



PLANNING & DEVELOPMENT

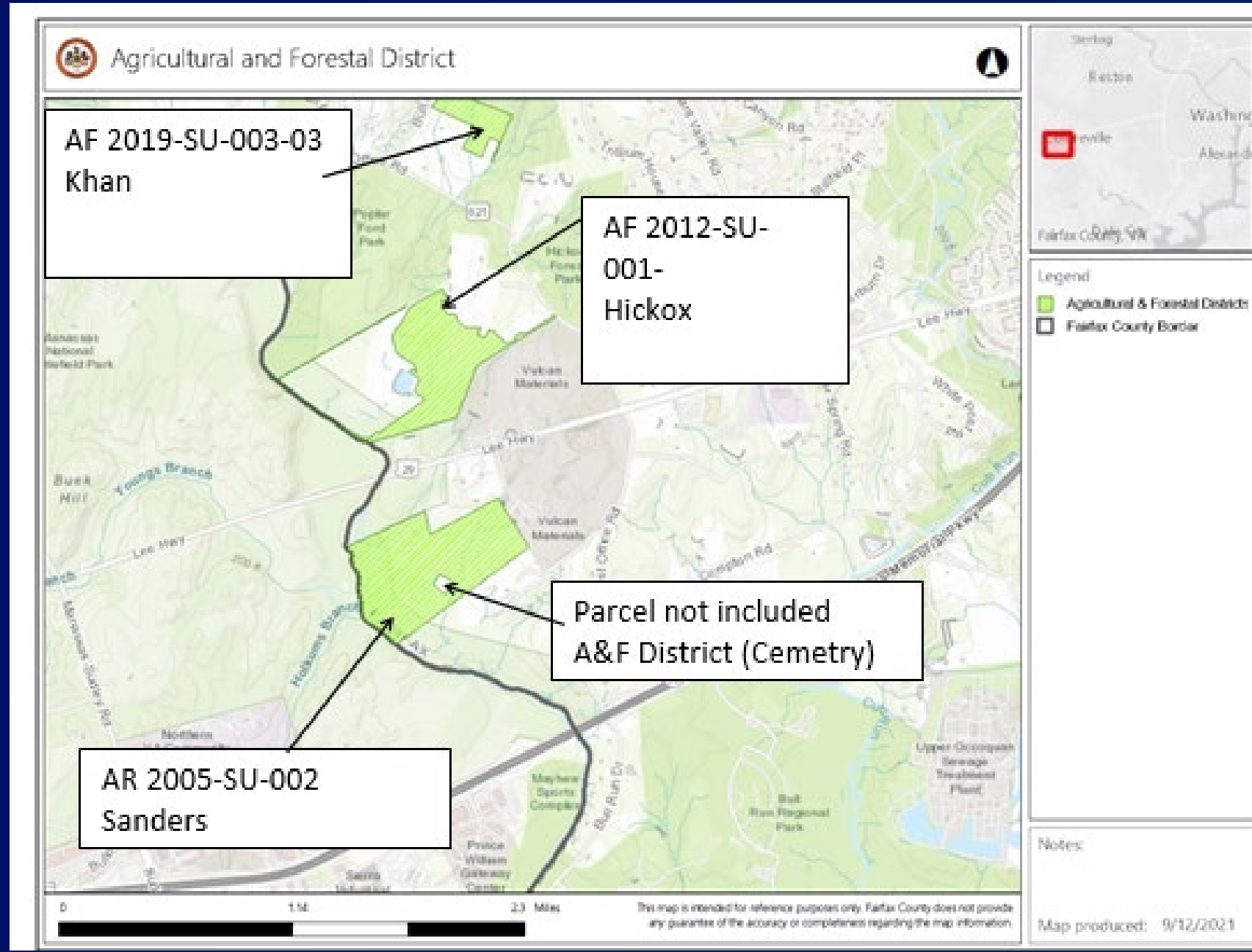


AR 2005-SU-002-02

Sanders Local Agricultural and Forestal District

