



COUNTY OF ALBEMARLE STAFF REPORT

Project Name: AFD202600002 Green Mountain District Addition	Staff: James Van Vranken, Planner
Agricultural and Forestal Districts Advisory Committee Meeting: April 21, 2026	
Planning Commission Public Hearing: May 12, 2026	Board of Supervisors Public Hearing: June 17, 2026
Proposal: Addition of two parcels to the Green Mountain Agricultural and Forestal District.	Comprehensive Plan Designation: Rural Area

BACKGROUND

The Albemarle County Code currently contains this description of the Green Mountain District:

Sec. 3-217 Green Mountain Agricultural and Forestal District

The district known as the "Green Mountain Agricultural and Forestal District" was created and continues as follows:

A. Date created. The district was created on December 2, 2015.

B. Lands within the district. The district is composed of the following described lands, identified by parcel identification number:

1. Tax map 120: parcels 15A, 15B, 16C (part), 18A, 18A1.

2. Tax map 121: parcel 2.

C. Review. The district is reviewed once every ten years and will next be reviewed prior to December 3, 2035.

The District is located west of Keene between Secretarys Sand Road and Esmont Road (see Attachment A), and includes six parcels totaling 1,248 acres. It was created in December 2015 and included 1,248 acres at the time of its creation.

PROPOSAL

The applicant is applying to add two parcels to the District, both of which are protected by a single conservation easement.

Requested Additions			
Parcel	Acres	Acres of Important Soils	Development Rights
120-20	346	253	N/A
128-1	407	338	N/A

Parcel 120-20 is mostly forested, but includes one dwelling, a few agricultural buildings, and a couple of pasture fields to the south of the homesite. Parcel 128-1 is entirely forested, except for three large areas that were recently harvested for timber.

ANALYSIS OF THE ADDITION REQUEST

Section 3-201(F) of the County Code states that the Agricultural and Forestal Districts Advisory Committee and the Planning Commission shall apply the following criteria in their respective reviews of each application:

Agricultural and forestal significance of the land. *The agricultural and forestal significance of the land within the district and in areas adjacent to the district; in evaluating the agricultural and forestal significance of the land, any relevant agricultural or forestal maps may be considered, as well as soil, climate, topography, other natural factors, markets for agricultural and forestal products, the extent and nature of farm structures, the present status of agriculture and forestry, anticipated trends in agricultural economic conditions, and other relevant factors;*

Approximately 590 acres of the property contain soil designated by the Natural Resources Conservation Service as “Prime” or “Locally Important” for agriculture. Parcel 128-1 has been in forestry since the 1960s, before which it was used for pasture.

Significant agricultural or forestal lands not in active production. *The presence of any significant agricultural or forestal lands within the district and in areas adjacent to the district that are not now in active agricultural or forestal production, considering the maps, factors, markets, and other information described in subsection (F)(1);*

The Green Mountain District and the surrounding land are predominantly composed of forestry blocks and large farms, most of which are in the use value tax deferral program or under conservation easement.

Uses other than active farming or forestry. *The nature and extent of land uses other than active farming or forestry within the district and in areas adjacent to the district;*

The land to the east, south, and west of the District has seen significant conversion of rural land to residential uses. The District’s restrictions help to protect rural land-use patterns.

Development patterns. *Local development patterns and needs;*

The area is a developed rural area, with both farm and forest parcels and smaller residential parcels, and ongoing economic pressure to convert rural land uses to residential uses.

Comprehensive Plan and zoning regulations. *The Comprehensive Plan and the applicable zoning regulations;*

The Green Mountain District and the parcel proposed to join the District are both designated as Rural Area in the Comprehensive Plan and zoned RA (Rural Areas). The Comprehensive Plan calls for protection of rural land uses and natural resources.

Environmental benefits. *The environmental benefits of retaining the lands in the district for agricultural and forestal uses;*

The conservation easement held on these parcels, which permanently restricts development and requires protection of riparian buffers, is providing significantly more environmental protection than would the parcels' inclusion in the District. There are no environmental benefits to adding the parcels to the District, but the property's AFD status would be considered during the review of any adjacent special use permits.

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; and*

Both parcels proposed for addition are under a conservation easement, which permits a maximum of two dwellings per parcel and no further division. For AFD eligibility, the number of small-lot development rights the parcels hold is irrelevant.

Other. *Any other relevant matter.*

Staff found no other relevant matters.

RECOMMENDATION

The Agricultural and Forestal Districts Advisory Committee recommended (7:0) approval of the proposed addition.

