County of Fairfax, Virginia
Planning Commission Meeting
July 16, 2025
Planning Commission Action

AR 92-V-001-03 – BELMONT BAY FARMS STATEWIDE AGRICULTURAL AND FORESTAL DISTRICT
(Mount Vernon District)

PLANNING COMMISSION RECOMMENDATIONS:
On July 16, 2025, the Planning Commission voted 10-0 (Commissioners Carter and Thomas were absent from the meeting) to recommend that the Board of Supervisors approve AR 92-V-001-03 and amend Appendix E of the *County Code* to renew the Belmont Bay Farms Statewide Agricultural and Forestal District, subject to the Ordinance Provisions dated July 2, 2025.

ATTACHED DOCUMENTS:
Ordinance Provisions dated July 2, 2025

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APPENDIX 1: ORDINANCE PROVISIONS
July 2, 2025
AR 92-V-001-03

If it is the intent of the Board of Supervisors to renew the Belmont Bay Farms Statewide Agricultural and Forestal District, as proposed in Application AR 92-V-001-03, pursuant to Chapter 43 of Title 15.2 of the Code of Virginia and Chapter 114 of the Fairfax County Code, on Tax Map Parcels 117-2 ((1)) 2Z, 4Z, 13, and 15Z, the staff recommends that the approval be subject to the following Ordinance Provisions:

1. The Belmont Bay Statewide Agricultural and Forestal District will be reviewed after a period of ten (10) years from the date of establishment by the Board of Supervisors. The Board may by ordinance renew the district or a modification thereof for another ten-year period. No owner(s) of land will be included in any agricultural and forestal district of local significance without such owner's written approval.

2. No parcel included within the district will be developed to a more intensive use than its existing use at the time of the adoption of the ordinance for ten years from the date of adoption of the district. This provision will not be construed to restrict expansion of, or improvements to, the agricultural or forestal use of this land, or prevent the construction of additional houses within the district, where otherwise permitted by applicable law, for either land owner, a member of the owner’s family or for a tenant who farms the land.

3. No parcel added to an already established district will be developed to a more intensive use than its existing use at the time of addition to the district for ten (10) years from the date of adoption of the original ordinance.

4. Land used in agricultural and forestal production within the agricultural and forestal district of statewide significance will qualify for an agricultural or 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 requirement for such assessment contained therein are satisfied.

5. The applicants will implement and abide by the recommendations of the Soil and Water Conservation Plan dated May 27, 2025 for the life of the Belmont Bay Statewide Agricultural and Forestal District. The Soil and Water Conservation Plan may be updated from time to time as determined necessary by the Soil and Water Conservation District.

6. The applicants will implement and abide by the recommendations of the Forest Management Letter dated June 2, 2025, Land Use Plan dated December 10, 2014, and Stewardship Plan dated June 16, 2007 as revised April 26, 2018, for the life of the Belmont Bay Statewide Agricultural and Forestal District. The Forest Management Plan may be

updated from time to time as determined necessary by the State Forester. If the applicants choose to harvest the timber on the lands within this Agricultural and Forestal District, such harvesting will be in coordination with the State Forester so that special techniques designed to protect water quality may be utilized.

7. Those areas delineated as Environmental Quality Corridors (EQCs) will 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 will be the permanent limits of clearing and grading for the life of the Belmont Bay Statewide Agricultural and Forestal District.

8. The Cultural Resource Management Division of the Fairfax County Park Authority will be permitted to survey the property and to recover artifacts from the property. Surveys and other similar activities of the Resource Management Division will be conducted only with prior permission of the property owner and at terms mutually acceptable to both parties and establishment before each occurrence.

9. 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 will be in accordance with procedures established by the Board of Supervisors and communicated to 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.