



Application for
AGRICULTURAL/FORESTAL DISTRICT
Creation, Addition or Withdrawal

[illegible]

**Please read below the Proposed Conditions to Creation of the District
Pursuant to Section 15.2-4309 of the Code of Virginia**

Conditions to Creation of the District

As a condition to creation of the district, no parcel within the district shall be developed to a use more intensive than that existing on the date of creation of the district, other than uses resulting in more intensive agricultural or forestal production, without the prior approval of the Board of Supervisors.

Except as provided below, a parcel shall be deemed to be developed to a more intensive use if: The proposed development would remove any portion of a parcel from agricultural or forestal production; or the proposed development would increase the population density of the level of activity on the parcel including, but no limited to, the rental of more than one dwelling unit on the parcel.

A parcel shall not be deemed to be developed to a more intensive use if: The proposed development is permitted by right in the Agricultural General (A-1) zoning district; the proposed development is permitted by special use permit in the A-1 zoning district and the Board of Supervisors, in considering the application for a Special Use Permit, determines that the development allowed by the permit is consistent with the purposes of this chapter; the proposed development is the proposed division of the parcel by subdivision and the minimum lot size of such division is twenty-two (22) acres or greater; the proposed development is the proposed division of the parcel by family division; or the proposed development is the occupation of dwelling units on the parcel by members of the immediate family of any of the owners of such parcel or by bona fide farm employees, together with their respective families, if any.

Current agricultural or forestal use of the property:

Total number of existing dwellings including rental units: _____

The Proposed period before the First Review (select 4 to 10 years) : _____

Contact Person for District: _____

Owner/Applicant Must Read and Sign

**We the undersigned landowners have read the information and conditions on this page
and request the property described above be designated an Agricultural/Forestal District.**

Signature

Witness

Date

Signature

Witness

Date

Signature

Witness

Date

Signature

Witness

Date

Signature

Witness

Date

Signature

Witness

Date

WITHDRAWAL FROM A DISTRICT:

By-right Withdrawal:

1. A property owner may withdraw by written notice at any time before the Board of Supervisors act on the application.
2. A property owner may withdraw by written notice during the time of review.
3. Upon the death of a property owner, any heir or devisee of an owner of land within the district may withdraw such land upon inheritance by written notice within two years of the date of death of the owner. Such a withdrawal, regardless of the acreage or location of the parcel, has no effect on the continuation of the district until the following review time.
4. No fee is require for a by-right withdrawal.

Petition for Withdrawal:

1. Withdrawal from an established district may be permitted by the Board of Supervisors for "good and reasonable cause shown".
2. The property owner requesting withdrawal must make application to the Board of Supervisors and submit a fee of \$500.
3. Any petition to withdraw property from a district must meet the following criteria:
 - a. The proposed new land use will not have an adverse effect upon farming or forestry operations in the remaining portion of the district.
 - b. The proposed new land use is in compliance with the most recently approved Comprehensive Plan.
 - c. The proposed land use is consistent with the public interest of the County and not solely to serve the proprietary interests of the landowner requesting withdrawal.
 - d. The proposed land use was not anticipated by the landowner at the time the property was placed in the district, and there has been a change in conditions or circumstances since that time.
4. Such petition for withdrawal is referred to the Advisory Committee for recommendation to the Planning Commission.
5. The Planning Commission holds a public hearing and makes a recommendation to the Board of Supervisors.
6. The Board of Supervisors holds a public hearing and makes a determination.
7. If denied favorable action, the applicant may appeal the Board's decision to the Circuit Court.