

A G E N D A
JAMES CITY COUNTY AFD ADVISORY COMMITTEE
REGULAR MEETING
101-A Mounts Bay Road, Williamsburg, VA 23185
Building A Large Conference Room
October 20, 2022
4:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. MINUTES

1. Minutes of the July 21, 2022 Regular Meeting

D. OLD BUSINESS

E. NEW BUSINESS

1. AFD-22-0015. 999 Jolly Pond Road Cranston's Pond AFD Addition
2. AFD-22-0017. 7294 Richmond Road Hill Pleasant Farm AFD Withdrawal

F. DISCUSSION ITEMS

G. ADJOURNMENT

ITEM SUMMARY

DATE: 10/20/2022

TO: The Agricultural and Forestal District Advisory Committee

FROM: Josh Crump, Principal Planner

SUBJECT: Minutes of the July 21, 2022 Regular Meeting

ATTACHMENTS:

	Description	Type
📎	Minutes of the July 21, 2022 Regular Meeting	Minutes

REVIEWERS:

Department	Reviewer	Action	Date
AFD Advisory Group	Crump, Josh	Approved	10/11/2022 - 10:51 AM
AFD Advisory Group	Holt, Paul	Approved	10/11/2022 - 12:42 PM
Publication Management	Daniel, Martha	Approved	10/11/2022 - 12:47 PM
AFD Advisory Group	Secretary, AFD	Approved	10/13/2022 - 3:26 PM

MINUTES
JAMES CITY COUNTY AFD ADVISORY COMMITTEE
REGULAR MEETING
101-A Mounts Bay Road, Williamsburg, VA 23185
Building A Large Conference Room
July 21, 2022
4:00 PM

A. CALL TO ORDER

Mr. Chris Taylor called the Agricultural and Forestal District (AFD) Advisory Committee meeting to order at 4 p.m.

B. ROLL CALL

Present:

Chris Taylor, Chair
Bruce Abbott, Vice Chair
Loretta Garrett
Payten Harcum
Will Harcum
Sandy Wanner

Absent:

Richard Bradshaw
Sue Sadler

Staff:

Josh Crump, Principal Planner
Terry Costello, Planner
John Risinger, Planner
Suzie Yeats, Planner
Beth Klapper, Community Development Assistant
Katie Pelletier, Community Development Assistant

C. MINUTES

1. Minutes of the January 27, 2022, Organizational Meeting

Mr. Abbott motioned to Approve the meeting minutes from January 27, 2022.

Mr. Will Harcum seconded the motion.

On a voice vote, the motion was approved 6-0.

D. OLD BUSINESS

There was no old business for discussion.

E. NEW BUSINESS

1. 2022 Agricultural and Forestal District (AFD) Renewals

Mr. Crump thanked the Committee for attending and introduced staff in attendance.

Ms. Costello greeted the Committee and stated that the Virginia General Assembly created the AFD Act in 1977 to grant local governments the authority, upon landowners' voluntary application, to establish AFDs. She said the process provides landowners an opportunity to try to protect their land from the pressure to develop and to protect and enhance agricultural and forestal land in the County. Ms. Costello noted since the AFD program began in James City County in 1986, it has grown to 13 AFDs representing nearly 20% of all total land area in the County. She said State Code requires that the County review all established AFDs prior to their expiration, and districts must be continued, modified, or terminated during this review. She noted, of the 13 districts, 12 are set to expire on October 31, 2022, and Wright's Island AFD will expire on October 31, 2026.

Ms. Costello noted the Agenda Packet included detailed staff reports which identify any modifications to AFD parcel acreages. She said there are no proposed condition changes for the Armistead, Barnes Swamp, Carter's Grove, Christenson's Corner, Cranston's Pond, Croaker, Gordon Creek, Gospel Spreading Church, Hill Pleasant Farms, Mill Creek, Pates Neck, or Yarmouth Island AFDs.

Ms. Costello said the owner of the property at 7294 Richmond Road has requested a partial withdraw from the Hill Pleasant Farms AFD. She said the staff report notes a withdrawal of approximately 22 acres, but after further discussion with the property owner, the updated withdraw amount is 39 acres. Ms. Costello said with this withdrawal, the Hill Pleasant Farm AFD will encompass 307.34 acres and continue to maintain the 200-acre minimum requirement per State Code. She said in total, this would leave approximately 17,992.93 acres ($\pm$ 19.76% of total County land area) remaining in AFDs.

Mr. Abbott asked for clarification regarding the parcel withdrawing property from the AFD.

Mr. Risinger stated that 7294 Richmond Road is associated with Case No. SUP-22-0015, 7294 and 7296 Richmond Road Pivot Energy Solar Project. He said that 7294 Richmond Road is located adjacent to 7150 Richmond Road which is associated with Case No. SUP-19-0017, Hill Pleasant Farm Solar Farm. He said the Committee reviewed 7150 Richmond Road during Case No. AFD-19-0001, Hill Pleasant Farm AFD Withdrawal.

Ms. Yeats added that the property owner of 7294 Richmond Road is D & S Chong, LLC. She said the property was sold in 2020 by the previous owner, Margaret S. Stevens.

Mr. Risinger stated the property owner will need to submit an updated letter with the final acreage being withdrawn before the Board of Supervisors meeting in October 2022.

Ms. Costello stated that staff finds that each of these AFDs continues to be compatible with State Code requirements. She said staff recommends that the Committee recommend renewal of these AFDs for a period of four years to the Planning Commission, subject to the conditions which were approved at each district's last renewal.

Mr. Wanner motioned to recommend renewal of the Armistead, Barnes Swamp, Carter's Grove, Christenson's Corner, Cranston's Pond, Croaker, Gordon Creek, Gospel Spreading Church, Hill Pleasant Farms, Mill Creek, Pates Neck, and Yarmouth Island AFDs.

Mr. Taylor seconded the motion.

On a voice vote, the motion was approved 6-0.

F. DISCUSSION ITEMS

Mr. Crump noted there are two vacancies on the Committee. He asked the Committee to

encourage others to apply through the County website. He said the Committee bylaws do not mention voting district residence requirements in the membership criteria. He said the membership criteria state that Committee members must be landowners in the County, and at least four members must be agricultural or forestal producers.

Mr. Abbott discussed the recent open house and survey for the County's Natural and Cultural Assets Plan.

Mr. Will Harcum provided feedback on the survey, stating that some of the answer choices or rating scales were not clear or potentially misleading.

The Committee then discussed updates to the County's Zoning and Subdivision Ordinances that are under consideration.

Mr. Risinger said more information about the Ordinance updates will be available for upcoming Policy Committee, Planning Commission, and Board of Supervisors meetings.

Mr. Crump said there will be opportunities for public comment at the meetings and public hearings, and a web page will list the upcoming meeting dates and detail the proposed Ordinance changes.

Mr. Abbott asked if the renewal period for AFDs would change.

Mr. Crump stated the results of the recent property owner survey were mixed with no clear consensus. He said the renewal period remains at four years for the same 12 AFDs, and all 13 AFDs will be up for renewal again in 2026. Mr. Crump said the renewal period may be reevaluated then, and the Board of Supervisors would make the decision.

The Committee then discussed the Purchase of Development Rights (PDR) Committee.

Mr. Crump stated that staff contacts for the County's Open Space Programs such as PDR are Ms. Tammy Rosario and Mr. Jose Ribeiro.

Ms. Garrett asked if there were applications to join any of the AFDs.

Mr. Crump replied yes and said those applications would be discussed at future meetings.

Mr. Taylor asked if applications to join an AFD were still being accepted.

Mr. Crump said any additional applications would not be considered at the October Board of Supervisors meeting. He said current applications will be considered at the August Planning Commission meeting.

Mr. Taylor asked if there were any other items for discussion and thanked everyone for attending.

G. ADJOURNMENT

Mr. Abbott motioned to Adjourn the meeting.

Mr. Payton Harcum seconded the motion.

The meeting was adjourned at 4:30 p.m. after a unanimous 6-0 voice vote.

ITEM SUMMARY

DATE: 10/20/2022

TO: The AFD Advisory Committee

FROM: John Risinger, Senior Planner

SUBJECT: AFD-22-0015. 999 Jolly Pond Road Cranston's Pond AFD Addition

ATTACHMENTS:

	Description	Type
☐	Staff Report	Staff Report
☐	1. Location Map	Backup Material
☐	2. Cranston's Pond AFD 2022 Renewal Ordinance and Staff Report	Backup Material
☐	3. State Code § 15.2-4305 Regarding AFD Application Criteria	Backup Material
☐	4. Forest Management Plan	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
AFD Advisory Group	Crump, Josh	Approved	10/12/2022 - 5:01 PM
AFD Advisory Group	Holt, Paul	Approved	10/13/2022 - 7:39 AM
Publication Management	Daniel, Martha	Approved	10/13/2022 - 8:05 AM
AFD Advisory Group	Secretary, AFD	Approved	10/13/2022 - 3:27 PM

**AGRICULTURAL AND FORESTAL DISTRICT-22-0015. 999 Jolly Pond Road Cranston's Pond AFD Addition
Staff Report for the October 20, 2022, Agricultural and Forestal District Advisory Committee Meeting**

SUMMARY FACTS

Applicant:	Mr. Hunter Taylor
Land Owner(s):	Mr. Hunter Y. Taylor, Trustee and Kelly R., Trustee
Proposal:	Addition of a $\pm$ 169.15-acre parcel to the Cranston's Pond Agricultural and Forestal District (AFD)
Location:	999 Jolly Pond Road
Tax Map/Parcel No.:	3010100001A
Project Acreage:	$\pm$ 169.15 acres
Zoning:	A-1, General Agricultural
Comprehensive Plan:	Rural Lands
Primary Service Area:	Outside
Staff Contact:	John Risinger, Senior Planner

PUBLIC HEARING DATES

AFD Advisory Committee:	October 20, 2022, 4:00 p.m.
Planning Commission:	December 7, 2022, 6:00 p.m. (Tentative)
Board of Supervisors:	January 10, 2023, 5:00 p.m. (Tentative)

FACTORS FAVORABLE

1. Staff finds that this addition to the Cranston's Pond AFD would not adversely affect surrounding development and is consistent with the core of the District.
2. Staff finds the proposal consistent with the 2045 Comprehensive Plan Land Use Action 6.1.1.
3. Impacts: This proposal is not anticipated to generate any impacts that require mitigation.

FACTORS UNFAVORABLE

As this proposal is not anticipated to generate any impacts that require mitigation, staff finds no unfavorable factors.

SUMMARY STAFF RECOMMENDATION

Staff finds that the proposed addition meets all state and local requirements for inclusion in the Cranston's Pond AFD. Should the Committee concur, staff recommends that the AFD Advisory Committee recommend approval of the proposed addition to the Planning Commission and Board of Supervisors.

PROJECT DESCRIPTION

- Mr. Hunter Taylor has applied to enroll $\pm$ 169.15 acres of land located at 999 Jolly Pond Road into the Cranston's Pond AFD. A single-family dwelling was constructed on the property in 2022; however, the property remains largely undeveloped. A 30-acre portion of the property was timbered in the spring and summer of 2022.

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

**AGRICULTURAL AND FORESTAL DISTRICT-22-0015. 999 Jolly Pond Road Cranston's Pond AFD Addition
Staff Report for the October 20, 2022, Agricultural and Forestal District Advisory Committee Meeting**

- The subject parcel is located within one mile from the core parcels in the Cranston's Pond AFD which is consistent with the criteria listed in the Code of Virginia (see Attachment No. 3).
- A forest management plan has been prepared by a forestry consulting firm to guide future timbering activities on the property (see Attachment No. 4).
- Per the United States Department of Agriculture's *Soil Survey of James City and York Counties and the City of Williamsburg Virginia*, the parcel consists of the following soils:

Soil Type	Erosion Hazard	Equipment Limitation	Seedling Mortality	Windthrow Hazard
8B, Caroline fine sandy loam, 2-6% slopes	Slight	Slight	Slight	Slight
10B, Craven fine sandy loam, 2-6% slopes	Slight	Moderate	Slight	Slight
11B, Craven-Uchee complex, 2-6% slopes	Slight	Moderate	Slight/Moderate	Slight
11C, Craven-Uchee complex, 6-10% slopes	Slight	Moderate	Slight/Moderate	Slight
14B, Emporia fine sandy loam, 2-6% slopes	Slight	Slight	Slight	Slight
14C, Emporia fine sandy loam, 6-10% slopes	Slight	Slight	Slight	Slight

Soil Type	Erosion Hazard	Equipment Limitation	Seedling Mortality	Windthrow Hazard
15E, Emporia complex, 15-25% slopes	Slight	Moderate	Slight	Slight
15F, Emporia complex, 25-50% slopes	Moderate	Severe	Slight	Slight
17, Johnston complex	Slight	Severe	Severe	Moderate
34B, Uchee loamy fine sand, 2-6% slopes	Slight	Moderate	Moderate	Slight

DISTRICT HISTORY

- The Cranston's Pond AFD was created in 1986 for a term of four years and originally consisted of 12 parcels totaling $\pm$ 1,172 acres.
- The District was renewed in four-year intervals in 1990, 1994, 1998, 2002, 2006, 2010, 2014, 2018, and 2022 with various additions and withdrawals taking place during those periods.
- The District currently consists of $\pm$ 774.31 acres. Should this addition be approved, the District would consist of $\pm$ 943.46 acres.

SURROUNDING ZONING AND DEVELOPMENT

Adjacent properties to the north, west, and south are zoned A-1, General Agricultural, and designated Rural Lands on the 2045 Comprehensive Plan Land Use Map. There are no residential parcels directly adjacent. Parcels to the east are zoned PL, Public Lands, and designated Federal, State, or County Land on the 2045 Comprehensive Plan Land Use Map.

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

COMPREHENSIVE PLAN

The subject parcel is designated Rural Lands on the 2045 Comprehensive Plan Land Use Map. Appropriate uses in Rural Lands include traditional agricultural and forestal activities. Land Use Action 6.1.1 of the 2045 Comprehensive Plan states that the County shall “support both the use value assessment and AFD programs to the maximum degree allowed by the *Code of Virginia*. Explore extending the terms of the County’s Districts.” Staff finds this application to be consistent with both the Rural Lands designation and Land Use Action 6.1.1.

PUBLIC IMPACTS

This proposal is not anticipated to generate any impacts that require mitigation.

STAFF RECOMMENDATION

Staff finds that the proposed addition meets all state and local requirements for inclusion in the Cranston’s Pond AFD. Should the Committee concur, staff recommends that the AFD Advisory Committee recommend approval of the proposed addition to the Planning Commission and Board of Supervisors.

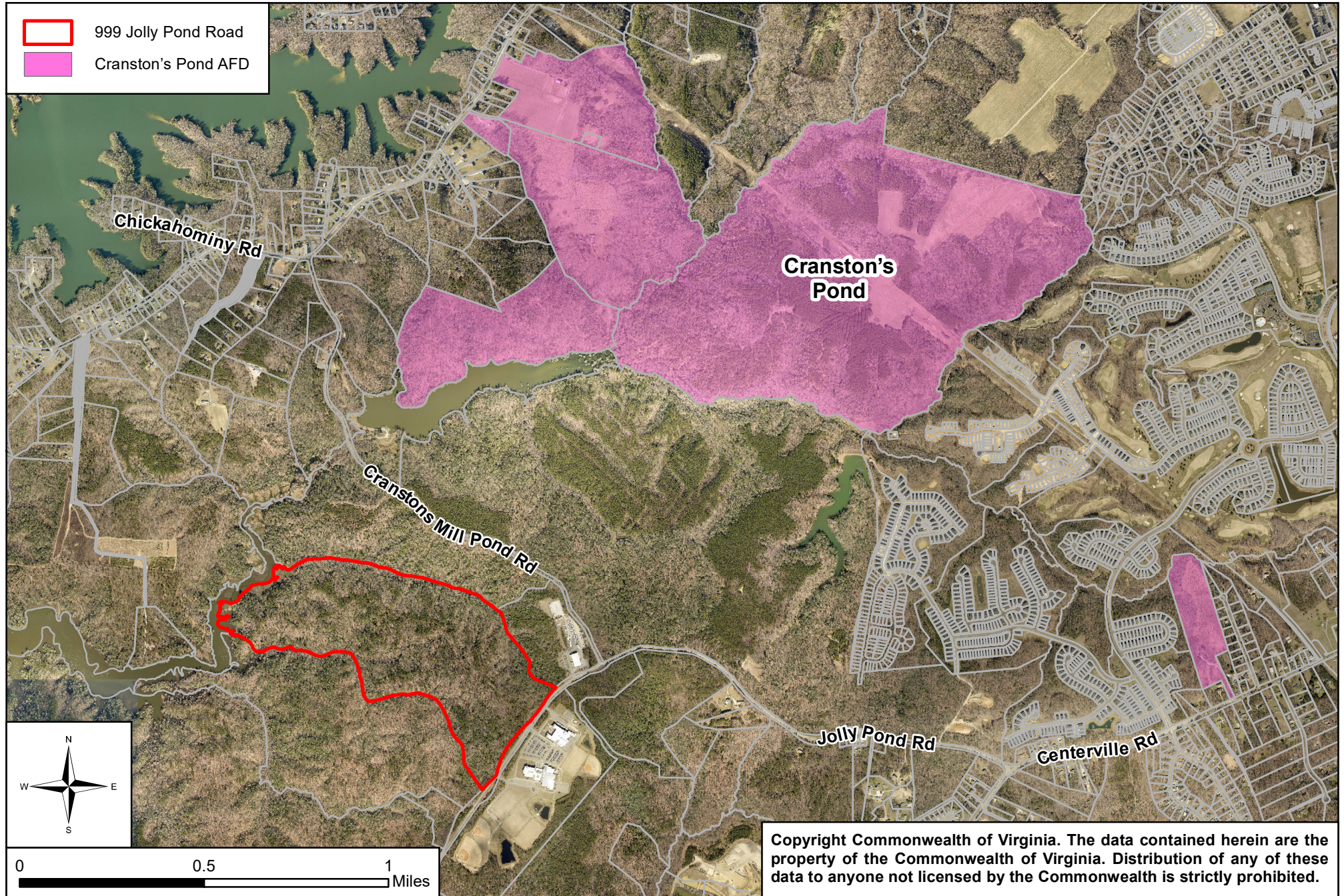
JR/md
AFD22-15_999JPdRd

Attachments:

1. Location Map
2. Cranston’s Pond AFD 2022 Renewal Ordinance and Staff Report
3. State Code § 15.2-4305 Regarding AFD Application Criteria
4. Forest Management Plan

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

JCC AFD-22-0015, 999 Jolly Pond Road Cranston's Pond AFD Addition



ADOPTED

SEP 13 2022

ORDINANCE NO. 168A-14

Board of Supervisors
James City County, VA

AGRICULTURAL AND FORESTAL DISTRICT-22-0006

CRANSTON'S POND 2022 RENEWAL

WHEREAS, James City County has completed a review of the Cranston's Pond Agricultural and Forestal District (the "District"); and

WHEREAS, in accordance with Section 15.2-4311 of the Code of Virginia, 1950, as amended (the "Virginia Code"), property owners have been notified, public notices have been filed, public hearings have been advertised, and public hearings have been held on the continuation of the District; and

WHEREAS, the Agricultural and Forestal District (AFD) Advisory Committee at its meeting on July 21, 2022, voted 6-0 to recommend renewal of the District; and

WHEREAS, the Planning Commission following its public hearing on August 3, 2022, concurred with the recommendation of staff and the AFD Advisory Committee and voted 7-0 to recommend renewal of the District with the conditions listed below.

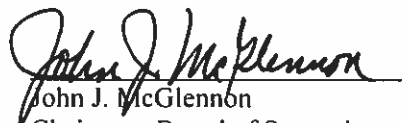
NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of James City County, Virginia, that:

1. The Cranston's Pond Agricultural and Forestal District (the "District") is hereby continued to October 31, 2026, in accordance with the provisions of the Virginia Agricultural and Forestal District Act, Virginia Code Section 15.2-4300 et. seq. (the "Act").
2. That the District shall include the following parcels, provided, however, that all land within 25 feet of road rights-of-way is excluded from the District:

<u>Owner</u>	<u>Parcel No.</u>	<u>Acres</u>
Hidden Acres Farm, Inc.	2330100001	416.50
Bertrand E. Geddy Jr. Trustee	2230100026	167.50
Edward K. English Estate	2240100001A	101.67
Peyton J. Harcum	2220100087	62.56
Otto C. & Thelma Ripley	3120100003B	21.01
Susanna Y. English	2210100056	5.07
	Total:	<u>774.31</u>

3. That pursuant to Sections 15.2-4309 of the Act, the Board of Supervisors requires that any parcel in the District shall not, without the prior approval of the Board of Supervisors, be developed to any more intensive use, other than uses resulting in more intensive agricultural or forestal production. Specifically, the following restrictions shall apply:

- a. The subdivision of land is limited to 25 acres or more, except where the Board of Supervisors authorizes smaller lots to be created for residential use by members of the owner's immediate family, as defined in the James City County Subdivision Ordinance. Parcels of up to five acres, including necessary access roads, may be subdivided for the siting of Wireless Communications Facilities (WCFs), provided: a) the subdivision does not result in the total acreage of the District to drop below 200 acres; and b) the subdivision does not result in a remnant parcel of less than 25 acres.
- b. Land within the District may be withdrawn from the District in accordance with the Board of Supervisors' Policy Governing the Withdrawal of Properties from Agricultural and Forestal Districts, adopted September 28, 2010.
- c. No Special Use Permit (SUP) shall be issued except for agricultural, forestal, or other activities and uses consistent with the Act, which are not in conflict with the policies of this District. The Board of Supervisors, at its discretion, may issue SUPs for WCFs on properties in the District that are in accordance with the County's policies and Ordinances regulating such facilities.


