensive Plan and zoning regulations.
7. Development rights.

“Whether any parcel has one or more development rights that would allow the creation of one or more parcels less than 21 acres in size; in considering whether to include any parcel in a district, the policy of the County is to not include any parcel determined to have no development rights and cannot be further divided to create one or more parcels less than 21 acres in size.”

Green Mountain District Review

6 parcels = 1,248 acres

Soils

Important for Agriculture = 1,054 acres

Important for Forestry = 1,217 acres

Withdrawal Requests

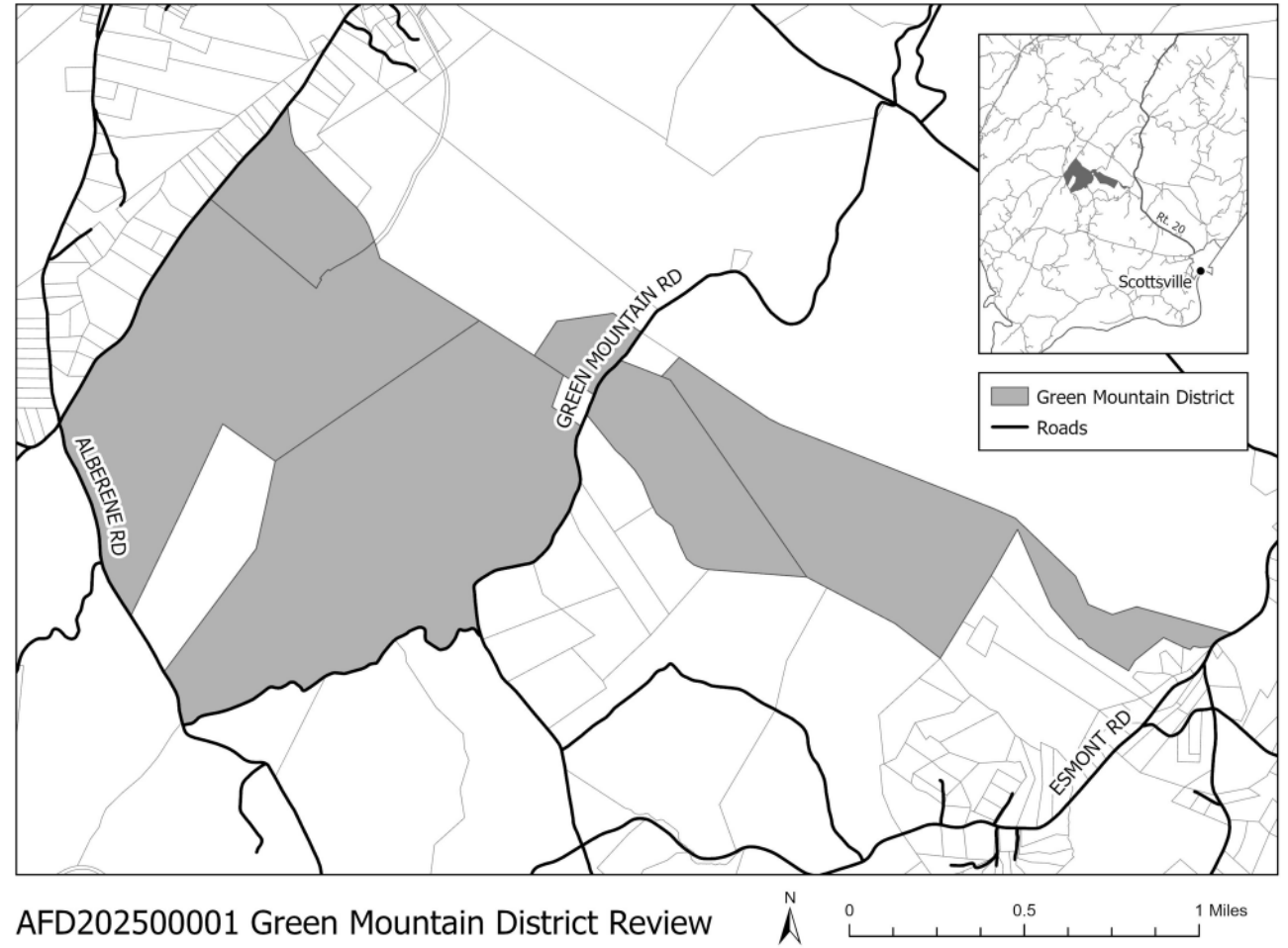
No withdrawal requests have so far been received.

Parcels without Development Potential

None.

Recommendations

The AFD Advisory Committee (7:0), the Planning Commission (7:0), and staff recommend renewal of the Green Mountain District for another 10-year period.



