County of Fairfax, Virginia

MEMORANDUM

DATE: 2/8/2021

TO: Distribution List

FROM: Tracy D. Strunk, AICP
Director, Zoning Evaluation Division
Department of Planning and Development

SUBJECT: Zoning Application Analysis

REFERENCE: Application No. AF 2021-SP-001 (Rebecca Crump)

Case Information

Staff Coordinator: Ellen Alster
Tentative PC: 4/21/2021 Tentative BOS: 5/4/2021

Memo Includes Full-Size Development Plans for Noted Addressess: Yes ☐ No ☐

Attached for your review and comment is the zoning case information for the subject application.

Action addressees are requested to provide written comments to the staff coordinator by (3/31/2021) to be considered in preparing staff’s recommendation on this application. Information addressees may also submit any comments by the same date.

Action Addressees

1. Fairfax County Park Authority
   Planning & Development Div.
   Plan Review Coordinator
   Attn: Lynne Johnson 4th fl.

2. Virginia Department of Forestry
   Forester
   Attn: Jim Mc Glone

3. Northern Va Soil and Water
   Conservation District
   Attn: Willie Woode

4. Planning Commission
   Chief, Urban Forestry Branch
   Attn: Craig Herwig

5. Board of Supervisors
   Springfield District
   Attn: Mary Ann Tsai

Information Addressees

1. Dept. of Tax Administration
   Attn: Jay Doshi/Daniel Mould

2. DPWES Site and Dev Svcs
   Chief, Urban Forestry Branch
   Attn: Thomas Reed

3. GIS Property Mapping
   Attn: Thomas Conry

4. DPD-ZED Division Director
   Attn: Tracy Strunk, AICP

5. DPD-ZED Asst. Director
   Attn: Branch Chiefs

6. Fairfax County Park Authority
   Resource Management Div.
   Attn: Charles Smith

7. DPD-ZED
   Attn: Branch Chiefs

8. DPD-ZED
   Admin. Asst., Legal Notices
   Attn: Rachel Pendergraph

Staff Coordinator: Ellen Alster
Tentative PC: 4/21/2021 Tentative BOS: 5/4/2021
APPLICATION FOR THE ESTABLISHMENT OF A
AGRICULTURAL AND FORESTAL DISTRICT

FAIRFAX COUNTY

1. Type of application: Local (X) Statewide ( )
   Initial (X) Amendment ( ) Renewal ( )

2. Please list the Tax Map number, the name and address of each owner and other information for each parcel proposed for this district:

<table>
<thead>
<tr>
<th>Owner's Name &amp; Address</th>
<th>Tax Map Number</th>
<th>Year Acquired</th>
<th>Zoning District</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>095301002</td>
<td>1986</td>
<td>RC &amp; WS</td>
<td>5.02</td>
</tr>
<tr>
<td></td>
<td>095301002A</td>
<td>1986</td>
<td>RC &amp; WS</td>
<td>16.78</td>
</tr>
<tr>
<td></td>
<td>095301002B</td>
<td>1986</td>
<td>RC &amp; WS</td>
<td>0.21</td>
</tr>
</tbody>
</table>

Rebecca Crump
Brian Bennett
Chesley Crump
1200 Henderson Rd
Clifton VA 20124

3. Total acreage in the proposed district: 22.01 acres.

4. Using the definitions on the instruction sheet, indicate the number of properties included in this application: farm ____ forest ___.

AF 2021-SP-001

AF 2020-0254
5. Name, address and telephone number of the property owner or representative who will act as a contact person for this application:

Name: REBECCA CRUMP
Address: 12000 HENDERSON RD
CLIFTON VA 20124
Telephone: 703-250-7004 OFFICE
703 909-2120 CELL

6. Signature of all property owners:

[Signatures]

TO BE COMPLETED BY THE COUNTY

Date application accepted: 2/4/2021
Date of action by Board of Supervisors: ________________

( ) Approved as submitted  ( ) Denied

( ) Approved with modifications
1. List all structures on the property, the year the structure was built and the present use of the structure:

<table>
<thead>
<tr>
<th>Structure</th>
<th>Year built</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>MAIN DWELLING</td>
<td>1976</td>
<td>RESIDENCE</td>
</tr>
<tr>
<td>BARN</td>
<td>1987</td>
<td>HORSE</td>
</tr>
<tr>
<td>STABLE</td>
<td>1988</td>
<td>HORSE</td>
</tr>
<tr>
<td>METAL BARN</td>
<td>1976</td>
<td>STORAGE</td>
</tr>
<tr>
<td>CHICKEN COOP</td>
<td>1976</td>
<td>EMPTY</td>
</tr>
<tr>
<td>WOOD SHED</td>
<td>1976</td>
<td>STORAGE</td>
</tr>
<tr>
<td>GAZEBO</td>
<td>1988</td>
<td>NO USE</td>
</tr>
</tbody>
</table>

2. List any historic sites, as listed on the Fairfax County Inventory of Historic Sites, located on the subject property:

3. List any improvements made to the property in the past 10 years, including buildings, fencing, equipment, drainage projects, and conservation measures:
4. Is a Soil and Water Conservation Plan on file with the Northern Virginia Soil and Water Conservation District (NVSWCD): ___yes ___no

If yes, date prepared: ________________________

If no, has an application been filed with NVSWCD: ___yes ___no IN PROCESS

If yes, date submitted: CONTACTED WILLIS WOOD ON 1/9/20

5. List the products and yields from this farm or forest property:

<table>
<thead>
<tr>
<th>Product</th>
<th>Past year's yield</th>
<th>Average yield for previous 4 years</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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</tbody>
</table>
FARM PROPERTY

1. Please check the appropriate description of the farm:

   - Owner-operated, full-time.
   - [ ] Owner-operated, part-time.
   - [ ] Farm manager operated.
   - [ ] Rented to another farmer
     Portion of farm rented: [ ] all [ ] acres.
     Other. Please describe:

2. List the acreage of the property which is in the following uses:

   - Active agricultural uses [ ] acres.
   - Forested or undeveloped [ ] acres.
   - Residential uses [ ] acres.
   - Total acreage [ ] acres.

3. Does the farm operation require that tractors or other slow moving vehicles use public roads: [ ] yes [ ] no
   If yes, which roads will be used:

4. Please estimate the number of vehicles entering or leaving your farm each day:
   [ ] cars, vans and pickup trucks [ ] heavy trucks.

FOREST PROPERTY

1. List the acreage of the property which is in the following uses:

   - Future timber or pulpwood harvesting [ ] acres
   - Christmas tree production and harvesting [ ] acres
   - Firewood production and harvesting [ ] acres
   - Conservation [ ] acres
   - Residential uses [ ] acres
   - Other: [ ] acres

   Total acreage [ ] acres

2. If tree harvesting is planned, what roads or rights-of-way will be used for access:
JUSTIFICATION FOR ESTABLISHING A LOCAL AGRICULTURAL AND FORESTAL DISTRICT

The following criteria shall be used as a guide in recommendations and decisions on whether to establish, modify, renew, continue or terminate local agricultural and forestal districts:

Criteria Group A: All the following criteria should be met by all proposed districts:

1. All district acreage should be currently devoted to agricultural use or forestal use or should be undeveloped and suitable for such uses, except that a reasonable amount of residential or other use, related to the agricultural or forestal use and generally not more than five (5) acres per district, may be included.

The entire property has been an Equestrian Farm since we purchased it. The total acreage would be just under 21 acres not counting 1 acre for the primary residence therefore the criteria has been met.

2. All lands in the district should be zoned to the R-P, R-C, R-A or R-E District.

The property is listed as an RC District therefore the criteria has been met.

3. The district should be consistent with the Comprehensive Plan. The following land uses identified in the Plan are appropriate for a district: .1-.2 dwelling unit per acre, .2 dwelling unit per acre, .2-.5 dwelling unit per acre, .5-1 dwelling unit per acre, Private Recreation, Private Open Space, Public Park, Agriculture, Environmental Quality Corridor. Lands not planned as such may be considered for a district if they meet at least three (3) of Criteria Group B.

The majority of the subject property is identified on the Comprehensive Plan as Private Open Space with a small portion identified as .1-.2 dwelling units per acre.

4. A majority of the surrounding land within one-quarter mile of the district should be planned according to the Comprehensive Plan for uses identified in (a)(3), above. Exceptions may be made for lands located at the edge of a planned growth area or which meet at least three (3) of the criteria of Criteria Group B, if no conflicts with surrounding uses, existing and planned, are evident or likely.

Within 500 feet of our property a forty acre property is already an A&F designated parcel. We are also surrounded by multi acre parcels, therefore this meets the criteria.

5. All farms to be included in a district should be at least twenty (20) acres in size. A farm may include several parcels of land; however, all parcels must have the same owner or else owners must be members of the same immediate family or a family trust or family corporation. A farm must include at least fifteen (15) acres of land in agricultural use. A farm may include noncontiguous parcels within one (1) mile of the core acreage (the largest parcel or group of contiguous parcels or the parcel where the farm buildings are located) as long the noncontiguous parcels are predominately agricultural in use and as long as the total acreage is at least twenty (20) acres.
The acreage of each individual farm (including contiguous and noncontiguous lands) is at least twenty (20) acres.

The property is just under 22 acres therefore it meets the criteria.

(6) All other properties not included in a farm as defined in (a)(5), that is, forested and partially forested properties, and properties with less than fifteen (15) acres in agricultural use, should be at least twenty (20) acres in size. These properties may contain several parcels; but all parcels must be contiguous, and all must have the same owner, or else owners must be members of the same family or a family trust or family corporation.

There are no other properties included in this application that do not meet the criteria.

(7) Approximately two-thirds of the land in agricultural use in the district should contain Class I, II, III or IV soils as defined by the USDA Soil Conservation Service. Districts having more than one-third of the land in agricultural use containing Classes V—VIII soils may be considered if such lands have been improved and managed to reduce soil erosion, maintain soil nutrients, and reduce nonpoint source pollution.

The property contains over two thirds of class 1 soils therefore it meets the criteria.

