

**Fairfax County**

**2015 Agricultural & Forestal District**

**Annual Statistical Report**

**Created June, 2016**  
**(Activity through December 31, 2015)**

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## INTRODUCTION

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The Agricultural and Forestal District program is designed to preserve and protect open spaces, forested areas, and agricultural lands in Fairfax County. The program allows property that meets certain criteria to be taxed on the use value of the land rather than the market value; in other words, the value of the land for growing crops, or in a conserved state, rather than as fully developed property. In exchange for the reduction in taxes, the property owners agree to abide by specific Ordinance Provisions adopted with the approval of their A&F District. The Provisions require all district owners to not intensify the use of their land for the life of the District, with exceptions for expansions or improvements to existing agricultural or forestal uses on the property, or for the construction of an additional dwelling for a family member or working tenant. The Provisions may also include requirements to comply with a Soil and Water Quality Management Plan, a Forest Management Plan, or other commitments to address specific environmental concerns, such as erosion control or endangered species management. A&F Districts can either be of Local Significance or of Statewide Significance. Local districts must be at least 20 acres in size, and are limited to ownership of a single family; statewide districts must be at least 200 acres in size, and can include unrelated owners. While designation as an Agricultural & Forestal District qualifies properties for use-value taxation, both types of districts must also apply separately with the Department of Tax Administration (DTA) for land use assessment for the specific agricultural and/or forestal uses, as required by Title 58.1 of the Code of Virginia.

The authority for the establishment of A&F Districts of Statewide Significance is derived from Title 15.2, Chapter 43 of the Code of Virginia, entitled “Agricultural and Forestal Districts Act.” The authority for the establishment of Local A&F districts is derived from Title 15.2, Chapter 44 of the Code of Virginia, entitled the “Local Agricultural and Forestal Districts Act.” On June 30, 1983, local legislation governing A&F Districts in Fairfax County became effective: Chapter 114 (Agricultural and Forestal Districts of Statewide Significance Ordinance) and Chapter 115 (Local Agricultural and Forestal Districts Ordinance) of the Fairfax County Code.

This report outlines the change in number of districts and acreage in the program between January 1, 2015 and December 31, 2015, and offers statistics on the current state of the Agricultural and Forestal District Program in Fairfax County, including the number, size and distribution of districts, and analysis of historical, environmental, and other contributions of District properties. Finally, annual statistics are included that date back to the establishment of the County’s first District in 1981. Appendices to the report include a comprehensive history of all A&F-related zoning actions since the implementation of the program in Fairfax County (Appendix 1), and a series of maps showing the location of all current A&F districts (Appendix 2).

## A&F ACTIVITY IN 2015

The following changes occurred from January 1, 2015 through December 31, 2015:

**Figure 1: Activity in 2015**

Magisterial District	New Districts	New District Acreage	Renewal or Amendment of Existing Districts	Withdrawn/Expired Districts	Changes to Existing District Acreage
Dranesville	-	-	2	-	+5**
Hunter Mill	-		-	-	-
Mt. Vernon	1	20.48	1	-	-
Springfield	1	23.16	2	-	-
Sully	-		-	-	-
<b>Total</b>	<b>2</b>	<b>43.64</b>	<b>5</b>	<b>-</b>	<b>-</b>

\* There are no A&F Districts located in the Braddock, Lee, Mason, or Providence Districts.

\*\* An adjustment of +5 acres was made to the Cajoll Local District (AR 83-D-006-03) to account for a previous administrative error.

### Summary:

**Mt. Vernon:** Addition of one local district - Stokes Local District (AF 2014-MV-001).

**Springfield:** Addition of one local district - Molleda Local District (AF 2015-SP-001).

**Countywide Total:** Increase of two local districts, no change in number of Statewide Districts.

Four local districts were renewed in 2015:

- MA Properties (AR 89-S-002-03),
- Jewett (AR 90-D-003-03),
- JLB (AR 90-S-004-03),
- Simanson (AR 2005-DR-001).

One statewide district was renewed in 2015:

- Belmont Bay Farms (AR 92-V-001-02).

The A&F District Advisory Committee (AFDAC) met three times in 2015 to review and make recommendations on pending A&F applications.

**CURRENT A&F DISTRICTS**

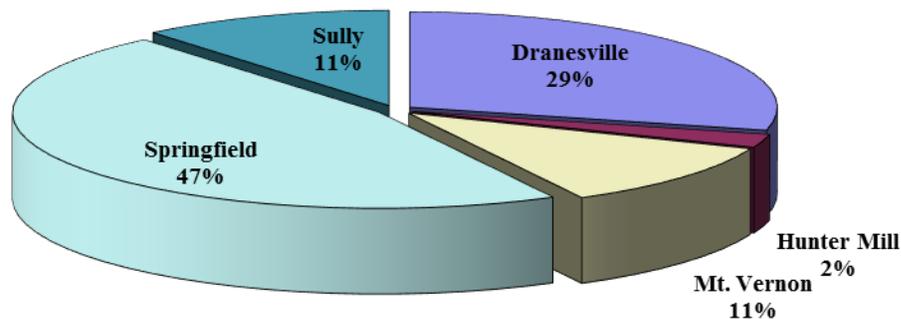
The following Figures show the distribution of Local and Statewide A&F Districts by magisterial districts, the distribution of acres in Local and Statewide A&F Districts by magisterial districts, and the changes that occurred between January 1, 2015 and December 31, 2015.

**Figure 2: Local and Statewide A&F Districts by Magisterial District\***

<b>Magisterial District</b>	<b>No. of Local Districts (% of total)</b>	<b>No. of State Districts (% of total)</b>	<b>Changes Since 2014</b>	<b>No. of Total Districts (% of total)</b>
Dranesville	12 (29.3%)	1 (25.0%)	-	13 (28.9%)
Hunter Mill	1 (2.4%)	0 (0%)	-	1 (2.2%)
Mt. Vernon	4 (9.8%)	1 (25.0%)	+1	5 (11.1%)
Springfield	19 (46.3%)	2 (50.0%)	+1	21 (46.7%)
Sully	5 (12.2%)	0 (0%)	-	5 (11.1%)
<b>Total</b>	<b>41</b>	<b>4</b>	<b>+2</b>	<b>45</b>

\* There are no A&F Districts located in the Braddock, Lee, Mason, or Providence Districts.

**Figure 3: A&F Districts by Magisterial District**



Figures 2 and 3 above show that A&F Districts are currently located in five of the nine magisterial districts, with 76% of the districts being located in either the Dranesville or Springfield District.

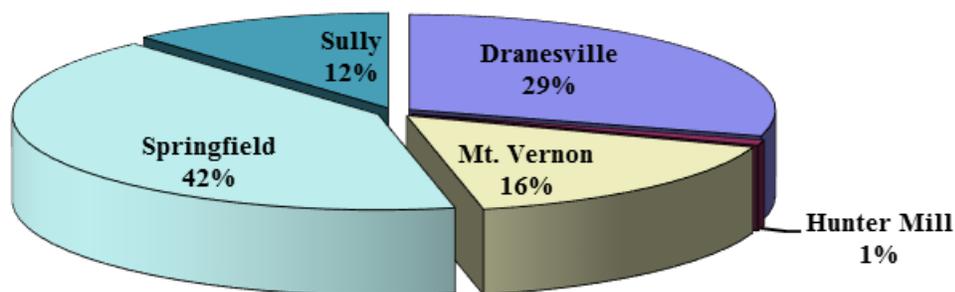
**Figure 4: Acreage in Local and Statewide A&F Districts by Magisterial District**

<b>Magisterial District</b>	<b>Acreage of Local Districts (% of total)</b>	<b>Acreage of State Districts (% of total)</b>	<b>Changes Since 2014</b>	<b>Total Acreage (% of total)</b>
Dranesville	433.02 (25.2%)	469.98 (35.2%)	+5**	903.00 (29.6%)
Hunter Mill	27.19 (1.6%)	0 (0%)	-	27.19 (0.9%)
Mt. Vernon	208.63 (12.2%)	287.65 (21.5%)	+20.48	496.28 (16.3%)
Springfield	691.41 (40.3%)	579.43 (43.3%)	+23.16	1270.84 (41.6%)
Sully	354.75 (20.7%)	0 (0%)	-	354.75 (11.6%)
<b>Total</b>	<b>1,715.00 (56% of total)</b>	<b>1,337.06 (44% of total)</b>	<b>+48.64</b>	<b>3,052.06</b>

\* No A&F Districts are located in the Braddock, Lee, Mason, or Providence Districts.

\*\* An adjustment of +5 acres was made to the Cajoll Local District (AR 83-D-006-03) to account for a previous administrative error.

**Figure 5: Acreage in A&F Districts by Magisterial District**



Figures 4 and 5 show the distribution of acreage in A&F Districts between magisterial districts. There are a total of 3,052 acres in the A&F District program in Fairfax County, which equates to approximately 1.2% of the land area of the County. Approximately 71% of all of the acreage in the A&F District program is located in the Dranesville and Springfield magisterial districts.

Figure 4 also shows that although only four of the 43 A&F Districts are statewide districts, 44% of the land incorporated into all A&F Districts is in these four statewide districts.

**Local Districts:**

The Local A&F Districts range in size from just above 20 acres to approximately 130 acres. 90% percent of all Local A&F Districts are less than 100 acres in size; 80% of all Local A&F Districts are less than 50 acres in size. Figure 7 provides a breakdown of the Local A&F Districts by size. It should be noted that on July 31, 1995, the Board of Supervisors approved an amendment to Chapter 115 of the County Code which reduced the minimum acreage requirement for Local A&F Districts from 25 to 20 acres.

