

MOTION:

**January 19, 2016
Regular Meeting
Ord. No. 16-**

SECOND:

**RE: AGRICULTURAL AND FORESTAL DISTRICT #PLN2012-00423,
 MADERA FARM – BRENTSVILLE MAGISTERIAL DISTRICT**

ACTION:

WHEREAS, this is a request is to include 125.84 acres into the Agricultural and Forestal District (AFD); and

WHEREAS, the site is located at 13250 Warrenton Road, approximately one mile southwest of the intersection of Route 28 and Fitzwater Drive and identified as GPIN 7493-24-4694; and

WHEREAS, the site is zoned A-1, Agricultural, and is intended to implement the AE, Agricultural or Estate, Long-Range Land Use classification of the Comprehensive Plan; and

WHEREAS, the purpose of the AFD, as stated in Section 15.2-4301 of the Code of Virginia, is to provide a means for a mutual undertaking by landowners and localities to protect and enhance agricultural and forestal land as a viable segment of the Commonwealth of Virginia's economy and as an economic and environmental resource of major importance; and

WHEREAS, Section 15.2-4300 et seq. of the Code of Virginia authorizes localities to establish one or more districts of at least 200 contiguous acres for land primarily used in agriculture or forestry; and

WHEREAS, the 125.84 acres of the Madera Farms proposal is contiguous to a 328.97-acre core AFD; and

WHEREAS, the AFD Advisory Committee adopted a resolution advising the Planning Commission and the Board of County Supervisors that the application meets the criteria for acceptance into an agricultural and forestal district and recommending approval of this application; and

WHEREAS, the Planning Commission duly ordered, advertised and held a public hearing on July 15, 2015, at which it recommended denial of this application; and

WHEREAS, the Planning Office recommends approval of this application; and

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Regular Meeting
Ord. No. 16-
Page Two**

WHEREAS, a Board of County Supervisors' public hearing, duly advertised in a local newspaper for a period of two weeks, was held on January 19, 2016, and interested citizens were heard and their comments considered; and

WHEREAS, the health, safety, and general welfare of the County and its citizens are served by the approval of the application;

WHEREAS, the Board has considered the criteria for inclusion of land in an AFD under Virginia Code 15.2-4306, and finds that this application should be approved based on those criteria; and

WHEREAS, the Board finds that approval of this application will conserve and protect prime farm land and environmentally sensitive resources and protect and enhance this land for agricultural and forestal production uses;

NOW, THEREFORE, BE IT ORDAINED that the Prince William Board of County Supervisors does hereby approve Agricultural and Forestal District #PLN2012-00423, Madera Farm;

BE IT FURTHER ORDAINED that the Board of County Supervisors' approval of this addition to the Agricultural and Forestal District does not relieve the applicant and/or subsequent owners from compliance with the provisions of any applicable ordinances, regulations, requirements, or adopted standards including, but not limited to, those found in the Prince William County Comprehensive Plan and Zoning Ordinance.

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

For Information:

Planning Director

Jacob A. Klitenic, III of Madera Farm, LLC.
13250 Warrenton Road
Nokesville, VA 20181

ATTEST: _____
Clerk to the Board



Melissa S. Peacor
County Executive

COUNTY OF PRINCE WILLIAM

OFFICE OF EXECUTIVE MANAGEMENT

1 County Complex Court, Prince William, Virginia 22192-9201
(703) 792-6600 Metro 631-1703 FAX: (703) 792-7484

BOARD OF COUNTY SUPERVISORS

Corey A. Stewart, Chairman
Maureen S. Caddigan, Vice Chairman
Pete Candland
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Michael C. May
Martin E. Nohe
Frank J. Principi

January 5, 2016

TO: Board of County Supervisors

FROM: Christopher M. Price, AICP *CMP*
Director of Planning

Thru: Melissa S. Peacor
County Executive

RE: Agricultural and Forestal District (AFD) #PLN2012-00423, Madera Farm –
Brentsville Magisterial District