Nortonsville Local District Review

2 parcels = 43 acres

Soils

Important for Agriculture = 23 acres

Important for Forestry = 42 acres

Withdrawal Requests

No withdrawal requests have so far been received.

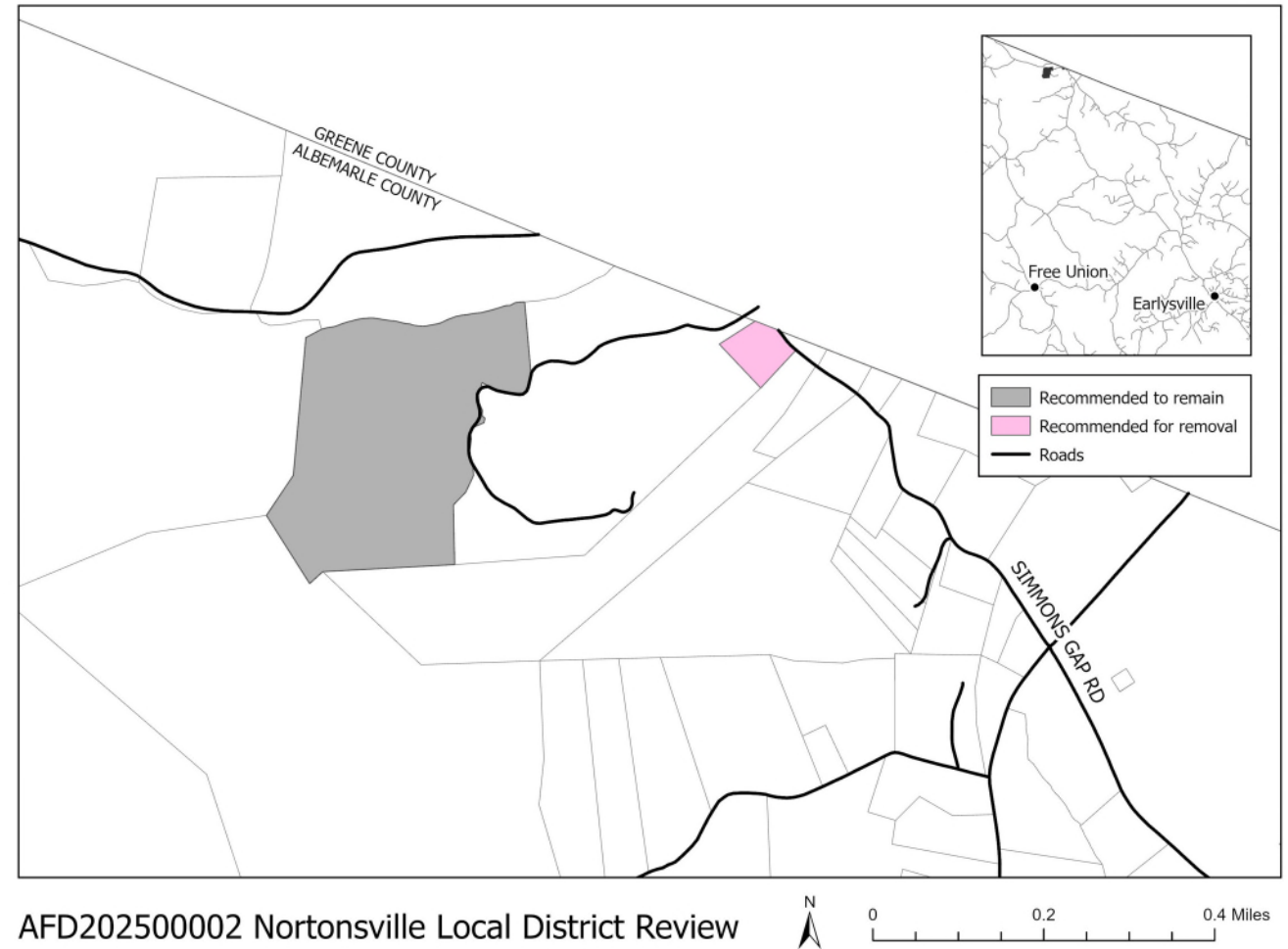
Parcels without Development Potential

1 parcel = 2 acres

Parcel	Acreage	Taxation
008000000028B0	2	Regular taxable

Recommendations

The AFD Advisory Committee (5:2), the Planning Commission (7:0), and staff recommend renewal of the District, with the staff-recommended removal, for another 8-year period.



Batesville District Review

32 parcels = 979 acres

Soils

Important for Agriculture = 810 acres

Important for Forestry = 969 acres

Withdrawal Requests

No withdrawal requests have so far been received.



