MEMORANDUM

DATE: 6/21/2021

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 87-S-003-04 (Eric Cox)

Case Information

Staff Coordinator: Tony Obuekwe & Ellen Huber
Tentative PC: 11/17/2021 Tentative BOS: 12/7/2021

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 (8/11/2021) to be considered in preparing staff's recommendation on this application. Information addressees may also submit any comments by the same date.

Action Addresses

 DPD Planning Division
   Chief, Env. & Dev. Review Br.
   Attn: Kelly Atkinson

 Virginia Department of Forestry
   Forester
   Attn: Jim Mc Glone

 Northern Va Soil and Water
   Conservation District
   Attn: Willie Woode

 Planning Commission
  Board of Supervisors
  Sully District

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

Information Addresses

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

Fairfax County Park Authority
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

DPD-ZED Admin. Asst., Legal Notices
Attn: Rachel Pendergraph
APPLICATION FOR THE ESTABLISHMENT OF A
AGRICULTURAL AND FORESTAL DISTRICT

FAIRFAX COUNTY

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

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</th>
<th>Tax Map Number</th>
<th>Year Acquired</th>
<th>Zoning District</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aaron Cox-Leow</td>
<td>0431-01-0017Z</td>
<td>2011</td>
<td>RC</td>
<td>5.0</td>
</tr>
<tr>
<td>Maria Cox-Leow</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Cox-Richard Family Farm LLP</td>
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</tbody>
</table>

   15621 Braddock Rd
   Centreville, VA, 20120

   0431-01-0013Z  1981 RC  3.29
   0431-01-0018Z1  1981 RC  5.0
   0431-01-0018Z2  1981 RC  5.0
   0431-01-0018Z3  1981 RC  5.0
   0431-01-0018Z4  1981 RC  5.55
   0431-01-0018Z5  1981 RC  85.21

3. Total acreage in the proposed district: 114.05 acres.

4. Using the definitions on the instruction sheet, indicate the number of properties
   included in this application: farm 7 forest ___.

   Submitted by

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

Name: Eric Cox
Address: 15621 Braddock Rd, Centreville, VA, 20120
Telephone: 703-404-0473

6. Signature of all property owners:

Eric Cox, General Partner - Cox Richard Family Farms, LLC
Gina Richard
Aaron Cox
Maria Cox-Leon

TO BE COMPLETED BY THE COUNTY

Date application accepted: 6/18/2021
Date of action by Board of Supervisors: ____________________

( ) Approved as submitted    ( ) Denied
( ) Approved with modifications
APPLICATION FOR THE ESTABLISHMENT OF A
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</tbody>
</table>

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

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

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>See separate sheet</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(use additional page(s) if necessary)

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

None

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

Reseeded 4 acre section w/ permanent grass
Approx 1500' New animal fence
Various buildings (check structure sheet)
4. Is a Soil and Water Conservation Plan on file with the Northern Virginia Soil and Water Conservation District (NVSWCD):  X yes  ___ no
   If yes, date prepared: __________
   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</th>
<th>Past year's yield</th>
<th>Average yield for previous 4 years</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flowering spring plants</td>
<td>Retail value $35K</td>
<td>$70,000 - Retail</td>
</tr>
<tr>
<td>Tomatoes</td>
<td>200 bu</td>
<td>200 bu</td>
</tr>
<tr>
<td>Peppers</td>
<td>30 bu</td>
<td>30 bu</td>
</tr>
<tr>
<td>Summer Squash</td>
<td>50 bu</td>
<td>50 bu</td>
</tr>
<tr>
<td>Field Corn</td>
<td>300 bu</td>
<td>300 bu</td>
</tr>
<tr>
<td>Eggplant</td>
<td>10 bu</td>
<td>10 bu</td>
</tr>
<tr>
<td>Okra</td>
<td>20 bu</td>
<td>20 bu</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: ___ all _______ acres.
   
   Other. Please describe:

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

   Active agricultural uses 30 acres.
   
   Forested or undeveloped 76 acres.
   
   Residential uses 3 acres.
   
   Total acreage 119 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:

   100 cars, vans and pickup trucks ___ heavy trucks.

Note: Mid-September to early November much higher traffic due to festival

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
   NA
   
   Conservation
   ___________ acres
   
   Residential uses
   ___________ acres
   
   Other: ___________
   
   Total acreage ___________ acres

2. If tree harvesting is planned, what roads or rights-of-way will be used for access:

   __________________________________________
Applicant: ERIC COX
Accepted: 06/18/2021
Proposed: AGRICULTURAL AND FORESTAL DISTRICT RENEWAL
Area: 114.05 AC; DISTRICT - SULLY
Zoning Dist Sect: 
Located: 15621 AND 15623 BRADDOCK ROAD, CENTREVILLE, VA 20120
Zoning: R-C
Overlay Dist: WS
Map Ref Num: 043-1 /0013Z /01 /0017Z /01 /0018Z1 /01 /0018Z2 /01 /0018Z3 /01 /0018Z4 /01 /0019Z
Statement of Justification

Cox District Renewal Application

April 13, 2021

Criteria Group A

1. The Cox District of 114 acres is currently divided as follows:
   a. Approx. 32 acres in cropland and pasture
   b. Approx. 3 acres in residential
   c. Approx. 0.5 acres in horticultural greenhouse production
   d. Balance is maintained grass or open space

2. The district is zoned RC.

3. The district is zoned for 0.1-0.2 dwelling units per acre.

4. The district is surrounded by Fairfax County parkland and/or permanent open space easement.

5. The district is over 114 acres.

6. All properties within the district are part of the farm and owned by members of the Cox-Richard family.

7. At least two thirds of the district land in agricultural use contains class 1, 2, 3, or 4 soil types.

8. A soil conservation plan is on file with the Northern Virginia Soil and Water Conservation District.

9. Undeveloped land in the district is kept in a mostly undisturbed state to prevent soil erosion and to reduce non-point source pollution.