I. Background is as follows:

- A. Request – This is a request to include 125.84 acres into the Agricultural and Forestal District (AFD). The applicant, Madera Farm, seeks to incorporate this land into the AFD to help protect the farm, grow into a productive agricultural enterprise in Prince William County, and promote efficient rural development. Incorporation of land into the AFD does not permit uses that are not otherwise permitted in the Zoning Ordinance.
- B. Location – The site is located at 13250 Warrenton Road, approximately 1 mile southwest of the intersection of Route 28 and Fitzwater Drive (see Vicinity Map in attachment A). The property is identified as GPIN 7493-24-4694.
- C. Comprehensive Plan – The site is designated AE, Agricultural or Estate (see Long-Range Land Use map in Attachment A).
- D. Existing Zoning and Land Use – The site is zoned A-1, Agricultural. The A-1 zoning district is intended to implement the AE Long Range Land Use classification of the Comprehensive Plan (see Zoning map in Attachment A).
- E. Pending SUP – There is a pending Special Use Permit (SUP) application for a landscape service which, if approved and established, may not be a use permitted in the AFD. If, subsequent to the addition of the subject property into the AFD,

the SUP is approved by the Board of County Supervisors, amendments to the proposed AFD may be required.

F. Agricultural and Forestal District Purpose –

1. Purpose of the AFD – As stated in Section 15.2-4301 of the Code of Virginia, the AFD is to provide a means for a mutual undertaking by landowners and localities to protect and enhance agricultural and forestal land as a viable segment of the Commonwealth of Virginia's (Commonwealth) economy and as an economic and environmental resource of major importance.
2. Impacts of the AFD – The AFD furthers the Commonwealth's policies to conserve and protect, and to encourage the development and improvement of the Commonwealth's agricultural and forestal lands for the production of food and other agricultural and forestal products. In addition, it furthers the Commonwealth's policy to conserve and protect agricultural and forestal lands as valued natural and ecological resources which provide essential open spaces for clean air sheds, watershed protection, wildlife habitat, as well as for aesthetic purposes.

G. AFD Area Requirements – Section 15.2-4300 et seq. of the Code of Virginia authorizes localities to establish one or more districts of at least 200 contiguous acres for land primarily used in agriculture or forestry. Parcels need to be contiguous or located within one mile of the boundary of the minimum 200-acre core of an AFD, or the BOCS in consultation with Planning Commission or the AFD Advisory Committee finds it contains agriculturally or forestry significant land. The 125.84 acres of the Madera Farms proposal is contiguous with a 328.97 acre core AFD property (see AFD map in Attachment A).

H. Benefits of AFDs to Property Owners –

1. Use-Value Assessment – Properties included in the AFD are automatically qualified for an agricultural or forestal use-value assessment as long as all requirements for the program are satisfied. Program requirements include:
 - Agricultural/horticultural use: Minimum of 5 acres, not including the house site, with a 5 year history of the property being devoted to the production for sale of plants/animals or plant/animal products useful to man.
 - Forest use: Minimum of 20 wooded acres that meet density requirements.

All are subject to roll back taxes if the use changes to a non-qualifying use.

2. Unreasonable Restrictions – Per section 15.2-4312 of the County Code of Virginia, no local government shall exercise any of its powers to enact local laws or ordinances within a district in a manner which would unreasonably restrict or regulate farm structures or farming and forestry practices in contravention of the purposes of this chapter unless such restrictions or regulations bear a direct relationship to public health and safety. The comprehensive plan and zoning and subdivision ordinances shall be applicable within said districts, to the extent that such ordinances are not in conflict with the conditions to creation or continuation of the district set forth in the ordinance creating or continuing the district or the purposes of this chapter. Nothing in this chapter shall affect the authority of the locality to regulate the processing or retail sales of agricultural or forestal products, or structures therefor, in accordance with the local comprehensive plan or any local ordinances. Local ordinances, comprehensive plans, land use planning decisions, administrative decisions and procedures affecting parcels of land adjacent to any district shall take into account the existence of such district and the purposes of this chapter.
3. Land Uses – The Comprehensive Plan, Zoning Ordinance and other policies regulating land and land use decisions regarding parcels adjacent to AFDs shall not conflict with the purposes of the AFD regulations.
4. Commonwealth Regulation – Commonwealth agencies shall encourage the maintenance of farming and forestry in AFDs in their administrative regulations and procedures.
5. Tax District Limitations – Special tax districts for sewer, water or electricity are limited in the AFD.
6. Alternatives – Commonwealth or County proposals for land acquisition or construction within an AFD must consider alternatives that avoid the AFD, and the proposals are subject to review by the Board of County Supervisors in consultation with the Planning Commission and AFD Advisory Committee.