John J. McGlennon
Chairman, Board of Supervisors

ATTEST:


Teresa J. Saeed
Deputy Clerk to the Board

	VOTES			
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
ICENHOUR	☒	☐	☐	☐
HIPPLE	☒	☐	☐	☐
LARSON	☒	☐	☐	☐
SADLER	☒	☐	☐	☐
MCGLENNON	☒	☐	☐	☐

Adopted by the Board of Supervisors of James City County, Virginia, this 13th day of September, 2022.

AFD22-6CrnstnPdRen-res

AGRICULTURAL AND FORESTAL DISTRICT-22-0006. Cranston's Pond Renewal

Staff Report for the September 13, 2022, Board of Supervisors Meeting

SUMMARY FACTS

<u>LAND OWNERS</u>	<u>PARCEL ID</u>	<u>ACRES</u>
Susanna Y. English	2210100056	5.07
J. Payten Harcum	2220100087	62.56
Bertrand E. Geddy, Jr., Trustee	2230100026	167.50
Hidden Acres Farm, Inc.	2330100001	416.50
Susanna L. English	2240100001A	101.67
Sandra J. Ripley and Shirley J. Sulenski-Hughes	3120100003B	21.01
TOTAL ACRES		774.31

Zoning: A-1, General Agricultural
R-8, Rural Residential

Comprehensive Plan: Rural Lands
Low-Density Residential

Primary Service Area
(PSA): Inside and Outside

Staff Contact: Terry Costello, Senior Planner

PUBLIC HEARING DATES

Agricultural and Forestal District
(AFD) Advisory Committee: July 21, 2022, 4:00 p.m.
Planning Commission: Aug. 3, 2022, 6:00 p.m.
Board of Supervisors: Sept. 13, 2022, 5:00 p.m.

STAFF RECOMMENDATION

Approval, subject to the proposed conditions.

AGRICULTURAL AND FORESTAL DISTRICT ADVISORY COMMITTEE RECOMMENDATION:

At its July 21, 2022, meeting, the Agricultural and Forestal District (AFD) Advisory Committee voted 6-0 to recommend the continuation of the District to the Planning Commission and Board of Supervisors.

PLANNING COMMISSION RECOMMENDATION

At its August 3, 2022, meeting, the Planning Commission voted 7-0 for the continuation of the District to the Board of Supervisors including the following recommendations:

- For staff to review the end-to-end survey process prior to the next renewal cycle;
- For staff to consider other avenues inclusive of AFD tax credits, including but not limited to carbon sequestration, to reimburse AFD landowners;
- For staff to forward the Commissioner of the Revenue's "Tax Benefits Associated With Inclusion in an AFD for FY 2022" to the Board of Supervisors.

DISTRICT HISTORY

- The Cranston's Pond AFD was created in 1986 for a term of four years and originally consisted of 12 parcels totaling ± 1,172 acres.
- The District was renewed at four-year intervals again in 1990, 1994, 1998, 2002, 2006, 2010, 2014, and 2018. Various additions and withdrawals occurred throughout these years.

AGRICULTURAL AND FORESTAL DISTRICT-22-0006. Cranston's Pond Renewal

Staff Report for the September 13, 2022, Board of Supervisors Meeting

DISTRICT DESCRIPTION

The District consists primarily of forested land. Records indicate that approximately 75% of the District is used for forestry with some agricultural use and the remainder is in marsh land. Most of the District is located outside of the PSA and is designated Rural Lands by the Comprehensive Plan. The Ripley parcel is located inside the PSA and is designated Low Density Residential.

Total acreage includes all the land in the above properties with the exception of all land within 25 feet of rights-of-way. This area has been excluded to allow for possible road and/or drainage improvements.

ADDITION/WITHDRAWAL REQUESTS

None.

CONDITIONS

If continued, the Districts are proposed to be re-established for another four-year term, with edits to Condition No. 3 that reflects updates from the Virginia State Code and clarifying language (See Attachment No. 1).

SURROUNDING ZONING AND DEVELOPMENT

The majority of the District is located southeast of Chickahominy Road and Little Creek Dam Road. The area surrounding the main body of the District is largely wooded, and zoned A-1, General Agricultural and R-8, Rural Residential, with Cranston's Mill Pond forming the southeast border. The Ripley parcel is surrounded by the Colonial Heritage and James Shire Settlement subdivisions, which are zoned MU, Mixed-Use and A-1, General Agricultural, respectively.

COMPREHENSIVE PLAN

The Comprehensive Plan designates these parcels as Rural Lands and Low Density Residential. Land Use Action 6.1.1 of the adopted Comprehensive Plan states the County shall "support both the use value assessment and Agricultural and Forestal (AFD) programs to the maximum degree allowed by the *Code of Virginia*."

STAFF RECOMMENDATION

Staff finds the Cranston's Pond AFD compatible with surrounding development and consistent with the recommendations of the adopted Comprehensive Plan and Zoning Ordinance. Staff recommends that the Board of Supervisors approve the renewal of this AFD for a period of four years, subject to the conditions listed in the District Ordinance (See Attachment No. 1).

TC/md
AFD22-6CrnstnPdRen

Attachments:

1. Ordinance
2. Location Map

§ 15.2-4305. Application for creation of district in one or more localities; size and location of parcels

On or before November 1 of each year or any other annual date selected by the locality, any owner or owners of land may submit an application to the locality for the creation of a district or addition of land to an existing district within the locality. Each district shall have a core of no less than 200 acres in one parcel or in contiguous parcels. A parcel not part of the core may be included in a district (i) if the nearest boundary of the parcel is within one mile of the boundary of the core, (ii) if it is contiguous to a parcel in the district the nearest boundary of which is within one mile of the boundary of the core, or (iii) if the local governing body finds, in consultation with the advisory committee or planning commission, that the parcel not part of the core or within one mile of the boundary of the core contains agriculturally and forestally significant land. No land shall be included in any district without the signature on the application, or the written approval of all owners thereof. A district may be located in more than one locality, provided that (i) separate application is made to each locality involved, (ii) each local governing body approves the district, and (iii) the district meets the size requirements of this section. In the event that one of the local governing bodies disapproves the creation of a district within its boundaries, the creation of the district within the adjacent localities' boundaries shall not be affected, provided that the district otherwise meets the requirements set out in this chapter. In no event shall the act of creating a single district located in two localities pursuant to this subsection be construed to create two districts.

1977, c. 681, § 15.1-1511; 1979, c. 377; 1981, c. 546; 1984, c. 20; 1985, c. 13; 1987, c. 552; 1993, cc. 745, 761; 1997, c. 587; 1998, c. 833; 2011, cc. 344, 355.

The chapters of the acts of assembly referenced in the historical citation at the end of this section(s) may not constitute a comprehensive list of such chapters and may exclude chapters whose provisions have expired.



TIMBER MARKETING & MANAGEMENT INC.

Professional Forestry Consultants

P.O. Box 396

Chesterfield, VA 23832

Ph (804) 796-9622

Fax (804) 796-9693

www.tmmva.com

October 11, 2022

Mr. & Mrs. Hunter Taylor
999 Jolly Pond Road
Williamsburg VA 23185

Tax Parcel ID No 301010000 1A
999 Jolly Pond Road

Dear Mr. & Mrs. Taylor:

At your request I have prepared a Forest Management Plan for your property that fronts on Jolly Pond Road in James City County, Virginia and which contains 169.15 +/- acres by survey of which we have attached a copy to this report.

If you have any questions, please feel free to give me a call.

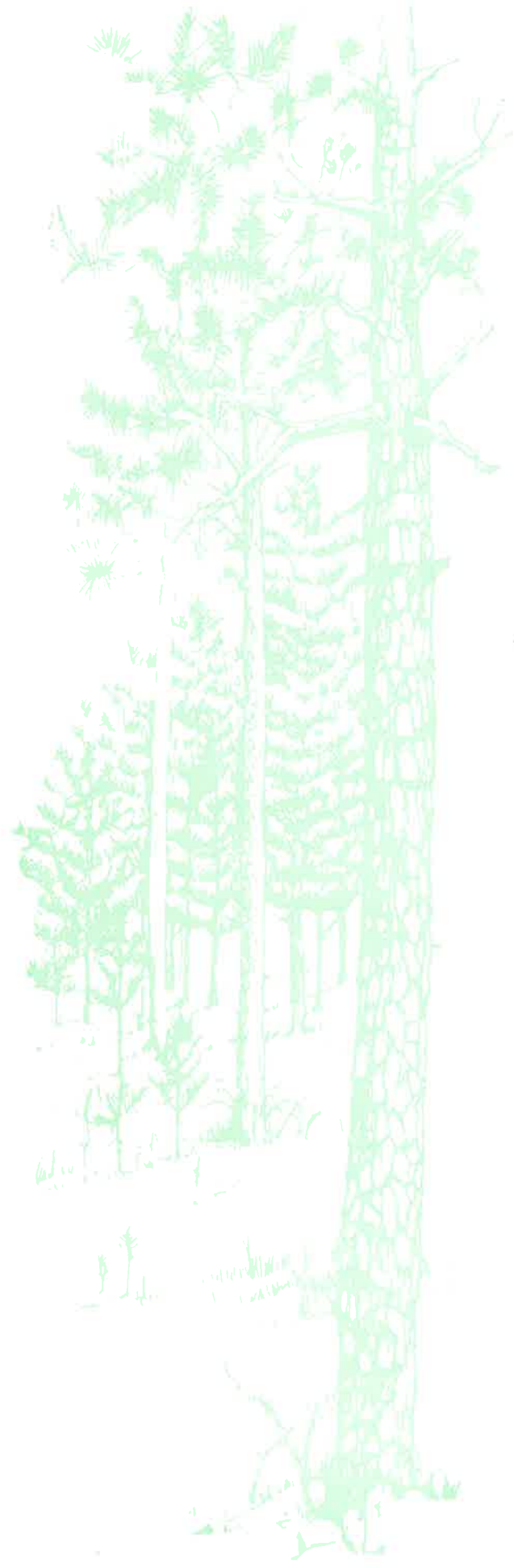
Sincerely,

Timber Marketing & Management, Inc.

Stephen P. Lindberg, President

804-796-9622 (office)

804-512-3578 (mobile)



TIMBER MARKETING & MANAGEMENT INC.



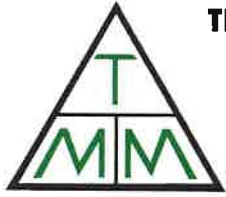
Professional Forestry Consultants

**FOREST MANAGEMENT PLAN
TAYLOR PROPERTY
JAMES CITY COUNTY VA**

169.15 +/- ACRES

October 11, 2022

*Submitted by:
Stephen P. Lindberg, President
Timber Marketing & Management, Inc.
Professional Forestry Consultants
Chesterfield, Virginia*



TIMBER MARKETING & MANAGEMENT INC.

Professional Forestry Consultants

P.O. Box 396

Chesterfield, VA 23832

Ph (804) 796-9622

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www.tmmva.com

FOREST MANAGEMENT REPORT

**HUNTER & KELLY TAYLOR
JAMES CITY COUNTY, VIRGINIA
999 Jolly Pond Road
Williamsburg VA 23185**

169.15 +/- acres

**Tax Parcel No 301010000 1A
Owned by Hunter & Kelly Taylor**

James City County's Agricultural & Forestal District Program

October 11, 2022

**Acreage Breakdown
169.15 +/- acres**

Open House Site	2.00 +/- acres
Swamp / Creek	9.80 +/- acres
Cutover Land	30.00 +/- acres
Timberland	127.35 +/- acres

TIMBER DESCRIPTION

Block A

Timber Type: Recently clearcut spring and summer of 2022
Acres: 30 +/- acres
Species: Prior to the clear cut harvest the species were: Loblolly Pine, Virginia Pine, Mixed Upland Hardwood Species
Size & Use Group: 8" to 22" D.B.H. Predominantly sawtimber with scattered pulpwood in the understory.
Topography: Relatively flat to gently sloping
Access: Adequate along and from Jolly Pond Road
Recent Harvest: This block was recently clear cut harvested with the exception of scattered hardwood trees which were retained to provide hard mast for wildlife.
Future Management: In talking with the owners their intentions are to keep 20 +/- acres open and the remaining 10 +/- acres will be allowed to regenerate naturally. This natural edge or thicket of regeneration will be greatly beneficial for wildlife as it will provide both succulent browse, bedding and brooding areas as well as escape cover.

Block B

Timber Type: Intermediate Aged to Mature Loblolly Pine
Acres: 13 +/- acres consisting of 2 areas as shown on the attached map.
Species: Loblolly Pine and scattered Upland Hardwood Species.
Size & Use Group: 8" to 22" D.B.H. Predominantly sawtimber with scattered pulpwood in the understory.
Stocking Level: Moderately well stocked with 50 to 70 sawtimber size trees per acre and additional pulpwood size trees as well.
Topography: Relatively flat to gently sloping
Access: Adequate along Jolly Pond Road and interior woods roads connecting to Jolly Pond Road.
Recent Harvest: No harvesting in the last 45 +/- years.
Future Management: This timber could be harvested at any time or allowed to grow until the trees are approximately 60 years old if you wish to maintain a mature pine component on your property.

Block C

Timber Type: Mature Upland Hardwoods and scattered Loblolly and Virginia Pine
Acres: 114.35 +/- acres
Species: Red Oak, White Oak, Tulip Poplar, American Beech, Loblolly Pine, Virginia Pine and near the drains and creeks Green Ash, Sweet Gum, Red Maple and Bald Cypress.
Size & Use Group: Sawtimber 12" to 34" D.B.H. and Pulpwood 7" to 12" D.B.H.
Stocking Level: Well stocked ranging from 30 to 45 sawtimber size trees per acre with a significant amount of pulpwood trees in the understory. Approximate total number of trees per acre are 100 +/- .
Age: 70 to 115 +/- years.
Topography: Significantly sloping with slopes up to 45%. Average slope between 8% to 18%.
Access: Adequate along Jolly Pond Road and interior woods roads connecting to Jolly Pond Road.
Recent Harvest: Apparently some trees were removed approximately 40 to 45 years ago. A good quality harvesting job took place leaving a moderately well stocked stand of quality trees that have developed into a good quality stand of sawtimber.
Future Management: Due to the location of the property being near major creeks that drain into the Chickahominy River and eventually to the James River, the significant sloping topography and the fact that the property is in the area encompassed as being in the Chesapeake Bay Preservation Watershed. It is strongly recommended that only a selective harvest take place within this block. This harvest could be done any time within the next 20 to 25 years as the trees that presently make up the stand will continue to slow in their growth rate and overcrowding will escalate over time. A selective harvest will help to alleviate crowding and help maintain a healthy overstory as well as openings to allow for naturel regeneration of various hardwood species.

Swamp & Creek Blocks

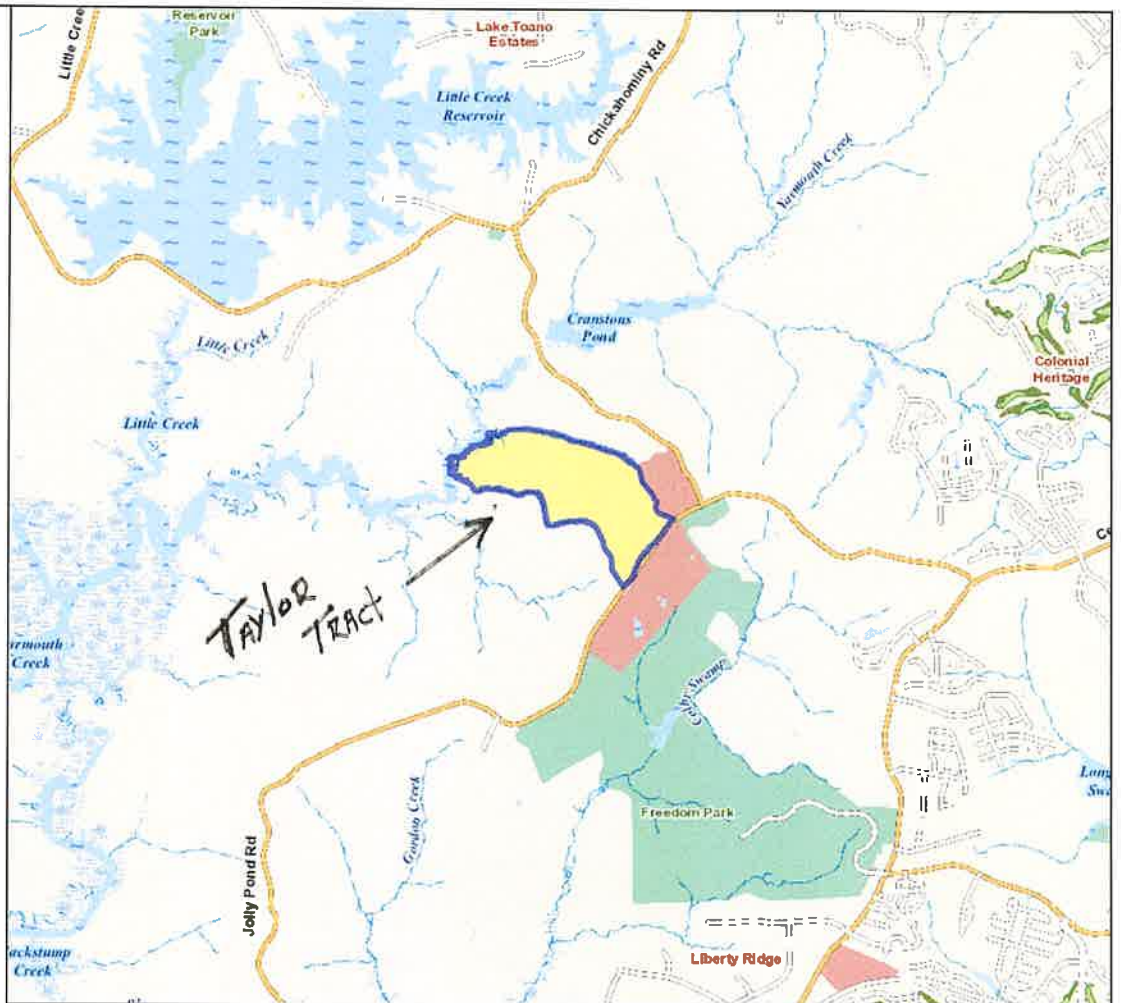
Acres: 9.8 +/- acres
Description: The areas that make up this type lie along the Northern and Western boundaries of the property. Generally these areas support either no timber and are true swamp with open water or support wetland species where the trees are true wetland species and mostly non-merchantable. Any harvesting on the property should not include any of the timber within these wetlands.