(8) Agricultural land in the district should be used in a planned program of soil management, soil conservation and pollution control practices which is intended to reduce or prevent soil erosion, maintain soil nutrients, control practices which is intended to reduce or prevent soil erosion, maintain soil nutrients, control brush, woody growth and noxious weeds on crop land, hay land and pasture land, and reduce nonpoint source pollution. Exceptions to this criterion may be made only for those agricultural lands which upon initial application for the establishment of a district are not used in such a program but for which a conservation plan is being prepared or has been requested from the Northern Virginia Soil and Water Conservation District.

A conservation plan was requested and Mr. Willy Woode inspected the property and is preparing his findings, therefore it meets the criteria.

(9) Forest land and undeveloped land in the district should be kept in an undisturbed state, or if periodically harvested or experiencing erosion problems, shall be used in a planned program of soil management, soil conservation and pollution control practices which is intended to reduce or prevent soil erosion, maintain soil nutrients and reduce nonpoint source pollution. Exceptions to this criterion may be made only for those lands which upon initial application for the establishment of a district are not used in such a program but for which a conservation plan is being prepared or has been requested from the Northern Virginia Soil and Water Conservation District or the Virginia Division of Forestry.

Both the Northern Virginia Soil and Water Conservation District and the Virginia Division of Forestry are completing their reports for this application therefore it meets the criteria.
(10) There should be evidence of a history of investment in farm or forest improvements or other commitments to continuing agricultural or forestal use in the district. In particular, districts with no history of investments in farm or forest improvements must evidence a firm commitment to agricultural or forest use for at least the life of the district.

*The evidence of investment is overwhelming with this property. Two barns, A Riding Stable, and thousands of feet of Agricultural Rated Composite Four Board Fencing have been constructed therefore the criteria has been met.*

(b) *Criteria Group B:* In addition to meeting all of Criteria Group A, all properties in the district should meet as well at least two (2) of the following criteria:

(1) Farm and/or forest products have been regularly produced and sold from the property during the last five (5) years.

*This criteria has not been met*

(2) The land provides scenic vistas, improves the aesthetic quality of views from County roads or contributes to maintaining the existing rural character of an area.

*The property provides scenic vistas, improves the aesthetic quality of views from Henderson Road, while maintaining a rural character of the area, therefore it meets the criteria.*

(3) The property contains an historically and/or archaeologically significant site which would be preserved in conjunction with the establishment of a district. A site that is listed on the Federal Registry of Historic Places, the State Registry of Historic Places and/or the County Inventory of Historic Places will be considered historically and/or archaeologically significant. A property which contains a site that is considered to be archaeologically significant by the County Archaeologist, or is located in an area with a high potential for archaeological sites, provided that the property owner has agreed to permit the County Archaeologist access to the site, may also be considered historically and/or archaeologically significant.

*This criteria has not been met*

(4) Farming or forestry operations practice unique or particularly effective water pollution control measures (BMP's).

*This property has always exercised a successful BMP program therefore the criteria has been met.*

(5) The land is zoned R-A, R-P or R-C.

*The property is zoned RC therefore the criteria has been met.*

(6) The land is entirely in a permanent open space easement. (13-83-115; 21-95-115.)

*This criteria has not been met.*
Written Statement of Justification

Local Agricultural and Forestal Districts

12000 Henderson Road

Clifton, Va. 20124

The above residence meets the criteria group A presented in Article 5 of the Chapter 115 of the Fairfax County Code, “Local Agricultural and Forestal Districts” by:

Total Acreage 22.0086 :
(16.0086 acres for conservation, 5 acres for Equestrian / Agricultural, and 1 acre for residential use)

There are no development plans for this property in the next eight years
(a home, a Stable, 2 barns and 2 sheds currently reside on the land.

Land is zoned in the R-C District.

The above residence meeting the criteria group B presented in Article 5 of Chapter 115 of the Fairfax County Code, “Local Agricultural and Forestal Districts” by:

Total Acreage: 22.0086
(16.0086 acres for conservation, 5 acres for Equestrian / Agricultural and 1 acre for residential use).

All equestrian uses and facilities are for personal use only and no commercial activity has ever taken place or is intended in the future. The presence of horses in the pastures have always created a warm and welcome response both from the neighborhood and people passing by on Henderson Road. This land provides scenic vistas, improves aesthetic quality of the views from Henderson Road and contributes to maintaining the existing rural character of the area.

Land is zoned to the R-C district

Signature

Rebecca Crump
Date 11-9-2020

Signature

Brian Bennett
Date 11-9-2020
Applicant: REBECCA CRUMP
Accepted: 02/04/2021
Proposed: ESTABLISHMENT OF AN AGRICULTURAL AND FORESTAL DISTRICT
Area: 22.01 AC; DISTRICT - SPRINGFIELD
Located: 12000 HENDERSON ROAD, CLIFTON, VA 20124
Zoning: R- C
Overlay Dist: WS
Map Ref Num: 095-3-01/0002/01/0002A/01/0002B

Henderson Rd.
Henderson Ct.
Winding Creek Ct.