I. Withdrawal from the AFD –

1. Withdrawal Request – A property owner in the AFD can request to withdraw all or part of his land from the district for good and reasonable cause.
2. Review – The request is reviewed by the Agricultural and Forestal District Advisory Committee for their recommendations, which are forwarded to the

Planning Commission, which shall hold a public hearing and make recommendations to the Board of County Supervisors.

3. Use Value Assessment – Land proposed to be withdrawn may be reevaluated by the use value assessment program and are subject to a rollback tax if the property will no longer qualify for the program.
4. Recommendation – In making a recommendation, the committee shall render expert advice as to the nature of farming and forestry and agricultural and forestal resources within the AFD and their relation to the entire locality.

- J. Soils – Pockets of prime farmland soils 17A, 31B, and 53B are found on the property as identified in the Soil Survey of Prince William County, Virginia (see Soils Table below and Soils Map in Attachment A).

| Soil Type | Description | Slope |
|-----------|----------------------------|----------------|
| 17A | Dulles silt loam | 0 to 4 percent |
| 31B | Jackland-Haymarket complex | 2 to 7 percent |
| 53B | Sycoline-Kelly complex | 2 to 7 percent |

- K. Code of Virginia 15.2-4306 – This section of the code establishes the criteria for evaluating land being considered for inclusion in a district. The criteria are listed below:

- The agricultural and forestal significance of land within the district or addition and in areas adjacent thereto;
- The presence of any significant agricultural lands or significant forestal lands within the district and in areas adjacent thereto that are not now in active agricultural or forestal production;
- The nature and extent of land uses other than active farming or forestry within the district and in areas adjacent thereto;
- Local developmental patterns and needs;
- The comprehensive plan and, if applicable, the zoning regulations;
- The environmental benefits of retaining the lands in the district for agricultural and forestal uses; and
- Any other matter which may be relevant.

II. Current Situation is as follows:

- A. Advisory Committee Recommendation – The Agricultural and Forestal District Advisory Committee adopted a resolution advising the Planning Commission and

the Board of County Supervisors that the application meets the criteria for acceptance into an agricultural and forestal district and recommending approval of the request (see Attachment C).

- B. Planning Commission Public Hearing – A public hearing before the Planning Commission was held on July 15, 2015, where it recommended denial. The Planning Commission discussed the following issues:

- Whether or not the applicant would formally withdraw the SUP application for a landscape services business on the property as a condition of approval.
- The recently expired (February 2015) conservation plan for the farm.

To date, the applicant has not withdrawn the SUP application for a landscape business. On November 10, 2015 the Prince William Soil and Water Conservation District approved Madera Farm's revised conservation plan for the farm.

- C. Board of County Supervisors Public Hearing – A public hearing before the Board of County Supervisors was properly advertised for September 8, 2015, but the applicant requested a deferral and the Board of County Supervisors approved deferral until a date uncertain.
- D. Board of County Supervisors Public Hearing – A public hearing before the Board of County Supervisors has been properly advertised for January 19, 2016.
- E. Board Action Requested – Board of County Supervisors' action is requested to approve AFD #PLN2012-00423, Madera Farm.