Attachments

Attachment A – District Map

Attachment B – Proposed Ordinance

AFD202600002 Green Mountain Addition



ORDINANCE NO. 26-3(2)

AN ORDINANCE TO AMEND AND REORDAIN CHAPTER 3, AGRICULTURAL AND FORESTAL DISTRICTS, ARTICLE II, DISTRICTS OF STATEWIDE SIGNIFICANCE, DIVISION 2, DISTRICTS, OF THE CODE OF THE COUNTY OF ALBEMARLE, VIRGINIA.

BE IT ORDAINED by the Board of Supervisors of the County of Albemarle, Virginia, that Chapter 3, Agricultural and Forestal Districts, Article II, Districts of Statewide Significance, Division 2, Districts, of the Code of the County of Albemarle, Virginia, is hereby amended and reordained as follows:

By Amending:

Sec. 3-212 Chalk Mountain Agricultural and Forestal District
 Sec. 3-217 Green Mountain Agricultural and Forestal District

CHAPTER 3. AGRICULTURAL AND FORESTAL DISTRICTS**ARTICLE II. DISTRICTS OF STATEWIDE SIGNIFICANCE****DIVISION 2. DISTRICTS****Sec. 3-212 Chalk Mountain Agricultural and Forestal District.**

The district known as the "Chalk Mountain Agricultural and Forestal District" was created and continues as follows:

A. *Date created.* The district was created on September 6, 1989.

B. *Lands within the district.* The district is composed of the following described lands, identified by parcel identification number:

1. Tax map 97: parcels 2, 21A1, 21B, 21B1, 21C, 21D, 22, 22A, 22B, 27.
2. Tax map 98: parcels 1G (part), 4, 11, 12, 13, 14.
3. Tax map 99: parcel 30.

C. *Review.* The district is reviewed once every ten years and will next be reviewed prior to December 18, 2029.

(Code 1988, § 2.1-4(r); § 3-211, Ord. 98-A(1), 8-5-98; [Ord. 99-3\(5\)](#), 10-6-99; [Ord. 00-3\(1\)](#), 4-19-00; Ord. 09-3(4), 12-2-09, [Ord. 12-3\(1\)](#), 7-11-12; § 3-212, [Ord. 18-3\(1\)](#), 11-7-18; [Ord. 19-3\(3\)](#), 12-18-19; [Ord. 26-3\(1\)](#), 6-17-26)

Sec. 3-217 Green Mountain Agricultural and Forestal District.

The district known as the "Green Mountain Agricultural and Forestal District" was created and continues as follows:

A. *Date created.* The district was created on December 2, 2015.

B. *Lands within the district.* The district is composed of the following described lands, identified by parcel identification number:

1. Tax map 120: parcels 15A, 15B, 16C (part), 18A, 18A1, 20.
2. Tax map 121: parcel 2.
3. Tax map 128: parcel 1.

C. *Review.* The district is reviewed once every ten years and will next be reviewed prior to December 3, 2035.

(§ 3-213.6, [Ord. 15-3\(1\)](#), 12-2-15; § 3-217, [Ord. 18-3\(1\)](#), 11-7-18; [Ord. No. 25-3\(3\)](#), 12-3-25; [Ord. 26-3\(1\)](#), 6-17-26)

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of an Ordinance duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of ____ to ____, as recorded below, at a regular meeting held on June 17, 2026.

Clerk, Board of County Supervisors

	Aye	Nay
Ms. Duncan	_____	_____
Mr. Gallaway	_____	_____
Ms. LaPisto-Kirtley	_____	_____
Ms. Mallek	_____	_____
Mr. Missel	_____	_____
Mr. Pruitt	_____	_____



COUNTY OF ALBEMARLE STAFF REPORT

Project Name: AFD202600003 Chalk Mountain District Addition	Staff: James Van Vranken, Planner
Agricultural and Forestal District Advisory Committee Meeting: April 21, 2026	
Planning Commission Public Hearing: May 12, 2026	Board of Supervisors Public Hearing: June 17, 2026
Proposal: Addition of one parcel to the Chalk Mountain Agricultural and Forestal District.	Comprehensive Plan Designation: Rural Area

BACKGROUND

The Albemarle County Code currently contains this description of the Chalk Mountain District:

Sec. 3-212 Chalk Mountain Agricultural and Forestal District

The district known as the "Chalk Mountain Agricultural and Forestal District" was created and continues as follows:

A. Date created. The district was created on September 6, 1989.

B. Lands within the district. The district is composed of the following described lands, identified by parcel identification number:

- 1. Tax map 97: parcels 2, 21A1, 21B, 21B1, 21C, 21D, 22, 22A, 22B, 27.*
- 2. Tax map 98: parcels 1G (part), 11, 12, 13, 14.*
- 3. Tax map 99: parcel 30.*

C. Review. The district is reviewed once every ten years and will next be reviewed prior to December 18, 2029.

The District is located west of Rt. 29 South between Coveseville and North Garden (see Attachment A) and includes 16 parcels totaling 1,395 acres. It was created in September 1989 and included 1,082 acres at the time of its creation.

