MEMORANDUM

DATE: 6/10/2021

TO: Distribution List

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

SUBJECT: Zoning Application Analysis

REFERENCE: Application No. AR 2005-SU-002-02 (J. Davis Sanders)

Case Information

Staff Coordinator: Tony Obuekwe & Ellen Huber
Tentative PC: 10/20/2021  Tentative BOS: 11/09/2021

Memo Includes Full-Size Development Plans for Noted (●) Addressees: 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 (7/14/2021) to be considered in preparing staff's recommendation on this application. Information addressees may also submit any comments by the same date.

Action Addressees

PD Planning Division
Chief, Env. & Dev. Review Br.
Attn: Denise James

Virginia Department of Forestry
Forester
Attn: Jim Mc Glone

Northern Va Soil and Water Conservation District
Attn: Willie Woode

Planning Commission
Executive Director
Attn: Jill Cooper

Clerk to Board of Supervisors
Attn: Jill Cooper

Dept. of Transportation
Transportation Planning
Chief, Site Analyst Section
Attn: Michael Davis

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

Resource Management Div.
Attn: Charles Smith

DPWES Site and Dev Svcs
Chief, Urban Forestry Branch
Attn: Craig Herwig

Dept. of Tax Administration
Real Estate Division Director
Attn: Thomas Reed

GIS Property Mapping
Attn: Thomas Conry

DPD-ZED Division Director
Attn: Tracy Strunk, AICP

DPD-ZED Asst. Director
Attn: Mary Ann Tsai

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DPD-ZED Division Director
Attn: Tracy Strunk, AICP

DPD-ZED Asst. Director
Attn: Mary Ann Tsai

County of Fairfax, Virginia
APPLICATION FOR THE ESTABLISHMENT OF A
AGRICULTURAL AND FORESTAL DISTRICT

FAIRFAX COUNTY

1. Type of application: Local (X) Statewide ( )
   Initial ( ) 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>J. David Sanore, Jr.</td>
<td>0632-01-0009Z</td>
<td>2010</td>
<td>R-C</td>
<td>80.919 AC</td>
</tr>
<tr>
<td>Kimberly A. Sanore, Jr.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>J. David Sanore, Jr.</td>
<td>0632-01-0009Z</td>
<td>2017</td>
<td>B-ES</td>
<td>5.000 AC</td>
</tr>
<tr>
<td>Kimberly A. Sanore, Jr.</td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>J. David Sanore, Jr.</td>
<td>0641-01-0032Z</td>
<td>2010</td>
<td>R-C</td>
<td>42.000 AC</td>
</tr>
<tr>
<td>Kimberly A. Sanore, Jr.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>J. David Sanore, Jr.</td>
<td>0643-01-0001Z</td>
<td>2010</td>
<td>R-C</td>
<td>3.117 AC</td>
</tr>
<tr>
<td>Kimberly A. Sanore, Jr.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

ADDRESS FOR ALL (4):

16091 Lee Hwy
CENTRE VILLE, VA. 20121

3. Total acreage in the proposed district: 131.036 acres.

4. Using the definitions on the instruction sheet, indicate the number of properties
   included in this application: farm 4 forest _____.
5. Name, address and telephone number of the property owner or representative who will act as a contact person for this application:

Name: J. David Sanders
Address: 16009 Lee Hwy

CENTREVILLE, VA.

Telephone: 703 244 7077

6. Signature of all property owners:

[Signatures]

[Signature]

[Signature]

TO BE COMPLETED BY THE COUNTY

Date application accepted: 01/8/2021

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:

List all structures, year built and present use:

House: 1925, Residence
Broodmare 1 stall Barn: 1978, foaling, care of mare and foal
Broodmare 2 stall Barn upper: 1995, foaling, care of mare and foal
Broodmare 2 stall Barn lower: 1995, foaling, care of mare and foal
Boarding Barn Metal: 1975, boarding, feeding horses in stalls
Boarding Barn Wood: 1964 boarding, feeding horses in stalls
Hay Barn Metal: 1975, Storage of Hay
Tack Room Personal: 1988, storage of equestrian gear (saddles, bridles, etc.)
Tack Room Boarding: 1990, storage of equestrian gear (saddles, bridles, etc.)
Bedding Storage Shed: 1985, storage of baled wood shavings
Tool Shed: 1975, storage of tools

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

Historic District: A small portion of the property (approximately <5 acres) is in a historic district defined anything within a radius of \( \frac{1}{2} \) of a mile from the Stone Bridge, a Manassas National Battlefield Park Civil War historic landmark. This historic district is on the north property line.