III. Issues in order of importance are as follows:

- A. Policy – Policy implications are as follows:
1. Impact on Other Agricultural and Forestal Districts – What is the impact of adding 125.84 acres of land to AFD?
 2. Impact on Agricultural Economy – What is the impact of adding 125.84 acres of land to an AFD for the agricultural and forestal economy?
 3. Impact on Agricultural Resources – What is the impact of adding 125.84 acres of land to an AFD on the County's prime farm land?
- B. Community Input – Have members of the community raised any issues?

- C. Legal – What are the pertinent legal issues resulting from the proposal?
- D. Timing – Is there a time limit for the Board of County Supervisors to take action?
- E. Fiscal Impact – What are the fiscal implications of including the site into an AFD?

IV. **Alternatives** beginning with the staff recommendation are as follows:

- A. Adopt AFD #PLN2012-00423, Madera Farm, which would add 125.84 acres of AFD land.
 - 1. Policy – Policy implications are as follows:
 - a) Impact on other AFDs – State Code requires each AFD to have no less than a 200 acre core. The addition of 125.84 would be added to AFD 91-1 (328.97 acres) and; therefore, create a larger core AFD totaling 454.81 acres.
 - b) Impact on Agricultural Economy – The addition of the site into an AFD would add 125.84 acres for protected agricultural and forestal use in Prince William County.
 - c) Impact on Agricultural Resources – The addition of the site into an AFD would add prime farm land and environmentally sensitive resources.
 - 2. Community Input – Notice of the application has been transmitted to adjacent property owners within 200 feet. As of the date of this staff report, the Planning Office has received comments requesting that the applicant withdraw the pending SUP for a landscape services business.
 - 3. Legal – Legal issues resulting from the approval of the application are appropriately addressed by the County Attorney.
 - 4. Timing – The Board of County Supervisors should act expeditiously on this request. Under the Virginia Code, the BOCS has until April 30, 2013 (180 days from November 1, 2012) to act on this request ; however, the County was required to reconstitute the Agricultural and Forestal District Advisory Committee, which has been inactive for several years, in order to review the application. Subsequent to the AFD Committee review, the applicant has requested deferrals in order to address issues raised during the Planning Commission public hearing process. In addition, the

applicant has proposed a special use permit for the subject property which has been considered by the Planning Commission and is pending Board of County Supervisors action.

5. Fiscal Impact – The addition of the site into an AFD furthers the Commonwealth's and the County's policies to conserve and protect, and to encourage the development and improvement of agricultural and forestal lands for the production of food and other agricultural and forestal products.
- B. Deny AFD #PLN2012-00423, Madera Farms, which would maintain the existing AFD at its present size.
1. Policy – Policy implications are as follows:
 - a) Impact on other AFDs – AFD 91-1 (the existing district adjacent to Madera Farm) would remain 328.97 acres.
 - b) Impact on Agricultural Economy – The 125.84 acre Madera Farm would not be added to the AFD and the property will not be protected exclusively for agricultural or forestal purposes.
 - c) Impact on Agricultural Resources – Denial of the application would not provide additional protection for prime farm land and environmentally sensitive resources.
 2. Community Input – Notice of the application has been transmitted to adjacent property owners within 200 feet. As of the date of this staff report, the Planning Office has received comments requesting that the applicant withdraw the pending SUP for a landscape services business.
 3. Legal – Legal issues resulting from denial of the application are appropriately addressed by the County Attorney.
 4. Timing – The Board of County Supervisors should act expeditiously on this request. Under the Virginia Code, the BOCS has until April 30, 2013 (180 days from November 1, 2012) to act on this request ; however, the County was required to reconstitute the Agricultural and Forestal District Advisory Committee, which has been inactive for several years, in order to review the application. Subsequent to the AFD Committee review, the applicant has requested deferrals in order to address issues raised during the Planning Commission public hearing process. In addition, the applicant has proposed a special use permit for the subject property which

has been considered by the Planning Commission and is pending Board of County Supervisors action.

5. Fiscal Impact – The denial of the site into an AFD would not further the Commonwealth's and the County's policies to conserve and protect, and to encourage the development and improvement of agricultural and forestal lands for the production of food and other agricultural and forestal products.