APPENDIX

- 1) Aerial and topographic maps prepared by Timber Marketing & Management, Inc.
- 2) Timber Cruise Report and Various Maps prepared by Broadleaf Forestry for previous owners (Goffigan)



Legend

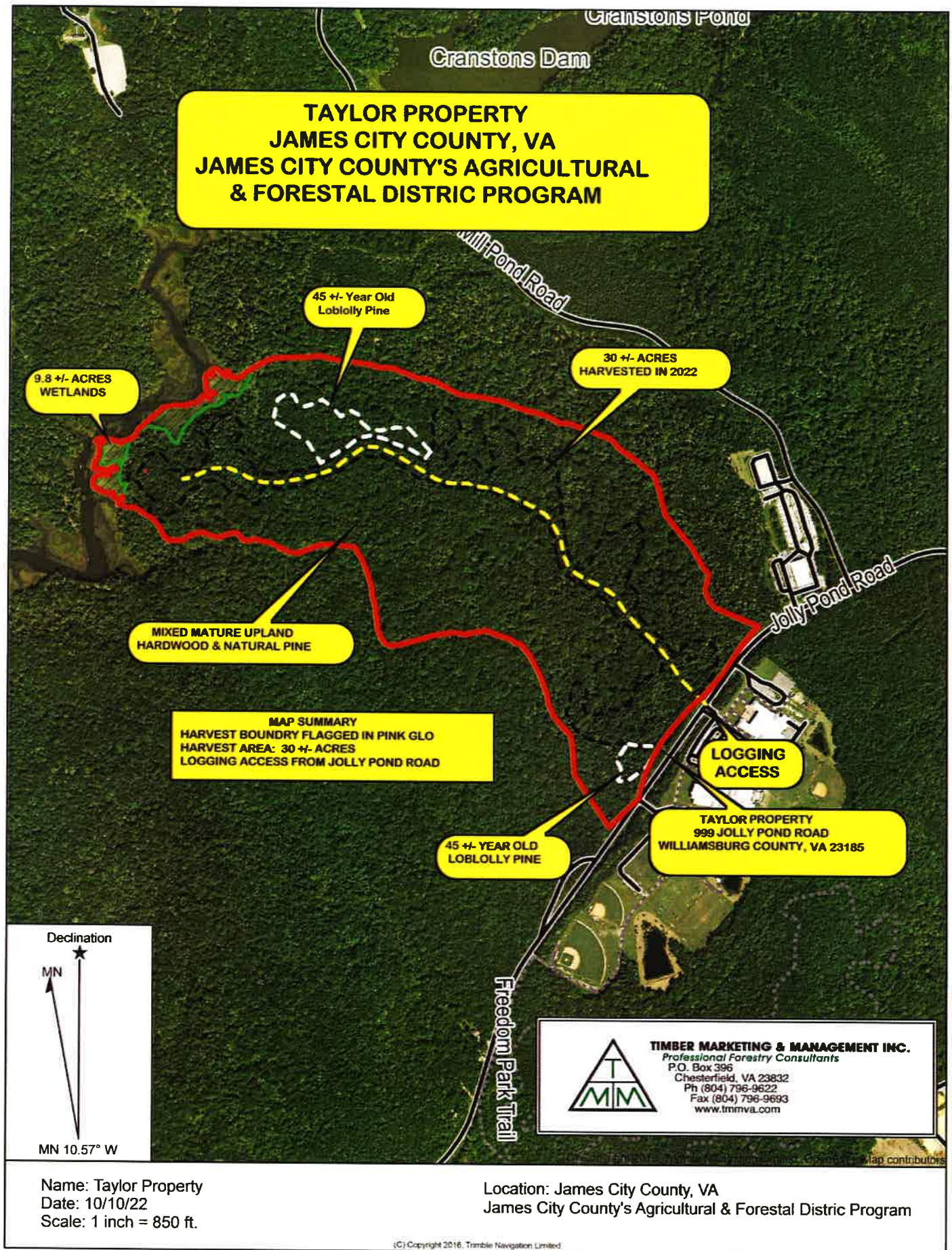


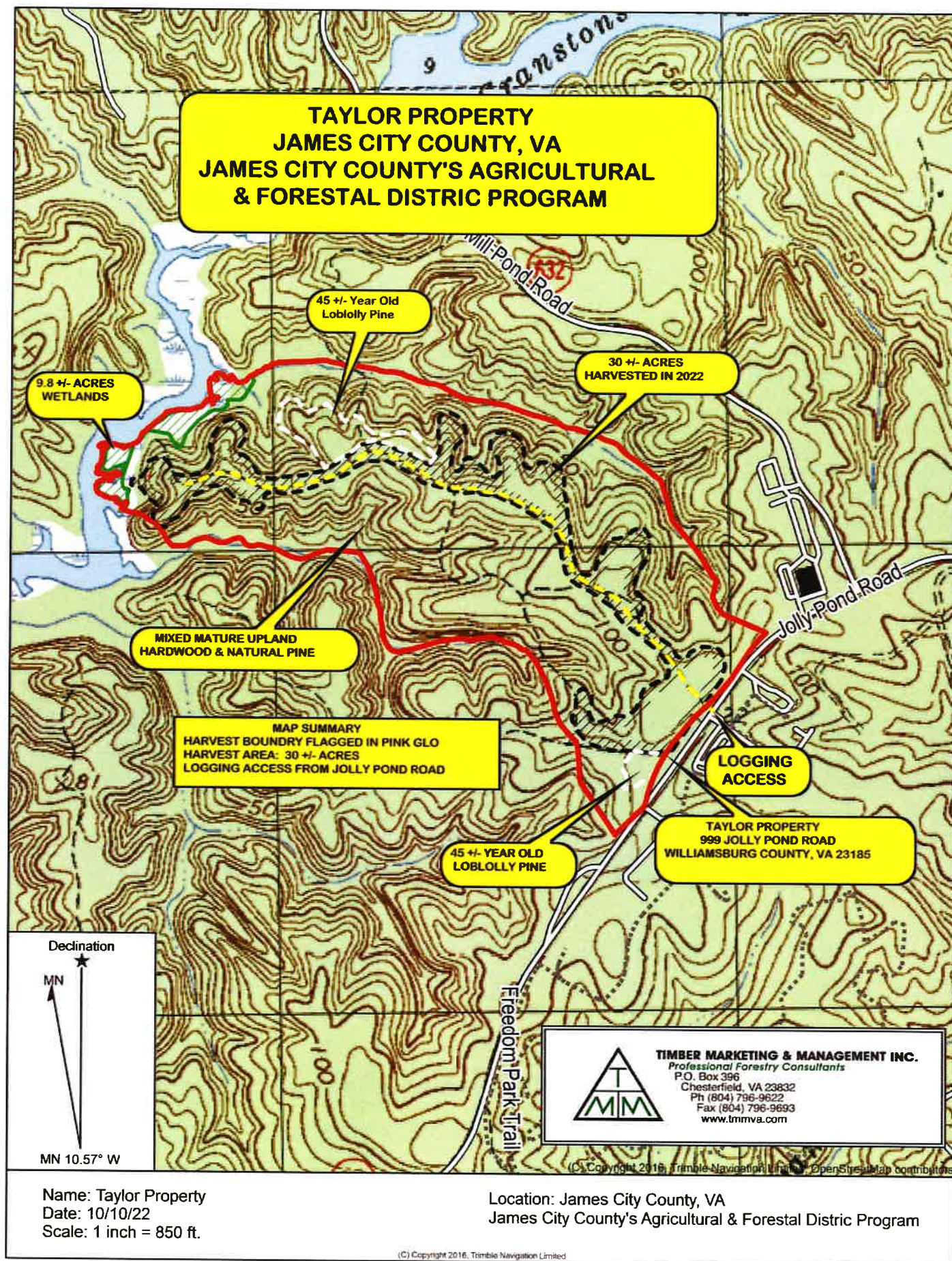
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1:36,112 / 1"=3,009 Feet

Title: Parcels

Date: 10/6/2022

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and James City County is not responsible for its accuracy or how current it may be.





Timber Cruise Executive Summary

Tract: Goffigan
Stand: 1
Cruised Acres: 148.8
Owner: Goffigan's Group, LLC
Location: James City County, VA
Cruise Method: Fixed Radius Plot
Cruise Grid: 2 chain x 7 chain
Plot Size: 0.10
Plots: 110
Cruiser: Broadleaf KRH
Average total statistical standard error: 8.6%
Date: August 15, 2019

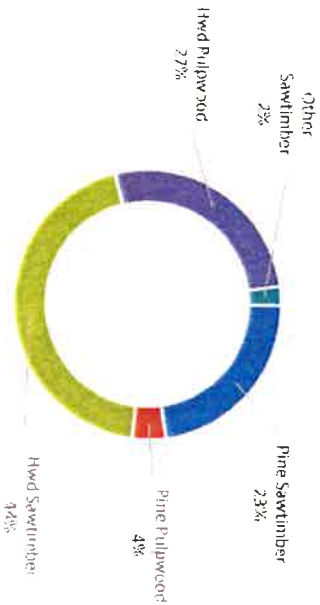
BROADLEAF
FORESTRY COMPANY LLC

4198 Cox Rd, Ste 200 Glen Allen, VA 23060 (757) 754-7720

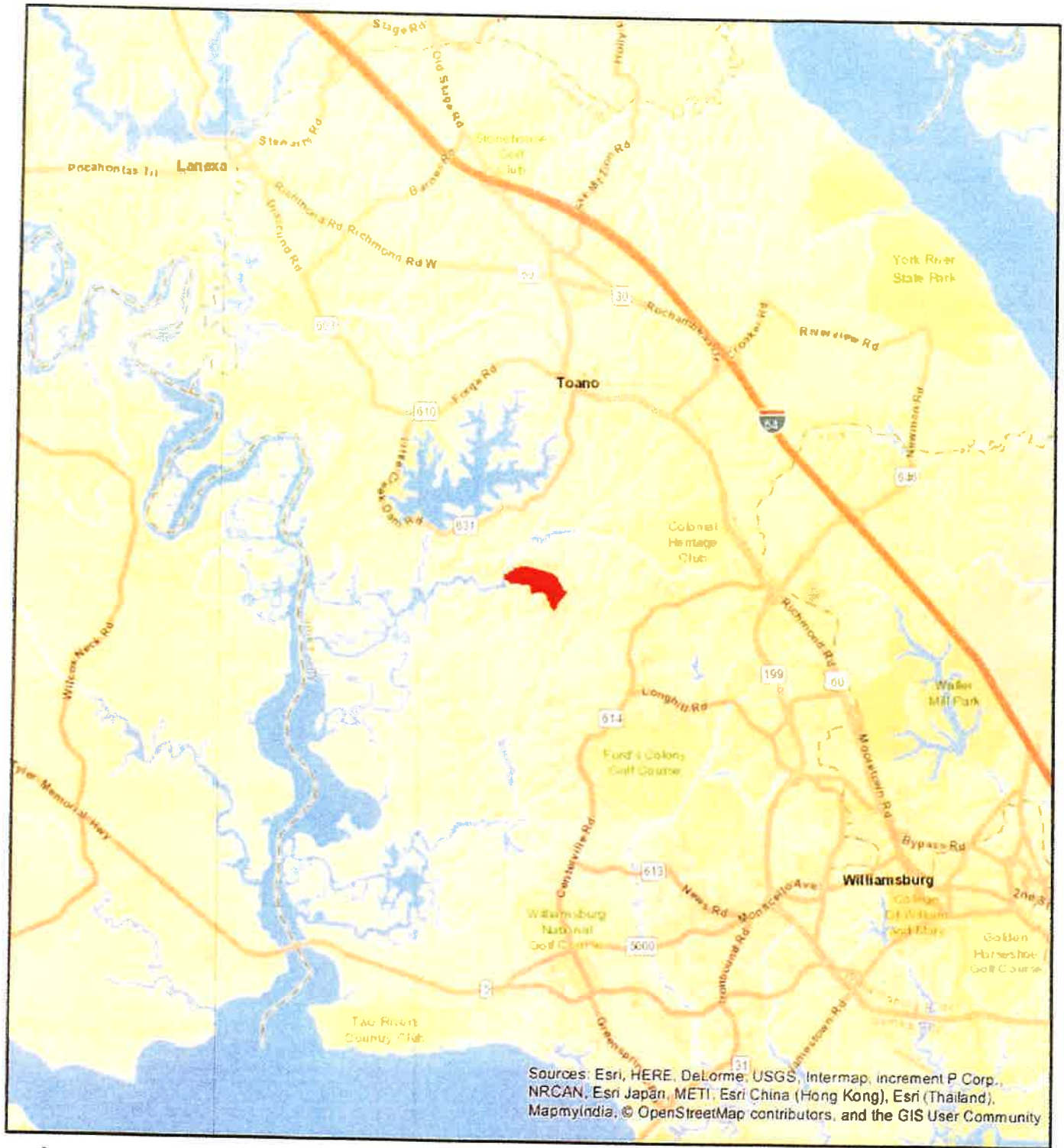
Brian C Reinhardt
Brian C Reinhardt, RF

Product Species	Total			Per Acre			Avg. Tree			Stumpage	
	Trees	Tons	MBF	BA	Trees	Tons	BF	Tons/Tree	BF/Tree	Avg DBH	Price Amount
Pulpwood - Pine	1,068.7	424.8	-	3.3	7.2	2.9	-	0.4	-	9.2	\$ 9.50 \$ 4,036
Pine Sawtimber - Loblolly	2,272.6	2,269.3	437.478	20.3	15.3	15.3	2,940	1.0	193	15.6	\$ 21.00 \$ 47,656
Pine Sawtimber - Virginia	162.3	104.0	20.395	1.4	1.1	0.7	137	0.7	124	15.2	\$ 9.50 \$ 988
Pulpwood - Hardwood	6,357.8	2,813.5	-	23.9	42.7	18.9	-	0.4	-	10.1	\$ 3.00 \$ 8,441
Hwd Sawtimber - Misc.	67.6	56.5	10.552	0.6	0.5	0.4	71	0.8	156	15.4	\$ 175.00 \$ 1,847
Hwd Sawtimber - White Oak	1,068.7	1,506.1	283.755	16.8	7.2	10.1	1,907	1.4	266	20.7	\$ 300.00 \$ 85,127
Hwd Sawtimber - Red Oak	608.7	1,006.0	189.854	10.2	4.1	6.8	1,276	1.7	312	21.4	\$ 225.00 \$ 42,717
Hwd Sawtimber - Yellow Poplar	1,352.7	1,448.0	326.585	15.9	9.1	9.7	2,195	1.1	241	17.9	\$ 210.00 \$ 68,579
Hwd Sawtimber - Maple	13.5	5.9	1.143	0.1	0.1	0.0	8	0.4	85	14.0	\$ 175.00 \$ 200
Hwd Sawtimber - Ash	27.1	23.1	5.289	0.4	0.2	0.2	36	0.9	195	19.0	\$ 175.00 \$ 926
Hwd Sawtimber - Gum	121.7	142.9	26.587	1.4	0.8	1.0	179	1.2	218	17.9	\$ 175.00 \$ 4,653
Hwd Sawtimber - Beech	270.5	311.7	66.256	4.6	1.8	2.1	445	1.2	245	21.6	\$ 175.00 \$ 11,595
Hwd Sawtimber - Hickory	135.3	148.2	27.149	1.7	0.9	1.0	182	1.1	201	18.6	\$ 175.00 \$ 4,751
Other Sawtimber - Cypress	175.9	243.3	51.425	2.1	1.2	1.6	346	1.4	292	18.0	\$ 21.61 \$ 5,258
Grand Total	13,703.1	10,503.3	1,446.449	102.6	92.1	70.6	9,721				\$ 286,771
Per-Acre Totals	92.1	70.6	9.721								\$ 1,927

Tons by Species-Product



Data contained in this report is not guaranteed or warranted. In no event shall Broadleaf Forestry Company, LLC, its members, employees, representatives, agents nor shall the owner be liable for damages or other pecuniary loss that may arise from the use of this data.



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This map was made using GIS and is not intended to be survey quality. Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination. Information contained on this map is not guaranteed or warranted. In no event shall Broadleaf Forestry Company, LLC, its members, employees, or agents, nor the owner, be liable for damage or other pecuniary loss that may arise from the use of this information.

Legend

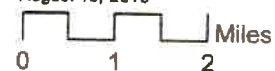
■ Goffigan Tract

Location Map

Tract: Goffigan
Owner: Goffigan's Group LLC

James City County, VA

August 15, 2019



Summary by Class, Group, Product and Dbh

Sampling Method:	Plot
BAF / Plot Size:	0.1
# Plots/points:	110
Stand Acres:	148.8
Cruiser:	Broadleaf KRH
Template:	GENERIC

Tract Name:	Goffigan
Stand ID:	1
Location:	James City County, VA
Date Cruised:	8/15/2019
Sawlog Vol Units:	Int-4

So Yellow Pine → Pine

	Stand Total					Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Pulpwood	6	108.2	14.0			0.14	0.7	0.09			0.129			31.5	31.5
	8	514.0	141.2			1.21	3.5	0.95			0.275			41.3	41.3
	10	338.2	162.1			1.24	2.3	1.09			0.479			47.9	47.9
	12	40.6	30.5			0.21	0.3	0.21			0.752			53.8	53.8
	14	54.1	57.9			0.39	0.4	0.39			1.070			56.5	56.5
	16	13.5	19.1			0.13	0.1	0.13			1.412			56.5	56.5
Pulpwood Total		1,068.7	424.8			3.32	7.2	2.85			0.397			43.8	43.8

	Stand Total					Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Sawtimber	10	446.4	0.0	130.8	20.1	1.64	3.0	0.00	0.88	134.85	0.293	44.949	24.0	24.0	24.0
	12	270.5	0.0	124.9	21.2	1.43	1.8	0.00	0.84	142.48	0.462	78.362	26.9	26.9	26.9
	14	527.6	0.0	387.1	69.9	3.79	3.5	0.00	2.60	469.52	0.734	132.429	33.1	33.1	33.1
	16	351.7	0.0	393.5	74.4	3.30	2.4	0.00	2.64	499.73	1.119	211.424	40.5	40.5	40.5
	18	365.2	0.0	517.4	101.8	4.34	2.5	0.00	3.48	684.46	1.417	278.853	40.5	40.5	40.5
	20	148.8	0.0	286.3	58.0	2.18	1.0	0.00	1.92	390.12	1.924	390.120	45.6	45.6	45.6
	22	81.2	0.0	169.0	35.3	1.44	0.5	0.00	1.14	237.00	2.082	434.503	39.2	39.2	39.2
	24	27.1	0.0	74.0	15.7	0.57	0.2	0.00	0.50	105.83	2.737	582.038	44.5	44.5	44.5
	26	27.1	0.0	68.2	14.8	0.67	0.2	0.00	0.46	99.34	2.522	546.369	32.5	32.5	32.5
	28	13.5	0.0	47.1	10.4	0.39	0.1	0.00	0.32	69.60	3.483	765.635	40.5	40.5	40.5
	32	13.5	0.0	70.9	15.9	0.51	0.1	0.00	0.48	107.12	5.241	1178.289	48.5	48.5	48.5
		2,272.6	0.0	2,269.3	437.5	20.25	15.3	0.00	15.25	2940.04	0.999	192.503	34.2	34.2	34.2
Sawtimber Total															

Stand Total					Per Acre					Avg. Tree		Avg. Heights		
DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Merch Group Total	3,341.2	424.8	2,269.3	437.5	23.57	22.5	2.85	15.25	2940.04	0.806	130.933	34.2	37.3	37.3
All Group Total	3,341.2	424.8	2,269.3	437.5	23.57	22.5	2.85	15.25	2940.04	0.806	130.933	34.2	37.3	37.3

Mixed Pine → Pine

	Stand Total					Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Chip-N-Saw	12	40.6	0.0	17.7	3.0	0.21	0.3	0.00	0.12	20.26	0.436	74.275	24.5	24.5	24.5
Chip-N-Saw Total		40.6	0.0	17.7	3.0	0.21	0.3	0.00	0.12	20.26	0.436	74.275	24.5	24.5	24.5

	Stand Total					Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Sawtimber	14	27.1	0.0	13.9	2.6	0.19	0.2	0.00	0.09	17.29	0.515	95.102	20.5	20.5	20.5
	16	54.1	0.0	39.2	7.5	0.51	0.4	0.00	0.26	50.70	0.724	139.422	22.5	22.5	22.5
	22	13.5	0.0	19.8	4.1	0.24	0.1	0.00	0.13	27.87	1.463	306.549	24.5	24.5	24.5
Sawtimber Total		94.7	0.0	72.9	14.3	0.94	0.6	0.00	0.49	95.86	0.770	150.634	22.2	22.2	22.2

Stand Total					Per Acre					Avg. Tree		Avg. Heights		
DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Merch Group Total	135.3	0.0	90.6	17.3	1.16	0.9	0.00	0.61	116.11	0.669	127.726	22.9	22.9	22.9
All Group Total	135.3	0.0	90.6	17.3	1.16	0.9	0.00	0.61	116.11	0.669	127.726	22.9	22.9	22.9

Pine → Pine

	Stand Total					Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Merch Class Total		3,476.5	424.8	2,359.9	454.8	24.73	23.4	2.85	15.86	3056.15	0.801	130.808	33.6	36.7	36.7
All Class Total		3,476.5	424.8	2,359.9	454.8	24.73	23.4	2.85	15.86	3056.15	0.801	130.808	33.6	36.7	36.7

Hardwood → Hardwood

	Stand Total					Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Pulpwood	6	1,501.5	154.7			1.98	10.1	1.04			0.103			22.8	22.8
	8	1,785.6	403.4			4.19	12.0	2.71			0.226			30.7	30.7
	10	1,582.7	655.3			5.80	10.6	4.40			0.414			38.1	38.1
	12	581.7	395.9			3.07	3.9	2.66			0.681			45.9	45.9
	14	459.9	429.4			3.30	3.1	2.89			0.934			45.9	45.9
	16	162.3	201.7			1.52	1.1	1.36			1.243			46.5	46.5
	18	94.7	148.9			1.12	0.6	1.00			1.573			46.2	46.2
	20	148.8	297.1			2.18	1.0	2.00			1.997			47.8	47.8
	22	40.6	99.7			0.72	0.3	0.67			2.457			48.5	48.5
		6,357.8	2,786.1			23.89	42.7	18.72			0.438			34.3	34.3

	Stand Total					Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Sawtimber	14	54.1	0.0	44.1	8.0	0.39	0.4	0.00	0.30	53.52	0.815	147.166	38.5	38.5	38.5
	20	13.5	0.0	12.4	2.6	0.20	0.1	0.00	0.08	17.40	0.914	191.388	16.5	16.5	16.5

Sawtimber Total		67.6	0.0	56.5	10.6	0.59	0.5	0.00	0.38	70.91	0.835	156.011	34.1	34.1	34.1
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Merch Group Total		6,425.5	2,786.1	56.5	10.6	24.48	43.2	18.72	0.38	70.91	0.442	1.642	34.1	34.3	34.3
All Group Total		6,425.5	2,786.1	56.5	10.6	24.48	43.2	18.72	0.38	70.91	0.442	1.642	34.1	34.3	34.3

White Oak → Hardwood

	Stand Total					Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Pulpwood	18	13.5	27.4			0.16	0.1	0.18			2.027				
Pulpwood Total		13.5	27.4			0.16	0.1	0.18			2.027			56.5	56.5