**Figure 6: Local A&F Districts by Size, Chart**

Size in Acres	Number of Local Districts	Percent of Total
Less than 25 acres	15	36.6%
25 - 49.99	18	43.9%
50 - 74.99	2	4.9%
75 - 99.99	2	4.9%
> 100	4	9.8%
Total	41	-

**Statewide Districts:**

Prior to 1983, two Statewide A&F Districts (Mason Neck Statewide A&F District and Patowmack Farm Statewide A&F District) had been established; there have been a total of seven Statewide Districts in the history of Fairfax County's program. The Sappington District (AA 91-Y-002) withdrew via expiration in 2001; portions of which later became Park Authority property, in 2010. In 2005, two Statewide Districts (Mason Neck, AR 81-V-001-2, and Stone Bridge, AF 93-Y-001) withdrew via expiration. The majority of the Mason Neck District was acquired by the Bureau of Land Management in 2001; Stone Bridge was acquired by the Fairfax County Park Authority in 2005. In 2013, two new statewide districts were established. Kincheloe Local combined with Podolnick to create Kincheloe Statewide. Whitehall Local converted to a statewide district. Figure 8 shows the four Statewide Districts, their acreage, and their magisterial district. The acreage shown is that of the districts as they currently exist, and does not include portions which may have been withdrawn in the past.

**Figure 7: Statewide A&F Districts**

District	Application Number	Magisterial District	Acres	Percent of Total
Patowmack Farm	AR 80-D-001-3	Dranesville	469.98	35.2%
Belmont Bay Farms	AR 92-V-001-02	Mt. Vernon	287.65	21.5%
Kincheloe	AF 2013-SP-001	Springfield	374.29	28.0%
Whitehall	AA 83-S-004-2	Springfield	205.14	15.3%
<b>Total</b>	-	-	1337.06	-

**Agricultural and Forestal Land Usage:**

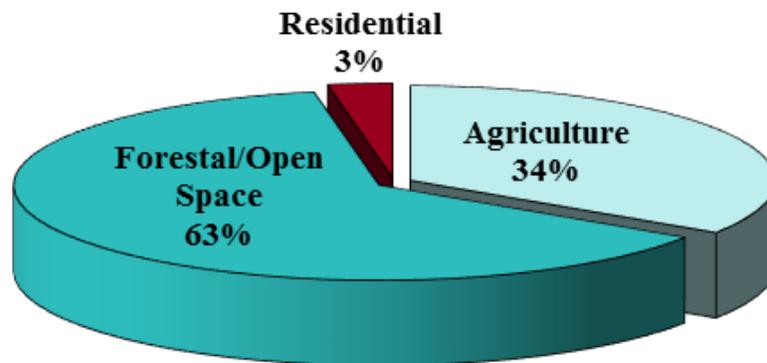
The following Figure shows the percentages of Agricultural, Forestal/Open Space, and Residential land uses within district properties.

**Figure 8: Acres of A&F Land Uses in Program**

Magisterial District	Acres of Agriculture (% of total)	Acres in Forest or Conservation (% of total)	Acres of Residential (% of total)	Total Acres
Dranesville	327 (36%)	550 (61%)	26 (3%)	903
Hunter Mill	14 (52%)	12 (44%)	1 (4%)	27
Mt. Vernon	102 (21%)	383 (77%)	11 (2%)	496
Springfield	322 (25%)	914 (72%)	34 (3%)	1270
Sully	280 (79%)	61 (17%)	15 (4%)	356
<b>Total</b>	<b>1045</b> (34%)	<b>1920</b> (63%)	<b>87</b> (3%)	<b>3052</b>

\* There are no A&F Districts located in the Braddock, Lee, Mason, or Providence Districts.

**Figure 9: Percentage of A&F Land Uses in Program**



**Environmental and Historic Resources:**

The following Figure shows the percentage of districts that contain designated Resource Protection Areas (per the Chesapeake Bay Preservation Ordinance) or Environmental Quality Corridors (per County Environmental Policy), as well as the percentage of districts that contain either identified historic resources, or have a high likelihood of containing resources and include an Ordinance Provision allowing limited Park Authority access to survey for artifacts.

**Figure 10: Percentage of Districts that Contain Environmental or Historic Resources**

<b>Magisterial District</b>	<b>Contain RPA or EQC areas (% of total)</b>	<b>Contain significant historic resources (% of total)</b>	<b>Contain potentially significant historic resources (% of total)</b>	<b>Allow Park Authority Access (% of total)</b>	<b>Total No. of Districts</b>
Dranesville	8 (62%)	4 (31%)	9 (69%)	5 (38%)	13
Hunter Mill	1 (100%)	0 (0%)	0 (0%)	1 (100%)	1
Mt. Vernon	4 (80%)	1 (20%)	1 (20%)	4 (80%)	5
Springfield	17 (81%)	2 (10%)	8 (38%)	7 (33%)	21
Sully	4 (80%)	2 (40%)	1 (20%)	3 (60%)	5
<b>Total</b>	<b>34 (76%)</b>	<b>9 (20%)</b>	<b>19 (42%)</b>	<b>20 (44%)</b>	<b>45</b>

\* There are no A&F Districts located in the Braddock, Lee, Mason, or Providence Districts.

**District Ownership:**

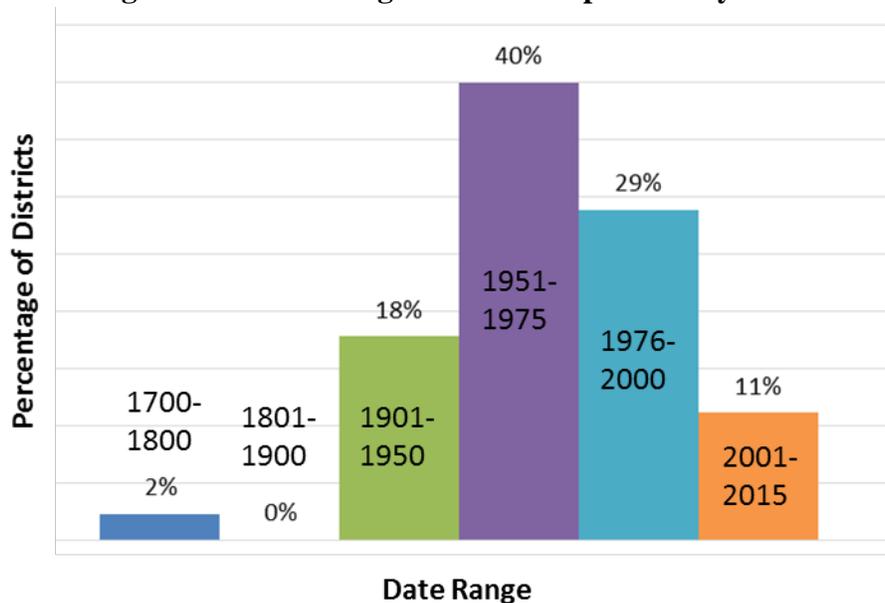
A significant number of A&F Districts have been in owners’ families for many years, and a primary purpose of the program is to enable families to retain farms and open space. The following figure shows the date range in which district property was first acquired by the families of the current owners.

**Figure 11: Date of First Ownership**

Magisterial District	1700-1800	1801-1900	1901-1950	1951-1975	1976-2000	2001-2015	Total Districts
Dranesville	-	-	3 (23%)	5 (38%)	4 (31%)	1 (8%)	13
Hunter Mill	-	-	-	1 (100%)	-	-	1
Mt. Vernon	-	-	2 (40%)	1 (20%)	1 (20%)	1 (20%)	5
Springfield	1 (5%)	-	3 (14%)	11 (52%)	5 (24%)	1 (5%)	21
Sully	-	-	-	-	3 (60%)	2 (40%)	5
<b>Total</b>	1 (2%)	-	8 (18%)	18 (40%)	13 (29%)	5 (11%)	45

\* There are no A&F Districts located in the Braddock, Lee, Mason, or Providence Districts.

**Figure 12: Date Range of Ownership – Countywide**



**A&F Evaluation Criteria:**

**Local Districts:**

Chapter 115 of the Fairfax County Code contains 16 evaluation criteria to be used as a guide during the review of applications for establishment or renewal of Local Districts. The ten “Group A” criteria consist of basic standards which all districts should satisfy (with occasional exceptions). “Group B” criteria are six additional elements that a district might satisfy that would further contribute towards the goals and objectives of the A&F program. It is recommended that each district satisfy at least two of the following “Group B” criteria:

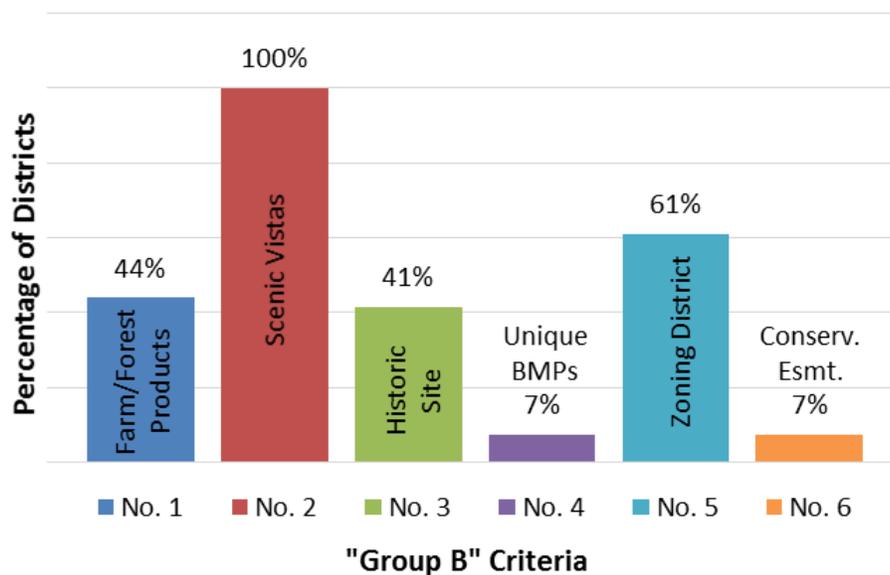
- 1) Farm and/or forest products have been regularly produced and sold during past five years.
- 2) Provides scenic vistas, improves views from roadways, or contributes to rural character of area.
- 3) Contains significant historic or archaeological site that would be preserved, or a site with high potential for sites that provides access to the County to survey.
- 4) Farming or forestry practices unique or particularly effective water pollution control measures.
- 5) Zoned R-A, R-P, or R-C.
- 6) Land is entirely in permanent open space easement.

