



# County of Fairfax, Virginia

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

May 18, 2016

Tom and Joan Richardson  
6001 Bull Run Post Office Road  
Centreville, VA 20120

RE: Agricultural Renewal Application AR 91-Y-001-03

Dear Mr. and Mrs. Richardson:

Agricultural and Forestal District Application AR 91-Y-001-03, in the name of Tom V. and Joan J. Richardson, 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 May 17, 2016, as the Richardson Local Agricultural and Forestal District, subject to the attached ordinance provisions. The subject property is located 6001 Bull Run Post Office Road Centreville, 20120 Tax Map 42-4 ((1)) 15Z.

Sincerely,

Catherine A. Chianese  
Clerk to the Board of Supervisors

cc: Chairman Sharon Bulova  
Supervisor Kathy L. Smith, Sully 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



*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, May 17, 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 Richardson Local Agricultural and Forestal District, as follows:*

F-37. - Richardson Local Agricultural and Forestal District (AR 91-Y-001-03).

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

Owners	Fairfax County Tax Map Parcel Number	Acreage
Tom Van Richardson and Joan Johnson Richardson	42-4 ((1)) 15Z	40 acres

- (b) The Richardson Local Agricultural and Forestal District is established effective May 17, 2016 pursuant to *Virginia Code* Chapter 44, Title 15.2 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, as represented on the application materials associated with this approval and as remains in conformance with the approved Soil and Water Quality Management Plan for the property, or to prevent the construction of one (1) additional house within the district, where otherwise permissible 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, subject to continued conformance with the approved Soil and Water Quality Management Plan for the property.
- (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 applicants shall implement and abide by the recommendations of the Soil and Water Quality Management Plan, prepared by the Northern Virginia Soil and Water Conservation District (NVSWCD) on March 10, 2016, for the life of the Richardson Local Agricultural and Forestal District. The Soil and Water Quality Management Plan may be updated from time to time as determined necessary by NVSWCD.
- (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 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.

*This amendment shall become effective upon adoption.*

*GIVEN under my hand this 17<sup>th</sup> day of May, 2016.*

A handwritten signature in black ink, reading "Catherine A. Chianese". The signature is written in a cursive style with a horizontal line underneath the name.

*CATHERINE A. CHIANESE*  
*Clerk to the Board of Supervisors*