	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Sawtimber	14	230.0	0.0	120.1	20.2	1.65	1.5	0.00	0.81	135.43	0.522	87.631	17.4	17.4	17.4
	16	81.2	0.0	59.3	10.4	0.76	0.5	0.00	0.40	69.63	0.731	127.660	19.2	19.2	19.2
	18	162.3	0.0	176.2	31.6	1.93	1.1	0.00	1.18	212.67	1.086	194.949	23.8	23.8	23.8
	20	175.9	0.0	243.7	45.0	2.58	1.2	0.00	1.64	302.48	1.386	255.948	25.1	25.1	25.1
	22	202.9	0.0	340.3	64.3	3.60	1.4	0.00	2.29	432.03	1.677	316.820	25.0	25.0	25.0
	24	81.2	0.0	146.5	28.2	1.71	0.5	0.00	0.98	189.72	1.805	347.828	21.8	21.8	21.8
	26	54.1	0.0	125.1	24.4	1.34	0.4	0.00	0.84	164.10	2.311	451.275	24.5	24.5	24.5
	30	27.1	0.0	83.7	16.7	0.89	0.2	0.00	0.56	112.19	3.094	617.048	24.5	24.5	24.5
	32	13.5	0.0	58.8	11.9	0.51	0.1	0.00	0.40	79.86	4.347	878.512	32.5	32.5	32.5
	34	27.1	0.0	107.5	21.8	1.15	0.2	0.00	0.72	146.69	3.974	806.778	24.5	24.5	24.5
	36	13.5	0.0	44.9	9.2	0.64	0.1	0.00	0.30	62.15	3.320	683.617	16.5	16.5	16.5
Sawtimber Total		1,068.7	0.0	1,506.1	283.8	16.76	7.2	0.00	10.12	1906.96	1.409	265.526	22.5	22.5	22.5

	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Merch Group Total		1,082.2	27.4	1,506.1	283.8	16.92	7.3	0.18	10.12	1906.96	1.417	262.207	22.5	22.9	22.9
All Group Total		1,082.2	27.4	1,506.1	283.8	16.92	7.3	0.18	10.12	1906.96	1.417	262.207	22.5	22.9	22.9

Red Oak → Hardwood

	Stand Total					Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Sawtimber	14	54.1	0.0	29.5	4.9	0.39	0.4	0.00	0.20	33.14	0.545	91.134	18.5	18.5	18.5
	16	40.6	0.0	35.7	6.2	0.38	0.3	0.00	0.24	41.49	0.880	152.118	24.5	24.5	24.5
	18	94.7	0.0	111.8	20.0	1.12	0.6	0.00	0.75	134.51	1.182	211.376	26.8	26.8	26.8
	20	148.8	0.0	221.8	40.8	2.18	1.0	0.00	1.49	274.45	1.491	274.447	27.4	27.4	27.4
	22	94.7	0.0	167.0	31.5	1.68	0.6	0.00	1.12	211.87	1.764	332.936	26.8	26.8	26.8
	24	54.1	0.0	119.0	22.9	1.14	0.4	0.00	0.80	153.84	2.200	423.061	28.5	28.5	28.5
	26	94.7	0.0	209.7	41.0	2.35	0.6	0.00	1.41	275.83	2.214	433.444	23.4	23.4	23.4
	28	13.5	0.0	45.0	8.9	0.39	0.1	0.00	0.30	59.79	3.326	657.733	32.5	32.5	32.5
	34	13.5	0.0	66.4	13.5	0.57	0.1	0.00	0.45	90.98	4.909	1000.800	32.5	32.5	32.5
Sawtimber Total		608.7	0.0	1,006.0	189.9	10.21	4.1	0.00	6.76	1275.90	1.653	311.886	25.9	25.9	25.9

	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Merch Group Total		608.7	0.0	1,006.0	189.9	10.21	4.1	0.00	6.76	1275.90	1.653	311.886	25.9	25.9	25.9
All Group Total		608.7	0.0	1,006.0	189.9	10.21	4.1	0.00	6.76	1275.90	1.653	311.886	25.9	25.9	25.9

Poplar → Hardwood

	Stand Total					Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Sawtimber	12	67.6	0.0	20.0	3.9	0.36	0.5	0.00	0.13	26.51	0.295	58.313	16.5	16.5	16.5
	14	311.1	0.0	171.9	35.3	2.24	2.1	0.00	1.15	237.32	0.552	113.503	25.9	25.9	25.9
	16	432.9	0.0	351.2	75.5	4.06	2.9	0.00	2.36	507.26	0.811	174.372	30.3	30.3	30.3
	18	189.4	0.0	234.3	52.0	2.25	1.3	0.00	1.57	349.42	1.237	274.545	38.8	38.8	38.8
	20	162.3	0.0	232.3	53.2	2.38	1.1	0.00	1.56	357.80	1.431	327.979	35.8	35.8	35.8
	22	81.2	0.0	143.8	33.8	1.44	0.5	0.00	0.97	227.16	1.772	416.460	36.5	36.5	36.5
	24	27.1	0.0	52.6	12.6	0.57	0.2	0.00	0.35	84.70	1.943	465.858	32.5	32.5	32.5
	26	27.1	0.0	72.9	17.8	0.67	0.2	0.00	0.49	119.31	2.695	656.201	40.5	40.5	40.5
	28	13.5	0.0	48.7	12.0	0.39	0.1	0.00	0.33	80.79	3.599	888.714	48.5	48.5	48.5
	30	13.5	0.0	41.3	10.3	0.45	0.1	0.00	0.28	69.47	3.056	764.156	32.5	32.5	32.5
	32	13.5	0.0	47.0	11.9	0.51	0.1	0.00	0.32	79.86	3.478	878.512	32.5	32.5	32.5
	34	13.5	0.0	32.0	8.2	0.57	0.1	0.00	0.22	55.05	2.369	605.603	16.5	16.5	16.5
Sawtimber Total		1,352.7	0.0	1,448.0	326.6	15.88	9.1	0.00	9.73	2194.66	1.070	241.413	31.1	31.1	31.1

	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Merch Group Total		1,352.7	0.0	1,448.0	326.6	15.88	9.1	0.00	9.73	2194.66	1.070	241.413	31.1	31.1	31.1
All Group Total		1,352.7	0.0	1,448.0	326.6	15.88	9.1	0.00	9.73	2194.66	1.070	241.413	31.1	31.1	31.1

Maple → Hardwood

	Stand Total					Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Sawtimber	14	13.5	0.0	5.9	1.1	0.10	0.1	0.00	0.04	7.68	0.433	84.517	16.5	16.5	16.5
Sawtimber Total		13.5	0.0	5.9	1.1	0.10	0.1	0.00	0.04	7.68	0.433	84.517	16.5	16.5	16.5

	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Merch Group Total		13.5	0.0	5.9	1.1	0.10	0.1	0.00	0.04	7.68	0.433	84.517	16.5	16.5	16.5
All Group Total		13.5	0.0	5.9	1.1	0.10	0.1	0.00	0.04	7.68	0.433	84.517	16.5	16.5	16.5

Ash → Hardwood

	Stand Total					Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Sawtimber	18	13.5	0.0	12.1	2.7	0.16	0.1	0.00	0.08	18.14	0.891	199.572	24.5	24.5	24.5
	20	13.5	0.0	11.1	2.6	0.20	0.1	0.00	0.07	17.40	0.820	191.388	16.5	16.5	16.5
Sawtimber Total		27.1	0.0	23.1	5.3	0.36	0.2	0.00	0.16	35.54	0.855	195.480	20.5	20.5	20.5
Merch Group Total		27.1	0.0	23.1	5.3	0.36	0.2	0.00	0.16	35.54	0.855	195.480	20.5	20.5	20.5
All Group Total		27.1	0.0	23.1	5.3	0.36	0.2	0.00	0.16	35.54	0.855	195.480	20.5	20.5	20.5

Gum → Hardwood

	Stand Total					Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Sawtimber	14	13.5	0.0	6.6	1.1	0.10	0.1	0.00	0.04	7.68	0.487	84.517	16.5	16.5	16.5
	16	40.6	0.0	34.3	6.1	0.38	0.3	0.00	0.23	41.21	0.846	151.111	24.5	24.5	24.5
	18	27.1	0.0	32.0	5.9	0.32	0.2	0.00	0.21	39.70	1.182	218.367	28.5	28.5	28.5
	20	27.1	0.0	43.2	8.2	0.40	0.2	0.00	0.29	54.98	1.596	302.408	32.5	32.5	32.5
	22	13.5	0.0	26.9	5.2	0.24	0.1	0.00	0.18	35.10	1.987	386.061	32.5	32.5	32.5
Sawtimber Total		121.7	0.0	142.9	26.6	1.44	0.8	0.00	0.96	178.68	1.174	218.385	27.2	27.2	27.2
Merch Group Total		121.7	0.0	142.9	26.6	1.44	0.8	0.00	0.96	178.68	1.174	218.385	27.2	27.2	27.2
All Group Total		121.7	0.0	142.9	26.6	1.44	0.8	0.00	0.96	178.68	1.174	218.385	27.2	27.2	27.2

Beech → Hardwood

	Stand Total					Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Sawtimber	16	40.6	0.0	23.7	4.7	0.38	0.3	0.00	0.16	31.48	0.585	115.431	16.5	16.5	16.5
	20	81.2	0.0	86.5	18.0	1.19	0.5	0.00	0.58	120.93	1.066	221.712	20.5	20.5	20.5
	22	67.6	0.0	85.1	18.1	1.20	0.5	0.00	0.57	121.47	1.258	267.237	19.7	19.7	19.7
	24	54.1	0.0	71.2	15.5	1.14	0.4	0.00	0.48	104.07	1.317	286.185	16.5	16.5	16.5
	26	13.5	0.0	20.9	4.6	0.34	0.1	0.00	0.14	30.97	1.545	340.649	16.5	16.5	16.5
	28	13.5	0.0	24.2	5.4	0.39	0.1	0.00	0.16	36.35	1.792	399.822	16.5	16.5	16.5
Sawtimber Total		270.5	0.0	311.7	66.3	4.64	1.8	0.00	2.09	445.27	1.152	244.898	18.5	18.5	18.5
Merch Group Total		270.5	0.0	311.7	66.3	4.64	1.8	0.00	2.09	445.27	1.152	244.898	18.5	18.5	18.5
All Group Total		270.5	0.0	311.7	66.3	4.64	1.8	0.00	2.09	445.27	1.152	244.898	18.5	18.5	18.5

Hickory → Hardwood

	Stand Total					Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Sawtimber	14	27.1	0.0	13.6	2.3	0.19	0.2	0.00	0.09	15.37	0.502	84.517	16.5	16.5	16.5
	16	27.1	0.0	23.8	4.2	0.25	0.2	0.00	0.16	27.66	0.880	152.118	24.5	24.5	24.5
	18	54.1	0.0	52.6	9.5	0.64	0.4	0.00	0.35	63.75	0.972	175.313	20.5	20.5	20.5
	24	13.5	0.0	26.8	5.1	0.29	0.1	0.00	0.18	34.53	1.980	379.864	24.5	24.5	24.5
	26	13.5	0.0	31.4	6.1	0.34	0.1	0.00	0.21	41.15	2.324	452.604	24.5	24.5	24.5
Sawtimber Total		135.3	0.0	148.2	27.1	1.71	0.9	0.00	1.00	182.45	1.096	200.699	21.3	21.3	21.3
Merch Group Total		135.3	0.0	148.2	27.1	1.71	0.9	0.00	1.00	182.45	1.096	200.699	21.3	21.3	21.3
All Group Total		135.3	0.0	148.2	27.1	1.71	0.9	0.00	1.00	182.45	1.096	200.699	21.3	21.3	21.3

Hardwood → Hardwood

	Stand Total					Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Merch Class Total		10,037.2	2,813.5	4,648.4	937.2	75.73	67.5	18.91	31.24	6298.06	0.743	93.367	26.2	31.4	31.4
All Class Total		10,037.2	2,813.5	4,648.4	937.2	75.73	67.5	18.91	31.24	6298.06	0.743	93.367	26.2	31.4	31.4

Soft Pine → Softwood

	Stand Total					Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Sawtimber	14	13.5	0.0	4.9	1.1	0.10	0.1	0.00	0.03	7.44	0.360	81.868	16.5	16.5	16.5
	16	13.5	0.0	8.6	2.0	0.13	0.1	0.00	0.06	13.51	0.636	148.593	24.5	24.5	24.5
Sawtimber Total		27.1	0.0	13.5	3.1	0.22	0.2	0.00	0.09	20.95	0.498	115.231	20.5	20.5	20.5

	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Merch Group Total		27.1	0.0	13.5	3.1	0.22	0.2	0.00	0.09	20.95	0.498	115.231	20.5	20.5	20.5
All Group Total		27.1	0.0	13.5	3.1	0.22	0.2	0.00	0.09	20.95	0.498	115.231	20.5	20.5	20.5

Cypress → Softwood

	Stand Total					Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Sawtimber	14	27.1	0.0	15.2	3.0	0.19	0.2	0.00	0.10	19.95	0.562	109.703	24.5	24.5	24.5
	16	40.6	0.0	36.5	7.4	0.38	0.2	0.00	0.75	89.77	0.900	182.507	32.5	32.5	32.5
	18	40.6	0.0	62.8	13.1	0.48	0.3	0.00	0.42	87.95	1.547	322.496	48.5	48.5	48.5
	20	54.1	0.0	97.2	21.0	0.79	0.4	0.00	0.65	141.06	1.797	387.914	44.5	44.5	44.5
	22	13.5	0.0	31.5	7.0	0.24	0.1	0.00	0.21	46.87	2.331	515.517	48.5	48.5	48.5
Sawtimber Total		175.9	0.0	243.3	51.4	2.09	1.2	0.00	1.64	345.60	1.384	292.430	39.9	39.9	39.9

	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Merch Group Total		175.9	0.0	243.3	51.4	2.09	1.2	0.00	1.64	345.60	1.384	292.430	39.9	39.9	39.9
All Group Total		175.9	0.0	243.3	51.4	2.09	1.2	0.00	1.64	345.60	1.384	292.430	39.9	39.9	39.9

Softwood → Softwood

	Stand Total					Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Merch Class Total		202.9	0.0	256.8	54.5	2.31	1.4	0.00	1.73	366.55	1.265	268.803	37.3	37.3	37.3
All Class Total		202.9	0.0	256.8	54.5	2.31	1.4	0.00	1.73	366.55	1.265	268.803	37.3	37.3	37.3

All Species Groups → All Secondary groups

	Stand Total					Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Merch Grand Total		13,716.7	3,238.3	7,265.0	1,446.4	102.77	92.2	21.76	48.82	9720.76	0.766	105.452	29.4	32.8	32.8
All Grand Total		13,716.7	3,238.3	7,265.0	1,446.4	102.77	92.2	21.76	48.82	9720.76	0.766	105.452	29.4	32.8	32.8

Log Distribution Summary by Group, Product and DBH

Sampling Method: Plot
BAF / Plot Size: 0.1
Plots/points: 110
Stand Acres: 148.8

Tract Name: Goffigan
Stand ID: 1
Location: James City County, VA
Date Cruised: 8/15/2019

So Yellow Pine

Sawtimber	Tons/MBF	5.19	Cu Ft/MBF	153.10	Cu Ft/Ft	0.87	Avg Hs	33.7	Weight-Volume Units	Int-4						
Total Tract - Number of Trees																
DBH	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	Total	Tons	BF	Cu Ft
10	0	203	108	95	41	0	0	0	0	0	0	0	446	130.8	20.1	38.6
12	0	68	68	122	14	0	0	0	0	0	0	0	271	124.9	21.2	36.9
14	0	54	81	189	176	27	0	0	0	0	0	0	528	387.1	69.9	114.3
16	0	0	14	68	176	95	0	0	0	0	0	0	352	393.5	74.4	116.1
18	0	14	14	68	149	108	14	0	0	0	0	0	365	517.4	101.8	152.7
20	0	0	0	0	54	95	0	0	0	0	0	0	149	286.3	58.0	84.5
22	0	0	0	27	41	14	0	0	0	0	0	0	81	169.0	35.3	49.9
24	0	0	0	0	14	14	0	0	0	0	0	0	27	74.0	15.7	21.9
26	0	0	14	0	14	0	0	0	0	0	0	0	27	68.2	14.8	20.1
28	0	0	0	0	14	0	0	0	0	0	0	0	14	47.1	10.4	13.9
30	0	0	0	0	0	14	0	0	0	0	0	0	14	70.9	15.9	20.9
Avg./ Totals	0	338	298	568	690	365	14	0	0	0	0	0	2,273	2,269.3	437.5	669.8

All Products	Tons/MBF		5.19		Cu Ft/MBF		153.10		Cu Ft/Ft		0.87		Avg Hs		33.7		Weight-Volume Units		Int-4	
	Total Tract - Number of Trees																			
	DBH	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	Total	Total Tract Volumes					
10	0	203	108	95	41	0	0	0	0	0	0	0	446	Tons	BF	Cu Ft				
12	0	68	68	122	14	0	0	0	0	0	0	0	271	130.8	20.1	38.6				
14	0	54	81	189	176	27	0	0	0	0	0	0	528	124.9	21.2	36.9				
16	0	0	14	68	176	95	0	0	0	0	0	0	352	387.1	69.9	114.3				
18	0	14	14	68	149	108	14	0	0	0	0	0	365	393.5	74.4	116.1				
20	0	0	0	0	54	95	0	0	0	0	0	0	149	517.4	101.8	152.7				
22	0	0	0	27	41	14	0	0	0	0	0	0	81	286.3	58.0	84.5				
24	0	0	0	0	14	14	0	0	0	0	0	0	27	169.0	35.3	49.9				
26	0	0	14	0	14	0	0	0	0	0	0	0	27	74.0	15.7	21.9				
28	0	0	0	0	14	0	0	0	0	0	0	0	27	68.2	14.8	20.1				
30	0	0	0	0	0	14	0	0	0	0	0	0	14	47.1	10.4	13.9				
Avg. / Totals	0	338	298	568	690	365	14	0	0	0	0	0	2,273	2,269.3	437.5	669.8				

Mixed Pine

Chip-N-Saw	Tons/MBF		5.86		Cu Ft/MBF		173.05		Cu Ft/Ft		0.54		Avg Hs		24.0		Weight-Volume Units		Int-4	
	Total Tract - Number of Trees															Total Tract Volumes				
	DBH	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	Total	Tons	BF	Cu Ft			
	12	0	0	41	0	0	0	0	0	0	0	0	0	41	17.7	3.0	5.2			
Avg./ Totals	0	0	41	0	0	0	0	0	0	0	0	0	41	17.7	3.0	5.2				

Sawtimber	Tons/MBF		5.11		Cu Ft/MBF		150.82		Cu Ft/Ft		1.05		Avg Hs		21.7		Weight-Volume Units		Int-4	
	Total Tract - Number of Trees																			
	DBH	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	Total	Total Tract Volumes					
															Tons	BF	Cu Ft			
	14	0	14	14	0	0	0	0	0	0	0	0	0	27	13.9	2.6	4.1			
16	0	14	41	0	0	0	0	0	0	0	0	0	54	39.2	7.5	11.6				
22	0	0	14	0	0	0	0	0	0	0	0	0	14	19.8	4.1	5.8				
Avg. / Totals	0	27	68	0	0	0	0	0	0	0	0	0	95	72.9	14.3	21.5				

All Products	Tons/MBF		5.24		Cu Ft/MBF		154.70		Cu Ft/Ft		0.88		Avg Hs		22.4		Weight-Volume Units		Int-4	
	Total Tract - Number of Trees																			
	DBH	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	Total	Total Tract Volumes			Tons	BF	Cu Ft
	12	0	0	41	0	0	0	0	0	0	0	0	0	41	17.7	3.0	5.2			
	14	0	14	14	0	0	0	0	0	0	0	0	0	27	13.9	2.6	4.1			
	16	0	14	41	0	0	0	0	0	0	0	0	54	39.2	7.5	11.6				
	22	0	0	14	0	0	0	0	0	0	0	0	14	19.8	4.1	5.8				
Avg./ Totals		0	27	108	0	0	0	0	0	0	0	0	135	90.6	17.3	26.7				

Soft Pine

Sawtimber	Tons/MBF		4.32		Cu Ft/MBF		155.21		Cu Ft/Ft		0.89		Avg Hs		20.0		Weight-Volume Units		Int-4	
	Total Tract - Number of Trees																			
	DBH	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	Total	Total Tract Volumes					
	14	0	14	0	0	0	0	0	0	0	0	0	0	14	4.9	1.1	1.7			
	16	0	0	14	0	0	0	0	0	0	0	0	0	14	8.6	2.0	3.1			
Avg./ Totals		0	14	14	0	0	0	0	0	0	0	0	0	27	13.5	3.1	4.8			

All Products	Tons/MBF		4.32		Cu Ft/MBF		155.21		Cu Ft/Ft		0.89		Avg Hs		20.0		Weight-Volume Units		Int-4	
	Total Tract - Number of Trees																			
	DBH	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	Total	Total Tract Volumes					
	14	0	14	0	0	0	0	0	0	0	0	0	0	14	4.9	1.1	1.7			
	16	0	0	14	0	0	0	0	0	0	0	0	0	14	8.6	2.0	3.1			
Avg./ Totals	0	14	14	0	0	0	0	0	0	0	0	0	27	13.5	3.1	4.8				