The following figures show the number of Local Districts that satisfy each of the “Group B” criteria.

**Figure 13: Number of Local Districts Satisfying “Group B” Evaluation Criteria**

Criteria:	No. 1	No. 2	No. 3	No. 4	No. 5	No. 6	Total
Number of Districts:	18 (44%)	41 (100%)	17 (41%)	3 (7%)	25 (61%)	3 (7%)	41

**Figure 14: “Group B” Criteria Chart**



The Figures above show that all Local Districts (100%) provide scenic vistas and contribute to the rural character of the County, but only 44% of Districts regularly produce farm and/or forest products for sale. A significant number of Districts (41%) either contain a significant historic or archaeological site that is being preserved, or have a high potential to contain such sites. Very few Districts are entirely protected by conservation easements (7%), or utilize unique or particularly effective water quality measures (also 7%). Only 61% of Local Districts are located in the lowest-density Zoning Districts (R-C and R-A), with the remaining 42% of Local Districts located in moderate-density Districts (R-E, R-1 and PDH-1).

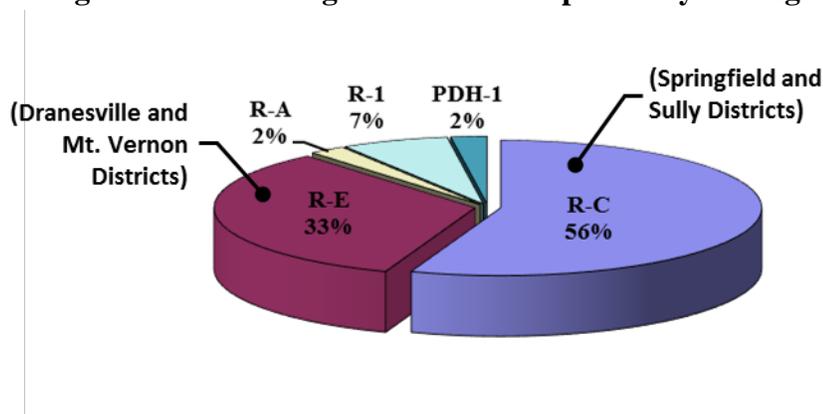
### **Statewide Districts:**

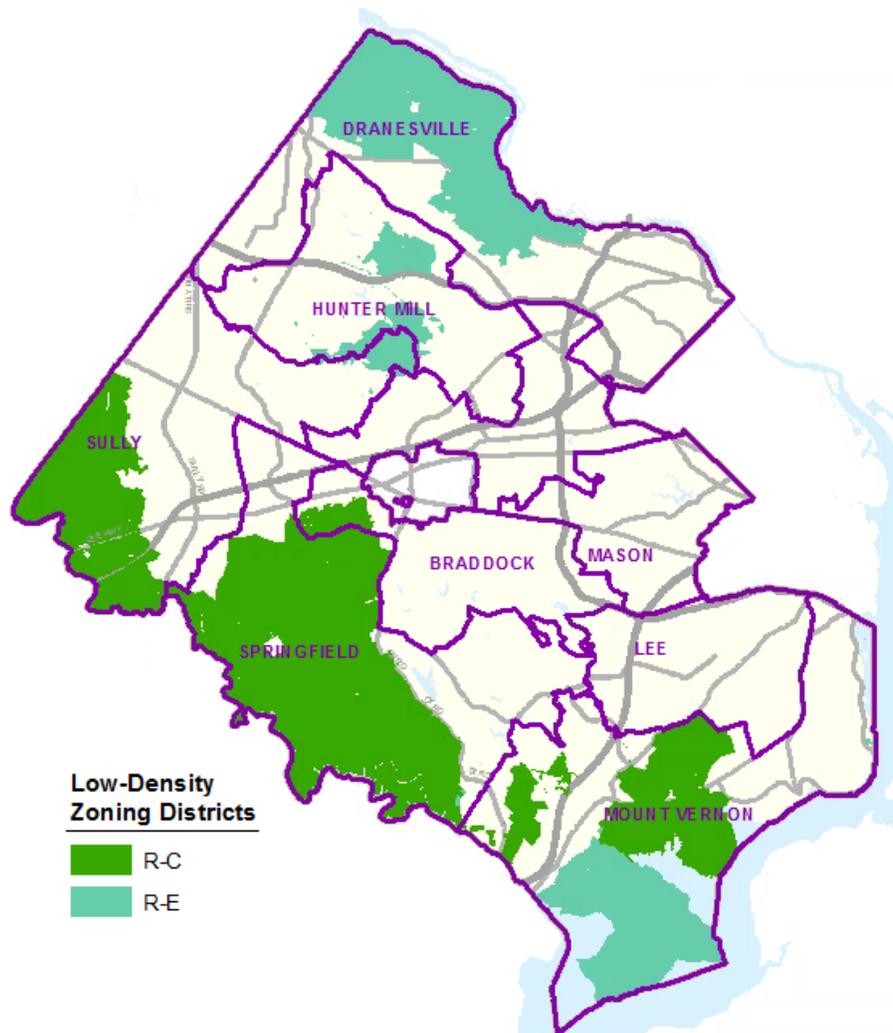
Chapter 114 of the Fairfax County Code contains 10 evaluation criteria to be used as a guide during the review of applications for establishment or renewal of statewide districts. The criteria are nearly identical to the “Group A” criteria for Local Districts, and represent basic standards that all Statewide District should meet. The four existing Statewide Districts satisfy all of the applicable evaluation criteria of Chapter 114.

### **Zoning Districts:**

Figure 15 shows the percentage of all A&F Districts (local and statewide) in each of five Zoning Districts. The zoning of A&F Districts is largely dependent on the predominant zoning that exists in various areas of the County. For example, R-C Zoning makes up a large portion of the Springfield District, while R-E Zoning is more predominant in the Dranesville and Mt. Vernon Districts. Figure 16 shows the countywide distribution of R-C and R-E zoning, in relation to the Magisterial Districts.

**Figure 15: Percentage of all A&F Properties by Zoning District**



**Figure 16: Distribution of Low-Density Zoning Districts**

## **A&F PROGRAM ANNUAL STATISTICS**

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The Figures in this section illustrate the annual activity in the A&F program over time. Figure 17 shows applications approved annually by type. Figure 18 shows the annual changes in the number of acres included in the A&F District program. Figure 19 shows those districts which have been withdrawn in their entirety since the inception of the program. Appendix 1 of this report is a more detailed list of Agricultural and Forestal District activity as of December 31, 2015, showing all applications, acreage, status, and date of action.

Figure 17: Annual District Activity

Year	New Districts	Renewals	Amendments	Withdrawn
1981	1	0	0	0
1982	1	0	0	0
1983	5	0	0	0
1984	10	0	1	0
1985	2	0	0	0
1986	3	0	0	1
1987	0	1	0	0
1988	3	1	0	1
1989	2	0	1	0
1990	5	0	0	1
1991	8	4	0	0
1992	7	6	1	0
1993	3	2	1	2
1994	1	2	1	1
1995	0	1	0	1
1996	3	3	0	0
1997	1	1	1	1
1998	1	6	0	3
1999	3	7	0	1
2000	1	8	0	2
2001	2	4	0	1
2002	0	2	0	2
2003	0	1	0	2
2004	0	2	0	1
2005	3	7	0	2
2006	1	5	0	1
2007	2	2	1	0
2008	1	8	1	3
2009	3	6	0	4
2010	1	2	0	0
2011	0	3	0	0
2012	1	0	0	0
2013	2	4	2	2
2014	0	6	0	1
2015	2	5	0	0
<b>Total</b>	<b>78</b>	<b>99</b>	<b>10</b>	<b>33</b>

**Figure 18: Annual Change in Acreage**

<b>Year</b>	<b>No. of Acres Deleted</b>	<b>No. of Acres Added</b>	<b>Net Change in Acres</b>	<b>Net Total Acres</b>
1981	0.00	638.83	638.83	638.83
1982	0.00	622.54	622.54	1,261.37
1983	0.00	425.87	425.87	1,687.24
1984	0.00	662.88	662.88	2,350.12
1985	0.00	169.99	169.99	2,520.11
1986	55.00	165.75	110.75	2,630.86
1987	0.00	0.00	0.00	2,630.86
1988	196.27	187.06	-9.21	2,621.65
1989	0.00	459.33	459.33	3,080.98
1990	100.00	261.77	161.77	3,242.75
1991	36.35	631.50	595.15	3,837.90
1992	0.00	262.57	262.57	4,100.47
1993	323.81	603.51	279.70	4,380.17
1994	61.89	33.14	-28.75	4,351.42
1995	27.80	0.00	-27.80	4,323.62
1996	0.00	78.72	78.72	4,402.34
1997	30.32	128.61	98.29	4,500.63
1998	171.01	21.40	-149.61	4,351.02
1999	35.09	73.67	38.58	4,389.60
2000	101.41	20.03	-81.38	4,308.22
2001	324.34	207.81	-116.53	4,191.69
2002	64.37	0.00	-64.37	4,127.32
2003	1,219.17	0.00	-1,219.17	2,908.15
2004	22.93	0.00	-22.93	2,885.22
2005	74.89	175.15	100.26	2,985.48
2006	44.32	21.75	-22.57	2,962.91
2007	0.00	56.99	56.99	3,019.90
2008	91.27	73.58	-17.69	3,002.21
2009	309.22	226.45	-82.77	2,919.44
2010	0.00	40.04	40.04	2,959.48
2011	0.00	5.08	5.08	2,964.56
2012	0.00	20.99	20.99	2,985.55
2013	575.49	627.24	51.75	3,037.30
2014	28.66	0.00	-28.66	3,008.64
2015	0.00	43.66	43.66	3,052.30
<b>Total</b>	<b>3,893.61</b>	<b>6,945.91</b>	<b>3,052.30</b>	<b>3,052.30</b>

