County of Fairfax, Virginia
Planning Commission Meeting
May 20, 2026
Planning Commission Action

AFR-2025-SP-00005– ARMSTRONG LOCAL AGRICULTURAL AND FORESTAL DISTRICT
(Springfield District)

PLANNING COMMISSION RECOMMENDATIONS:
On May 20, 2026, the Planning Commission voted 9-0 (Commissioners Cortina, Landgraf and Wang were absent from the meeting) to recommend that the Board of Supervisors adopt a district ordinance renewing the Armstrong Local Agricultural and Forestal District, to be codified in Appendix F of the County Code, as proposed in AFR 2025-SP-00005, 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 page 19 and appendix 1 of the Staff Report dated May 6, 2026.

ATTACHED DOCUMENTS:
Page 19 and Appendix 1 from the Staff Report dated May 6, 2026

MJ

the Group A criteria and three of the criteria in Group B. Staff considers the guidelines satisfied.

AFDAC RECOMMENDATION (Appendix 6)

Staff recommends that Appendix F of the Fairfax County Code be amended to renew the Armstrong Local Agricultural and Forestal District, subject to the proposed Code Provisions contained in Appendix 1.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff find that the application for the renewal of the Armstrong Local Agricultural and Forestal District satisfies all of the applicable criteria in Group A and three of the criteria in Group B, thus meeting the guidelines outlined in Sect. 115 of the County Code; exceeds the minimum acreage requirement; and is in conformance with the Comprehensive Plan.

Staff Recommendations

Staff recommends the Board amend Appendix F of the Fairfax County Code to renew the Armstrong Local Agricultural and Forestal District subject to the proposed Code Provisions contained in Appendix 1.

It should be noted that, while approval of an agricultural and forestal district application qualifies a property for land use value assessment, pursuant to Chapter 115-4-8.c of the County Code, the Department of Tax Administration (DTA) must independently determine, via a separate application filed directly with DTA, if the subject property meets the definition of either agricultural and/or forestal use, and meets the appropriate guidelines contained in Title 58.1 of the Code of Virginia, which is found in Appendix 8.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any Code Provisions associated with this case, relieve the applicant/owner from compliance with the provisions of any other applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

APPENDIX I: CODE PROVISIONS
AFR 2025-SP-00005

If it is the intent of the Board of Supervisors to renew the Armstrong Local Agricultural and Forestal District, as proposed in AFR 2025-SP-00005 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 95-3 ((1))) 16Z, 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 revising Section F-68, relating to district ordinances for local agricultural and forestal districts.

Draft of May 6, 2026

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

1. That section F-68 in Appendix F of the Fairfax County Code is amended, as follows:

F-68. Armstrong Local Agricultural and Forestal District (AFR 2025-SP-00005).

(a) The following parcel of land situated in the Springfield District, and more particularly described herein, are hereby included in the Armstrong Local Agricultural and Forestal District

Owners	Fairfax County Tax Map Parcel Number	Acreage
Charles R. Armstong & Catherine Armstrong	95-3 ((1)) 0016Z	40.0 acres

(b) The Armstrong Local Agricultural and Forestal District is renewed effective June 23, 2026, pursuant 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 and Forest Management Plan for the property, or to prevent the construction of one 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 Virginia Code § 58.1-3230 et seq., 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 may 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 Quality Conservation Plan, prepared by the Northern Virginia Soil and Water Conservation District (NVSWCD) on July 29, 2025, for the life of the Armstrong Local Agricultural and Forestal District. The Soil and Water Plan may be updated from time to time as determined necessary by the Northern Virginia Soil and Water Conservation District (NVSWCD).

(6) The applicants will implement and abide by the recommendations of the Forest Management Plan, to the extent feasible, dated October 14, 2010, and updated November 7, 2017, and June 3, 2025, for the life of the Armstrong Local 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 the Agricultural and Forestal District, such harvesting shall be in coordination with the State Forester so that special techniques designed to protect water quality may be utilized.

(7) Those areas delineated by the Department of Planning and Development as Environmental Quality Corridors (EQC) 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 will be the permanent limits of clearing and grading for the life of the Armstrong Local Agricultural and Forestal District.

(8) The applicants will follow the request of the Fairfax County Park Authority Memorandum dated April 1, 2026, to conduct a Phase 1 survey if the property ever undergoes development.

(9) 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.