Hardwood

Sawtimber	Tons/MBF	5.35	Cu Ft/MBF	159.65	Cu Ft/Ft	0.74	Avg Hs	33.6	Weight-Volume Units	Int-4
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	Total Tract - Number of Trees													Total Tract Volumes			
	DBH	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	Total	Tons	BF	Cu Ft
	14	0	14	0	0	14	27	0	0	0	0	0	0	54	44.1	8.0	13.2
	20	0	14	0	0	0	0	0	0	0	0	0	0	14	12.4	2.6	3.7
Avg. / Totals		0	27	0	0	14	27	0	0	0	0	0	0	68	56.5	10.6	16.8

All Products	Tons/MBF		5.35		Cu Ft/MBF		159.65		Cu Ft/Ft		0.74		Avg Hs		33.6		Weight-Volume Units		Int-4	
	Total Tract - Number of Trees															Total Tract Volumes				
DBH	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	Total	Tons	BF	Cu Ft				
14	0	14	0	0	14	27	0	0	0	0	0	0	54	44.1	8.0	13.2				
20	0	14	0	0	0	0	0	0	0	0	0	0	14	12.4	2.6	3.7				
Avg./ Totals	0	27	0	0	14	27	0	0	0	0	0	0	68	56.5	10.6	16.8				

White Oak

Sawtimber	Tons/MBF		5.31		Cu Ft/MBF		141.32		Cu Ft/Ft		1.71		Avg Hs		22.0		Weight-Volume Units		Int-4	
	Total Tract - Number of Trees													Total Tract Volumes						
	DBH	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	Total	Tons	BF	Cu Ft			
14	0	203	27	0	0	0	0	0	0	0	0	0	230	120.1	20.2	32.0				
16	0	54	27	0	0	0	0	0	0	0	0	0	81	59.3	10.4	15.8				
18	0	41	95	27	0	0	0	0	0	0	0	0	162	176.2	31.6	46.9				
20	0	68	41	54	14	0	0	0	0	0	0	0	176	243.7	45.0	64.9				
22	0	68	54	81	0	0	0	0	0	0	0	0	203	340.3	64.3	90.6				
24	0	41	27	14	0	0	0	0	0	0	0	0	81	146.5	28.2	39.0				
26	0	14	27	14	0	0	0	0	0	0	0	0	54	125.1	24.4	33.3				
30	0	14	54	14	0	0	0	0	0	0	0	0	81	294.9	59.7	78.5				
Avg./ Totals	0	501	352	203	14	0	0	0	0	0	0	0	1,069	1,506.1	283.8	401.0				

All Products	Tons/MBF		5.31		Cu Ft/MBF		141.32		Cu Ft/Ft		1.71		Avg Hs		22.0		Weight-Volume Units		Int-4	
	Total Tract - Number of Trees														Total Tract Volumes					
	DBH	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	Total	Tons	BF	Cu Ft			
	14	0	203	27	0	0	0	0	0	0	0	0	0	230	120.1	20.2	32.0			
	16	0	54	27	0	0	0	0	0	0	0	0	0	81	59.3	10.4	15.8			
	18	0	41	95	27	0	0	0	0	0	0	0	0	162	176.2	31.6	46.9			
	20	0	68	41	54	14	0	0	0	0	0	0	0	176	243.7	45.0	64.9			
	22	0	68	54	81	0	0	0	0	0	0	0	0	203	340.3	64.3	90.6			
	24	0	41	27	14	0	0	0	0	0	0	0	0	81	146.5	28.2	39.0			
	26	0	14	27	14	0	0	0	0	0	0	0	0	54	125.1	24.4	33.3			
30	0	14	54	14	0	0	0	0	0	0	0	0	81	294.9	59.7	78.5				
Avg. / Totals		0	501	352	203	14	0	0	0	0	0	0	0	1,069	1,506.1	283.8	401.0			

Red Oak

Sawtimber	Tons/MBF	5.30		Cu Ft/MBF		141.07		Cu Ft/Ft		1.73		Avg Hs		25.4		Weight-Volume Units		Int-4	
	Total Tract - Number of Trees														Total Tract Volumes				
	DBH	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	Total	Tons	BF	Cu Ft		
	14	0	41	14	0	0	0	0	0	0	0	0	0	54	29.5	4.9	7.9		
	16	0	0	41	0	0	0	0	0	0	0	0	0	41	35.7	6.2	9.5		
	18	0	14	54	14	14	0	0	0	0	0	0	0	95	111.8	20.0	29.8		
	20	0	0	95	54	0	0	0	0	0	0	0	0	149	221.8	40.8	59.1		
	22	0	27	14	54	0	0	0	0	0	0	0	0	95	167.0	31.5	44.5		
	24	0	14	0	41	0	0	0	0	0	0	0	0	54	119.0	22.9	31.7		
	26	0	54	14	14	14	0	0	0	0	0	0	0	95	209.7	41.0	55.8		
28	0	0	0	14	0	0	0	0	0	0	0	0	14	45.0	8.9	12.0			
30	0	0	0	14	0	0	0	0	0	0	0	0	14	66.4	13.5	17.7			
Avg./ Totals	0	149	230	203	27	0	0	0	0	0	0	0	609	1,006.0	189.9	267.8			

All Products	Tons/MBF		5.30		Cu Ft/MBF		141.07		Cu Ft/Ft		1.73		Avg Hs		25.4		Weight-Volume Units		Int-4			
	Total Tract - Number of Trees																			Total Tract Volumes		
	DBH	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	Total	Tons	BF	Cu Ft					
	14	0	41	14	0	0	0	0	0	0	0	0	0	54	29.5	4.9	7.9					
	16	0	0	41	0	0	0	0	0	0	0	0	0	41	35.7	6.2	9.5					
	18	0	14	54	14	14	0	0	0	0	0	0	0	95	111.8	20.0	29.8					
	20	0	0	95	54	0	0	0	0	0	0	0	0	149	221.8	40.8	59.1					
	22	0	27	14	54	0	0	0	0	0	0	0	0	95	167.0	31.5	44.5					
	24	0	14	0	41	0	0	0	0	0	0	0	0	54	119.0	22.9	31.7					
	26	0	54	14	14	14	0	0	0	0	0	0	0	95	209.7	41.0	55.8					
28	0	0	0	14	0	0	0	0	0	0	0	0	14	45.0	8.9	12.0						
30	0	0	0	14	0	0	0	0	0	0	0	0	14	66.4	13.5	17.7						
Avg./ Totals	0	149	230	203	27	0	0	0	0	0	0	0	609	1,006.0	189.9	267.8						

Poplar

Sawtimber	Tons/MBF	4.43		Cu Ft/MBF	147.56		Cu Ft/Ft	1.16		Avg Hs	30.6		Weight-Volume Units	Int-4			
		Total Tract - Number of Trees												Total Tract Volumes			
	DBH	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	Total	Tons	BF	Cu Ft
	12	0	68	0	0	0	0	0	0	0	0	0	0	68	20.0	3.9	6.6
	14	0	108	95	81	0	27	0	0	0	0	0	0	311	171.9	35.3	57.2
	16	0	95	81	122	122	14	0	0	0	0	0	0	433	351.2	75.5	116.9
	18	0	14	0	68	41	68	0	0	0	0	0	0	189	234.3	52.0	78.0
	20	0	41	14	14	27	68	0	0	0	0	0	0	162	232.3	53.2	77.3
	22	0	14	0	14	41	14	0	0	0	0	0	0	81	143.8	33.8	47.9
	24	0	0	14	0	14	0	0	0	0	0	0	0	27	52.6	12.6	17.5
26	0	0	0	14	0	14	0	0	0	0	0	0	27	72.9	17.8	24.3	
28	0	0	0	0	0	14	0	0	0	0	0	0	14	48.7	12.0	16.2	
30	0	14	0	27	0	0	0	0	0	0	0	0	41	120.4	30.4	40.1	
Avg./ Totals	0	352	203	338	243	216	0	0	0	0	0	0	1,353	1,448.0	326.6	481.9	

All Products	Tons/MBF 4.43		Cu Ft/MBF 147.56		Cu Ft/Ft 1.16		Avg Hs 30.6		Weight-Volume Units Int-4								
	Total Tract - Number of Trees													Total Tract Volumes			
	DBH	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	Total	Tons	BF	Cu Ft
	12	0	68	0	0	0	0	0	0	0	0	0	0	68	20.0	3.9	6.6
	14	0	108	95	81	0	27	0	0	0	0	0	0	311	171.9	35.3	57.2
	16	0	95	81	122	122	14	0	0	0	0	0	0	433	351.2	75.5	116.9
	18	0	14	0	68	41	68	0	0	0	0	0	0	189	234.3	52.0	78.0
	20	0	41	14	14	27	68	0	0	0	0	0	0	162	232.3	53.2	77.3
	22	0	14	0	14	41	14	0	0	0	0	0	0	81	143.8	33.8	47.9
	24	0	0	14	0	14	0	0	0	0	0	0	0	27	52.6	12.6	17.5
	26	0	0	0	14	0	14	0	0	0	0	0	0	27	72.9	17.8	24.3
	28	0	0	0	0	0	14	0	0	0	0	0	0	14	48.7	12.0	16.2
	30	0	14	0	27	0	0	0	0	0	0	0	0	41	120.4	30.4	40.1
Avg./ Totals		0	352	203	338	243	216	0	0	0	0	0	0	1,353	1,448.0	326.6	481.9
Maple																	
Sawtimber	Tons/MBF 5.12		Cu Ft/MBF 158.19		Cu Ft/Ft 0.84		Avg Hs 16.0		Weight-Volume Units Int-4								
	Total Tract - Number of Trees													Total Tract Volumes			
	DBH	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	Total	Tons	BF	Cu Ft
	14	0	14	0	0	0	0	0	0	0	0	0	0	14	5.9	1.1	1.8
Avg./ Totals		0	14	0	0	0	0	0	0	0	0	0	0	14	5.9	1.1	1.8
All Products	Tons/MBF 5.12		Cu Ft/MBF 158.19		Cu Ft/Ft 0.84		Avg Hs 16.0		Weight-Volume Units Int-4								
	Total Tract - Number of Trees													Total Tract Volumes			
	DBH	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	Total	Tons	BF	Cu Ft
	14	0	14	0	0	0	0	0	0	0	0	0	0	14	5.9	1.1	1.8
Avg./ Totals		0	14	0	0	0	0	0	0	0	0	0	0	14	5.9	1.1	1.8
Ash																	
Sawtimber	Tons/MBF 4.38		Cu Ft/MBF 145.64		Cu Ft/Ft 1.42		Avg Hs 20.0		Weight-Volume Units Int-4								
	Total Tract - Number of Trees													Total Tract Volumes			
	DBH	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	Total	Tons	BF	Cu Ft
	18	0	0	14	0	0	0	0	0	0	0	0	0	14	12.1	2.7	4.0
	20	0	14	0	0	0	0	0	0	0	0	0	0	14	11.1	2.6	3.7
Avg./ Totals		0	14	14	0	0	0	0	0	0	0	0	0	27	23.1	5.3	7.7
All Products	Tons/MBF 4.38		Cu Ft/MBF 145.64		Cu Ft/Ft 1.42		Avg Hs 20.0		Weight-Volume Units Int-4								
	Total Tract - Number of Trees													Total Tract Volumes			
	DBH	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	Total	Tons	BF	Cu Ft
	18	0	0	14	0	0	0	0	0	0	0	0	0	14	12.1	2.7	4.0
	20	0	14	0	0	0	0	0	0	0	0	0	0	14	11.1	2.6	3.7
Avg./ Totals		0	14	14	0	0	0	0	0	0	0	0	0	27	23.1	5.3	7.7
Gum																	
Sawtimber	Tons/MBF 5.38		Cu Ft/MBF 147.68		Cu Ft/Ft 1.21		Avg Hs 26.7		Weight-Volume Units Int-4								
	Total Tract - Number of Trees													Total Tract Volumes			
	DBH	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	Total	Tons	BF	Cu Ft
	14	0	14	0	0	0	0	0	0	0	0	0	0	14	6.6	1.1	1.8
	16	0	14	14	14	0	0	0	0	0	0	0	0	41	34.3	6.1	9.4
	18	0	14	0	0	14	0	0	0	0	0	0	0	27	32.0	5.9	8.8
	20	0	14	0	0	0	14	0	0	0	0	0	0	27	43.2	8.2	11.9
	22	0	0	0	14	0	0	0	0	0	0	0	0	14	26.9	5.2	7.4
Avg./ Totals		0	54	14	27	14	14	0	0	0	0	0	0	122	142.9	26.6	39.3
All Products	Tons/MBF 5.38		Cu Ft/MBF 147.68		Cu Ft/Ft 1.21		Avg Hs 26.7		Weight-Volume Units Int-4								
	Total Tract - Number of Trees													Total Tract Volumes			
	DBH	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	Total	Tons	BF	Cu Ft
	14	0	14	0	0	0	0	0	0	0	0	0	0	14	6.6	1.1	1.8
	16	0	14	14	14	0	0	0	0	0	0	0	0	41	34.3	6.1	9.4
	18	0	14	0	0	14	0	0	0	0	0	0	0	27	32.0	5.9	8.8
	20	0	14	0	0	0	14	0	0	0	0	0	0	27	43.2	8.2	11.9
	22	0	0	0	14	0	0	0	0	0	0	0	0	14	26.9	5.2	7.4
Avg./ Totals		0	54	14	27	14	14	0	0	0	0	0	0	122	142.9	26.6	39.3
Beech																	
Sawtimber	Tons/MBF 4.70		Cu Ft/MBF 140.39		Cu Ft/Ft 1.91		Avg Hs 18.0		Weight-Volume Units Int-4								
	Total Tract - Number of Trees													Total Tract Volumes			
	DBH	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	Total	Tons	BF	Cu Ft
	16	0	41	0	0	0	0	0	0	0	0	0	0	41	23.7	4.7	7.1
	20	0	54	14	14	0	0	0	0	0	0	0	0	81	85.5	18.0	25.8
	22	0	41	27	0	0	0	0	0	0	0	0	0	68	85.1	18.1	25.4
	24	0	54	0	0	0	0	0	0	0	0	0	0	54	71.2	15.5	21.3
	26	0	14	0	0	0	0	0	0	0	0	0	0	14	20.9	4.6	6.2
	28	0	14	0	0	0	0	0	0	0	0	0	0	14	24.2	5.4	7.2
Avg./ Totals		0	216	41	14	0	0	0	0	0	0	0	0	271	311.7	65.3	93.0
All Products	Tons/MBF 4.70		Cu Ft/MBF 140.39		Cu Ft/Ft 1.91		Avg Hs 18.0		Weight-Volume Units Int-4								
	Total Tract - Number of Trees													Total Tract Volumes			
	DBH	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	Total	Tons	BF	Cu Ft
	16	0	41	0	0	0	0	0	0	0	0	0	0	41	23.7	4.7	7.1

20	0	54	14	14	0	0	0	0	0	0	0	0	0	0	81	86.5	18.0	25.8
22	0	41	27	0	0	0	0	0	0	0	0	0	0	0	68	85.1	18.1	25.4
24	0	54	0	0	0	0	0	0	0	0	0	0	0	0	54	71.2	15.5	21.3
26	0	14	0	0	0	0	0	0	0	0	0	0	0	0	14	20.9	4.6	6.2
28	0	14	0	0	0	0	0	0	0	0	0	0	0	0	14	24.2	5.4	7.2
Avg./ Totals		0	216	41	14	0	0	0	0	0	0	0	0	0	271	311.7	66.3	93.0

Hickory

Sawtimber	Tons/MBF 5.46		Cu Ft/MBF 145.35		Cu Ft/Ft 1.40		Avg Hs 20.8		Weight-Volume Units		Int-4						
	Total Tract - Number of Trees												Total Tract Volumes				
	DBH	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	Total	Tons	BF	Cu Ft
	14	0	27	0	0	0	0	0	0	0	0	0	0	27	13.6	2.3	3.6
	16	0	0	27	0	0	0	0	0	0	0	0	0	27	23.8	4.1	6.3
	18	0	27	27	0	0	0	0	0	0	0	0	0	54	52.6	9.5	14.0
	24	0	0	14	0	0	0	0	0	0	0	0	0	14	26.8	5.1	7.1
26	0	0	14	0	0	0	0	0	0	0	0	0	14	31.4	6.1	8.4	
Avg./ Totals		0	54	81	0	0	0	0	0	0	0	0	0	135	148.2	27.1	39.5

All Products	Tons/MBF		5.46		Cu Ft/MBF		145.35		Cu Ft/Ft		1.40		Avg Hs		20.8		Weight-Volume Units		Int-4	
	Total Tract - Number of Trees														Total Tract Volumes					
	DBH	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	Total	Tons	BF	Cu Ft			
	14	0	27	0	0	0	0	0	0	0	0	0	0	27	13.6	2.3	3.6			
	16	0	0	27	0	0	0	0	0	0	0	0	0	27	23.8	4.1	6.3			
	18	0	27	27	0	0	0	0	0	0	0	0	0	54	52.6	9.5	14.0			
	24	0	0	14	0	0	0	0	0	0	0	0	0	14	26.8	5.1	7.1			
26		0	0	14	0	0	0	0	0	0	0	0	0	14	31.4	6.1	8.4			
Avg./Totals		0	54	81	0	0	0	0	0	0	0	0	0	135	148.2	27.1	39.5			

Cypress

Sawtimber	Tons/MBF		4.73		Cu Ft/MBF		148.86		Cu Ft/Ft		1.11		Avg Hs		39.4		Weight-Volume Units		Int-4	
	Total Tract - Number of Trees														Total Tract Volumes					
	DBH	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	Total	Tons	BF	Cu Ft			
	14	0	14	0	14	0	0	0	0	0	0	0	0	27	15.2	3.0	4.8			
	16	0	14	0	0	27	0	0	0	0	0	0	0	41	36.5	7.4	11.5			
	18	0	0	0	0	0	41	0	0	0	0	0	0	41	62.8	13.1	19.8			
	20	0	0	0	14	0	41	0	0	0	0	0	0	54	97.2	21.0	30.6			
22	0	0	0	0	0	14	0	0	0	0	0	0	14	31.5	7.0	9.9				
Avg./ Totals		0	27	0	27	27	95	0	0	0	0	0	0	176	243.3	51.4	76.6			

All Products	Tons/MBF		4.73		Cu Ft/MBF		148.86		Cu Ft/Ft		1.11		Avg Hs		39.4		Weight-Volume Units		Int-4			
	Total Tract - Number of Trees																		Total Tract Volumes			
	DBH	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	Total	Tons	BF	Cu Ft					
	14	0	14	0	14	0	0	0	0	0	0	0	0	27	15.2	3.0	4.8					
	16	0	14	0	0	27	0	0	0	0	0	0	0	41	36.5	7.4	11.5					
	18	0	0	0	0	0	41	0	0	0	0	0	0	41	62.8	13.1	19.8					
	20	0	0	0	14	0	41	0	0	0	0	0	0	54	97.2	21.0	30.6					
22	0	0	0	0	0	14	0	0	0	0	0	0	14	31.5	7.0	9.9						
Avg./ Totals		0	27	0	27	27	95	0	0	0	0	0	0	176	243.3	51.4	76.6					

All Species Groups

Small Sawtimber	Tons/MBF		5.86		Cu Ft/MBF		173.05		Cu Ft/Ft		0.54		Avg Hs		24.0		Weight-Volume Units		Int-4	
	Total Tract - Number of Trees														Total Tract Volumes					
	DBH	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	Total	Tons	BF	Cu Ft			
	12	0	0	41	0	0	0	0	0	0	0	0	0	41	17.7	3.0	5.2			
Avg./ Totals		0	0	41	0	0	0	0	0	0	0	0	0	41	17.7	3.0	5.2			

Large Sawtimber	Tons/MBF		5.02		Cu Ft/MBF		146.98		Cu Ft/Ft		1.18		Avg Hs		28.9		Weight-Volume Units		Int-4	
	Total Tract - Number of Trees														Total Tract Volumes					
	DBH	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	Total	Tons	BF	Cu Ft			
	10	0	203	108	95	41	0	0	0	0	0	0	0	446	130.8	20.1	38.6			
	12	0	135	68	122	14	0	0	0	0	0	0	0	338	144.9	25.1	43.5			
	14	0	514	230	284	189	81	0	0	0	0	0	0	1,299	812.8	149.4	242.3			
	16	0	230	257	203	325	108	0	0	0	0	0	0	1,123	1,005.9	198.3	307.3			
	18	0	122	203	176	216	216	14	0	0	0	0	0	947	1,199.1	236.7	353.9			
	20	0	203	162	149	95	216	0	0	0	0	0	0	825	1,234.5	249.5	361.4			
	22	0	149	108	189	81	41	0	0	0	0	0	0	568	983.4	199.3	281.3			
	24	0	108	54	54	27	14	0	0	0	0	0	0	257	490.2	100.1	138.4			
	26	0	81	68	41	27	14	0	0	0	0	0	0	230	528.2	108.7	148.1			
28	0	14	0	14	14	14	0	0	0	0	0	0	54	165.0	36.7	49.3				
30	0	27	54	54	0	14	0	0	0	0	0	0	149	552.6	119.5	157.2				
Avg./ Totals	0	1,786	1,312	1,380	1,028	717	14	0	0	0	0	0	6,236	7,247.4	1,443.4	2,121.5				