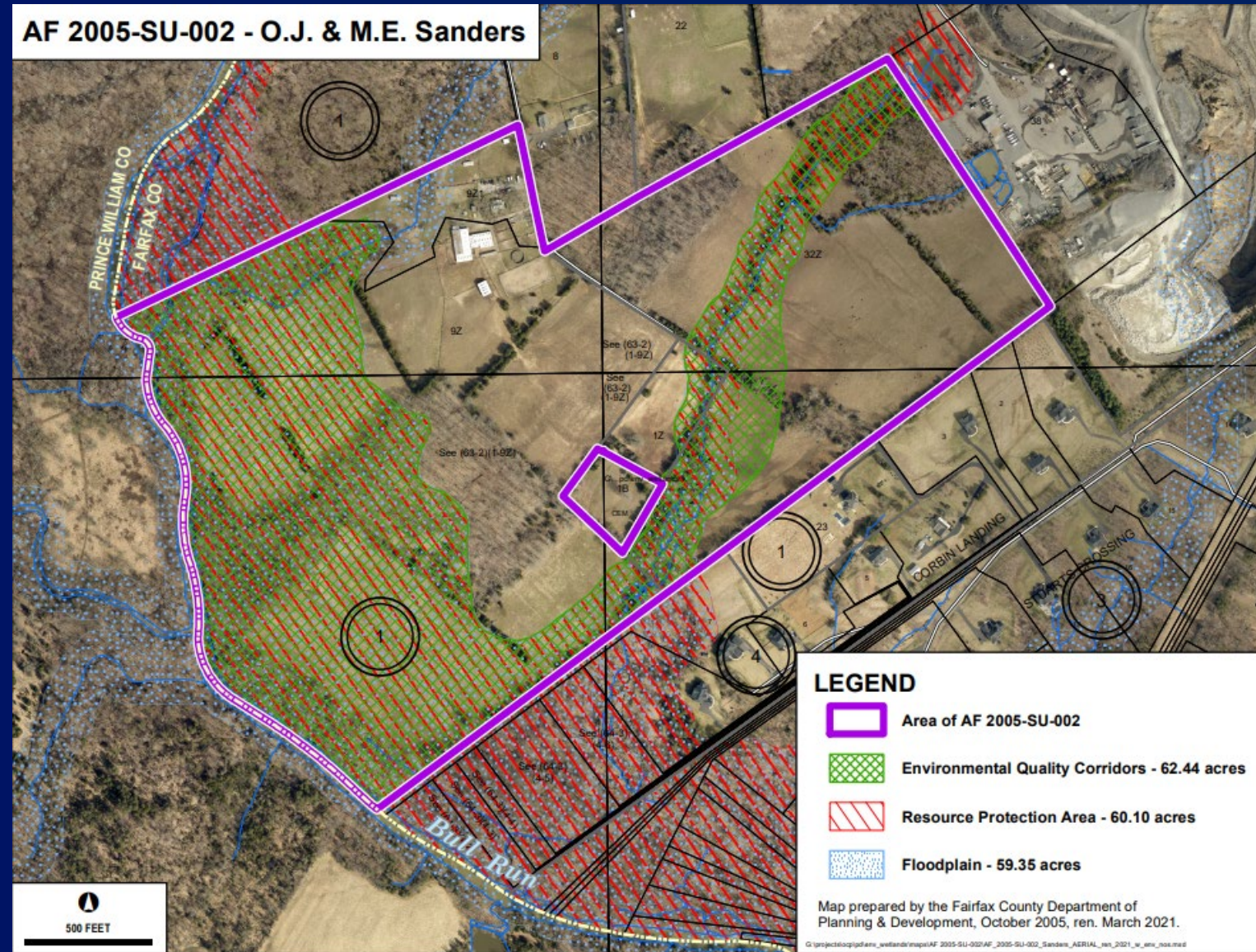
Location

- 16009 Lee Highway, Centreville
- Sully District
- 131.04 acres
- Zoned R-C