PROPOSAL

The applicant is applying to add one parcel to the District.

Requested Additions			
Parcel	Acres	Acres of Important Soils	Development Rights
98-4	234	183	1

Parcel 98-4 is a mixture of open pasture and woodland. It contains two dwellings and a few small agricultural buildings around the homesite.

ANALYSIS OF THE ADDITION REQUEST

Section 3-201(F) of the County Code states that the Agricultural and Forestal Districts Advisory Committee and the Planning Commission shall apply the following criteria in their respective reviews of each application:

Agricultural and forestal significance of the land. *The agricultural and forestal significance of the land within the district and in areas adjacent to the district; in evaluating the agricultural and forestal significance of the land, any relevant agricultural or forestal maps may be considered, as well as soil, climate, topography, other natural factors, markets for agricultural and forestal products, the extent and nature of farm structures, the present status of agriculture and forestry, anticipated trends in agricultural economic conditions, and other relevant factors;*

Approximately 183 acres of the property contains soil designated by the Natural Resources Conservation Service as “Prime” or “Locally Important” for agriculture. Its present land use – a mixture of mature hardwood forest and pasture grown for hay – is as it was in 1937, the first year for which aerial photographs are available.

Significant agricultural or forestal lands not in active production. *The presence of any significant agricultural or forestal lands within the district and in areas adjacent to the district that are not now in active agricultural or forestal production, considering the maps, factors, markets, and other information described in subsection (F)(1);*

The Chalk Mountain District and the lands surrounding the District are almost entirely forested, though it is difficult to tell how much of that land is under active forestry management.

Uses other than active farming or forestry. *The nature and extent of land uses other than active farming or forestry within the district and in areas adjacent to the district;*

While most of the land in and around the District is still forested, the area has seen significant parcel division and an increase in the number of residential lots, especially along the Route 29 corridor. The District’s restrictions help to protect rural land-use patterns.

Development patterns. *Local development patterns and needs;*

The surrounding region is a developed rural area, with both farm and forest parcels and smaller residential parcels. The Comprehensive Plan calls for protection of rural land uses and natural resources.

Comprehensive Plan and zoning regulations. *The Comprehensive Plan and the applicable zoning regulations;*

The Chalk Mountain District and the parcel proposed to join the District are both designated as Rural Area in the Comprehensive Plan and zoned RA (Rural Areas). The District and the proposed addition are also entirely within one of the Biodiversity Action Plan's Focus Areas, meaning the property is an area of important biodiversity highlighted for environmental protection.

Environmental benefits. *The environmental benefits of retaining the lands in the district for agricultural and forestal uses;*

Placing this land in an Agricultural and Forestal District will help to preserve forest and productive farmland and protect against the conversion of rural land to residential use by making it more difficult and less attractive for owners to subdivide small portions of their property. This helps to maintain large habitat blocks, connectivity, and water quality, and reduces erosion and the spread of invasive species.

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; and*

The parcel proposed for addition holds one small-lot development right, meaning the owners can currently subdivide one parcel smaller than 21 acres. This would no longer be the case if the parcel is added to the District, except to create a family subdivision.

Other. *Any other relevant matter.*

Staff found no other relevant matters.

RECOMMENDATIONS

The Agricultural and Forestal Districts Advisory Committee recommended (7:0) approval of the proposed addition.