**Figure 19: A&F Districts Withdrawn in Entirety**

<b>District Name</b>	<b>Application Number</b>	<b>Date of Withdrawal</b>
Hart Farm	AF 84-S-008	12-11-1986
Dogwood Lane Farm	AF 84-D-003	11-16-1988
Bull Run Thoroughbred Farm*	AF 83-S-010	12-31-1990
Belmont Bay Farms*	AF 84-V-002	02-22-1993
Alphin	AF 91-S-005	11-09-1993
Barksdale	AF 83-S-002	09-23-1994
Wright	AF 83-S-001	12-15-1995
Launders	AF 88-C-002	07-24-1997
Middleton Farms	AF 86-C-001	07-27-1998
Dunbarton	AF 83-S-009	08-28-1998
Potomac Vegetable Farm	AF 84-D-006	09-14-1998
Swope	AF 90-C-001	03-04-1999
Gilliam	AF 91-S-003	01-23-2000
Bloomer	AF 91-V-007	03-27-2000
Sappington (Statewide)	AA 91-Y-002	09-16-2001
Briarfield Manor	AR 85-S-001	04-11-2002
Leggett	AF 99-D-001	08-13-2002
Mason Neck (Statewide)	AR 81-V-001-2	01-12-2003
Stone Bridge (Statewide)	AF 93-Y-001	11-15-2003
Schreiner	AR 93-D-002	01-22-2004
Bonnie Foster	AR 90-D-002	06-17-2005
Moutoux Orchard	AR 84-D-005-2	10-17-2005
Smith*	AR 89-S-006	09-14-2006
Eagle II*	AR 91-D-006	01-28-2008
McInturff-Stewart	AR 96-D-001	07-30-2008
Longacre Farm	AF 00-D-001	09-25-2008
Kincheloe I*	AR 95-S-001	05-18-2009
Kincheloe II*	AF 01-S-002	05-18-2009
Salona	AR 91-D-009	07-23-2009
Whitehall Local*	AR 83-S-002-2	01-19-2013
Podolnick*	AR 88-S-001-2	07-09-2013
Kincheloe Local*	AF 2009-SP-001	07-09-2013
Fink-Butler	AF 2007-SU-001	08-26-2014

*\* Several districts were withdrawn to either incorporate the parcels in another district, or to convert from local to statewide districts (thus the properties might appear as both a withdrawal and new application on the summary tables).*

## **APPENDICES**

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### **1. Comprehensive History of A&F Activity**

### **2. A&F District Locator Maps**

- County-Wide
- NE Quadrant
- NW Quadrant
- SE Quadrant
- SW Quadrant

### **3. Comparison of Statewide District versus Local District regulations**

COMPREHENSIVE HISTORY OF AGRICULTURAL AND FORESTAL ACTIVITY - up to December 31, 2015					
District ID	District Name	Application Number	Change in Acres	Total Acres	Date of Action
E-1	PATOWMACK FARM*	AF 80-D-001	638.83	638.83	1/26/1981
		AR 80-D-001	-167.84	470.99	10/31/1988
		AR 80-D-001-2	0	470.99	1/11/1999
		AR 80-D-001-3	-1.01	469.98	2/23/2009
E-2	MASON NECK*	AF 81-V-001	622.54	622.54	1/11/1982
		AR 81-V-001	0	622.54	7/20/1987
		AA 81-V-001	321.72	944.26	12/4/1989
		AR 81-V-001-2	1.54	945.8	1/12/1998
		(acquired for public open space)	-945.8	0	1/12/2003
E-3	SAPPINGTON*	AF 91-Y-002	324.34	324.34	9/16/1991
		AA 91-Y-002	0	324.34	6/7/1993
		(expired)	-324.34	0	9/16/2001
E-4	BELMONT BAY FARMS*	AF 92-V-001	287.65	287.65	2/22/1993
		AR 92-V-001	0	287.65	2/23/2004
		AR 92-V-001-02	0	287.65	4/7/2015
E-5	STONE BRIDGE*	AF 93-Y-001	273.37	273.37	11/15/1993
		(acquired for public open space)	-273.37	0	11/15/2003
E-6	WHITEHALL*	AA 83-S-004-2	205.14	205.14	1/29/2013
E-7	KINCHELOE STATEWIDE*	AF 2013-SP-001	374.29	374.29	7/9/2013
F-01	Wright	AF 83-S-001	27.88	27.88	10/31/1983
		AR 83-S-001	-0.08	27.8	9/16/1991
		(withdrawn)	-27.8	0	12/15/1995
F-02	Barksdale	AF 83-S-002	98.06	98.06	10/31/1983
		AR 83-S-002	-36.17	61.89	9/16/1991
		(withdrawn)	-61.89	0	9/23/1994
F-03	Fink-Butler	AF 2007-SU-001	28.66	28.66	10/15/2007
		(withdrawn)	-28.66	0	8/26/2014
F-04	Cornfield	AF 83-D-005	27.91	27.91	10/31/1983
		AR 83-D-005	0	27.91	6/3/1991
		AR 83-D-005-2	0	27.91	7/26/1999
		AR 83-D-005-3	0	27.91	1/7/2008
F-05	Cajoll	AF 83-D-006	66.82	66.82	10/31/1983
		AA 83-D-006	14.8	81.62	10/22/1984
		AR 83-D-006	0	81.62	2/10/1992
		AR 83-D-006-2	-24.25	57.37	4/24/2000
		AR 83-D-006-3	0	57.37	10/20/2008
F-06	Hanslot	AF 83-S-007	25	25	1/23/1984
		AR 83-S-007	0	25	1/27/1992
		AR 83-S-007-2	0	25	4/24/2000
		AR 83-S-007-3	0	25	10/20/2008
F-07	Popes Head	AF 83-S-008	31.87	31.87	1/23/1984
		AR 83-S-008	0	31.87	2/10/1992
		AR 83-S-008-2	0	31.87	4/24/2000
		AR 83-S-008-3	0	31.87	10/20/2008

COMPREHENSIVE HISTORY OF AGRICULTURAL AND FORESTAL ACTIVITY - up to December 31, 2015					
District ID	District Name	Application Number	Change in Acres	Total Acres	Date of Action
F-08	Dunbarton	AF 83-D-009	38.25	38.25	1/30/1984
		AA 83-D-009	4.03	42.28	2/10/1992
		(withdrawn)	-42.28	0	8/28/1998
F-09	Bull Run Throughbred Farm	AF 83-S-010	100	100	1/30/1984
		(part included in Richardson)	-100	0	12/31/1990
F-10	Walnut Ridge	AF 83-S-011	31.87	31.87	3/26/1984
		AR 83-S-011	0	31.87	3/23/1992
		AR 83-S-011-2	0	31.87	4/24/2000
		AR 83-S-011-3	-10.55	21.32	5/18/2009
F-11	Dogwood Lane Farm	AF 84-D-003	28.43	28.43	10/22/1984
		(withdrawn)	-28.43	0	11/16/1988
F-12	Belmont Bay Farms	AF 84-V-002	287.65	287.65	10/29/1984
		(converted to statewide)	-287.65	0	2/22/1993
F-13	Hidden Springs Farm	AF 84-D-004	28.73	28.73	10/29/1984
		AR 84-D-004	0	28.73	7/13/1992
		AA 84-D-004	5.14	33.87	4/11/1994
		AR 84-D-004-2	0	33.87	8/5/2002
		AR 84-D-004-3	0	33.87	10/19/2010
F-14	Salona	AF 91-D-009	52.4	52.4	12/14/1992
		AR 91-D-009	0	52.4	7/23/2001
		(withdrawn)	-52.4	0	7/23/2009
F-15	Potomac Vegetable Farm	AF 84-D-006	35.43	35.43	12/3/1984
		AR 84-D-006	2.49	37.92	11/23/1992
		(withdrawn)	-37.92	0	9/14/1998
F-16	Belmont Bay Farms II	AF 84-V-007	114.99	114.99	2/11/1985
		AR 84-V-007	0	114.99	2/22/1993
		AR 84-V-007-2	0	114.99	4/30/2001
		AR 84-V-007-3	0	114.99	8/3/2009
F-17	Hart Farm	AF 84-S-008	55	55	2/11/1985
		(withdrawn)	-55	0	12/11/1986
F-18	Briarfield Manor	AF 85-S-001	37	37	3/10/1986
		AR 85-S-001	0	37	4/11/1994
		(expired)	-37	0	4/11/2002
F-19	Jarvis	AF 85-V-002	36.4	36.4	6/2/1986
		AR 85-V-002	0	36.4	2/13/1995
		AR 85-V-002-2	0	36.4	10/20/2003
		AR 85-V-002-03	0	36.4	5/24/2011
F-20	Middleton Farms	AF 86-C-001	92.35	92.35	6/23/1986
		AR 86-C-001	0	92.35	5/9/1994
		(expired)	-92.35	0	7/27/1998
F-21	Knipling	AF 87-V-001	26.22	26.22	4/11/1988
		AR 87-V-001	10.53	36.75	8/5/1996
		AR 87-V-001-2	0	36.75	2/28/2005
		AR 87-V-001-3	0	36.75	11/19/2013