All Products	Tons/MBF		5.02		Cu Ft/MBF		147.03		Cu Ft/Ft		1.17		Avg Hs		28.9		Weight-Volume Units		Int-4	
	Total Tract - Number of Trees														Total Tract Volumes					
	DBH	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	Total	Tons	BF	Cu Ft			
	10	0	203	108	95	41	0	0	0	0	0	0	0	446	130.8	20.1	38.6			
	12	0	135	108	122	14	0	0	0	0	0	0	0	379	162.6	28.2	48.7			
	14	0	514	230	284	189	81	0	0	0	0	0	0	1,299	812.8	149.4	242.3			
	16	0	230	257	203	325	108	0	0	0	0	0	0	1,123	1,005.9	198.3	307.3			
	18	0	122	203	176	216	216	14	0	0	0	0	0	947	1,199.1	236.7	353.9			
	20	0	203	162	149	95	216	0	0	0	0	0	0	825	1,234.5	249.5	361.4			
	22	0	149	108	189	81	41	0	0	0	0	0	0	568	983.4	199.3	281.3			
	24	0	108	54	54	27	14	0	0	0	0	0	0	257	490.2	100.1	138.4			

	26	0	81	68	41	27	14	0	0	0	0	0	0	230	528.2	108.7	148.1
	28	0	14	0	14	14	14	0	0	0	0	0	0	54	165.0	36.7	49.3
	30	0	27	54	54	0	14	0	0	0	0	0	0	149	552.6	119.5	157.2
Avg./ Totals		0	1,786	1,353	1,380	1,028	717	14	0	0	0	0	0	6,277	7,265.0	1,446.4	2,126.7

Statistics By Group and Product

Sampling Method:	Plot
BAF / Plot Size:	0.1
# Plots/points:	110
Stand Acres:	148.8
Stats Basis:	Tons per Acre

Tract Name:	Goffigan
Stand ID:	1
Location:	James City County, VA
Date Cruised:	8/15/2019
Student's T-Value:	1.98

So Yellow Pine		95.00%						Plots needed To be within 10.00%
Total Volume Stats:	Lower Bound	Mean Vol Var	Upper Bound	Percent SE	Std. Dev.	Std. Error (SE)	CV	
Standing Pulpwood	1.6	2.9	4.1	42.2	6.4	0.6	223.4	1,920
All Pulpwood	1.6	2.9	4.1	42.2	6.4	0.6	223.4	1,920
Sawtimber	11.5	15.3	19.0	24.5	19.8	1.9	129.7	649
All St	11.5	15.3	19.0	24.5	19.8	1.9	129.7	649
All St + Pw	13.7	18.1	22.5	24.3	23.3	2.2	128.6	638
Cl + Sm + Pw + St	13.7	18.1	22.5	24.3	23.3	2.2	128.6	638

Mixed Pine	95.00%							Plots needed To be within 10.00%
Total Volume Stats:	Lower Bound	Mean Vol Var	Upper Bound	Percent SE	Std. Dev.	Std. Error (SE)	CV	
Chip-N-Saw	-0.1	0.1	0.3	147.2	0.9	0.1	778.9	23,316
Sawtimber	0.1	0.5	0.9	83.2	2.2	0.2	440.1	7,444
All St	0.2	0.6	1.0	72.1	2.3	0.2	381.3	5,589
All St + Pw	0.2	0.6	1.0	72.1	2.3	0.2	381.3	5,589
Cl + Sm + Pw + St	0.2	0.6	1.0	72.1	2.3	0.2	381.3	5,589

Soft Pine		95.00%							Plots needed To be within 10.00%
Total Volume Stats:	Lower Bound	Mean Vol Var	Upper Bound	Percent SE	Std. Dev.	Std. Error (SE)	CV		
	Sawtimber	0.0	0.1	0.2	144.9	0.7	0.1	766.6	
All St	0.0	0.1	0.2	144.9	0.7	0.1	766.6	22,588	
All St + Pw	0.0	0.1	0.2	144.9	0.7	0.1	766.6	22,588	
Cl + Sm + Pw + St	0.0	0.1	0.2	144.9	0.7	0.1	766.6	22,588	

Hardwood		95.00%							Plots needed To be within 10.00%
Total Volume Stats:	Lower Bound	Mean Vol Var	Upper Bound	Percent SE	Std. Dev.	Std. Error (SE)	CV		
Standing Pulpwood	16.0	18.7	21.5	14.7	14.6	1.4	78.0	236	
All Pulpwood	16.0	18.7	21.5	14.7	14.6	1.4	78.0	236	
Sawtimber	0.0	0.4	0.7	89.5	1.8	0.2	473.7	8,626	
All St	0.0	0.4	0.7	89.5	1.8	0.2	473.7	8,626	
All St + Pw	16.3	19.1	21.9	14.7	14.9	1.4	78.0	236	
Cl + Sm + Pw + St	16.3	19.1	21.9	14.7	14.9	1.4	78.0	236	

White Oak		95.00%						Plots needed To be within 10.00%
Total Volume Stats:	Lower Bound	Mean Vol Var	Upper Bound	Percent SE	Std. Dev.	Std. Error (SE)	CV	
Standing Pulpwood	-0.2	0.2	0.5	198.2	1.9	0.2	1,048.8	42,277
All Pulpwood	-0.2	0.2	0.5	198.2	1.9	0.2	1,048.8	42,277
Sawtimber	7.1	10.1	13.1	29.9	16.0	1.5	158.0	962
All St	7.1	10.1	13.1	29.9	16.0	1.5	158.0	962
All St + Pw	7.3	10.3	13.4	29.5	16.1	1.5	156.3	942
Cl + Sm + Pw + St	7.3	10.3	13.4	29.5	16.1	1.5	156.3	942

Red Oak		95.00%							Plots needed To be within 10.00%
Total Volume Stats:	Lower Bound	Mean Vol Var	Upper Bound	Percent SE	Std. Dev.	Std. Error (SE)	CV		
Sawtimber	4.2	6.8	9.3	37.7	13.5	1.3	199.5	1,532	
All St	4.2	6.8	9.3	37.7	13.5	1.3	199.5	1,532	
All St + Pw	4.2	6.8	9.3	37.7	13.5	1.3	199.5	1,532	
Cl + Sm + Pw + St	4.2	6.8	9.3	37.7	13.5	1.3	199.5	1,532	

Poplar		95.00%							Plots needed To be within 10.00%
Total Volume Stats:	Lower Bound	Mean Vol Var	Upper Bound	Percent SE	Std. Dev.	Std. Error (SE)	CV		
Sawtimber	6.4	9.7	13.0	33.7	17.4	1.7	178.5	1,227	
All St	6.4	9.7	13.0	33.7	17.4	1.7	178.5	1,227	
All St + Pw	6.4	9.7	13.0	33.7	17.4	1.7	178.5	1,227	
Cl + Sm + Pw + St	6.4	9.7	13.0	33.7	17.4	1.7	178.5	1,227	

Maple		95.00%						Plots needed To be within 10.00%
Total Volume Stats:		Mean						
	Lower Bound	Vol Var	Upper Bound	Percent SE	Std. Dev.	Std. Error (SE)	CV	

Sawtimber	0.0	0.0	0.1	198.2	0.4	0.0	1,048.8	42,277
All St	0.0	0.0	0.1	198.2	0.4	0.0	1,048.8	42,277
All St + Pw	0.0	0.0	0.1	198.2	0.4	0.0	1,048.8	42,277
Cl + Sm + Pw + St	0.0	0.0	0.1	198.2	0.4	0.0	1,048.8	42,277

Ash	95.00%							Plots needed
Total Volume Stats:	Lower Bound	Mean Vol Var	Upper Bound	Percent SE	Std. Dev.	Std. Error (SE)	CV	To be within 10.00%
Sawtimber	-0.2	0.2	0.5	198.2	1.6	0.2	1,048.8	42,277
All St	-0.2	0.2	0.5	198.2	1.6	0.2	1,048.8	42,277
All St + Pw	-0.2	0.2	0.5	198.2	1.6	0.2	1,048.8	42,277
Cl + Sm + Pw + St	-0.2	0.2	0.5	198.2	1.6	0.2	1,048.8	42,277

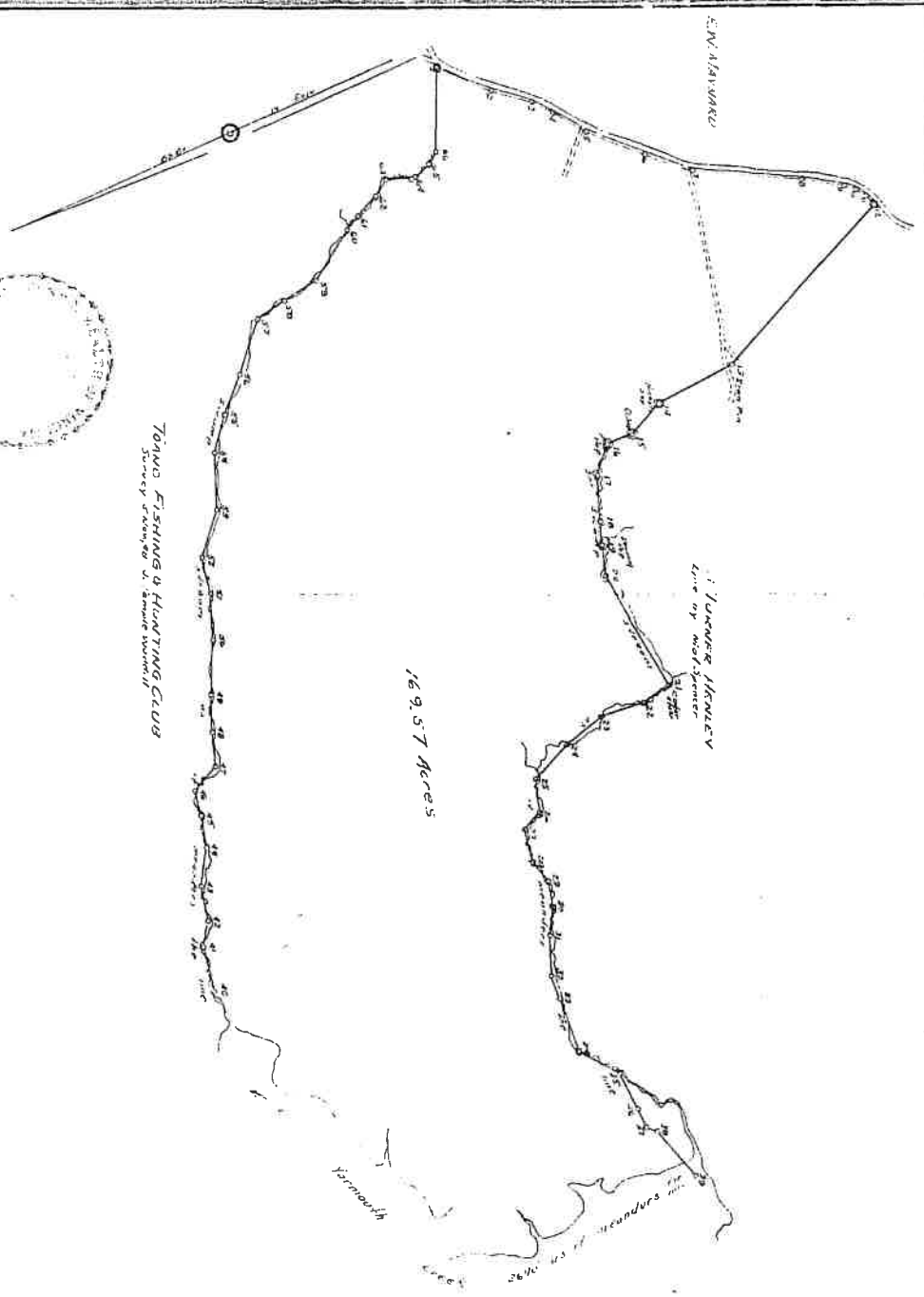
Gum	95.00%							Plots needed
Total Volume Stats:	Lower Bound	Mean Vol Var	Upper Bound	Percent SE	Std. Dev.	Std. Error (SE)	CV	To be within 10.00%
Sawtimber	0.2	1.0	1.7	75.0	3.8	0.4	396.6	6,046
All St	0.2	1.0	1.7	75.0	3.8	0.4	396.6	6,046
All St + Pw	0.2	1.0	1.7	75.0	3.8	0.4	396.6	6,046
Cl + Sm + Pw + St	0.2	1.0	1.7	75.0	3.8	0.4	396.6	6,046

Beech	95.00%							Plots needed
Total Volume Stats:	Lower Bound	Mean Vol Var	Upper Bound	Percent SE	Std. Dev.	Std. Error (SE)	CV	To be within 10.00%
Sawtimber	0.8	2.1	3.4	63.1	7.0	0.7	333.8	4,285
All St	0.8	2.1	3.4	63.1	7.0	0.7	333.8	4,285
All St + Pw	0.8	2.1	3.4	63.1	7.0	0.7	333.8	4,285
Cl + Sm + Pw + St	0.8	2.1	3.4	63.1	7.0	0.7	333.8	4,285

Hickory	95.00%							Plots needed
Total Volume Stats:	Lower Bound	Mean Vol Var	Upper Bound	Percent SE	Std. Dev.	Std. Error (SE)	CV	To be within 10.00%
Sawtimber	0.3	1.0	1.7	71.0	3.7	0.4	375.7	5,426
All St	0.3	1.0	1.7	71.0	3.7	0.4	375.7	5,426
All St + Pw	0.3	1.0	1.7	71.0	3.7	0.4	375.7	5,426
Cl + Sm + Pw + St	0.3	1.0	1.7	71.0	3.7	0.4	375.7	5,426

Cypress	95.00%							Plots needed
Total Volume Stats:	Lower Bound	Mean Vol Var	Upper Bound	Percent SE	Std. Dev.	Std. Error (SE)	CV	To be within 10.00%
Sawtimber	-0.7	1.6	4.0	144.5	12.5	1.2	764.6	22,468
All St	-0.7	1.6	4.0	144.5	12.5	1.2	764.6	22,468
All St + Pw	-0.7	1.6	4.0	144.5	12.5	1.2	764.6	22,468
Cl + Sm + Pw + St	-0.7	1.6	4.0	144.5	12.5	1.2	764.6	22,468

All Groups	95.00%							Plots needed
Total Volume Stats:	Lower Bound	Mean Vol Var	Upper Bound	Percent SE	Std. Dev.	Std. Error (SE)	CV	To be within 10.00%
Standing Pulpwood	18.9	21.8	24.6	13.0	14.9	1.4	68.6	183
All Pulpwood	18.9	21.8	24.6	13.0	14.9	1.4	68.6	183
Chip-N-Saw	-0.1	0.1	0.3	147.2	0.9	0.1	778.9	23,316
Sawtimber	43.1	48.7	54.4	11.6	29.9	2.9	61.4	147
All St	43.2	48.8	54.5	11.5	29.8	2.8	61.1	146
All St + Pw	64.5	70.6	76.7	8.6	32.1	3.1	45.5	82
Cl + Sm + Pw + St	64.5	70.6	76.7	8.6	32.1	3.1	45.5	82



THE
CHESAPEAKE CORPORATION
OF VIRGINIA

TRACT NAME: GOVERNMENT
DISTRICT: SPENCER
COUNTY: LANES
STATE: VIRGINIA
SCALE: 1" = 400'
DATE: 16 AUGUST 1928
CERTIFIED SURVEYOR

Notes: All lines by Mal. Spencer & Andrew Lanes have adjoining Town of Fishing and Hunting Club as per plat of survey by J. T. M. Smith dated 3. 1894.

LINE	BEARING	DISTANCE	AREA	AREA	AREA
1	S 85° 30' 0" E	1.230	1.230	1.230	1.230
2	S 82° 30' 0" W	1.230	1.230	1.230	1.230
3	S 82° 30' 0" W	1.230	1.230	1.230	1.230
4	S 82° 30' 0" W	1.230	1.230	1.230	1.230
5	S 82° 30' 0" W	1.230	1.230	1.230	1.230
6	S 82° 30' 0" W	1.230	1.230	1.230	1.230
7	S 82° 30' 0" W	1.230	1.230	1.230	1.230
8	S 82° 30' 0" W	1.230	1.230	1.230	1.230
9	S 82° 30' 0" W	1.230	1.230	1.230	1.230
10	S 82° 30' 0" W	1.230	1.230	1.230	1.230
11	S 82° 30' 0" W	1.230	1.230	1.230	1.230
12	S 82° 30' 0" W	1.230	1.230	1.230	1.230
13	S 82° 30' 0" W	1.230	1.230	1.230	1.230
14	S 82° 30' 0" W	1.230	1.230	1.230	1.230
15	S 82° 30' 0" W	1.230	1.230	1.230	1.230
16	S 82° 30' 0" W	1.230	1.230	1.230	1.230
17	S 82° 30' 0" W	1.230	1.230	1.230	1.230
18	S 82° 30' 0" W	1.230	1.230	1.230	1.230
19	S 82° 30' 0" W	1.230	1.230	1.230	1.230
20	S 82° 30' 0" W	1.230	1.230	1.230	1.230
21	S 82° 30' 0" W	1.230	1.230	1.230	1.230
22	S 82° 30' 0" W	1.230	1.230	1.230	1.230
23	S 82° 30' 0" W	1.230	1.230	1.230	1.230
24	S 82° 30' 0" W	1.230	1.230	1.230	1.230
25	S 82° 30' 0" W	1.230	1.230	1.230	1.230
26	S 82° 30' 0" W	1.230	1.230	1.230	1.230
27	S 82° 30' 0" W	1.230	1.230	1.230	1.230
28	S 82° 30' 0" W	1.230	1.230	1.230	1.230
29	S 82° 30' 0" W	1.230	1.230	1.230	1.230
30	S 82° 30' 0" W	1.230	1.230	1.230	1.230
31	S 82° 30' 0" W	1.230	1.230	1.230	1.230
32	S 82° 30' 0" W	1.230	1.230	1.230	1.230
33	S 82° 30' 0" W	1.230	1.230	1.230	1.230
34	S 82° 30' 0" W	1.230	1.230	1.230	1.230
35	S 82° 30' 0" W	1.230	1.230	1.230	1.230
36	S 82° 30' 0" W	1.230	1.230	1.230	1.230
37	S 82° 30' 0" W	1.230	1.230	1.230	1.230
38	S 82° 30' 0" W	1.230	1.230	1.230	1.230
39	S 82° 30' 0" W	1.230	1.230	1.230	1.230
40	S 82° 30' 0" W	1.230	1.230	1.230	1.230
41	S 82° 30' 0" W	1.230	1.230	1.230	1.230
42	S 82° 30' 0" W	1.230	1.230	1.230	1.230
43	S 82° 30' 0" W	1.230	1.230	1.230	1.230
44	S 82° 30' 0" W	1.230	1.230	1.230	1.230
45	S 82° 30' 0" W	1.230	1.230	1.230	1.230
46	S 82° 30' 0" W	1.230	1.230	1.230	1.230
47	S 82° 30' 0" W	1.230	1.230	1.230	1.230
48	S 82° 30' 0" W	1.230	1.230	1.230	1.230
49	S 82° 30' 0" W	1.230	1.230	1.230	1.230
50	S 82° 30' 0" W	1.230	1.230	1.230	1.230
51	S 82° 30' 0" W	1.230	1.230	1.230	1.230
52	S 82° 30' 0" W	1.230	1.230	1.230	1.230
53	S 82° 30' 0" W	1.230	1.230	1.230	1.230
54	S 82° 30' 0" W	1.230	1.230	1.230	1.230
55	S 82° 30' 0" W	1.230	1.230	1.230	1.230
56	S 82° 30' 0" W	1.230	1.230	1.230	1.230
57	S 82° 30' 0" W	1.230	1.230	1.230	1.230
58	S 82° 30' 0" W	1.230	1.230	1.230	1.230
59	S 82° 30' 0" W	1.230	1.230	1.230	1.230
60	S 82° 30' 0" W	1.230	1.230	1.230	1.230
61	S 82° 30' 0" W	1.230	1.230	1.230	1.230
62	S 82° 30' 0" W	1.230	1.230	1.230	1.230
63	S 82° 30' 0" W	1.230	1.230	1.230	1.230
64	S 82° 30' 0" W	1.230	1.230	1.230	1.230
65	S 82° 30' 0" W	1.230	1.230	1.230	1.230
66	S 82° 30' 0" W	1.230	1.230	1.230	1.230
67	S 82° 30' 0" W	1.230	1.230	1.230	1.230
68	S 82° 30' 0" W	1.230	1.230	1.230	1.230
69	S 82° 30' 0" W	1.230	1.230	1.230	1.230
70	S 82° 30' 0" W	1.230	1.230	1.230	1.230
71	S 82° 30' 0" W	1.230	1.230	1.230	1.230
72	S 82° 30' 0" W	1.230	1.230	1.230	1.230
73	S 82° 30' 0" W	1.230	1.230	1.230	1.230
74	S 82° 30' 0" W	1.230	1.230	1.230	1.230
75	S 82° 30' 0" W	1.230	1.230	1.230	1.230
76	S 82° 30' 0" W	1.230	1.230	1.230	1.230
77	S 82° 30' 0" W	1.230	1.230	1.230	1.230
78	S 82° 30' 0" W	1.230	1.230	1.230	1.230
79	S 82° 30' 0" W	1.230	1.230	1.230	1.230
80	S 82° 30' 0" W	1.230	1.230	1.230	1.230
81	S 82° 30' 0" W	1.230	1.230	1.230	1.230
82	S 82° 30' 0" W	1.230	1.230	1.230	1.230
83	S 82° 30' 0" W	1.230	1.230	1.230	1.230
84	S 82° 30' 0" W	1.230	1.230	1.230	1.230
85	S 82° 30' 0" W	1.230	1.230	1.230	1.230
86	S 82° 30' 0" W	1.230	1.230	1.230	1.230
87	S 82° 30' 0" W	1.230	1.230	1.230	1.230
88	S 82° 30' 0" W	1.230	1.230	1.230	1.230
89	S 82° 30' 0" W	1.230	1.230	1.230	1.230
90	S 82° 30' 0" W	1.230	1.230	1.230	1.230
91	S 82° 30' 0" W	1.230	1.230	1.230	1.230
92	S 82° 30' 0" W	1.230	1.230	1.230	1.230
93	S 82° 30' 0" W	1.230	1.230	1.230	1.230
94	S 82° 30' 0" W	1.230	1.230	1.230	1.230
95	S 82° 30' 0" W	1.230	1.230	1.230	1.230
96	S 82° 30' 0" W	1.230	1.230	1.230	1.230
97	S 82° 30' 0" W	1.230	1.230	1.230	1.230
98	S 82° 30' 0" W	1.230	1.230	1.230	1.230
99	S 82° 30' 0" W	1.230	1.230	1.230	1.230
100	S 82° 30' 0" W	1.230	1.230	1.230	1.230



