

JUSTIFICATION FOR ESTABLISHING A LOCAL AGRICULTURAL AND FORESTAL DISTRICT ON
PROPERTIES IN FAIRFAX COUNTY WITH MAP NUMBERS [REDACTED]

Our properties in the title meet the criteria for a Local Agricultural and Forestal District as presented in Article 5 of the Fairfax County Code, "Local agricultural and Forestal Districts". The properties meet all of the criteria set out in Group A.

- (1) The land is currently undeveloped and suitable for forestal use except for 4 acres of residential use.
- (2) All land is zoned R-E
- (3) The land is zoned for .5 dwelling units per acre.
- (4) All surrounding private properties are zoned R-E 1 DU/2AC. There is an adjacent Church property.
- (5) The district will contain over 50 acres of which only 4 are for residential use.
- (6) The properties are contiguous, owned by the same family and exceed 20 acres.
- (7) We believe that the soils contain Class I, II, III and IV soils. We have no problem growing trees, vegetables, tomatoes and pasture grass.
- (8) The land can be placed in a planned program of soil management, soil conservation and pollution control. We would be surprised if it did not already meet the requirements for such a program.

The properties also meet the requirements of Section 114-1-4 of the Fairfax County Code. Criteria (a) through (f) are the same as in Article 5 above. As to (g), the property has a history of over 40 years of private, non-commercial management as natural forest and pasture land. It would continue to be kept in this state as a Local Agricultural and Forestal District. As to (h), (i) and (j), a district would not hinder nearby areas of growth, the district would be compact and there are no noncontiguous parcels.

Our properties meet criteria (2) of Criteria Group B, in that the land provides scenic vistas, improves the aesthetic quality of views from county roads and contributes to maintaining the existing rural character of our area.

We have maintained much of the properties in a natural and rural state for almost 50 years. Over 40 years ago we, in our fields, hand planted 3000 white pine and hardwood saplings supplied to us by Fairfax County. We have not harvested them, letting them grow to become a forest, some trees dropping, but largely left as a natural forest. We only clear trees that might cause harm or have fallen and are in the way.

We have kept horses, for many years on the properties, but there are none at the moment. We have reserved a right of way through some property we sold that permits our properties to access Great Falls Park across River Bend Road. We permit our neighbors to cross our property and utilize the right of way to go to River Bend Park on horseback.

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Dept. of Planning & Development

JUL 17 2019

Zoning Evaluation Division

We, the owners, are in our mid to late 80s. It is our hope that the properties might continue in an undeveloped and natural state as long as possible. A Local Agricultural and Forestal District would make it more likely that our heirs would be able to manage them as we have.

SIGNATURES OF
PROPERTY OWNERS

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Location: Division