COMPREHENSIVE HISTORY OF AGRICULTURAL AND FORESTAL ACTIVITY - up to December 31, 2015					
District ID	District Name	Application Number	Change in Acres	Total Acres	Date of Action
F-22	Cox	AF 87-S-003	116.86	116.86	6/6/1988
		AR 87-S-003	0	116.86	8/5/1996
		AR 87-S-003-2	0	116.86	2/28/2005
		AR 87-S-003-3	-1.18	115.68	9/24/2013
F-23	Rhinehart	AF 87-D-002	43.98	43.98	7/11/1988
		AR 87-D-002	0	43.98	11/18/1996
		AR 87-D-002	0	43.98	2/28/2005
		AR 87-D-002-2	0	43.98	5/13/2014
F-24	Podolnick	AF 88-S-001	107.29	107.29	2/13/1989
		AR 88-S-001	0	107.29	4/28/1997
		AR 88-S-001-2	0	107.29	11/21/2005
		(combined to form statewide)	-107.29	0	7/9/2013
F-25	Launders	AF 88-C-002	30.32	30.32	7/24/1989
		(expired)	-30.32	0	7/24/1997
F-26	Ma	AF 89-S-002	68.1	68.1	3/12/1990
		AR 89-S-002	0	68.1	5/11/1998
		AR 89-S-002-2	0	68.1	10/23/2006
		AR 89-S-002-3	0	68.1	3/3/2015
F-27	Reed	AF 89-S-003	43	43	4/30/1990
		AR 89-S-003	0	43	8/3/1998
		AR 89-S-003-2	0	43	7/31/2006
		AR 89-S-003-3	0	43	9/23/2014
F-28	Foster-Britt	AF 89-S-004	25.51	25.51	5/14/1990
		AR 89-S-004	0	25.51	6/29/1998
		AR 89-S-004-2	0	25.51	7/31/2006
		AR 89-S-004-3	0	25.51	12/2/2014
F-29	Jasper	AF 89-S-005	96.5	96.5	5/14/1990
		AR 89-S-005	0	96.5	6/29/1998
		AR 89-S-005-02	-15.66	80.84	7/31/2006
		AR 89-S-005-03	0	80.84	9/23/2014
F-30	Smith	AF 89-S-006	28.66	28.66	5/14/1990
		AR 89-S-006	0	28.66	9/14/1998
		(reinstated as Fink-Butler)	-28.66	0	9/14/2006
F-31	Eagle I	AF 89-D-001	30.05	30.05	1/14/1991
		AR 89-D-001	0	30.05	5/24/1999
		AA 89-D-001	50.85	80.9	1/28/2008
		AR 89-D-001-2	5.08	85.98	10/18/2011
F-32	Swope	AF 90-C-001	29.83	29.83	3/4/1991
		(expired)	-29.83	0	3/4/1999
F-33	Bonnie Foster	AF 90-D-002	51.56	51.56	3/18/1991
		AR 90-D-002	-20.01	31.55	1/24/2000
		(expired)	-31.55	0	6/17/2005
F-34	Jewett	AF 90-D-003	25.19	25.19	3/18/1991
		AR 90-D-003	0	25.19	5/24/1999
		AR 90-D-003-2	0	25.19	8/6/2007
		AR 90-D-003-3	0	25.19	11/20/2015
F-35	JLB Associates	AF 90-S-004	34.1	34.1	6/3/1991
		AR 90-S-004	0	34.1	7/26/1999
		AR 90-S-004-2	0	34.1	8/6/2007
		AR 90-S-004-3	0	34.1	10/20/2015

COMPREHENSIVE HISTORY OF AGRICULTURAL AND FORESTAL ACTIVITY - up to December 31, 2015					
District ID	District Name	Application Number	Change in Acres	Total Acres	Date of Action
F-36	Klare	AF 90-S-005	96.43	96.43	6/3/1991
		AR 90-S-005	0	96.43	5/8/2000
		AR 90-S-005-2	-76.31	20.12	2/23/2009
F-37	Richardson	AF 91-Y-001	40	40	9/16/1991
		AR 91-Y-001	0	40	10/11/1999
		AR 91-Y-001-2	0	40	1/7/2008
F-38	Gilliam	AF 91-S-003	30	30	1/27/1992
		(expired - portion became Kesters)	-30	0	1/27/2000
F-39	Orchard Spring Nursery	AF 91-D-004	33.74	33.74	2/10/1992
		AR 91-D-004	0	33.74	12/11/2000
		AR 91-D-004-2	0	33.74	6/22/2009
F-40	Alphin	AF 91-S-005	36.16	36.16	3/23/1992
		(withdrawn)	-36.16	0	11/9/1993
F-41	Eagle II	AF 91-D-006	40.5	40.5	3/23/1992
		AA 91-D-006	10.36	50.86	11/24/1997
		AR 91-D-006	0	50.86	11/21/2005
		(combined w/Eagle 1)	-50.86	0	1/28/2008
F-42	Bloomer	AF 91-V-007	27.15	27.15	3/23/1992
		(expired)	-27.15	0	3/23/2000
F-43	Hill's Plant Nursery	AF 91-D-008	36.1	36.1	3/23/1992
		AR 91-D-008	0	36.1	4/24/2000
		AR 91-D-008-2	0	36.1	10/20/2008
F-44	Whitehall	AF 83-S-004	205.2	205.2	10/31/1983
		AR 83-S-004	-0.1	205.1	10/14/1991
		AR 83-S-004-2	-5.26	199.84	10/11/1999
		AA 83-S-004	5.3	205.14	10/15/2007
		(converted to E-6 statewide)	-205.14	0	1/29/2013
F-45	Armstrong	AF 92-S-002	40	40	6/7/1993
		AR 92-S-002	0	40	12/3/2001
		(re-established as AF 2010-SP-001)	-40	0	12/3/2009
F-46	Boley/Clifton Station	AF 93-S-003	28	28	4/11/1994
		AR 93-S-003	0	28	8/5/2002
		AR 93-S-003-2	0	28	10/19/2010
F-47	Schreiner	AF 93-D-002	22.93	22.93	1/22/1996
		(expired)	-22.93	0	1/22/2004
F-48	Kincheloe I	AF 95-S-001	24.88	24.88	3/18/1996
		AR 95-S-001	0	24.88	7/26/2004
		(combined to Kincheloe Local)	-24.88	0	5/18/2009
F-49	McInturff-Stewart	AF 96-D-001	20.38	20.38	11/18/1996
		AR 96-D-001	0	20.38	2/28/2005
		(expired)	-20.38	0	7/30/2008
F-50	Castro	AF 96-S-002	118.25	118.25	7/27/1997
		AR 96-S-002	0	118.25	12/5/2005
		AR 96-S-002-2	0	118.25	10/29/2013
F-51	Bierly	AF 98-S-001	24.17	24.17	1/11/1999
		AR 98-S-001	0	24.17	1/28/2008
F-52	Jenkins	AF 97-D-002	21.4	21.4	7/27/1998
		AR 97-D-002	0	21.4	10/23/2006
		AR 97-D-002-2	0	21.4	10/28/2014

COMPREHENSIVE HISTORY OF AGRICULTURAL AND FORESTAL ACTIVITY - up to December 31, 2015					
District ID	District Name	Application Number	Change in Acres	Total Acres	Date of Action
F-53	Leggett	AF 99-D-001	27.37	27.37	7/26/1999
		(expired)	-27.37	0	8/13/2002
F-54	Krop	AF 99-D-002	22.13	22.13	7/26/1999
		AR 99-D-002	0	22.13	3/10/2008
F-55	Longacre Farm	AF 00-D-001	20.03	20.03	9/25/2000
		(expired)	-20.03	0	9/25/2008
F-56	Potomac Vegetable Farm II	AF 01-H-001	31.31	31.31	7/23/2001
		AR 01-H-001	-4.89	26.42	10/19/2009
		AR 01-H-001-02	0	26.42	5/24/2011
		AA 01-H-001	0.77	27.19	11/19/2013
F-57	Kincheloe II	AF 01-S-002	176.5	176.5	9/24/2001
		(combined to Kincheloe Local)	-176.5	0	5/18/2009
F-58	Kosters	AF 2004-SP-001	20.3	20.3	1/10/2005
		AR 2004-SP-001	0	20.3	7/9/2013
F-59	Sanders	AF 2005-SU-002	131.04	131.04	12/5/2005
		AR 2005-SU-002	0	131.04	11/19/2013
F-60	Simanson	AF 2005-DR-001	23.81	23.81	12/5/2005
		AR 2005-DR-001	0	23.81	10/20/2015
F-61	Whitney	AF 2006-DR-001	21.75	21.75	12/4/2006
		AR 2006-DR-001	0	21.75	9/23/2014
F-62	Schulz	AF 2006-SP-002	23.03	23.03	1/22/2007
		AR 2006-SP-002	0	23.03	1/12/2016
F-63	Moutoux Orchard	AF 84-D-005	40.85	40.85	12/3/1984
		AR 84-D-005	2.49	43.34	1/11/1993
		AR 84-D-005-2	0	43.34	4/30/2001
		(withdrawn)	-43.34	0	10/17/2005
F-64	Keener	AF 2007-SP-002	22.73	22.73	3/10/2008
F-65	Kincheloe Local	AF 2009-SP-001	261.88	261.88	5/18/2009
		(Combined to form statewide)	-261.88	0	7/9/2013
F-66	Crawford	AF 2009-SP-002	21.24	21.24	5/18/2009
F-67	Hall	AF 2008-SP-001	20.65	20.65	6/22/2009
F-68	Armstrong	AF 2010-SP-001	40.04	40.04	12/7/2010
F-69	Hickox (Winery at Bull Run)	AF 2012-SU-001	20.99	20.99	11/20/2012
F-70	Kulbok	AF 2013-SU-002	47.04	47.04	11/19/2013
F-71	Stokes	AF 2014-MV-001	20.49	20.49	3/24/2015
F-72	Molleda	AF 2015-SP-001	23.17	23.17	10/20/2015



