



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

October 21, 2015

Andrew Painter
Walsh, Colucci, Lubeley & Walsh, P.C.
One East Market Street, Suite 300
Leesburg, VA 20176

RECEIVED
Department of Planning & Zoning
JAN 11 2016
Zoning Evaluation Division

RE: Agricultural and Forestal District Application AR 90-D-003-3

Dear Mr. Painter:

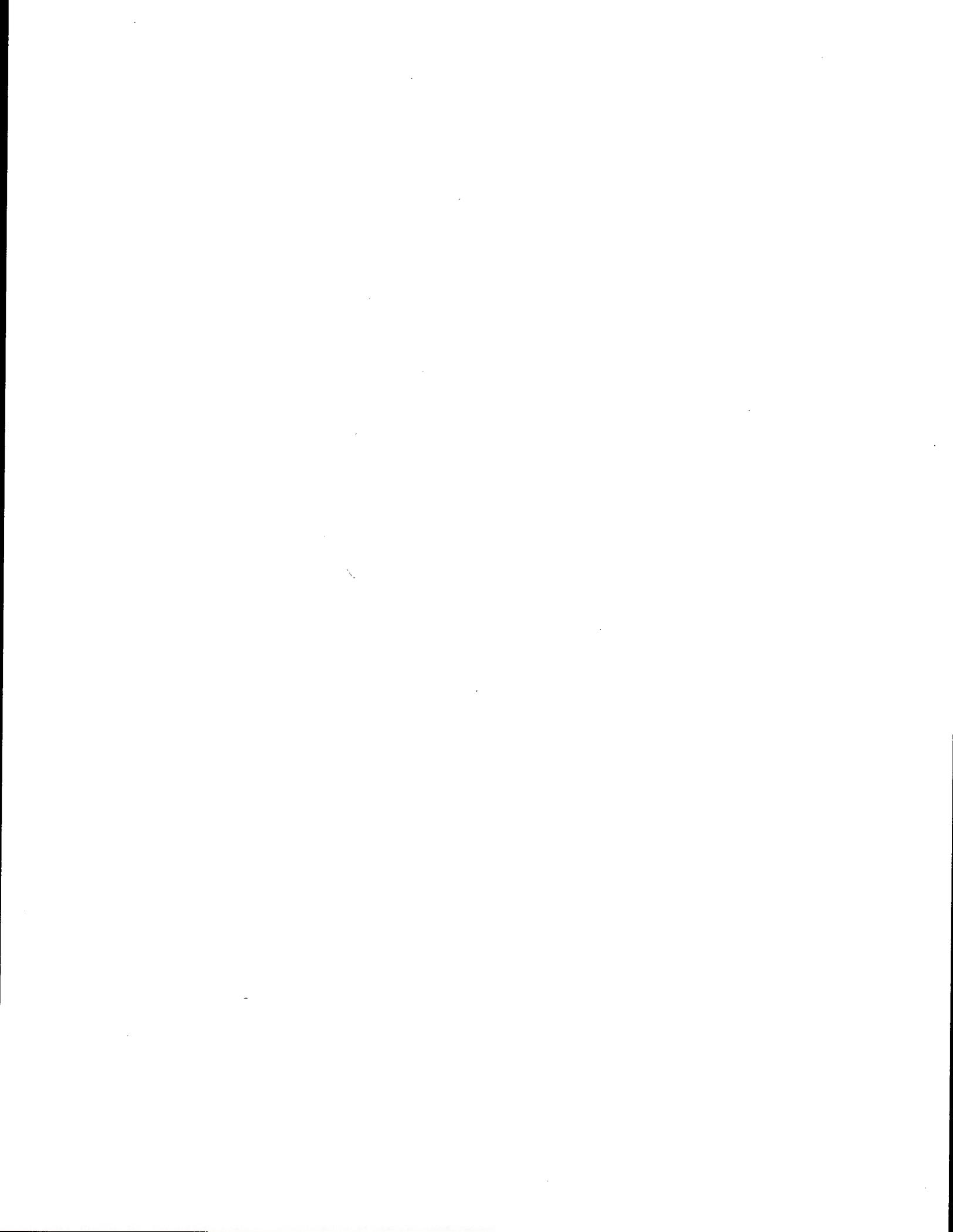
Agricultural and Forestal District Application AR 90-D-003-03, in the name of Joan Lewis Jewett and Jewett Family Corporation, Inc., meeting the required criteria and provisions pursuant to the Code of the County of Fairfax, Chapter 115 (Local Agricultural and Forestal Districts), and additional environmental provisions, was renewed by ordinance by the Board of Supervisors at a regular meeting held on October 20, 2015, as the Jewett Local Agricultural and Forestal District, subject to the attached ordinance provisions. The subject property is located at 8700 Lewinsville Road, on approximately 25.19 acres of land zoned R-1 in the Dranesville District, [Tax Map 029-1 ((1)) 71Z, 72Z, 73Z, and 74Z].

