

Agricultural and Forestal Districts Advisory Committee

October 13, 2025

Agenda

1. Call to Order
2. Establish a Quorum
3. Committee Membership Update
4. Welcome Guests
5. Approval of Agenda
6. Approval of Minutes (May 15, 2025; September 30, 2025)
7. Matters from the Public
8. Rules of Procedure
9. District Reviews
 - a. Green Mountain District
 - b. Nortonville Local District
 - c. Batesville District
10. Proposed Code Revisions
11. Old Business
12. New Business
13. Adjournment

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Criteria for Addition or Creation

Sec. 3-201 F. *Criteria.* The Advisory Committee, the Planning Commission, and the Board of Supervisors shall apply the following criteria when they review an application:

1. Agricultural and forestal significance of the land.
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.
6. Environmental benefits.
7. Development rights.
8. Other.

Criteria for Review

Sec. 3-201 F. Criteria. The Advisory Committee, the Planning Commission, and the Board of Supervisors shall apply the following criteria when they review an application:

1. Agricultural and forestal significance of the land.
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.
6. Environmental benefits.
7. Development rights.
8. Other.

“...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

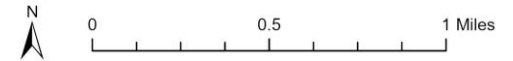
None.

Staff Recommendation

Staff recommends that the Committee recommend renewal of the Green Mountain District for another 10-year period.



AFD202500001 Green Mountain District Review



Possible Motions

A. Should the Committee **agree with the staff recommendation**:

I move that the Committee recommend renewal of the Green Mountain District for another ten-year period.

B. Should the Committee **disagree with the staff recommendation**:

I move that the Committee recommend termination of the Green Mountain District, for [explain reasons].

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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.