ID	Application Number	ID	Application Number
1	AR 80-D-001-03	24	AR 93-S-003-02
2	AF 2009-SP-002	25	AR 83-S-011-03
3	AR 84-D-004-03	26	AR 2005-SU-002
4	AR 85-V-002-03	27	AF 2013-SU-002
5	AR 83-D-006-03	28	AR 83-S-008-03
6	AR 92-V-001-02	29	AR 91-Y-001-02
7	AR 2004-SP-001	30	AF 2010-SP-001
8	AR 84-V-007-03	31	AR 96-S-002-02
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13	AR 91-D-008-02	36	AR 83-D-005-03
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17	AR 87-S-003-03	40	AA 01-H-001
18	AR 90-D-003-02	41	AR 98-S-001
19	AR 97-D-002-02	42	AA 83-S-004-02
20	AR 2006-DR-001	43	AF 2006-SP-002
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22	AR 89-S-002-03	45	AF 2014-MV-001
23	AR 87-D-002-03		

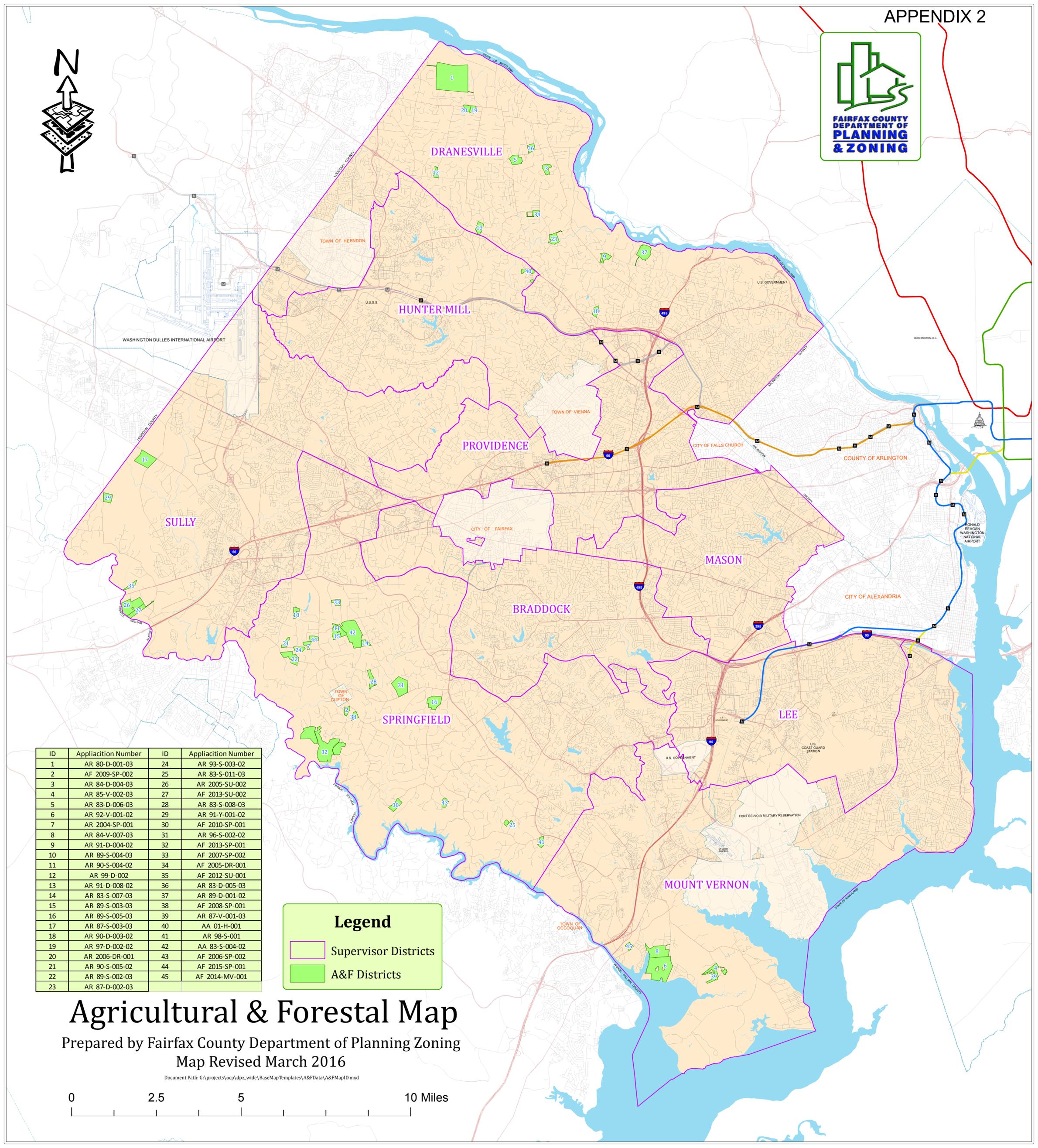
**Legend**

- Supervisor Districts
- A&F Districts

# Agricultural & Forestal Map

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Map Revised March 2016

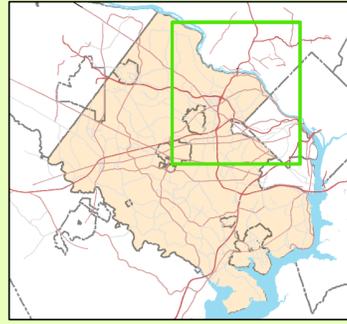
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# Agricultural & Forestal Map

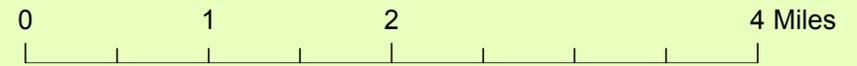


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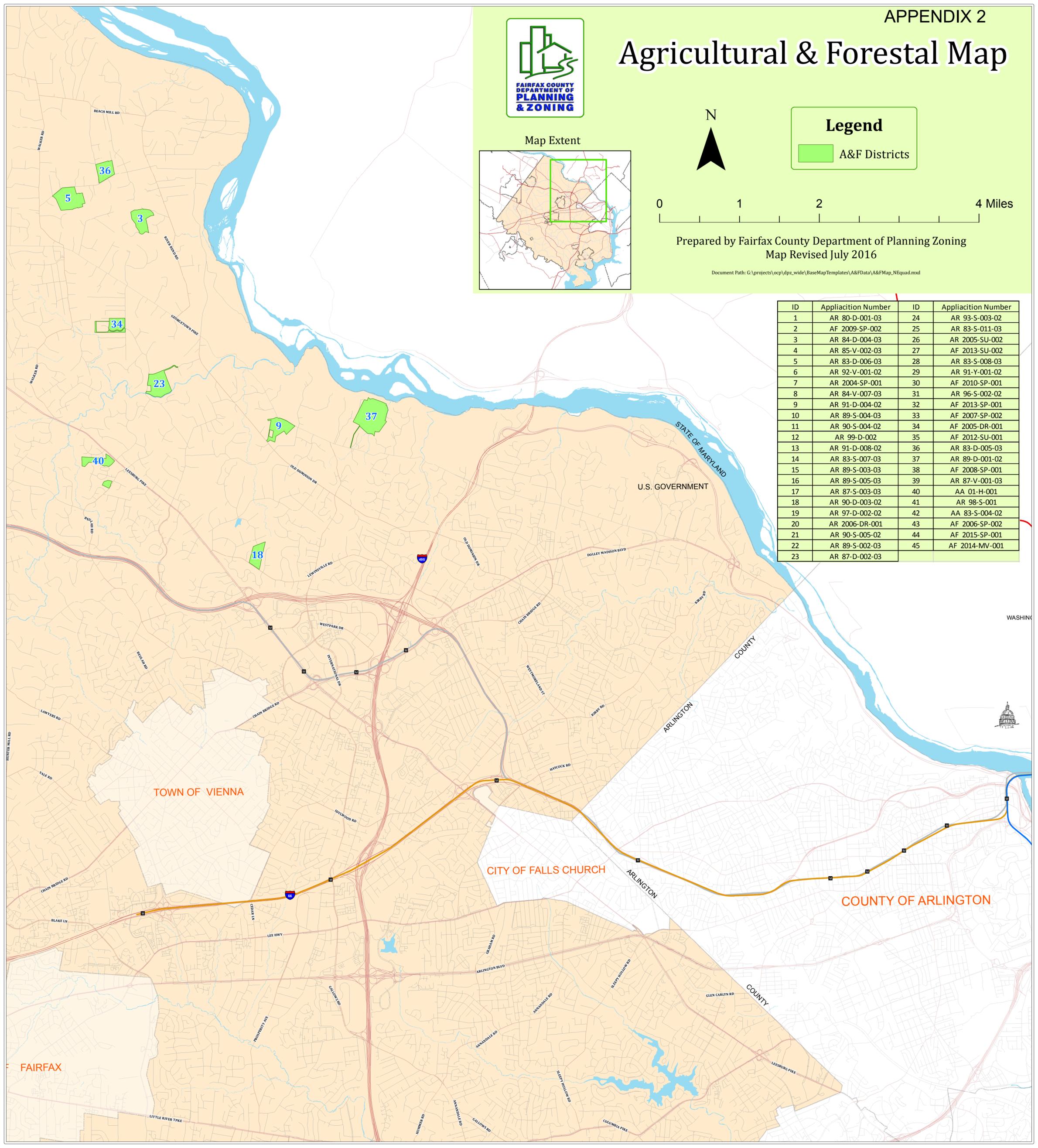
## Legend