AFD202500003 Batesville
District Review



0 0.5 1 Miles

Batesville District Review

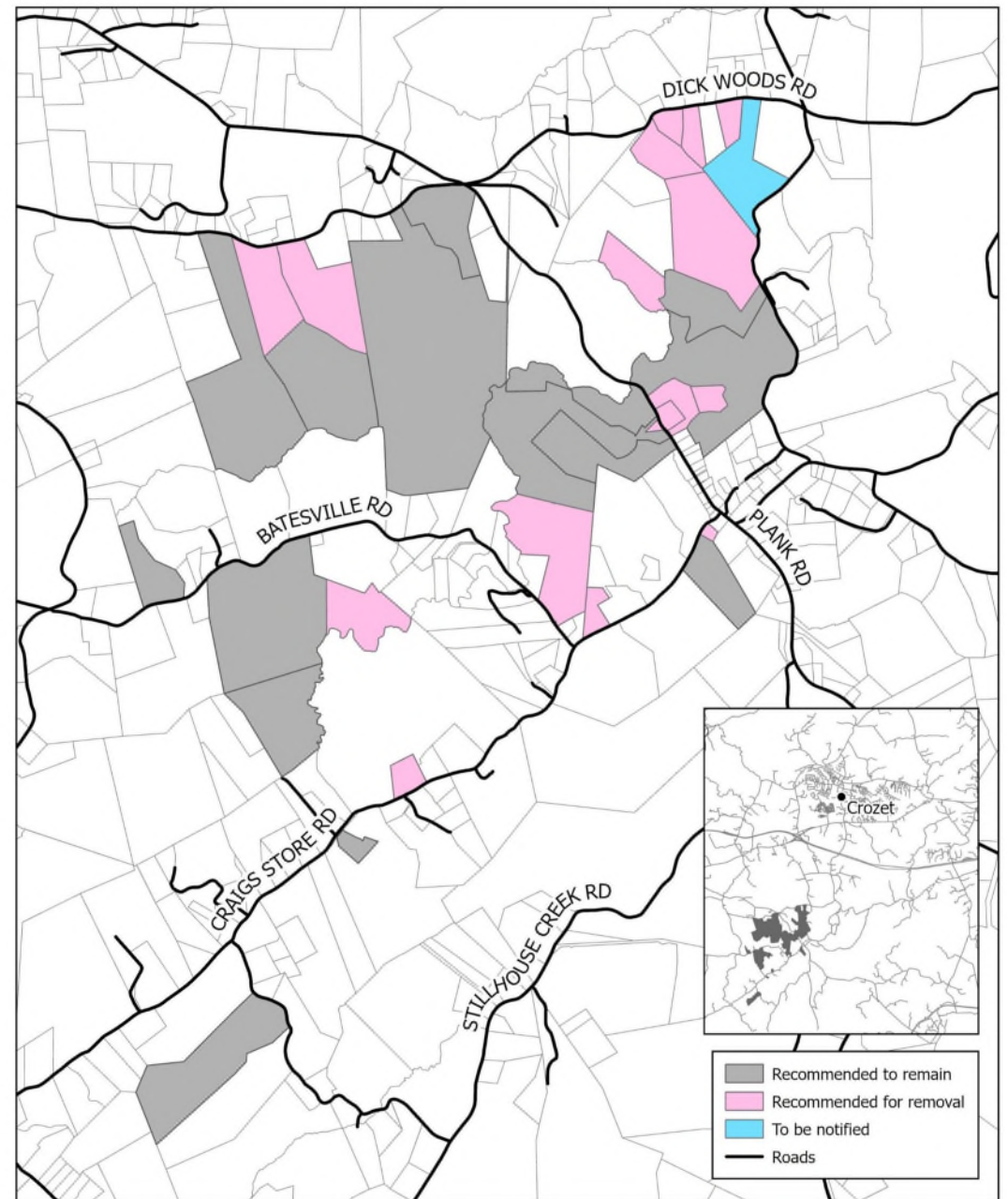
Parcels without Development Potential

17 parcels = 266 acres

Parcel	Acreage	Use-value Taxation
71-24B	35.00	Forestry
71-24C	21.00	Regular taxable
71-26A	3.55	Regular taxable
71-26B	4.65	Regular taxable
71-26B2	7.44	Regular taxable
71-27A	15.00	Regular taxable
71-29C	13.80	Regular taxable
71-29D	5.00	Regular taxable
71-29E	6.70	Regular taxable
71-29G	6.40	Regular taxable
71-29H	24.92	Open space
71-29I	44.63	Forestry
85-3A1	24.06	Forestry
85-17	5.04	Regular taxable
85-21D1	42.00	Regular taxable
85-22C	5.21	Regular taxable
85-30D	1.19	Regular taxable