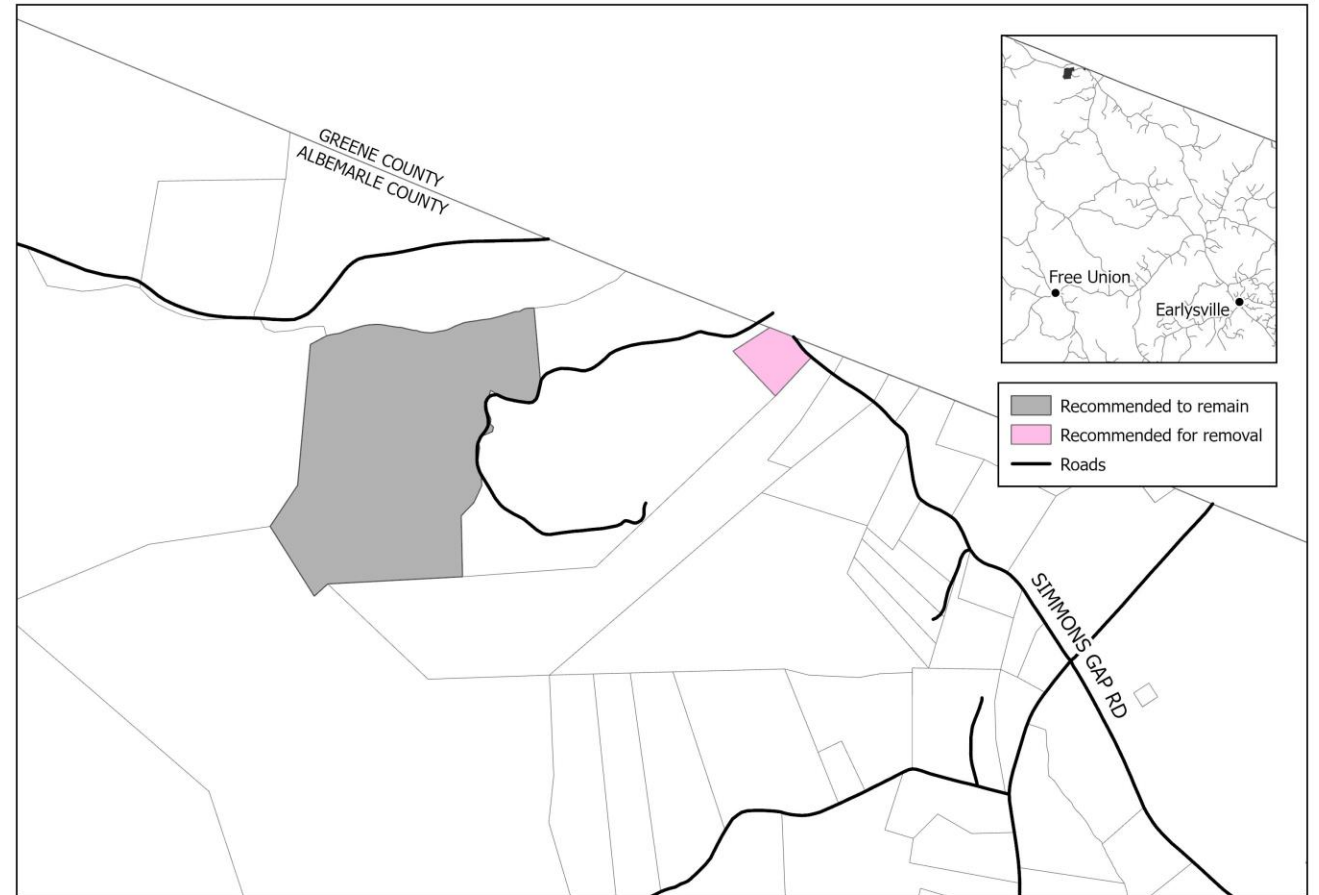
Parcels without Development Potential

1 parcel = 2 acres

Parcel	Acreage	Taxation
00800000028B0	2	Regular taxable

Staff Recommendation

Staff recommends that the Committee recommend renewal of the Nortonsville Local District, with the above-noted removal, for another 8-year period.



AFD202500002 Nortonsville Local District Review

Possible Motions

A. Should the Committee **agree with the staff recommendation**:

I move that the Committee recommend renewal of the Nortonville Local District for eight years with the staff-recommended removals.

B. Should the Committee wish to **replicate its recommendation** from the previous round of reviews:

I move that the Committee recommend renewal of the Nortonville Local District for eight years without the staff-recommended removals.