Sincerely,

Catherine A. Chianese
Clerk to the Board of Supervisors

cc: Chairman Sharon Bulova
Supervisor John Foust, Dranesville District
Kevin Greenlief, Director, Dept. of Tax Administration
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, DPZ
Michael Davis, Section Chief, Transportation Planning Division, DOT
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
Jill Cooper, Executive Director, Planning Commission
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

Office of Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035
Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 711
Email: clerktothebos@fairfaxcounty.gov
www.fairfaxcounty.gov/gov/bos/clerkhomepage.htm



ADOPTION OF AN AMENDMENT TO APPENDIX F
LOCAL AGRICULTURAL AND FORESTAL DISTRICTS
OF THE 1976 CODE OF THE COUNTY OF FAIRFAX, VIRGINIA

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium of the Government Center at Fairfax, Virginia, on Tuesday, October 20, 2015, the Board after having first given notice of its intention so to do, in the manner prescribed by law, adopted an amendment regarding Appendix F (Local Agricultural and Forestal Districts) of the 1976 Code of the County of Fairfax, Virginia, said amendment so adopted being in the words and figures following, to-wit:

*BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF FAIRFAX
COUNTY, VIRGINIA:*

That Appendix F (Local Agricultural and Forestal Districts), is amended as follows:

F-34. Jewett Local Agricultural and Forestal District (AR 90-D-003-03).

(a) The following parcels of land situated in the Dranesville District, and more particularly described herein, are hereby included in the Jewett Local Agricultural and Forestal District.

<u>Owners</u>	<u>Fairfax County Tax Map Parcel Numbers</u>	<u>Acreage</u>
Jewett Family Corporation, Inc.	29-1 ((1)) 71Z	3.3 acres
Jewett Family Corporation, Inc.	29-1 ((1)) 72Z	11.89 acres
Joan Lewis Jewett	29-1 ((1)) 73Z	5.0 acres
<u>Jewett Family Corporation, Inc.</u>	<u>29-1 ((1)) 74Z</u>	<u>5.0 acres</u>
Total		25.19 acres

(b) The Jewett Local Agricultural and Forestal District is renewed effective October 20, 2015, pursuant to Chapter 44, Title 15.2, of the Code of Virginia and Chapter 115 of the Fairfax County Code and is therefore subject to the provisions of those Chapters and the following provisions:

(1) That no parcel included within the district shall be developed to a more intensive use than its existing use at the time of adoption of the ordinance establishing such district for eight (8) years from the date of adoption of such ordinance. This provision shall not be construed to restrict expansion of or improvements to the agricultural or forestal use of the land.

(2) That no parcel added to an already established district shall be developed to a more intensive use than its existing use at the time of addition to the district for eight (8) years from the date of adoption of the original ordinance;

(3) That land used in agricultural and forestal production within the agricultural and forestal district of local significance shall automatically qualify for an agricultural or forestal value assessment on such land pursuant to Chapter 4, Article 19 of the Fairfax County Code and to Section 58-3230 et seq. of the Code of Virginia, if the requirements for such assessment contained therein are satisfied;

(4) That the district shall be reviewed by the Board of Supervisors at the end of the eight-year period and that it may by ordinance renew the district or a modification thereof for another eight-year period. No owner(s) of land shall be included in any agricultural and forestal district of local significance without such owner's written approval;

(5) The establishment and continuation of this district depends upon the continuing legality and enforceability of each of the terms and conditions stated in this ordinance. This district may, at the discretion of the Board of Supervisors, be subject to reconsideration and may be terminated if warranted in the discretion of the Board of Supervisors upon determination by a court or any declaration or enactment by the General Assembly that renders any provisions illegal or unenforceable. The reconsideration/termination shall be in accordance with the procedures for the establishment, renewal, or amendment of an A & F District as outlined in Section 115 of the County Code and shall include an opportunity for the property owner(s) to

demonstrate that the determination by a court or the declaration or enactment by the General Assembly does not apply to the conditions of this district.

(6) The establishment and continuation of this district depends upon the implementation of each of the terms and conditions stated in this ordinance. This district may, at the sole discretion of the Board of Supervisors, be subject to reconsideration and may be terminated if such action is determined to be warranted by the Board of Supervisors upon determination that the terms and conditions stated in this ordinance are not being implemented. The reconsideration/termination shall be in accordance with the procedures for the establishment, renewal, or amendment of an A & F District as outlined in Section 115 of the County Code.

(7) The applicants shall implement and abide by the recommendations of the Soil and Water Conservation Plan, dated April 24, 2015, for the life of the Jewett Local Agricultural and Forestal District. The Soil and Water Conservation Plan may be updated, from time to time, as determined necessary by the Soil and Water Conservation District.

(8) The applicants shall implement and abide by the recommendations of the Forest Management Memo, dated May 5, 2015, and the Forest Management Plan, dated April 9, 2007, for the life of the Jewett Local Agricultural and Forestal District. The Forest Management Plan may be updated, from time to time, as determined necessary by the Virginia Department of Forestry.

(9) The Resource Management Division of the Fairfax County Park Authority shall be permitted to survey the property and to recover artifacts from the property. Surveys and other similar activities of the Resource Management Division shall be conducted only with prior permission of the property owner and at terms mutually acceptable to both parties and established before each occurrence.

(10) All waste water resulting from the cleaning and draining of the swimming pool located on the property shall contain a minimum dissolved oxygen concentration of 4.0 milligrams per liter prior to discharge. Pool water shall be neutralized to a Ph level between 6.0 and 9.0 prior to discharge. Sufficient amounts of lime or soda ash shall be added to achieve a Ph approximately equal to that of the receiving stream.

This amendment shall become effective upon adoption.

GIVEN under my hand this 20th day of October, 2015.



CATHERINE A. CHIANESE
Clerk to the Board of Supervisors