Attachments

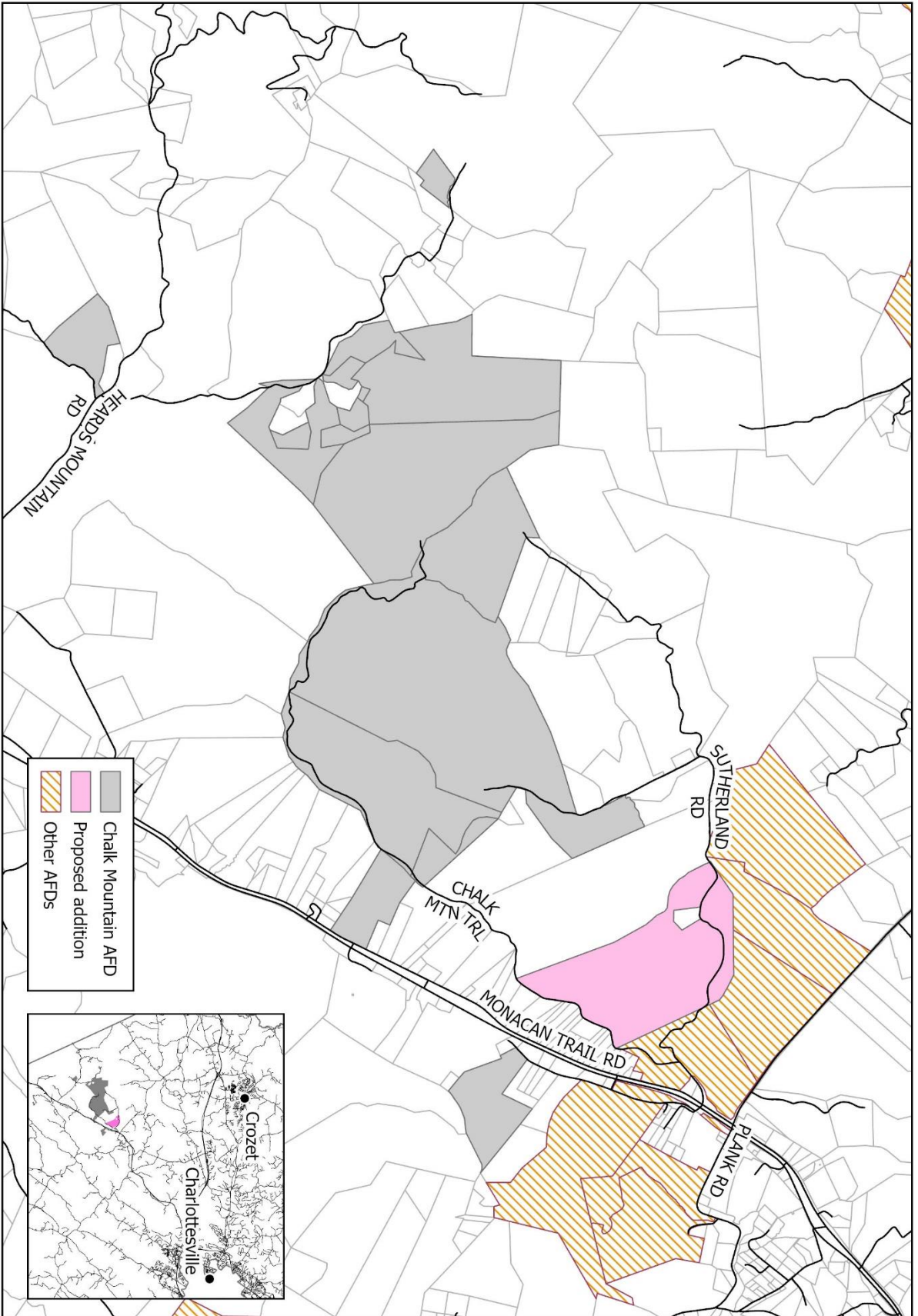
Attachment A – District Map

Attachment B – Proposed Ordinance

AFD202600003 Chalk Mountain Addition



0 0.75 1.5 Miles



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3. Tax map 99: parcel 30.

C. *Review.* The district is reviewed once every ten years and will next be reviewed prior to December 18, 2029.

(Code 1988, § 2.1-4(r); § 3-211, Ord. 98-A(1), 8-5-98; [Ord. 99-3\(5\)](#), 10-6-99; [Ord. 00-3\(1\)](#), 4-19-00; Ord. 09-3(4), 12-2-09, [Ord. 12-3\(1\)](#), 7-11-12; § 3-212, [Ord. 18-3\(1\)](#), 11-7-18; [Ord. 19-3\(3\)](#), 12-18-19; [Ord. 26-3\(1\)](#), 6-17-26)

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C. *Review.* The district is reviewed once every ten years and will next be reviewed prior to December 3, 2035.

(§ 3-213.6, [Ord. 15-3\(1\)](#), 12-2-15; § 3-217, [Ord. 18-3\(1\)](#), 11-7-18; [Ord. No. 25-3\(3\)](#), 12-3-25; [Ord. 26-3\(1\)](#), 6-17-26)

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of an Ordinance duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of ____ to ____, as recorded below, at a regular meeting held on June 17, 2026.

Clerk, Board of County Supervisors

	Aye	Nay
Ms. Duncan	_____	_____
Mr. Gallaway	_____	_____
Ms. LaPisto-Kirtley	_____	_____
Ms. Mallek	_____	_____
Mr. Missel	_____	_____
Mr. Pruitt	_____	_____