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Batesville District Review

33 parcels = 979 acres

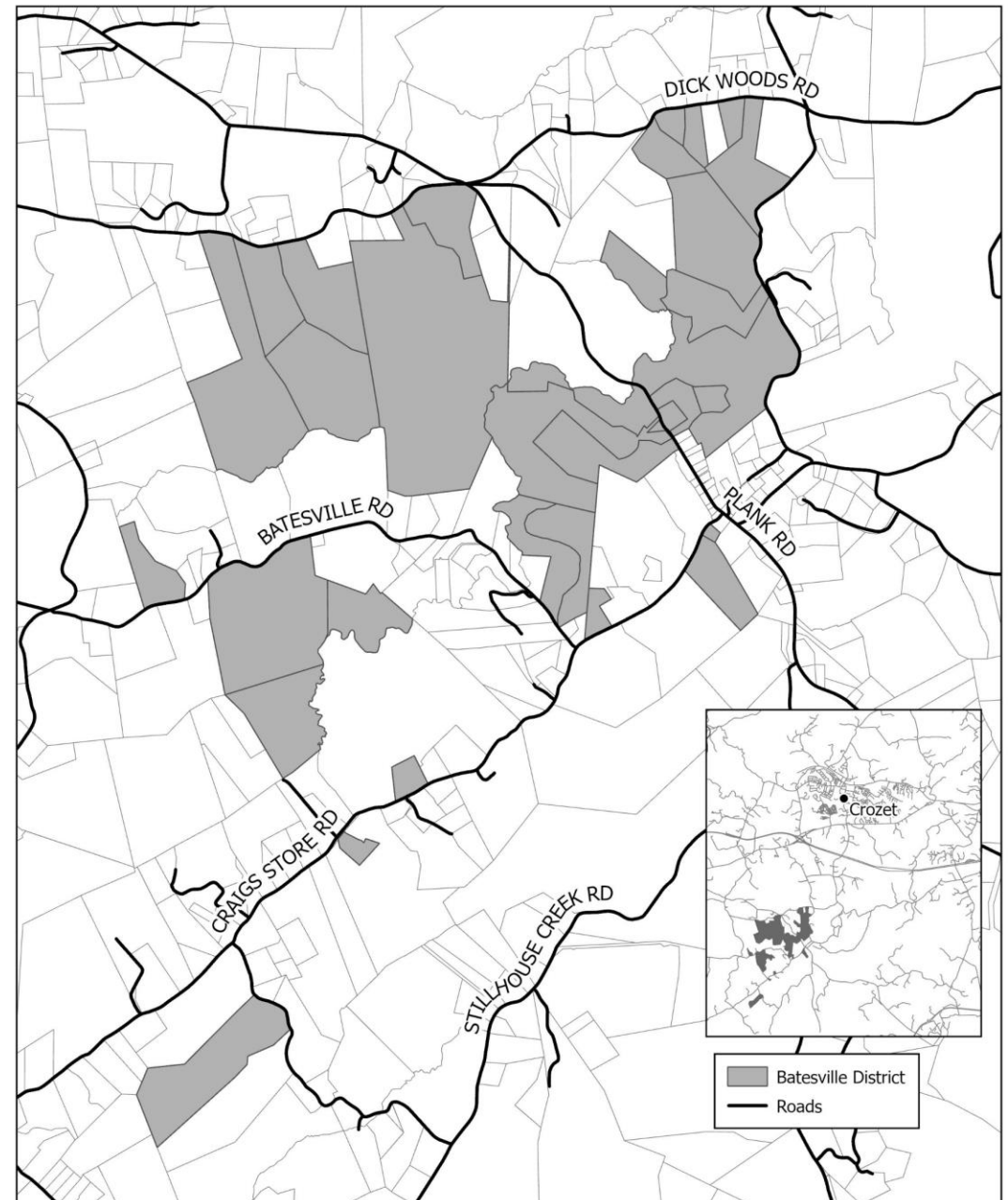
Soils

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

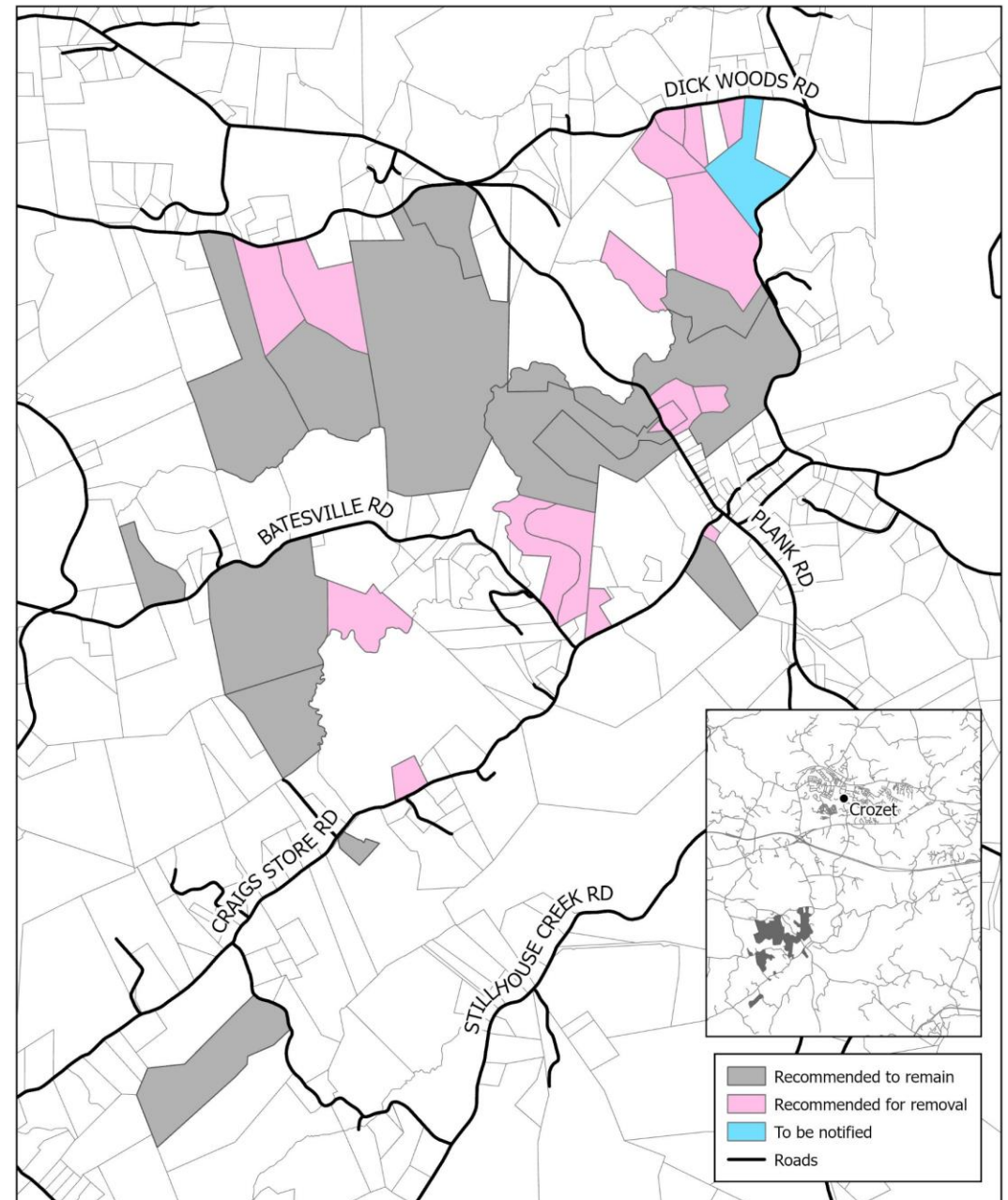
Parcels without Development Potential

18 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
85-21D	21.00	Regular taxable
85-21D1	21.00	Regular taxable
85-22C	5.21	Regular taxable
85-30D	1.19	Regular taxable

Staff Recommendation

Staff recommends that the Committee recommend renewal of the Batesville District, with the noted removals, for a 5-year period.



AFD202500003 Batesville District Review



0 0.5 1 Miles

Possible Motions

A. Should the Committee **agree with the staff recommendation**:

I move that the Committee recommend renewal of the Batesville District for five years with the staff-recommended removals.

B. Should the Committee wish to **replicate its recommendation** from the previous round of reviews:

I move that the Committee recommend renewal of the Batesville District for five years without the staff-recommended removals.

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