3. List any improvements made to the property in the past 10 years, including buildings, fencing, equipment, drainage projects, and conservation measures:

Replace roof on Barn Metal
Replace roof on Barn Wood
Replace roof on Barn Hay
Paint wooden Barn
Replace roof on several other outbuildings
Fencing Repairs
Road Repairs
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: 10/22/2013

If no, has an application been filed with NVSWCD: ___ yes ___ no

If yes, date submitted: ________________

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

<table>
<thead>
<tr>
<th>Product Description</th>
<th>Past year's yield</th>
<th>Average yield for previous 4 years</th>
</tr>
</thead>
<tbody>
<tr>
<td>Beef and livestock</td>
<td>(2) years</td>
<td>(2)</td>
</tr>
<tr>
<td>Farmhouse</td>
<td>98 acres</td>
<td>98 acres</td>
</tr>
</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: ______ 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 [X] no
   If yes, which roads will be used:
   ____________________________
   ____________________________

4. Please estimate the number of vehicles entering or leaving your farm each day:
   - 0-3 per week
   - 5-15 cars, vans and pickup trucks
   - 0-3 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: ____________________________
     [ ] Pasture [ ] Timber [ ] Woodlot
     ______ acres
   - Total acreage: ______ acres

2. If tree harvesting is planned, what roads or rights-of-way will be used for access:
   ____________________________
   [X] N/A
ARTICLE 8.
Administration, Forms and Fees.

Section 115-8-1. Administration.

All applications and fees shall be submitted to the Zoning Administrator. (13-83-115.)

Section 115-8-2. Application forms and submission requirements.

(a) Initial, amendment and renewal applications shall not be accepted until the following items have been submitted in proper form:

1. An application form which provides such information as the total district acreage, the tax map parcel numbers for all parcels included in the application, the acreage of each parcel, the names and addresses of all owners, affidavits, signatures of all owners, date of application acceptance.

2. The most recently published County 500-scale zoning map(s) showing all parcels in the application and indicating the location of the farmhouse(s), outbuildings, cropland, pastureland, forest land, and access points to public roads.

3. A metes and bounds description of any partial parcel(s).

4. A plat of any partial parcel(s) included in the application.

5. A written explanation of how the district meets the criteria for districts listed in Section 115-5-1.

(b) When a district is being reviewed as to whether it should be continued after one (1) or more property owners have terminated their participation in a district, no application is required to be submitted by landowners remaining in the district; except in cases where part of a parcel is to be removed, and in such cases, a metes and bounds description and a plat of each remaining partial parcel must be submitted by the owner of the parcel(s). (13-83-115; 16-85-115.)

Section 115-8-3. Fees.

A fee of Fifty Dollars ($50.00) will be required for initial, amendment and renewal application. (13-83-115.)

ARTICLE 9.
Districts Established Under This Chapter.

Section 115-9-1. District ordinances.

Ordinances establishing specific local agricultural and forestal districts are listed in Appendix F. (13-83-115.)
(A.) Outlet to Lee Highway
(only access to public road)
(B.) Farm House
(C.) Out Buildings

+ Cemetery

RECEIVED
Dept of Planning & Development
MAY 21 2021
Zoning Evaluation Division
Justification for renewal of the Agricultural District:

Reference: Fairfax County Comprehensive Plan, Chapter 115, Article 5

Group A (must meet all 10 criteria)
1. All acreage but the ¼ acre the house sits on is devoted to the agricultural use of breeding, raising and training horses for sale and growing and maintaining pasture land for consumption by livestock.
2. All land is RC.
3. The district is consistent with the Comprehensive Plan.
4. The surrounding land is either US Parkland or also zoned RC.
5. Acreage is 131.
6. All parcels are contiguous and have the same owner.
7. All of the land is either Class I, II, III or IV soil.
9. Forest and undeveloped land will be kept undisturbed.
10. There is a 30+ year history of investment in lime, seed and fertilizer, farm machinery, horses and horse care goods and services.