Open Space Taxation

1 parcel = 25 acres in Open Space taxation
(recommended to continue for five years)



AFD202500003 Batesville
District Review



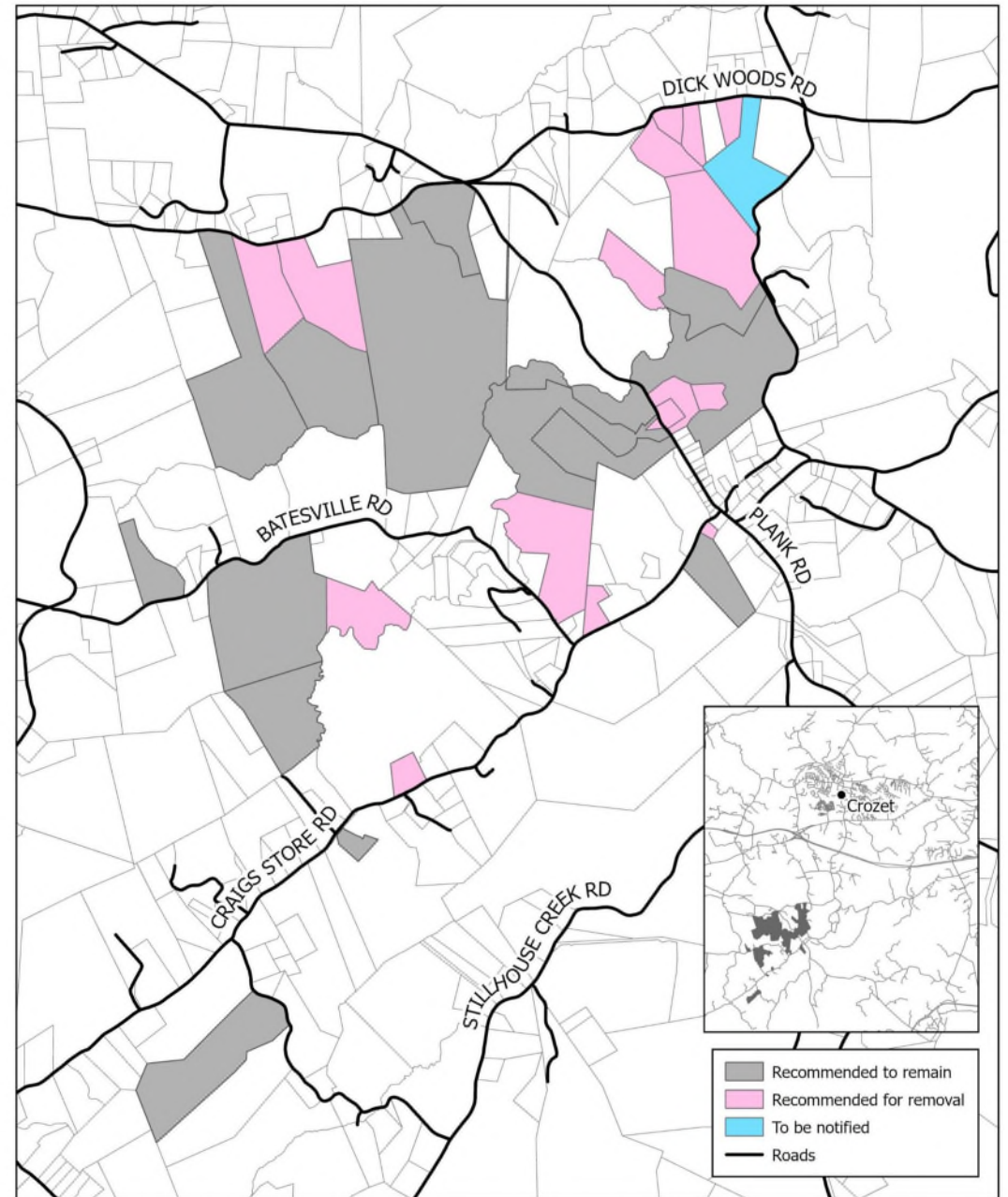
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Batesville District Review

Recommendations

The Planning Commission (7:0) and staff recommend renewal of the Batesville District for five years with the aforementioned removals.

The AFD Committee (5:2) recommends renewal of the District for five years without the aforementioned removals.



AFD202500003 Batesville
District Review



0 0.5 1 Miles

Questions?

Public Hearing

Questions?

Recommended Motion

I move to adopt the ordinance attached to the staff report as Attachment A.

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