County of Fairfax, Virginia
Planning Commission Meeting
July 23, 2025
Planning Commission Action

AFR 2009-SP-002-02 – CRAWFORD LOCAL AGRICULTURAL AND FORESTAL DISTRICT
(Springfield District)

PLANNING COMMISSION RECOMMENDATION:
On July 23, 2025, the Planning Commission voted 12-0 to recommend that the Board of Supervisors approve AFR 2009-SP-002-02 and amend Appendix F of the *County Code* to renew the Crawford Local Agricultural and Forestal District, subject to the Ordinance Provisions dated July 9, 2025, which were contained in the staff report.

ATTACHED DOCUMENTS:
Proposed Ordinance Provisions dated July 9, 2025

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PROPOSED ORDINANCE PROVISIONS
July 9, 2025
AR 2009-SP-002-02

If it is the intent of the Board of Supervisors to renew the Crawford Local Agricultural and Forestal District, as proposed in AR 2009-SP-002 and pursuant to Chapter 44 of Title 15.2 of the Code of Virginia and Chapter 115 of the Fairfax County Code, on Tax Map Parcels 85-2 ((1))) 1Z, 2Z, 3Z and 4Z, the staff recommends that the approval be subject to the following Ordinance Provisions:

Standard Provisions (From Chapter 115)

(1) That no parcel included within the district will 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 will 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 and Forest 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 will 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 and Forest Management Plan for the property.

(3) That land used in agricultural and forestal production within the agricultural and forestal district of local significance will 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 will 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 will be included in any agricultural and forestal district of local significance without such owner's written approval.

Additional Provisions

(5) The applicants will 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 25, 2025 for the life of the Crawford Local Agricultural and Forestal District. The Soil and Water Quality

Management Plan may be updated from time to time as determined necessary by NVSWCD. The applicants will also, within one year of approval of this application, work with NVSWCD to develop supplemental plans to specifically address any recommendation designated as "critical" in said Soil and Water Quality Conservation Plan, to the satisfaction of NVSWCD.

(6) The applicants will continue to implement and abide by the recommendations of the Forest Management Plan, prepared by the Virginia Department of Forestry (VADOF) on April 2, 2009, for the life of the Crawford Local Agricultural and Forestal District. The Forest Management Plan may be updated from time to time as determined necessary by VADOF. 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, to ensure that appropriate techniques designed to protect water quality are utilized.

(7) Those areas delineated by the Department of Planning and Zoning 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 VADOF. The boundaries of the EQC (see Exhibit A) will be the permanent limits of clearing and grading for the life of the Crawford Local Agricultural and Forestal District.

(8) 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 will 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.