



County of Fairfax, Virginia

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

January 13, 2016

George F. and Susan M. Schulz
PO Box 226
The Plains, VA 20198

RE: Agricultural and Forestal District Application AR 2006-SP-002

Dear Mr. George F. and Ms. Susan M. Schulz:

Agricultural and Forestal District Application AR 2006-SP-002, in the name of George F. and Susan M. Schulz, 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 January 12, 2016, as the Schulz Local Agricultural and Forestal District, subject to the attached ordinance provisions. The subject property is located at 8142 & 8146 Rondelay Lane, on approximately 23.03 acres of land zoned RC and WS in the Springfield District, [Tax Map 96-3 ((1)) 7Z and 8Z; and 96-3 ((2)) 10Z and 11Z].

Sincerely,

Catherine A. Chianese
Clerk to the Board of Supervisors

cc: Chairman Sharon Bulova
Supervisor Pat Herrity, Springfield 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

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*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, January 12, 2016, 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, by renewing the Schulz Local Agricultural and Forestal District, as follows:

F-62. Schulz Local Agricultural and Forestal District
(AR 2006-DR-002)

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

Owners	Fairfax County Tax Map Parcel Number	Acreage
George and Susan Schulz	096-3 ((1)) 7Z	8.00 acres
	096-3 ((1)) 8Z	5.00 acres
	096-3 ((2)) 10Z	5.02 acres
	<u>096-3 ((2)) 11Z</u>	<u>5.00 acres</u>
	Total:	23.02 acres

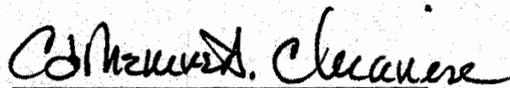
(b) The Schulz Local Agricultural and Forestal District is renewed effective January 12, 2016 pursuant to Chapter 44, Title 15.2 of the Code of Virginia and Chapter 115 of the Fairfax County Code and is therefore subject to the provisions of those Chapters and the following provisions:

- (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 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, or to prevent the construction of one (1) additional house within the district, where otherwise permitted by applicable law, for either an owner, a member of an owner's family, or for a tenant who farms 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 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 and forestal value assessment on such land pursuant to Chapter 4, Article 19 of the Fairfax County Code and to Section 58.1-3230 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 applicant shall implement and abide by the recommendations of the Forest Management Plan which was prepared by the Area Forester dated July 18, 2006, for the life of the Schulz Local Agricultural and Forestal District. The Forest Management Plan may be updated from time to time as determined necessary by the Area Forester.

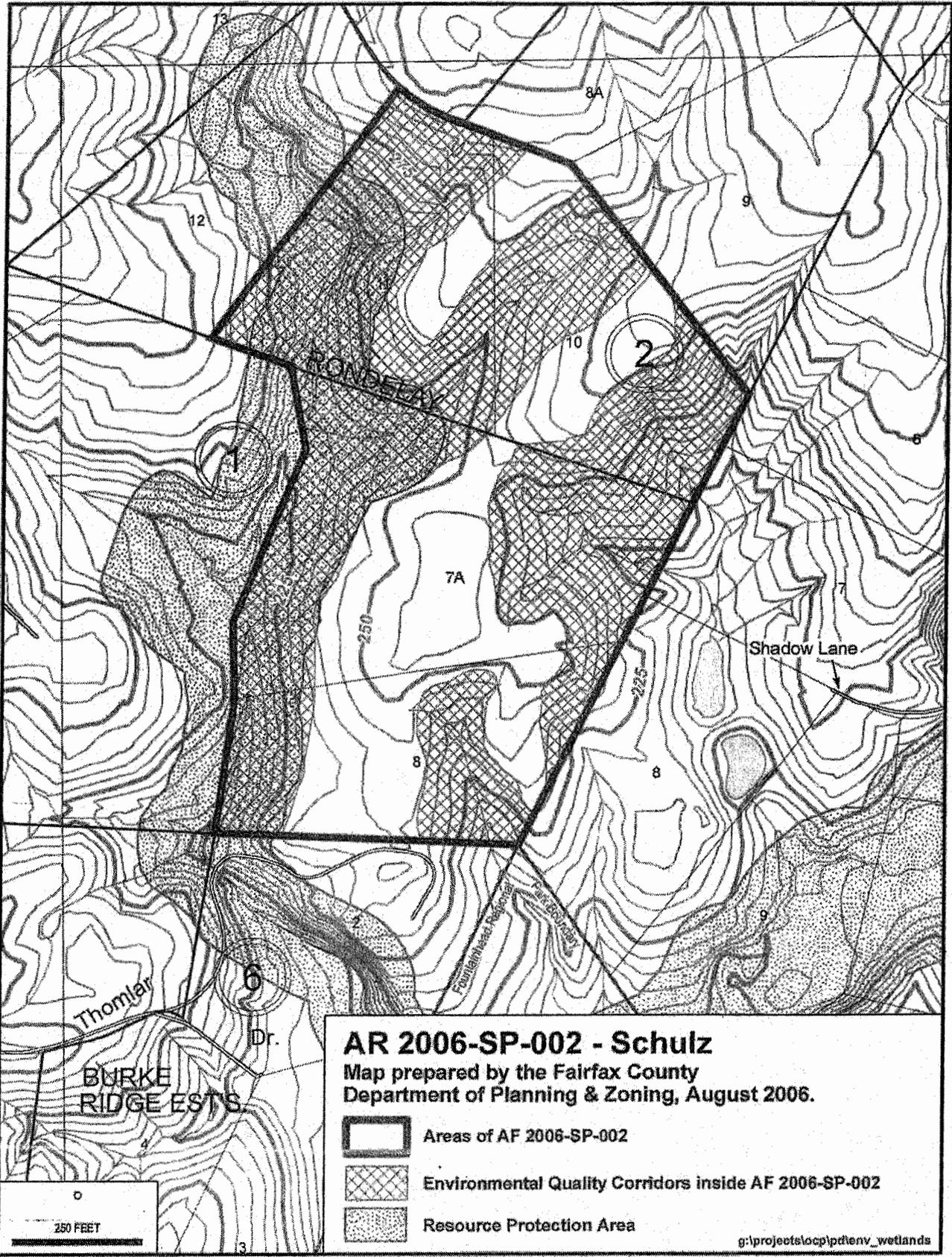
- (6) The applicant shall implement and abide by the recommendations of the Soil and Water Conservation Plan dated August 29, 2006, for the life of the Schulz Agricultural and Forestal District. The Soil and Water Conservation Plan may be updated from time to time as determined necessary by the Northern Virginia Soil and Water Conservation District.
- (7) Those areas delineated as Environmental Quality Corridors (EQCs)(see map on file with the Department of Planning and Zoning) shall be left undisturbed, with the exception of selective thinning operations performed to enhance existing vegetation and the removal of dead, dying and diseased vegetation in accordance with the Forest Management Plan and as approved by the Urban Forester. The boundaries of the EQC shall be the permanent limits of clearing and grading for the life of the Schulz Local Agricultural and Forestal District (see Attachment 1).
- (8) 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.
- (9) 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.

This amendment shall become effective upon adoption.

GIVEN under my hand this 12th day of January, 2016.



CATHERINE A. CHIANESE
Clerk to the Board of Supervisors



AR 2006-SP-002 - Schulz

Map prepared by the Fairfax County
Department of Planning & Zoning, August 2006.

-  Areas of AF 2006-SP-002
-  Environmental Quality Corridors inside AF 2006-SP-002
-  Resource Protection Area