A&F Districts



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Map Revised July 2016

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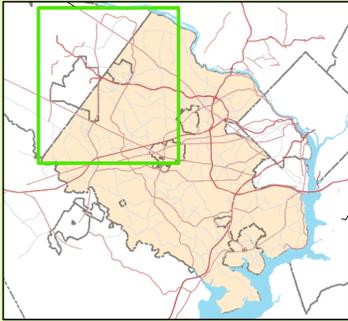
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2	AF 2009-SP-002	25	AR 83-S-011-03
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4	AR 85-V-002-03	27	AF 2013-SU-002
5	AR 83-D-006-03	28	AR 83-S-008-03
6	AR 92-V-001-02	29	AR 91-Y-001-02
7	AR 2004-SP-001	30	AF 2010-SP-001
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11	AR 90-S-004-02	34	AF 2005-DR-001
12	AR 99-D-002	35	AF 2012-SU-001
13	AR 91-D-008-02	36	AR 83-D-005-03
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17	AR 87-S-003-03	40	AA 01-H-001
18	AR 90-D-003-02	41	AR 98-S-001
19	AR 97-D-002-02	42	AA 83-S-004-02
20	AR 2006-DR-001	43	AF 2006-SP-002
21	AR 90-S-005-02	44	AF 2015-SP-001
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23	AR 87-D-002-03		





# Agricultural & Forestal Map

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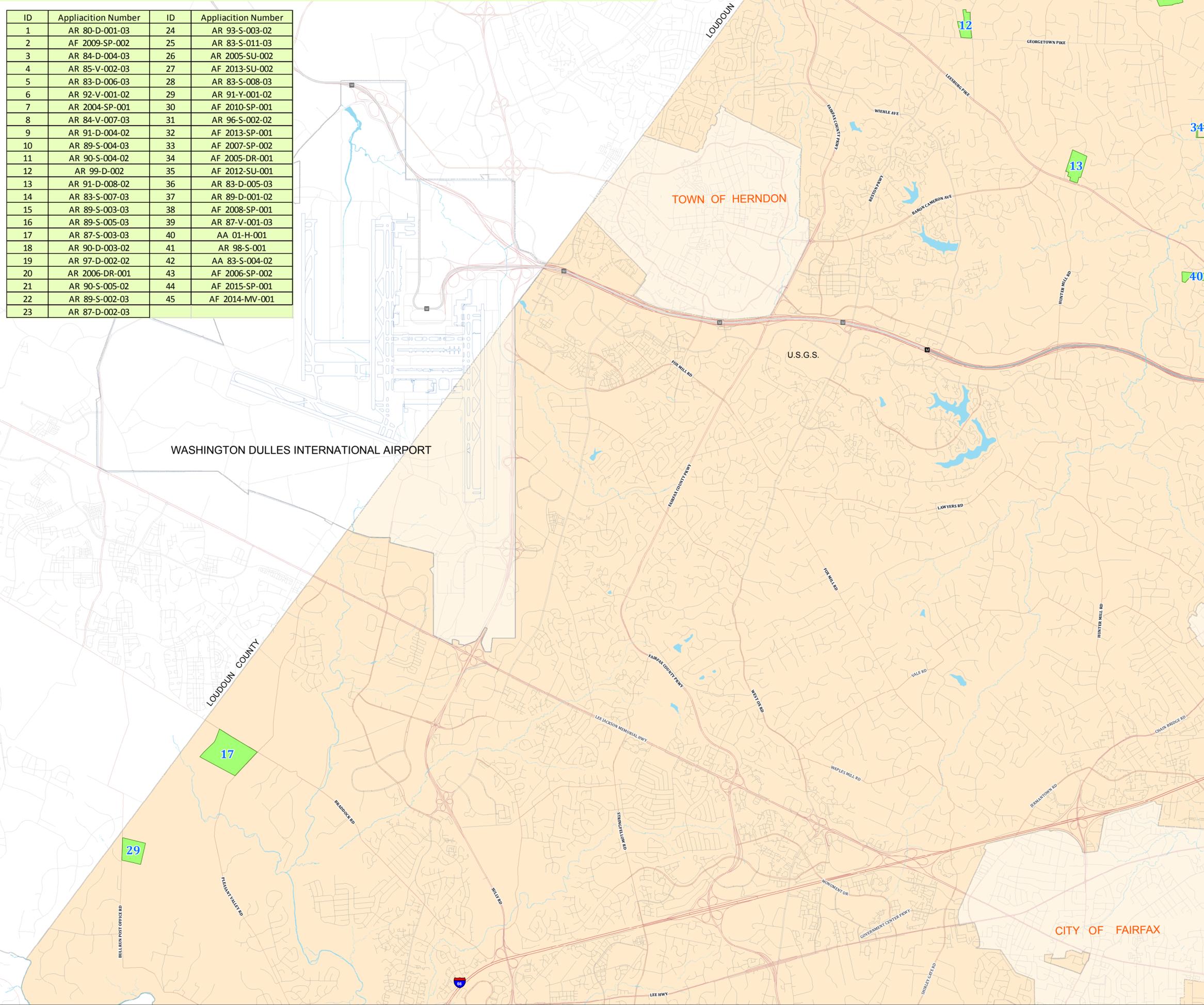
A&F Districts

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2	AF 2009-SP-002	25	AR 83-S-011-03
3	AR 84-D-004-03	26	AR 2005-SU-002
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11	AR 90-S-004-02	34	AF 2005-DR-001
12	AR 99-D-002	35	AF 2012-SU-001
13	AR 91-D-008-02	36	AR 83-D-005-03
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17	AR 87-S-003-03	40	AA 01-H-001
18	AR 90-D-003-02	41	AR 98-S-001
19	AR 97-D-002-02	42	AA 83-S-004-02
20	AR 2006-DR-001	43	AF 2006-SP-002
21	AR 90-S-005-02	44	AF 2015-SP-001
22	AR 89-S-002-03	45	AF 2014-MV-001
23	AR 87-D-002-03		



WASHINGTON DULLES INTERNATIONAL AIRPORT

TOWN OF HERNDON

U.S.G.S.

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FORT BELVOIR MILITARY RESERVATION

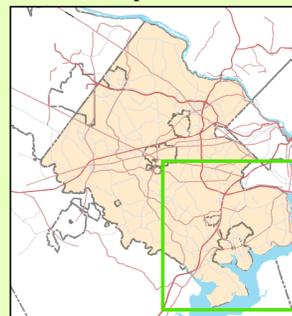
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# Agricultural & Forestal Map

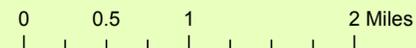


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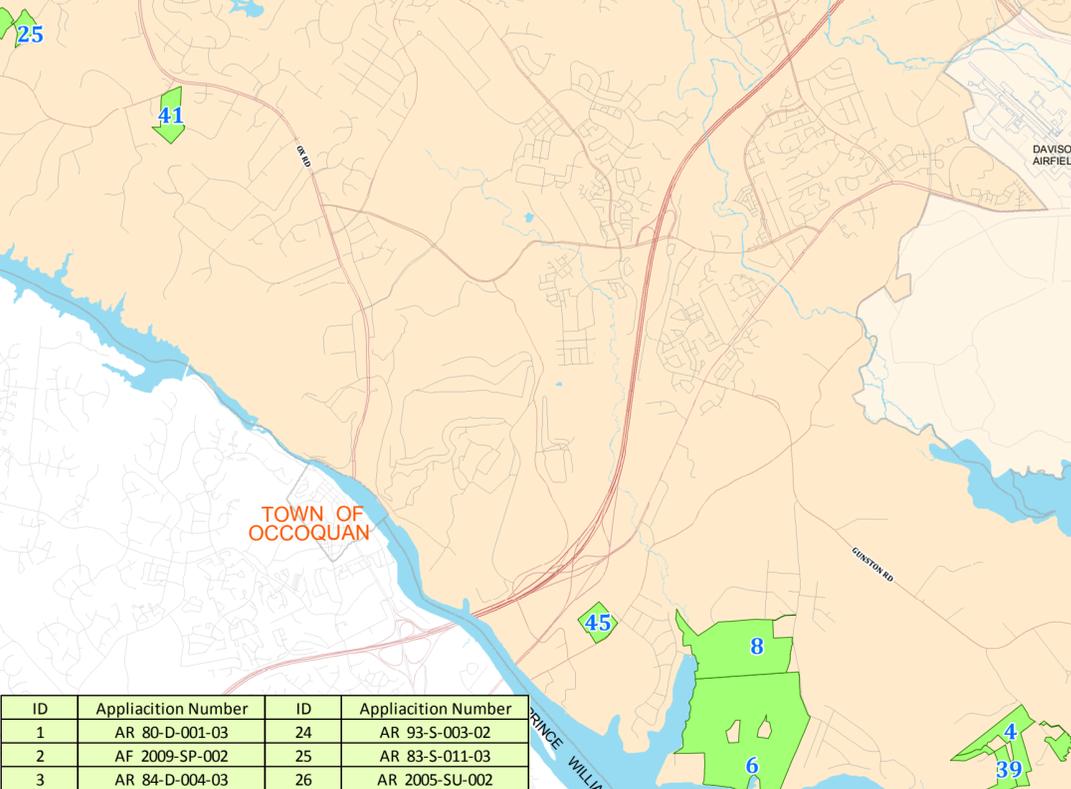
## Legend

A&F Districts



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Map Revised July 2016

ID	Application Number	ID	Application Number
1	AR 80-D-001-03	24	AR 93-S-003-02
2	AF 2009-SP-002	25	AR 83-S-011-03
3	AR 84-D-004-03	26	AR 2005-SU-002
4	AR 85-V-002-03	27	AF 2013-SU-002
5	AR 83-D-006-03	28	AR 83-S-008-03
6	AR 92-V-001-02	29	AR 91-Y-001-02
7	AR 2004-SP-001	30	AF 2010-SP-001
8	AR 84-V-007-03	31	AR 96-S-002-02
9	AR 91-D-004-02	32	AF 2013-SP-001
10	AR 89-S-004-03	33	AF 2007-SP-002
11	AR 90-S-004-02	34	AF 2005-DR-001
12	AR 99-D-002	35	AF 2012-SU-001
13	AR 91-D-008-02	36	AR 83-D-005-03
14	AR 83-S-007-03	37	AR 89-D-001-02
15	AR 89-S-003-03	38	AF 2008-SP-001
16	AR 89-S-005-03	39	AR 87-V-001-03
17	AR 87-S-003-03	40	AA 01-H-001
18	AR 90-D-003-02	41	AR 98-S-001
19	AR 97-D-002-02	42	AA 83-S-004-02
20	AR 2006-DR-001	43	AF 2006-SP-002
21	AR 90-S-005-02	44	AF 2015-SP-001
22	AR 89-S-002-03	45	AF 2014-MV-001
23	AR 87-D-002-03		