Recorded 29th day of Sept 1928
in
B B No 409
Page 694
W. S. Smith
Surveyor

ASSESSMENT OF IMPROVEMENTS

Improvements

Year Built: 2022
Stories: 1

Approximate Square Footage		Rooms	Construction
Finished (Above Grade):	3237	Total: 10	Foundation: Full Crawl
Basement:	No Data	Bedrooms: 5	Exterior: Cement fiber siding
Attached Garage:	600	Full Baths: 4	Central A/C: Y
Detached Garage:	No Data	Half Baths: 1	Out Buildings: OMP OMP-R
Enclosed Porch:	No Data		
Open Porch:	456		
Deck:	No Data		

Property Tax Information

Balance Due: \$5,697.95
Calculated as of : 10/06/2022

Year	Install #	Type	Due Date	Tax Amount	Tax Billed*	Penalty Billed	Interest Billed	Tax Paid	Penalty Paid	Interest Paid	Date Paid	Balance Due
2022	1	Tax	12/5/2022	\$5,697.95	\$5,697.95	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	No Data	\$5,697.95
2021	2	Tax	6/6/2022	\$3,938.76	\$3,938.76	\$0.00	\$0.00	\$3,938.76	\$0.00	\$0.00	5/18/2022	\$0.00
2021	1	Tax	12/6/2021	\$3,938.76	\$3,938.76	\$0.00	\$0.00	\$3,938.76	\$0.00	\$0.00	12/1/2021	\$0.00
2020	2	Tax	6/7/2021	\$3,938.76	\$3,938.76	\$0.00	\$0.00	\$3,938.76	\$0.00	\$0.00	5/14/2021	\$0.00
2020	1	Tax	12/7/2020	\$3,938.76	\$3,938.76	\$0.00	\$0.00	\$3,938.76	\$0.00	\$0.00	12/7/2020	\$0.00
2019	2	Tax	6/5/2020	\$3,938.76	\$3,938.76	\$10.00	\$0.33	\$3,938.76	\$10.00	\$0.33	8/26/2020	\$0.00
2019	1	Tax	12/5/2019	\$3,938.76	\$3,938.76	\$0.00	\$0.00	\$3,938.76	\$0.00	\$0.00	12/4/2019	\$0.00
2018	2	Tax	6/5/2019	\$3,938.76	\$3,938.76	\$0.00	\$0.00	\$3,938.76	\$0.00	\$0.00	6/4/2019	\$0.00
2018	1	Tax	12/6/2018	\$3,938.76	\$3,938.76	\$0.00	\$0.00	\$3,938.76	\$0.00	\$0.00	12/6/2018	\$0.00
2017	2	Tax	6/5/2018	\$3,938.76	\$3,938.76	\$0.00	\$0.00	\$3,938.76	\$0.00	\$0.00	6/5/2018	\$0.00
2017	1	Tax	12/5/2017	\$3,938.76	\$3,938.76	\$0.00	\$0.00	\$3,938.76	\$0.00	\$0.00	12/5/2017	\$0.00
2016	2	Tax	6/5/2017	\$3,938.76	\$3,938.76	\$0.00	\$0.00	\$3,938.76	\$0.00	\$0.00	6/5/2017	\$0.00
2016	1	Tax	12/5/2016	\$3,938.76	\$3,938.76	\$0.00	\$0.00	\$3,938.76	\$0.00	\$0.00	11/28/2016	\$0.00
2015	2	Tax	6/6/2016	\$3,938.76	\$3,938.76	\$0.00	\$0.00	\$3,938.76	\$0.00	\$0.00	6/6/2016	\$0.00
2015	1	Tax	12/7/2015	\$3,938.76	\$3,938.76	\$0.00	\$0.00	\$3,938.76	\$0.00	\$0.00	12/7/2015	\$0.00

*The Tax Billed amount is based on the assessment of the property multiplied by the current tax rate, less any tax relief and/or exemption if applicable

Real estate taxes are assessed on Fiscal Year (July-June) and billed (in arrears) in two installments due December 5th and June 5th of each year.

Taxes due December 5th relate to July through December.

Taxes due June 5th relate to January through June.

DISCLAIMER: This data is provided without warranty of any kind, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Any person, firm or corporation which uses this map or any of the enclosed information assumes all risk for the inaccuracy thereof, as James City expressly disclaims any liability for loss or damage arising from the use of said information by any third party.

NOTES



TIMBER MARKETING & MANAGEMENT INC.

Professional Forestry Consultants

P.O. Box 396

Chesterfield, VA 23832

Ph (804) 796-9622

Fax (804) 796-9693

www.tmmva.com

ITEM SUMMARY

DATE: 10/20/2022

TO: The AFD Advisory Committee

FROM: John Risinger, Senior Planner

SUBJECT: AFD-22-0017. 7294 Richmond Road Hill Pleasant Farm AFD Withdrawal

ATTACHMENTS:

	Description	Type
☐	Staff Report	Staff Report
☐	1. Location Map	Backup Material
☐	2. Hill Pleasant Farm AFD 2022 Renewal Ordinance and Staff Report	Backup Material
☐	3. Policy Governing the Withdrawals of Property from AFDs	Backup Material
☐	4. AFD Withdrawal Request Letter	Backup Material
☐	5. Letter from Property Owner	Backup Material
☐	6. Map Showing Extent of Withdrawal Request	Backup Material
☐	7. Proposed Solar Farm Master Plan	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
AFD Advisory Group	Crump, Josh	Approved	10/13/2022 - 8:14 AM
AFD Advisory Group	Holt, Paul	Approved	10/13/2022 - 8:15 AM
Publication Management	Daniel, Martha	Approved	10/13/2022 - 8:19 AM
AFD Advisory Group	Secretary, AFD	Approved	10/13/2022 - 3:27 PM

**AGRICULTURAL AND FORESTAL DISTRICT-22-0017. 7294 Richmond Road Hill Pleasant Farm AFD Withdrawal
Staff Report for the October 20, 2022, Agricultural and Forestal District Advisory Committee Meeting**

SUMMARY FACTS

Applicant: Mr. Buzz Becker, Pivot Energy, Inc.

Land Owner: D & S Chong, LLC

Proposal: Withdrawal of $\pm$ 10 acres of the 105.82 total acre parcel from the Hill Pleasant Farm Agricultural and Forestal District (AFD)

Location: 7294 Richmond Road

Tax Map/Parcel No. 2410100004

Parcel Size: $\pm$ 105.82 acres

Zoning: A-1, General Agricultural

Comprehensive Plan: Economic Opportunity

Primary Service Area (PSA): Outside

Staff Contact: John Risinger, Senior Planner

PUBLIC HEARING DATES

AFD Advisory Committee: October 20, 2022, 4:00 p.m.

Planning Commission: November 2, 2022, 6:00 p.m. (Tentative)

Board of Supervisors: December 13, 2022, 4:00 p.m. (Tentative)

FACTORS FAVORABLE

1. The request would not cause damage or disruption to the existing District.

FACTORS UNFAVORABLE

1. Request does not fully meet all four criteria set forth in the Board's policy.

STAFF RECOMMENDATION

The adopted Board of Supervisors' policy governing withdrawal of property from AFDs states that "it is the policy of the Board to discourage the withdrawal of properties from AFDs during the terms of those districts." This withdrawal request was submitted approximately one month after the most recent renewal of the Hill Pleasant Farm AFD on September 13, 2022. Additionally, staff finds that the use of this site would not serve a public purpose. Staff cannot support this request for withdrawal due to it not fully meeting all four of the criteria set forth in the Board's policy. Therefore, staff recommends that the AFD Advisory Committee recommend denial of this withdrawal application to the Planning Commission and to the Board of Supervisors.

DISTRICT HISTORY

- The Hill Pleasant Farm AFD was created in 1986 for a term of four years and originally consisted of two parcels totaling $\pm$ 504 acres.
- The District was renewed in 1990, 1994, 1998, 2002, 2006, 2010, 2014, 2018, and 2022, for periods of four years, during which time various withdrawals and additions took place.

AGRICULTURAL AND FORESTAL DISTRICT-22-0017. 7294 Richmond Road Hill Pleasant Farm AFD Withdrawal Staff Report for the October 20, 2022, Agricultural and Forestal District Advisory Committee Meeting

- The District currently consists of $\pm$ 304.34 acres. During the 2022 AFD renewal process, 42 acres of the property located at 7294 Richmond Road were withdrawn to allow for a Special Use Permit (SUP) proposal for the development of a solar farm on the property. Should this withdrawal be approved, the District would consist of $\pm$ 294.34 acres.

DISTRICT DESCRIPTION

Except for a few residences, all acreage in this District is in agricultural or forestal uses. The properties have been managed in the past for food or fiber production and have the potential to support significant agriculture and commercial timber operations. All the land in this District is zoned A-1, General Agricultural, and is located outside of the PSA. The majority of the land in this District is designated Economic Opportunity by the adopted Comprehensive Plan, with the remainder designated Rural Lands.

WITHDRAWAL REQUESTS/WITHDRAWAL ANALYSIS

Mr. Buzz Becker, Pivot Energy, Inc., on behalf of the owners of the property located at 7294 Richmond Road, has requested to withdraw 10 acres of their 105.82 total acre parcel from the AFD (Attachment No. 6). The requested withdrawal is to allow for a proposed SUP (SUP-22-0015) for a 4.75-megawatt alternate current (MWac) solar farm. Per Hill Pleasant Farm AFD Condition No. 3c (Attachment No. 2), no SUP shall be issued except for agricultural, forestal, or other activities and uses consistent with the Virginia Agricultural and Forestal District Act.

During the 2022 AFD renewal process, 42 acres of the property were withdrawn from the Hill Pleasant Farm AFD to allow for the proposed SUP. After the District was renewed on September 13, 2022, as part of the ongoing SUP review, the applicant provided a revised master plan for the proposed solar farm (Attachment No. 7) which includes

10 acres of the property which were not withdrawn from the AFD during the 2022 renewal process.

On September 28, 2010, the Board of Supervisors adopted a policy and withdrawal criteria for AFD parcels outside of renewal periods. That policy is enclosed (Attachment No. 3) and the withdrawal criteria are listed below with staff comments following in italics.

- A. The request is caused by a change in circumstances that could not have been anticipated at the time the application was made for inclusion in the District.

Historically, a change in circumstances has been interpreted to include "death of a property owner," as stated in the State Code, but has not included new opportunities for development of a property. The withdrawal policy, as adopted by the Board of Supervisors, states that it is the policy of the Board of Supervisors to discourage the withdrawal of properties from AFDs during the terms of those districts.

- B. The request would serve a public purpose, as opposed to the proprietary interest of the landowner that could not otherwise be realized upon expiration of the AFD.

Although the proposed solar farm would potentially provide a community benefit by supplying green energy to the adjacent communities, staff finds that this does not fulfill the requirement of Criteria B. Staff interprets "public purpose" as using the land for a public facility such as a school or fire station.

- C. The request would not cause damage or disruption to the existing District.

With this withdrawal, the District will include a total of 294.34 acres, and will thus continue to meet minimum acreage requirements.

**AGRICULTURAL AND FORESTAL DISTRICT-22-0017. 7294 Richmond Road Hill Pleasant Farm AFD Withdrawal
Staff Report for the October 20, 2022, Agricultural and Forestal District Advisory Committee Meeting**

- D. If the request for withdrawal is in conjunction with a proposal to convert the land use of a property to a different use than is currently in place, the new land use would be in conformance with the Comprehensive Plan.

The 2045 Comprehensive Plan designates this parcel as Economic Opportunity (EO). Lands designated EO are intended primarily for economic development, increased non-residential tax base, and the creation of jobs. Suggested primary uses for the Mooretown Road/Hill Pleasant Farm Area include industrial, light industrial, and office uses. Solar farms are not specifically identified as a compatible use in the EO designation; however, they may serve as a transitional land use until market forces determine a more intense economic use.

SURROUNDING ZONING AND DEVELOPMENT

Adjacent properties to the north, east, and west are zoned A-1, General Agricultural, and designated EO and Rural Lands on the 2045 Comprehensive Plan Land Use Map. Properties across Richmond Road are zoned B-1, General Business; LB, Limited Business; R-2, General Residential; and PL, Public Lands; and designated Low Density Residential, Community Commercial and Federal, State, or County Land on the 2045 Comprehensive Plan Land Use Map.

STAFF RECOMMENDATION

The adopted Board of Supervisors' policy governing withdrawal of property from AFDs states that "it is the policy of the Board to discourage the withdrawal of properties from AFDs during the terms of those districts." This withdrawal request was submitted approximately one month after the most recent renewal of the Hill Pleasant Farm AFD on September 13, 2022. Additionally, staff finds that the use of this site would not serve a public purpose. Staff cannot support this request for withdrawal due to it not fully meeting all four of the criteria set forth in the Board's policy. Therefore, staff

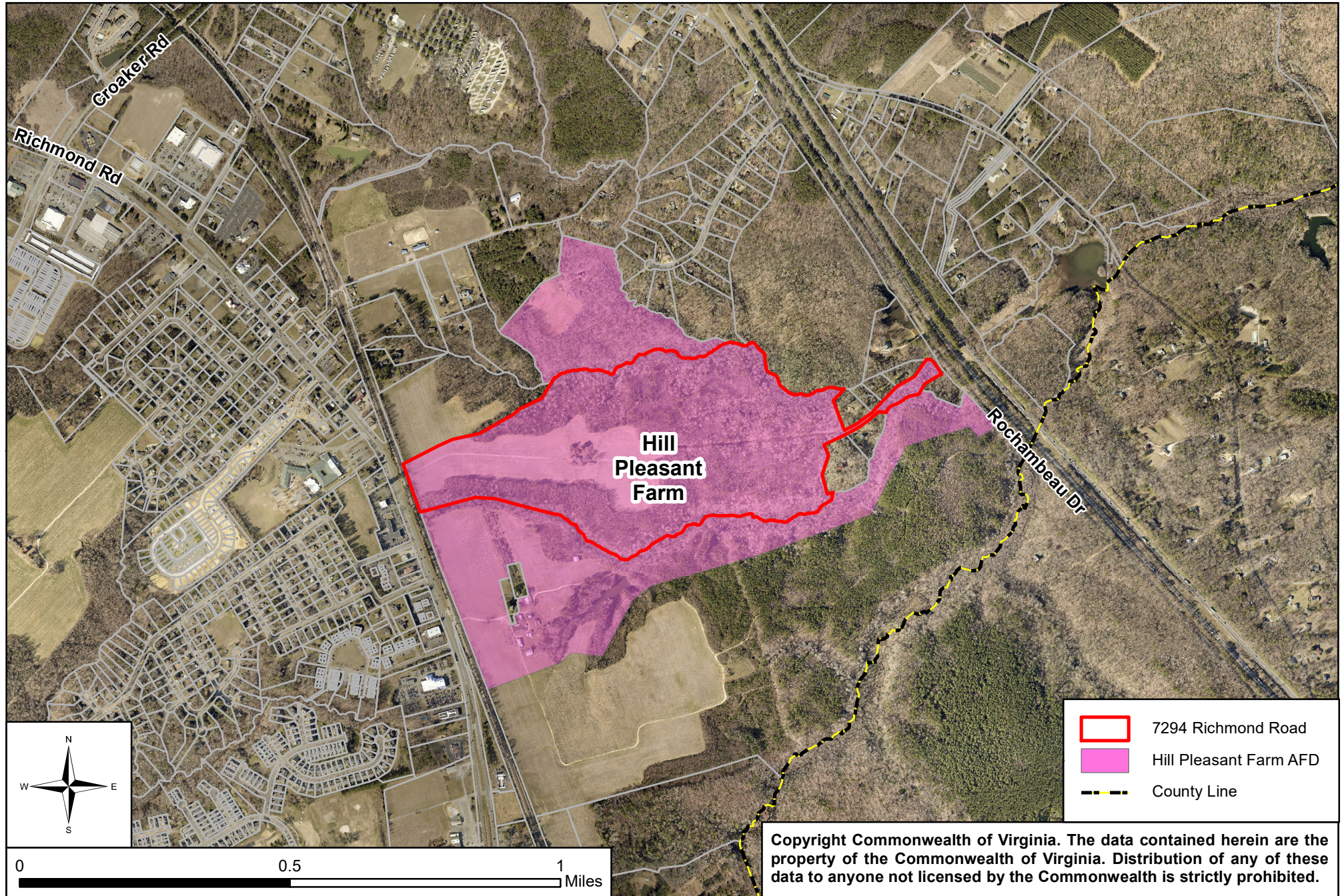
recommends that the AFD Advisory Committee recommend denial of this withdrawal application to the Planning Commission and to the Board of Supervisors.

JR/md
AFD22-17_7294RichmdRd

Attachments:

1. Location Map
2. Hill Pleasant Farm AFD 2022 Renewal Ordinance and Staff Report
3. Policy Governing the Withdrawals of Property from AFDs
4. AFD Withdrawal Request Letter
5. Letter from Property Owner
6. Map Showing Extent of Withdrawal Request
7. Proposed Solar Farm Master Plan

JCC AFD-22-0017, 7294 Richmond Rd. Hill Pleasant Farm AFD Withdrawal



ADOPTED

SEP 13 2022

ORDINANCE NO. 165A-14

Board of Supervisors
James City County, VA

AGRICULTURAL AND FORESTAL DISTRICT-22-0010

HILL PLEASANT FARM 2022 RENEWAL

WHEREAS, James City County has completed a review of the Hill Pleasant Farm Agricultural and Forestal District (the "District"); and

WHEREAS, in accordance with Section 15.2-4311 of the Code of Virginia, 1950, as amended (the "Virginia Code"), property owners have been notified, public notices have been filed, public hearings have been advertised, and public hearings have been held on the continuation of the District; and

WHEREAS, the Agricultural and Forestal District (AFD) Advisory Committee at its meeting on July 21, 2022, voted 6-0 to recommend renewal of the District; and

WHEREAS, the Planning Commission following its public hearing on August 3, 2022, concurred with the recommendation of staff and the AFD Advisory Committee and voted 7-0 to recommend renewal of the District with the conditions listed below.

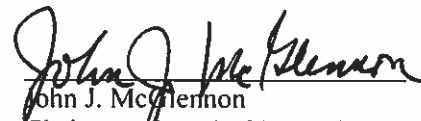
NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of James City County, Virginia, that:

1. The Hill Pleasant Farm Agricultural and Forestal District (the "District") is hereby continued to October 31, 2026, in accordance with the provisions of the Virginia Agricultural and Forestal District Act, Virginia Code Section 15.2-4300 et. seq. (the "Act").
2. That the District shall include the following parcels, provided, however, that all land within 25 feet of road rights-of-way is excluded from the District:

<u>Owner</u>	<u>Parcel No.</u>	<u>Acres</u>
D&S Chong, LLC	2410100004	63.82
Hill Pleasant Farm, Inc.	2410100005	208.24
Wayne A. Moyer Revocable Trust	2410100015D	<u>32.28</u>
Total:		<u>304.34</u>

3. That pursuant to Section 15.2-4309 of the Act, The Board of Supervisors requires that any parcel in the District shall not, without the prior approval of the Board of Supervisors, be developed to any more intensive use, other than uses resulting in more intensive agricultural or forestal production. Specifically, the following restrictions shall apply:

- a. The subdivision of land is limited to 25 acres or more, except where the Board of Supervisors authorizes smaller lots to be created for residential use by members of the owner's immediate family, as defined in the James City County Subdivision Ordinance. Parcels of up to five acres, including necessary access roads, may be subdivided for the siting of Wireless Communications Facilities (WCFs), provided: a) the subdivision does not result in the total acreage of the District to drop below 200 acres; and b) the subdivision does not result in a remnant parcel of less than 25 acres.
- b. Land within the District may be withdrawn from the District in accordance with the Board of Supervisors' Policy Governing the Withdrawal of Properties from Agricultural and Forestal Districts, adopted September 28, 2010.
- c. No Special Use Permit (SUP) shall be issued except for agricultural, forestal, or other activities and uses consistent with the Act, which are not in conflict with the policies of this District. The Board of Supervisors, at its discretion, may issue SUPs for WCFs on properties in the District that are in accordance with the County's policies and Ordinances regulating such facilities.


