

**ORDINANCE O2016-05**  
**NELSON COUNTY BOARD OF SUPERVISORS**  
**AMENDMENT OF THE CODE OF NELSON COUNTY, VIRGINIA**  
**CHAPTER 9 “PLANNING AND DEVELOPMENT,” ARTICLE V,**  
**“AGRICULTURAL AND FORESTAL DISTRICTS”**  
**EXPANSION OF THE GREENFIELD AGRICULTURAL AND FORESTAL DISTRICT**

**WHEREAS**, Mr. Marc Chanin has filed application #2016-01 to expand the Greenfield Agricultural and Forestal District centered along Greenfield Road (Rte. 635) near Shannon Farm Lane (Rte. 843), roughly following the route of the North Fork of the Rockfish River starting near the intersection of Rte. 151 and Pounding Branch Road (Rte. 709), extending due south in a nearly continuous swath for approximately 5.1 miles, and ending just south of the river's North/South Fork confluence (near the intersection of Rte. 6 and Hill Hollow Road/Rte. 810) and extending NW and SE to include properties flanking Rte. 633 (Blundell Hollow and Taylor Creek Roads) for a total addition of **13.88** acres; and

**WHEREAS**, the new parcels to be added to Greenfield Agricultural and Forestal District are as follows:

Parcel #13-10-1- 2.43 acres zoned A-1  
Parcel #13-10-3- 11.45 acres zoned A-1, and

**WHEREAS**, the property owner voluntarily agreed to subject their property to the requirements stated in Section 9-202 of the Code of Nelson County and in addition, the following conditions will also apply:

- a. 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;
- b. Parcels of land within the District may only be subdivided by purchase or gift to immediate family members. However, subdivided parcels shall remain in the District for at least until the time of the next scheduled District renewal; and
- c. Parcels of land within the District may be sold in their entirety to a non-family member during the term of the District. However, the parcel under new ownership shall remain in the District at least until the time of the next scheduled District renewal; and

- d. Membership in this AFD does not preclude building a home on land on which no structure exists, or construction of guest house, garage, workshop, barn or similar auxiliary structure as allowed by County Regulations.
- e. The period before first review is four (4) years; and

**WHEREAS**, all procedural matters have been completed pursuant to §15.2-4300 et seq. of the Code of Virginia, 1950 as amended and pursuant Article V, Agricultural and Forestal Districts of the Code of Nelson County; and

**WHEREAS**, after reviewing the Planning Department’s report, the Agricultural and Forestal Districts Advisory Committee’s recommendation, and considering the comments from the public received at its public hearing held on **July 27, 2016** it is the Board’s finding that there are significant agricultural and forestal lands within the proposed expanded Districts and the newly proposed District and that they meet the requirements for such designation;

**NOW THEREFORE BE IT ORDAINED**, by the Nelson County Board of Supervisors that the Code of Nelson County, Chapter 9 “Planning and Development,” Article V, “Agricultural and Forestal Districts” be amended to expand the Greenfield Agricultural and Forestal District as proposed with the conditions (restrictions) as stated in the application; which each property owner voluntarily agreed to place on his and/or her property; and

**BE IT FURTHER ORDAINED**, by the Nelson County Board of Supervisors that this Ordinance becomes effective upon adoption.

Adopted: \_\_\_\_\_, 2016

Attest: \_\_\_\_\_, Clerk  
Nelson County Board of Supervisors