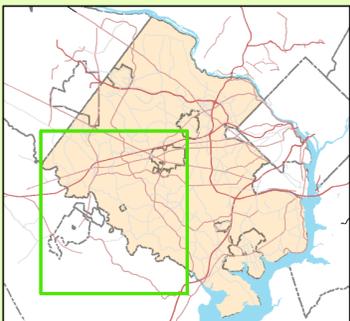


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23	AR 87-D-002-03		



# Agricultural & Forestal Map

Map Extent



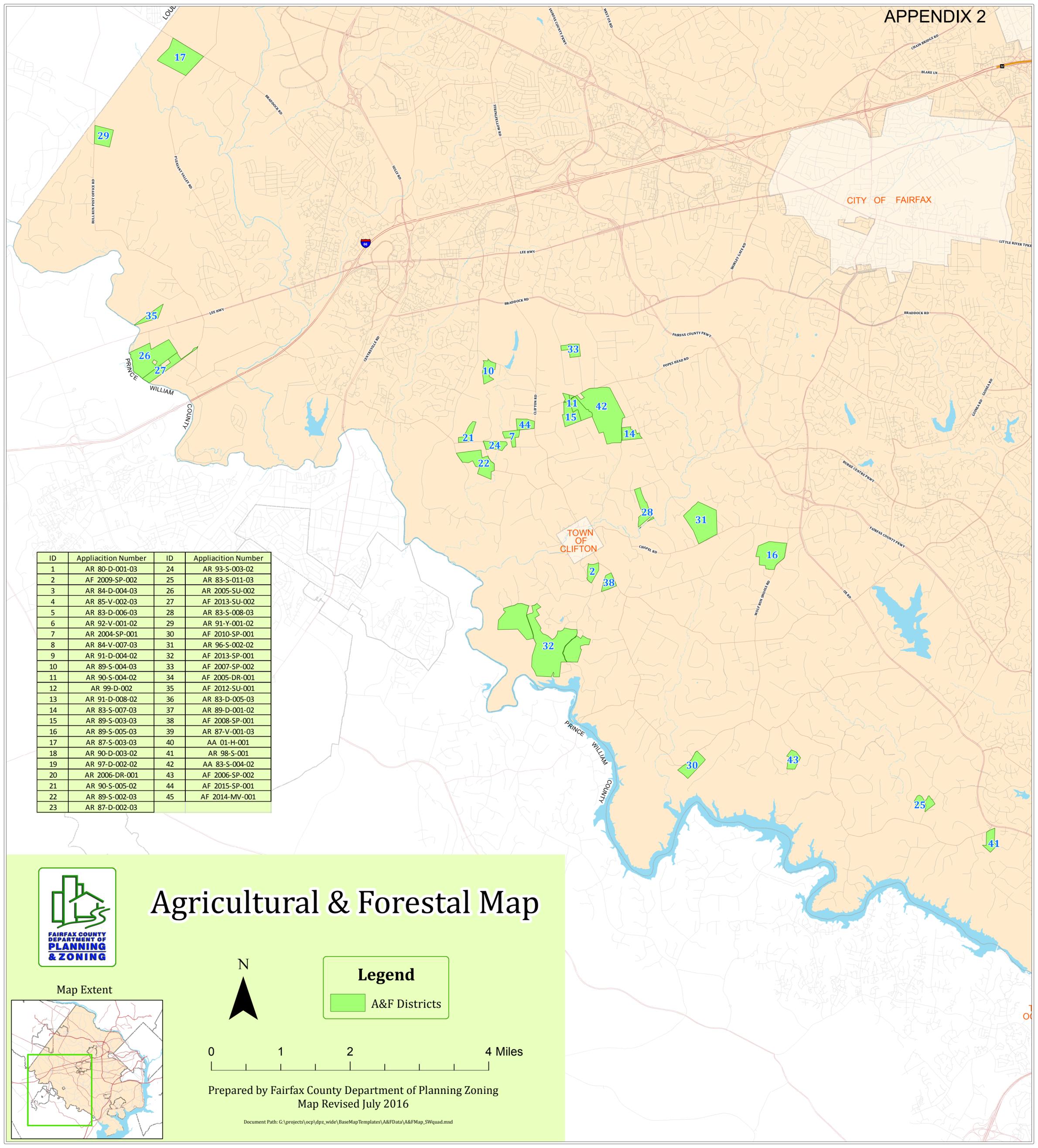
## Legend

A&F Districts

0 1 2 4 Miles

Prepared by Fairfax County Department of Planning Zoning  
Map Revised July 2016

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\*County Code was originally enabled under Title 15.2, Ch.36.1 (has since been replaced), so some County requirements may differ from current state code (though are "grandfathered").

<b>Summarized Comparison of Statewide versus Local A &amp; F District requirements</b> per: Fairfax County Statewide Code: Ch. 114, Fairfax County Local Code: Ch. 115, (Virginia Statewide Code: Title 15.2, Ch. 43 Virginia Local Code: Title 15.2, Ch. 44) *		
	<b>Statewide Districts:</b>	<b>Local Districts:</b>
<b>Application fee:</b>	\$50 <i>(\$500 maximum per state code)</i>	\$50 <i>(\$50 maximum per state code)</i>
<b>Min. Acreage:</b>	Core of 200ac	Core of 20ac
<b>Non-contiguous parcels:</b>	County code doesn't specify.  <i>(State allows within 1-mile, or more if contains significant ag or forest land)</i>	Allowed in only farm districts, within 1 mile - if contains ag use.  <i>(state specifies only ¼ mile, and must have been previously included in a local district)* [added in 2010]</i>
<b>Conditions:</b>	County code doesn't specify, but practice has been to restrict further development, similarly to local districts.  <i>(Governing body <u>may</u> restrict further development, other than A&amp;F use, dwellings for immediate family or A&amp;F workers)</i>	Restricts development, other than A&F and construction of 1 house for owner, member of family or A&F worker, and other conditions of mutual agreement.  <i>(Governing body <u>must</u> restrict further development, plus any other conditions of mutual agreement)</i>
<b>Timeline/ Renewals:</b>	County code does not specify, but practice has been to renew every 10 years.  <i>(Local govt. may review every 4 to 10 years. Must begin renewal within 90 days of yearly deadline, and govt. must act within 180 days of deadline.)</i>	Reviewed every 8 years. Application due by 60 days before expiration, or shall not be renewed.  <i>(State requires 8 year renewal period, and requires local govt. to act within one year of acceptance)</i>
<b>Ownership:</b>	No requirement specified.	All parcels must be under same ownership, or family.
<b>Termination/ Withdrawal:</b>	  <i>(Any time, but requires Board hearing. Subject to roll-back taxes - unless after death of owner)</i>	  <i>(Any time, effective upon filing notice with County. Subject to roll-back taxes and penalty - equal to 2x taxes for next year)</i>
<b>Evaluation criteria:</b>	<ul style="list-style-type: none"> <li>All acreage devoted to A&amp;F use or undeveloped and suitable for such, except reasonable amount of residential use.</li> <li>All land zoned R-P, R-C, R-A or R-E</li> <li>District use should be consistent with Comp Plan (0.1-0.5 du/ac, open space, rec, etc.)</li> <li>Majority of land within ¼ mile planned for above uses (with some exceptions)</li> <li>2/3 ag land must contain good soils.</li> <li>History of investment in farm/forest improvements.</li> </ul> <p>Statewide districts only:</p> <ul style="list-style-type: none"> <li>Majority of existing land uses within ¼ mile should be A&amp;F, outdoor rec, conservation or low-density res (.5du/ac or less)</li> <li>District shall not unreasonably hinder acquisition and construction of public roads, utilities, and facilities needed to serve other growth areas.</li> <li>District acreage should be reasonably compact in shape, and not include within perimeter a large number of parcels not included.</li> <li>All noncontiguous parcels should contain at least 5 ac in agricultural or 20 ac. in forestal use.</li> </ul> <p><i>(State criteria satisfied by above)</i></p>	<ul style="list-style-type: none"> <li>All acreage devoted to A&amp;F use or undeveloped and suitable for such, except reasonable amount of residential use (not more than 5 ac).</li> <li>All land zoned R-P, R-C, R-A or R-E</li> <li>District use should be consistent with Comp Plan (0.1-1 du/ac, open space, rec, etc.)</li> <li>Majority of land within ¼ mile planned for above uses (with some exceptions)</li> <li>2/3 ag land must contain good soils.</li> <li>History of investment in farm/forest improvements.</li> </ul> <p>Local districts only:</p> <ul style="list-style-type: none"> <li>Farms must have 15 acres in ag use, with non-contiguous parcels within 1-mile that are agricultural.</li> <li>Forest or mixed districts must be contiguous.</li> <li>Ag land under Soil and Water plan.</li> <li>Forest land subject to Forest Plan or S &amp; W plan.</li> </ul> <p>And at least two of the following:</p> <ul style="list-style-type: none"> <li>Farm/forest products produced/sold within last 5 years.</li> <li>Land provides scenic vistas, etc.</li> <li>Contains historic/archaeological sites.</li> <li>Unique or effective BMP measures</li> <li>Zoned R-A, R-P or R-C.</li> <li>Land in permanent open space easement.</li> </ul> <p><i>(State criteria satisfied by above)</i></p>