John J. McGlennnon
Chairman, Board of Supervisors

ATTEST:


Teresa J. Saeg
Deputy Clerk to the Board

ICENHOUR
HIPPLE
LARSON
SADLER
MCGLENNON

VOTES

<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
☒	☐	☐	☐
☒	☐	☐	☐
☒	☐	☐	☐
☒	☐	☐	☐
☒	☐	☐	☐

Adopted by the Board of Supervisors of James City County, Virginia, this 13th day of September, 2022.

AFD22-10HillPIFmRen-res

AGRICULTURAL AND FORESTAL DISTRICT-22-0010. Hill Pleasant Farms Renewal

Staff Report for the September 13, 2022, Board of Supervisors Meeting

SUMMARY FACTS

<u>LAND OWNERS</u>	<u>PARCEL ID</u>	<u>ACRES</u>
D&S Chong, LLC	2410100004	63.82*
Hill Pleasant Farm, Inc.	2410100005	208.24
Wayne A. Moyer	2410100015D	32.28
TOTAL ACRES		304.34
<i>*Requesting a partial withdrawal</i>		

Zoning: A-1, General Agricultural

Comprehensive Plan: Rural Lands
Economic Opportunity

Primary Service Area
(PSA): Outside

Staff Contact: Suzanne Yeats, Planner

PUBLIC HEARING DATES

Agricultural and Forestal District
(AFD) Advisory Committee: July 21, 2022, 4:00 p.m.
Planning Commission: Aug. 3, 2022, 6:00 p.m.
Board of Supervisors: Sept. 13, 2022, 5:00 p.m.

STAFF RECOMMENDATION

Approval, subject to the proposed conditions.

AGRICULTURAL AND FORESTAL DISTRICT ADVISORY COMMITTEE RECOMMENDATION:

At its July 21, 2022, meeting, the Agricultural and Forestal District (AFD) Advisory Committee voted 6-0 to recommend the continuation of the District to the Planning Commission and Board of Supervisors.

PLANNING COMMISSION RECOMMENDATION:

At its August 3, 2022, meeting, the Planning Commission voted 7-0 for the continuation of the District to the Board of Supervisors including the following recommendations:

- For staff to review the end-to-end survey process prior to the next renewal cycle;
- For staff to consider other avenues inclusive of AFD tax credits, including but not limited to carbon sequestration, to reimburse AFD landowners;
- For staff to forward the Commissioner of the Revenue's "Tax Benefits Associated with Inclusion in an AFD for FY 2022" to the Board of Supervisors.

DISTRICT HISTORY

- The Hill Pleasant Farms AFD was created in 1986 for a term of four years and originally consisted of two parcels totaling ± 504 acres.
- The District was renewed in 1990, 1994, 1998, 2002, 2006, 2010, 2014, and 2018 for periods of four years, during which time various withdrawals and additions took place.
- On November 15, 2019, the Board of Supervisors approved the withdrawal of approximately 192.76 acres (Hill Pleasant Farm, Inc., Parcel ID No. 2410100005) as part of a Special Use Permit (SUP) (SUP-19-0017) for Hill Pleasant Solar Farm.

DISTRICT DESCRIPTION

Except for a few residences, all acreage in this District is in agriculture or forestal uses. The properties have been managed in the past for food

AGRICULTURAL AND FORESTAL DISTRICT-22-0010. Hill Pleasant Farms Renewal

Staff Report for the September 13, 2022, Board of Supervisors Meeting

and fiber production and have the potential to support significant agriculture and commercial timber operations. All the land in this District is zoned A-1, General Agricultural, and is located outside of the PSA. The majority of the land in this District is designated Economic Opportunity by the adopted 2045 Comprehensive Plan, with Mr. Moyer's parcel and a small portion of a parcel located northeast of the Interstate 64 right-of-way, both designated Rural Lands.

Total acreage includes all the land in the above properties except land within 25 feet of rights-of-way. This area has been excluded to allow for possible road and/or drainage improvements.

ADDITION/WITHDRAWAL REQUESTS

The owner of the property located at 7294 Richmond Road (Parcel ID No. 2410100004) has requested a partial withdrawal of 42 acres (Attachment No. 3). With this withdrawal, the District will encompass 304.34 acres and continue to maintain the 200-acre minimum requirement per State Code.

CONDITIONS

If continued, the Districts are proposed to be re-established for another four-year term, with edits to Condition No. 3 that reflects updates from the Virginia State Code and clarifying language (See Attachment No. 1).

SURROUNDING ZONING AND DEVELOPMENT

Most of the surrounding land to the north of the District is zoned A-1, General Agriculture. The property to the west of the District is a mixture of businesses, residences, and developed property within the PSA zoned LB, Limited Business; B-1, General Business; R-2, General Residential; and MU, Mixed Use. The property to the south of the District is zoned A-1, General Agriculture and M-1, Limited

Business/Industrial. Although this AFD lies within the vicinity of existing commercial development along Richmond Road, the District is separated from Richmond Road by the CSX Railway. The District borders York County to the east.

COMPREHENSIVE PLAN

The 2045 Comprehensive Plan designates these parcels as Economic Opportunity and Rural Lands. Land Use Action 6.1.1 of the adopted Comprehensive Plan states the County shall "support both the use value assessment and Agricultural and Forestal District (AFD) programs to the maximum degree allowed by the *Code of Virginia*."

STAFF RECOMMENDATION

Staff finds the Hill Pleasant AFD compatible with surrounding development and consistent with the recommendations of the adopted Comprehensive Plan and Zoning Ordinance. Staff recommends that the Board of Supervisors approve the renewal of this AFD for a period of four years, subject to the conditions listed in the District Ordinance (See Attachment No. 1).

SY/md

AFD22-10HillPIFm

Attachments:

1. Ordinance
2. Location Map
3. Property Owner Withdrawal Request

RESOLUTION

POLICY GOVERNING THE WITHDRAWALS OF PROPERTY FROM AGRICULTURAL

AND FORESTAL DISTRICTS (AFDs)

WHEREAS, the Board of Supervisors has determined that Agricultural and Forestal Districts (AFDs) are a valuable tool to help protect the agricultural and forestal lands and industry in James City County; and

WHEREAS, premature withdrawals of land from the Districts is contrary to the intent of the Board in allowing the establishment of these Districts.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, hereby establishes the following policy relating to the withdrawal of lands from AFDs during the terms of those Districts. This policy in no way supersedes the provisions for withdrawal by right under Sections 15.2-4311 or 15.2-4314D of the Code of Virginia.

1. It is the policy of the Board of Supervisors to discourage the withdrawal of properties from AFDs during the terms of those districts.
2. The criteria for withdrawal during the terms of the districts are as follows:

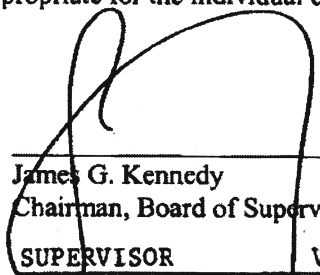
In order to establish "good and reasonable cause," a landowner requesting to withdraw property from an AFD must submit written information to demonstrate compliance with the following criteria:

- A. The request is caused by a change in circumstances that could not have been anticipated at the time application was made for inclusion in the district.
- B. The request would serve a public purpose, as opposed to the proprietary interest of the landowner that could not otherwise be realized upon expiration of the AFD.
- C. The request would not cause damage or disruption to the existing district.
- D. If the request for withdrawal is in conjunction with a proposal to convert the land use of a property to a different use than is currently in place on the property, the new land use would be in conformance with the Comprehensive Plan.

The Board shall weigh each of the above criteria in its deliberation, but may also use whatever other criteria as it deems appropriate for the individual case.

ATTEST:


Robert C. Mindaugh
Clerk to the Board


James G. Kennedy
Chairman, Board of Supervisors

SUPERVISOR	VOTE
MCGLENNON	AYE
GOODSON	AYE
ICENHOUR	AYE
JONES	AYE
KENNEDY	AYE

Adopted by the Board of Supervisors of James City County, Virginia, this 28th day of September, 2010.

AFDsPolWdraw_res

September 28, 2022

James City County
John Risinger, Senior Planner
101 Mounts Bay Road
Building A
Williamsburg, VA 23187

Dear Mr. Risinger,

Pivot Energy VA LLC and Pivot Energy VA 2 LLC, on behalf of D & S Chong LLC, request that a ten (10) acre portion of property owned by D & S Chong LLC be withdrawn from the Hill Pleasant Farm Agricultural and Forestal District (AFD). In order to establish good and reasonable cause for the proposed withdrawal, below we demonstrate compliance with the required criteria outlined in the Policy Governing the Withdrawals of Property from the Agricultural and Forestal Districts (AFDs).

A. The request is caused by a change in circumstances that could not have been anticipated at the time application was made for inclusion in the district.

When we submitted for a partial AFD withdrawal during the “renewal period” in July 2022, our goal was to keep as much acreage in the AFD as possible while allowing for the construction of the proposed solar project. To inform our solar site’s design, we relied upon the relevant use permit conditions as adopted by the Board of Supervisors during their most recent solar project permit approval in March 2022 (Racefield Solar).

After our submission for partial withdrawal from the AFD, we received draft conditions from the County on August 29th 2022 that were meaningfully different from what had been approved for Racefield Solar. Adhering to these proposed conditions will require us to use more area of the subject parcel than was originally withdrawn from the AFD. Given our desire to proceed with the project and the substantially different proposed conditions that were introduced after our previous application, we are seeking this relief—requesting the additional acreage in question be withdrawn from the AFD.

B. The request would serve a public purpose, as opposed to the proprietary interest of the landowner that could not otherwise be realized upon expiration of the AFD.

If approved, this withdrawal request would allow for the consideration of a Special Use Permit for a two-phase, 4.75 megawatt solar energy array. Not only would this project bring clean, locally sourced energy to James City County, it would serve as a form of land conservation while providing a marked uptick in tax revenue to the county.

As the project intends to secure Shared Solar capacity for its production, there is both a public purpose and a timeliness factor to consider. With regard to public purpose, our aim to develop this project as a Shared Solar array would allow local Dominion residential customers in James City County to subscribe to the project for a 20% discount off their current bill. We are particularly interested in subscribing low to moderate income customers who most acutely feel the budget pinch of increased energy costs.

While this Shared Solar program is an exciting opportunity that Pivot Energy is uniquely qualified to pursue—as an experienced community solar developer with our own proprietary customer subscription management platform, SunCentral—it is not an unlimited program through Dominion.

The current total capacity of the program is only 200MW. Our ability to secure this capacity, and deliver meaningful utility bill savings to James City County residents, depends on a timely progression through all stages of local permitting.

C. The request would not cause damage or disruption to the existing district.

Approving the withdrawal of ten (10) acres would allow the AFD to remain well above the requisite 200-acre minimum identified in the Hill Pleasant Farm Renewal document. Furthermore, the Chong family has indicated a willingness to return to the AFD committee in January to propose a new inclusion of eight (8) acres into the AFD to partially offset this withdrawal request—as seen in their signed request letter (provided in this packet).

D. If the request for withdrawal is in conjunction with a proposal to convert the land use of a property to a different use than is currently in place on the property, the new land use would be in conformance with the Comprehensive Plan.

The request for withdrawal is in conjunction with a proposed solar array as found in SUP-22-0015. The SUP application includes an in-depth analysis of James City County's *Engage 2045 – Our County, Our Shared Future* Comprehensive Plan as it relates to this proposal. As seen in the James City County Staff Report for our originally scheduled September 7th, 2022 Planning Commission hearing, Staff recommended both the approval of the proposed SUP and that the Planning Commission find the SUP application consistent with the Code of Virginia Section 15.2-2232. This report is also provided in this packet.

We appreciate your consideration of this withdrawal request. In addition to the previously referenced exhibits, we have included a conceptual site plan of our proposed solar project that outlines both the recently withdrawn AFD acres and the proposed incremental acres for withdrawal consideration. Our understanding is that this conceptual site plan fully adheres to the most recent set of proposed permit conditions from James City County staff.

Sincerely,



Buzz Becker | Director, Project Development
bbecker@pivotenergy.net
918.346.9542

D & S Chong, LLC
3920 Hester Drive
Virginia Beach, VA 23456

September 27, 2022

James City County Community Development
101-A Mounts Bay Road
P.O. Box 8784
Williamsburg, VA 23187-8784

Re: 7294 Richmond Road (James City County PIN: 2410100004)

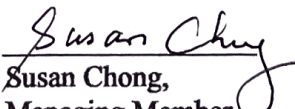
Greetings Community Development,

Please acknowledge this letter as the formal withdrawal request for our property at 7294 Richmond Rd (PIN 2410100004) from the Hill Pleasant Farm AFD. This is a partial withdrawal request for the approximately ten (10) acres as seen in the revised master site plan for a proposed solar development.

Our goal in our previous withdrawal was to maintain the maximum possible acres in the AFD while pursuing a solar development. After our previous withdrawal submission, new stormwater conditions were proposed that meaningfully impacted the required site area for the project. As a gesture of good will, we plan on following this request with a separately proposed inclusion of approximately eight (8) new acres into the AFD from the adjoining property at 7296 Richmond Rd (PIN 2320100025) to mostly offset this requested withdrawal. Please let us know what else is needed to quickly withdraw from the AFD.

Sincerely,
D & S Chong, LLC

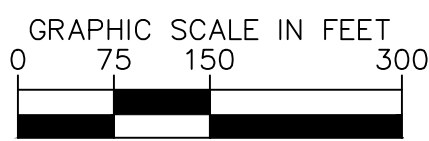
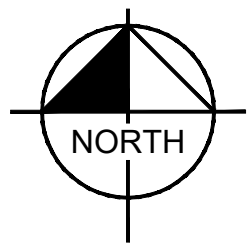
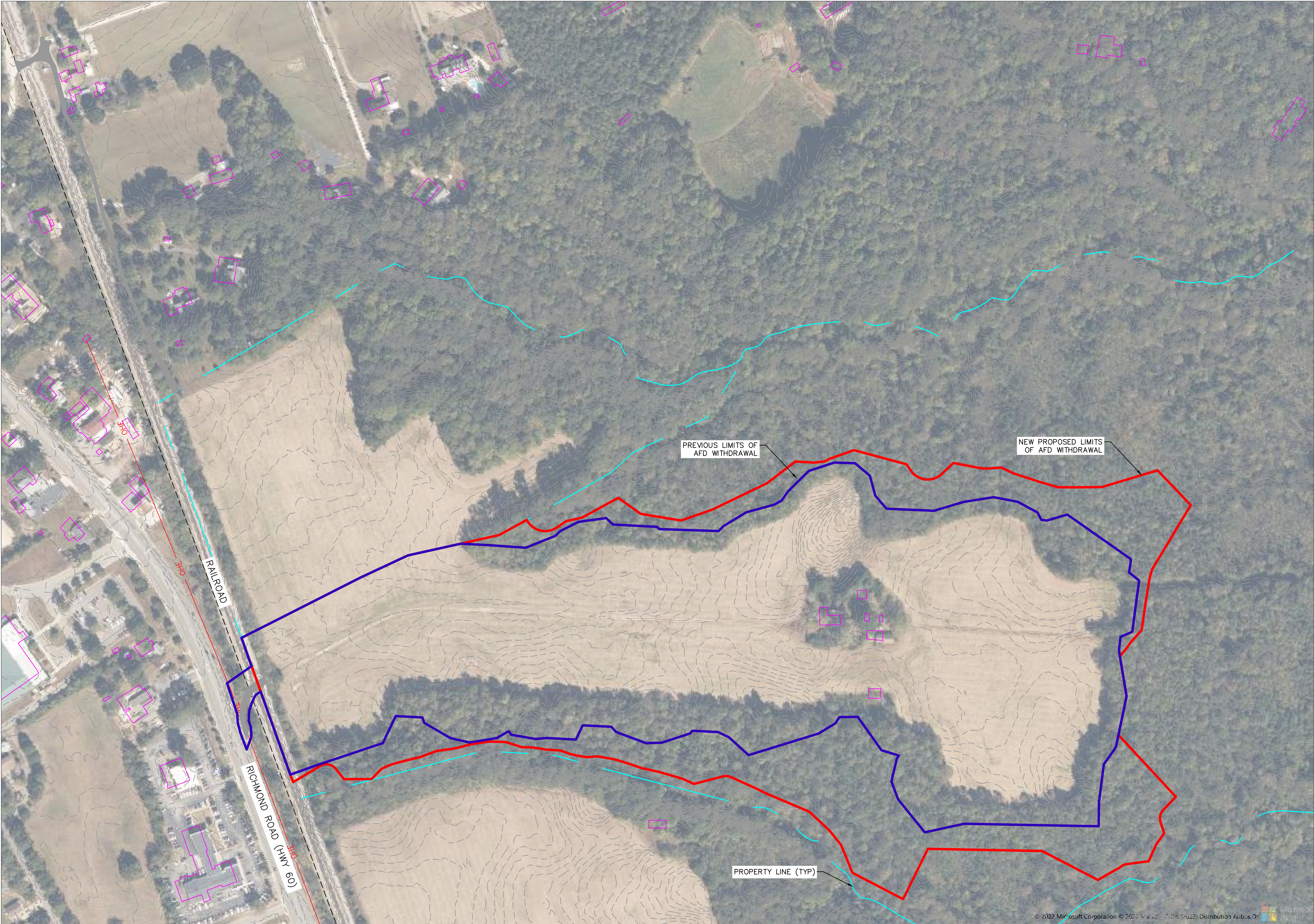
By: 
Dae Chong,
Managing Member

By: 
Susan Chong,
Managing Member

cc: Buzz Becker, Pivot Energy

Plotted By:Robertson, Nicholas Sheet Set:Kha Layout:Layout1 September 28, 2022 01:51:08pm K:\VIC-GVA\113545000 - Pivot Energy VA Solar - James City County, VA\CAD\Exhibits\Pivot VA 1-2 AFD Exhibit 20220928.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

LEGEND		
EXISTING		PROPOSED
PROPERTY LINES	---	LIMITS OF AFD WITHDRAWAL ---
ADJ. PROPERTY LINES	---	PREVIOUS LIMITS OF AFD WITHDRAWAL ---
OVERHEAD WIRES	--- OHE ---	
BUILDING	□	
ACCESS ROAD		

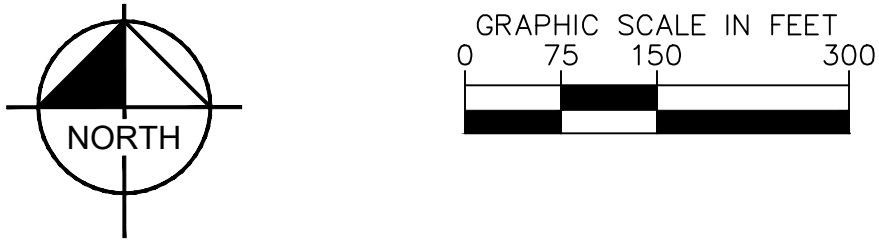


PIVOT ENERGY VA I & II PREPARED FOR PIVOT ENERGY VA, LLC JAMES CITY COUNTY VA	AFD EXHIBIT			Kimley»Horn © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 1700 WILLOW LAWN DR, SUITE 200, RICHMOND, VA 23230 PHONE: 804-673-3882 WWW.KIMLEY-HORN.COM
	KHA PROJECT 113545000	DATE SEPT 2022	SCALE AS SHOWN	
	DESIGNED BY MLH	DRAWN BY MLH	CHECKED BY NLR	
	REVISIONS			
	No.	DATE	BY	
EXHIBIT 1				



PROPOSED USE: SOLAR ENERGY FACILITY

11. STREAMS AND ASSOCIATED BUFFERS ARE NOT WITHIN THE PROPOSED PROJECT SHOWN HEREIN.



	OWNER	PARCEL ID	ZONING
1	D&S CHONG LLC	2410100004	A1
2	CHONG, DAE IK & SUSAN	2320100025	A1
3	CAMPBELL, ARMOND B & LINDA C	2320100024A	A1
4	CAMPBELL, GARY D & JENNIFER L	2320100024B	A1
5	AMOS, KENNETH E & CAROLINE M	2320100022	A1
6	AMOS, SAMANTHA LEIGH & FARMER, MICHA	2410100014E	A1
7	AMOS, MICHAEL K	2410100014D	A1
8	MOYER, WAYNE A	2410100015D	A1
9	PARKER, JAMES E & VIOLET	2410100012	A1
10	MARTIN, HUGH L ESTATE	2410100002	A1
11	PINNEY, DANIEL ROBERT	2420100001	A1
12	STEVENS, JOHN ROBERT TRUSTEE	2420100029	A1
13	STEWART, DIANA F	2420100030	A1
14	STEWART, DIANA F	2420100031	A1
15	STEVENS, JOHN ROBERT TRUSTEE	2410100032	A1
16	HADEN, SUNNY CREECH	2420100034	A1
17	WORMAN, WALTER, III & KATHLEEN S	2410100003	A1
18	HILL PLEASANT FARM, INC	2410100005	A1

KHA PROJECT	DATE	SCALE	AS SHOWN
113545000	JUNE 2022	DESIGNED BY	MLF
		DRAWN BY	MLF
		CHECKED BY	MLF

[illegible]