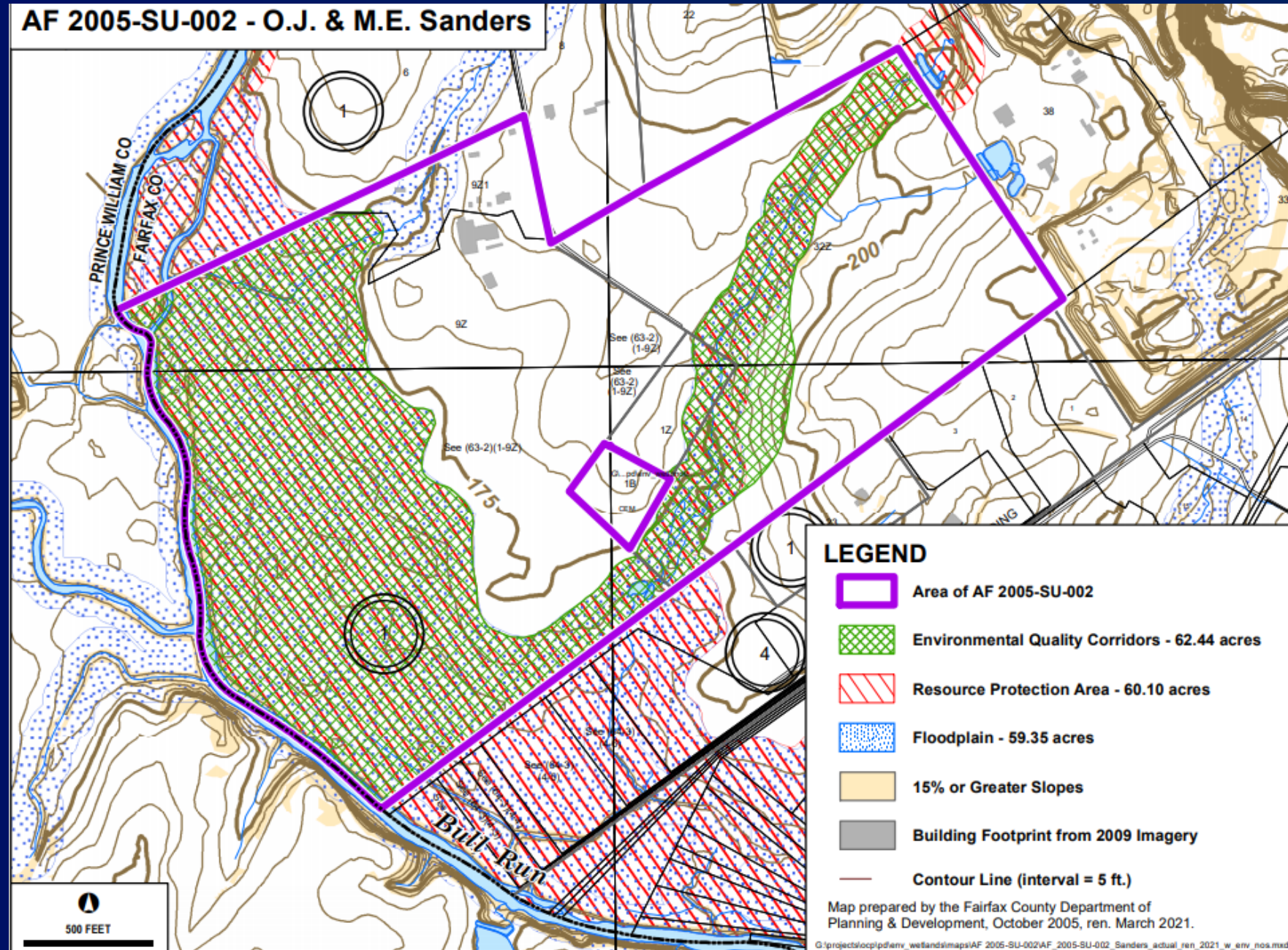
Details

- Active Agricultural uses – 130.08 acres
- Forest/undeveloped – 0.0 acres
- Residential Uses – 0.25 acres