Group B (must meet 2 criteria)
1. Livestock (horses) has been regularly produced and sold in each of the past 20 years.
2. The land contributes to maintaining the existing rural character of this region of Fairfax County.
3. The land is zoned R-C.

Respectfully submitted,

J. David Sanders
16009 Lee Hwy
Centreville, VA. 20121

Kimberly A. Sanders

RECEIVED
Dept. of Planning & Development
MAY 21 2021
Zoning Evaluation Division
To Whom It May Concern:

Ref: Application for renewal of AR-2005-SU-002 Agricultural District for the following property:

<table>
<thead>
<tr>
<th>Tax Map Number</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>0632-01-0009Z</td>
<td>80.919</td>
</tr>
<tr>
<td>0632-01-0009Z1</td>
<td>5.000</td>
</tr>
<tr>
<td>0641-01-0032Z</td>
<td>42.000</td>
</tr>
<tr>
<td>0643-01-0001Z</td>
<td>3.117</td>
</tr>
</tbody>
</table>

Explanation:

The (4) parcels listed above are actually one property of 131.036 acres owned by J. David and Kimberly A. Sanders, Trustees. We have operated a horse breeding, training and boarding facility on this farm since the family purchased the land in 1983. This property has been used as a horse boarding facility since prior to 1964. J. David Sanders, his wife Kimberly and his daughter Dakota reside on the property in its only house.

The house sits on approximately ¼ acre and the parking area is approximately ½ acre. The barns and riding ring comprise approximately 2 acres. We have 2 fields we use to isolate broodmares that are 2 acres and 3 acres respectively. The rest of the farmland is split into two areas that we call the Upper Pasture and the Lower Pasture. During the growing season, we rotate the horses from the Upper Pasture to the Lower Pasture every 30 days. The Upper Pasture is approximately 45 acres and the Lower Pasture is approximately 78 acres.

We breed anywhere from 1 to 3 broodmares per year. We raise, train and sell the offspring. We board up to 50 client horses. We train boarding client horses and offer boarding clients lessons but do not bring outside horses in for training or offer lessons to non-clients. We grain all of the horses twice per day and provide hay for them in the non-growing season. We manage any veterinary care the horses need. We provide whatever supplemental care is necessary for each individual horse. All horses are inoculated several times per year with all recommended vaccines and are wormed 6 times per year. We manage each horse’s blacksmith needs as well. We manage the health of the grazing pasture by rotating the horses between the 2 pastures mentioned, chain harrowing the dormant pasture and letting it lay fallow for 30 days during the growing season. Additionally, we manage all pastures as needed to control weeds and promote healthy forage for the horses. David, his wife Kimberly and daughter Dakota are the only employees of Battlefield Equestrian Center, Inc. (established in 1983) and provide day-to-day management for this horse farm.

Respectfully submitted,

J. David Sanders

Kimberly A. Sanders
A&F District Renewal
AR 2005-SU-002-02

Applicant: J. DAVID SANDERS
Accepted: 06/08/2021
Proposed: AGRICULTURAL AND FORESTAL DISTRICT RENEWAL OF AF 2005-SU-002
Area: 131.04 AC; DISTRICT - SULLY
Zoning Dist Sect: Located:
Proposed: 16009 LEE HWAY, CENTREVILLE, VA 20121
Zoning: R- C
Overlay Dist: HD WS
Map Ref Num: 063-2- /01/ /0009Z/01/ /0009Z1063-2- /01/
/0009Z/01/ /0009Z1064-1- /01/ /0032Z 064-3-
/01/ /0001Z

Located:

Zoning Dist Sect:
16009 LEE HIGHWAY, CENTREVILLE, VA 20121

Overlay Dist:
HD WS

Map Ref Num:
/063-2- /01/ /0009Z/01/ /0009Z1063-2- /01/
/0009Z/01/ /0009Z1064-1- /01/ /0032Z 064-3-
/01/ /0001Z

16009 LEE HWAY, CENTREVILLE, VA 20121