County of Fairfax, Virginia
Planning Commission Meeting
October 29, 2025
Planning Commission Action

AF 2025-SU-00003 – DEAN LOCAL AGRICULTURAL AND FORESTAL DISTRICT
(Sully District)

PLANNING COMMISSION RECOMMENDATIONS:
On October 29, 2025, the Planning Commission voted 11-0 (Commissioner Hancock was absent from the meeting) to recommend that the Board of Supervisors adopt a district ordinance establishing the Dean Local Agricultural and Forestal District, to be codified in Appendix F of the *County Code*, as proposed in AF 2025-SU-00003, pursuant to Chapter 44 of Title 15.2. of the *Code of Virginia* and Chapter 115 of the *Fairfax County Code*, as set forth in the Staff Report dated October 15, 2025.

ATTACHED DOCUMENTS:
Proposed Code Provisions dated October 15, 2025

CD

APPENDIX I: CODE PROVISIONS
AF 2025-SU-00003

If it is the intent of the Board of Supervisors to adopt a district ordinance establishing the Dean Local Agricultural and Forestal District, to be codified in Appendix F of the County Code, as proposed in AF 2025-SU-00003, 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 113-3 ((1)) 12, 13 and 14, then staff recommends that the Board adopt the following amendment:

AN ORDINANCE AMENDING
APPENDIX F OF THE FAIRFAX COUNTY CODE, RELATING TO
DISTRICT ORDINANCES FOR LOCAL AGRICULTURAL AND FORESTAL DISTRICTS

AN ORDINANCE to amend the Fairfax County Code by adding a new Section F-83, relating to district ordinances for local agricultural and forestal districts.

Draft of October 15, 2025

Be it ordained by the Board of Supervisors of Fairfax County:

1. That a new section F-83 in Appendix F of the Fairfax County Code is adopted, as follows:

F-83. Dean Local Agricultural and Forestal District (AF 2025-SU-00003).

(a) The following parcel of land situated in the Sully District, and more particularly described herein, is hereby included in the Dean Local Agricultural and Forestal District:

Owner	Fairfax County Tax Map Parcel Number	Acreage
GLE, LLC	53-3 ((8)) 1	5.34
GLE, LLC	53-3 ((8)) 2	5.13
GLE, LLC	53-3 ((8)) 3	5.34
GLE, LLC	53-3 ((8)) 4	5.15
GLE, LLC	53-3 ((8)) 5	5.70
GLE, LLC	53-3 ((8)) 6	5.00
Total:		31.66

(b) The Dean Local Agricultural and Forestal District is established effective November 18, 2025pursuant to Chapter 44, Title 15.2 of the Code of Virginia and Chapter 115 of the Fairfax County Code and is therefore subject to the provisions of those Chapters and the following provisions:

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 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 district ordinance.

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 Title 58.1, Section 32 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.

5. The applicants will implement and abide by the recommendations of the Soil and Water Conservation Plan, which was prepared by the Northern Virginia Soil and Water Conservation District on July 22, 2025, for the life of the Dean Local Agricultural and Forestal District. The Soil and Water Conservation Plan may be updated from time to time as determined necessary by the Northern Virginia Soil and Water Conservation District.

6. The establishment and continuation of this district depend 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/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 and will include an opportunity for 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.

7. The Archaeology and Collections Branch (ACB) 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 ACB will be conducted only with prior permission of the property owner and at terms mutually acceptable to both parties and established before each occurrence.