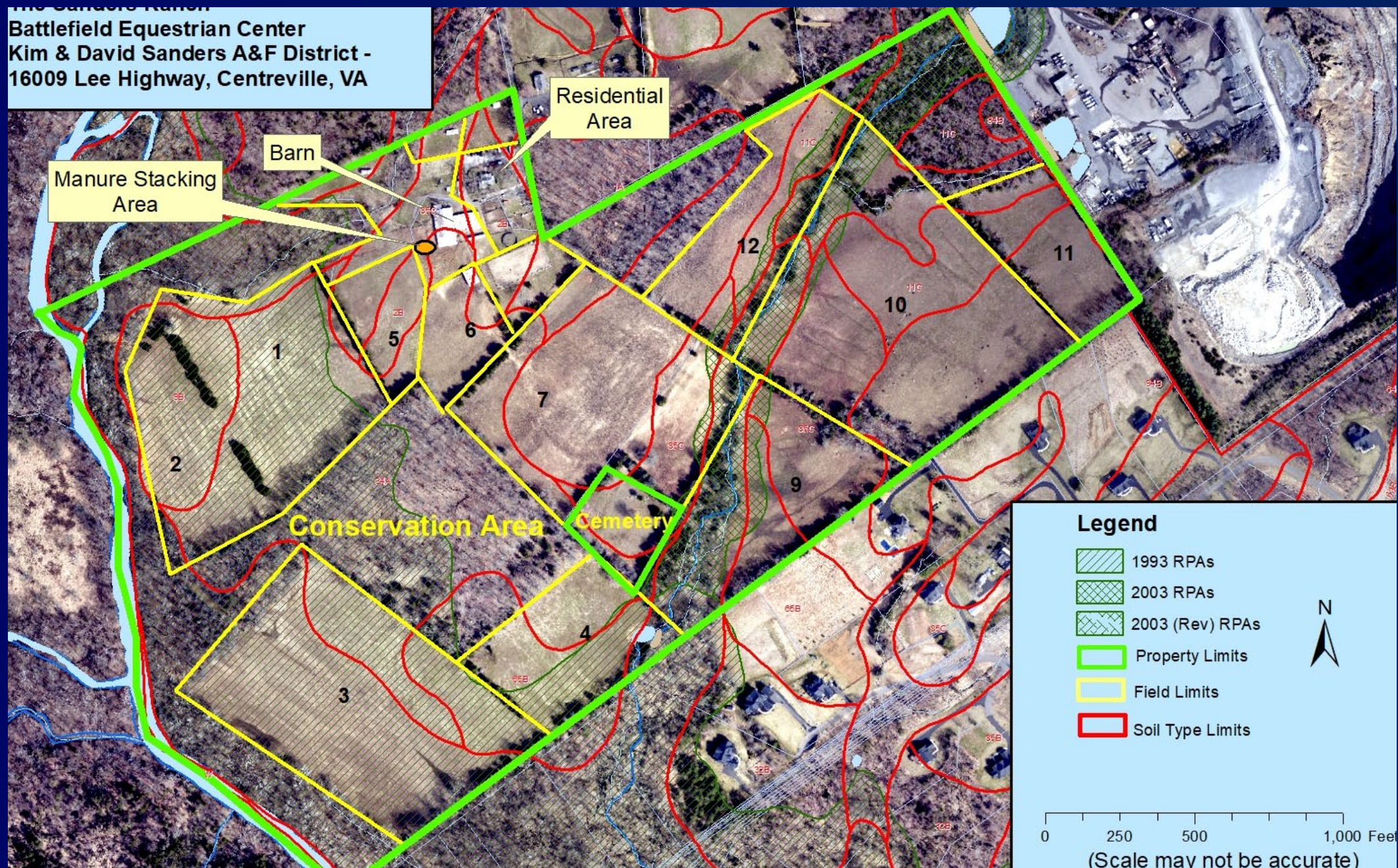
Environmental Features

- RPA 60.10 acres
- Floodplain 59.35 acres
- EQC 62.44 acres



Soil and Water Conservation Plan

The Sanders Ranch
Battlefield Equestrian Center
Kim & David Sanders A&F District -
16009 Lee Highway, Centreville, VA



Virginia Dept. Of Forestry Guidance



Staff Analysis

Resource Management Plans:

- Soil & Water:
 - A Soil and Water Quality Conservation Plan was prepared.
- Forestry:
 - Forest Management Plan was prepared.

Evaluation Criteria:

- Group A (all are recommended):
 - Satisfies all applicable recommendations.
- Group B (at least 2 recommended):
 - Satisfies 4 criteria:
 - The family continues to raise horses and chickens and harvest hay;.
 - The land provides scenic vistas and contributes to maintaining the existing rural character of the area;
 - The property contains an historically and/or archaeologically significant site which would be preserved in conjunction with the establishment of a district; and
 - Located in R-C Zoning District.

Staff Recommendations

- Staff recommends approval, subject to the proposed Ordinance Provisions dated October 13, 2021.



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