10. The property owners derive most of their income from the farm-based business and have invested large amounts into the farm property.

Criteria Group B

All properties within the district meet the following Group B criteria.

1. Horticultural and vegetable products have been regularly produced and sold from the property for the last 42 years.

2. The land provides scenic vistas, improves the aesthetic quality of views from County roads (specifically Braddock Rd. and Pleasant Valley Road) and contributes to maintaining the existing (and endangered) rural character of western Fairfax County.

3. The land is zoned RC.

Eric D. Cox

Gina T. Richard

Aaron Cox-Leow

Maria Cox-Leow
## Cox Farms A&F Application 2021

### List of Structures

<table>
<thead>
<tr>
<th>Parcel</th>
<th>Building Location Numbers</th>
<th>Year Built</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>0431-01-00172</td>
<td>1</td>
<td>2010</td>
<td>Aaron Cox-Leow Residence</td>
</tr>
<tr>
<td>0431-01-0013Z</td>
<td>2</td>
<td>1992</td>
<td>Wayside Stand</td>
</tr>
<tr>
<td></td>
<td>3</td>
<td>1998</td>
<td>Produce Cooler</td>
</tr>
<tr>
<td>0431-01-0018Z4</td>
<td>4</td>
<td>1890</td>
<td>Original Farm House</td>
</tr>
<tr>
<td></td>
<td>5</td>
<td>1981</td>
<td>Eric Cox/Gina Richard Residence</td>
</tr>
<tr>
<td></td>
<td>6</td>
<td>1940</td>
<td>Old chicken house used as storage office</td>
</tr>
<tr>
<td></td>
<td>7</td>
<td>2002</td>
<td>Art Studio</td>
</tr>
<tr>
<td></td>
<td>8</td>
<td>2009</td>
<td>Office</td>
</tr>
<tr>
<td></td>
<td>9</td>
<td>1950</td>
<td>Shop/Machinery Shed</td>
</tr>
<tr>
<td></td>
<td>10</td>
<td>2003</td>
<td>Walk in Cooler</td>
</tr>
<tr>
<td></td>
<td>11</td>
<td>1930</td>
<td>Animal Barn</td>
</tr>
<tr>
<td></td>
<td>12</td>
<td>1930</td>
<td>Storage shed</td>
</tr>
<tr>
<td></td>
<td>13</td>
<td>1979-2000</td>
<td>Greenhouse Complex (13 total)</td>
</tr>
<tr>
<td></td>
<td>14</td>
<td>1940</td>
<td>Old hay barn used for storage and art work</td>
</tr>
<tr>
<td></td>
<td>15</td>
<td>2000</td>
<td>Employee Breakroom</td>
</tr>
<tr>
<td></td>
<td>16</td>
<td>2016</td>
<td>#3 Storage building</td>
</tr>
<tr>
<td>0431-01-0019Z</td>
<td>17</td>
<td>2002</td>
<td>Drive through hayride barn and storage</td>
</tr>
<tr>
<td></td>
<td>18</td>
<td>2006</td>
<td>Goat shed</td>
</tr>
<tr>
<td></td>
<td>19</td>
<td>2002</td>
<td>Cow milking Demonstration</td>
</tr>
<tr>
<td></td>
<td>20</td>
<td>1992</td>
<td>Fall Festival Kitchen #1</td>
</tr>
<tr>
<td></td>
<td>21</td>
<td>2005</td>
<td>Fall Festival Kitchen #2</td>
</tr>
<tr>
<td></td>
<td>22</td>
<td>2000</td>
<td>Fall Festival Retail Building</td>
</tr>
<tr>
<td></td>
<td>23</td>
<td>2006</td>
<td>Farmall shade Structure for Festival</td>
</tr>
<tr>
<td></td>
<td>24</td>
<td>2006</td>
<td>JD shade structure for Festival</td>
</tr>
<tr>
<td></td>
<td>25</td>
<td>2016</td>
<td>2nd Drive Through hayride barn</td>
</tr>
<tr>
<td></td>
<td>26</td>
<td>2015</td>
<td>Donut Kitchen</td>
</tr>
<tr>
<td></td>
<td>27</td>
<td>2015</td>
<td>Kettle Corn Kitchen</td>
</tr>
<tr>
<td></td>
<td>28</td>
<td>2019</td>
<td>Ford Shade structure for Fall Festival</td>
</tr>
<tr>
<td></td>
<td>29</td>
<td>2016</td>
<td>MF Shade Structure for Fall Festival</td>
</tr>
<tr>
<td></td>
<td>30</td>
<td>2014</td>
<td>Nacho Kitchen</td>
</tr>
<tr>
<td></td>
<td>31</td>
<td>2017</td>
<td>Cookies Kitchen</td>
</tr>
<tr>
<td></td>
<td>32</td>
<td>2014</td>
<td>Music Stage</td>
</tr>
<tr>
<td></td>
<td>33</td>
<td>2016</td>
<td>Lemonade Stand</td>
</tr>
<tr>
<td></td>
<td>34</td>
<td>2013</td>
<td>Admission</td>
</tr>
</tbody>
</table>