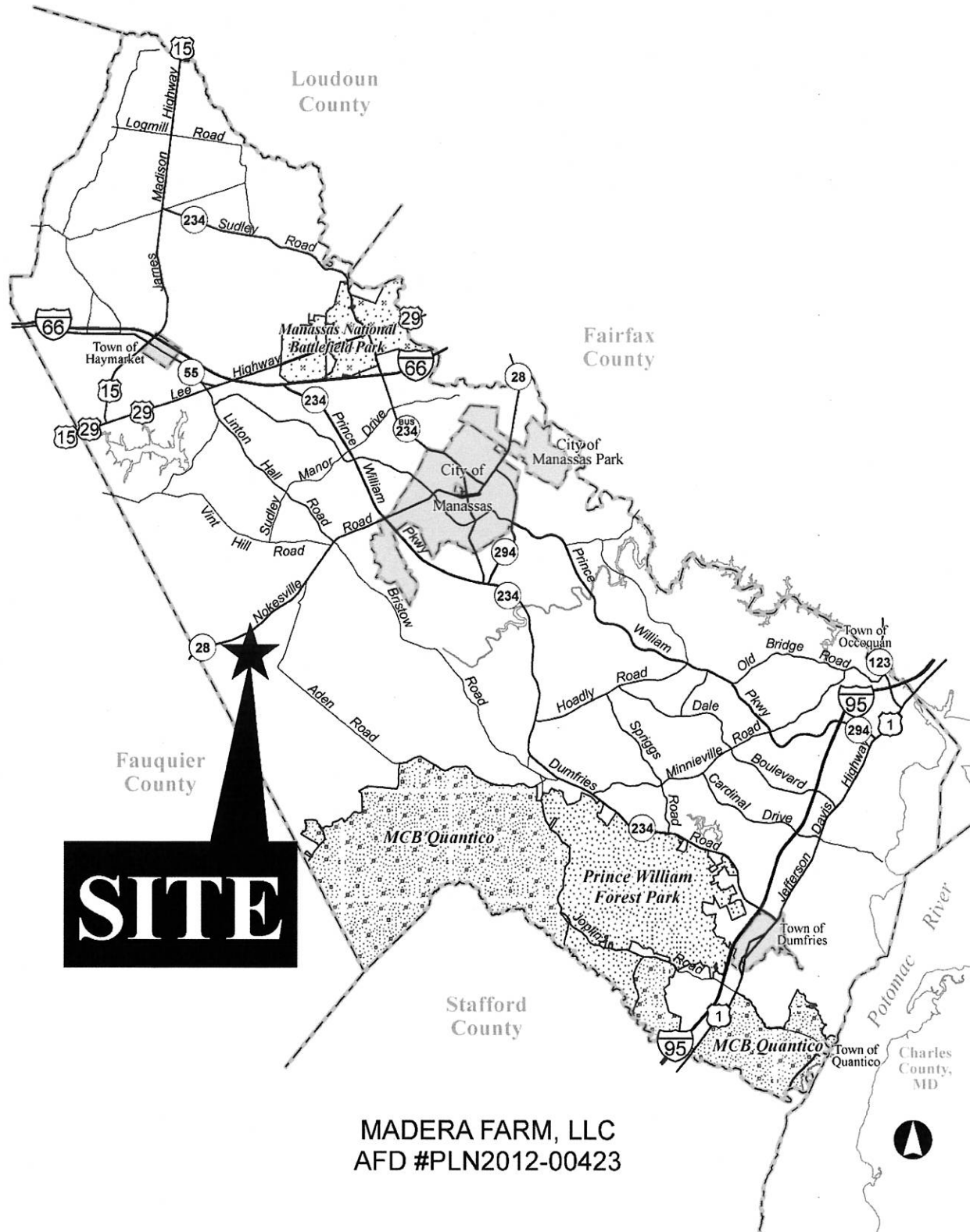
V. **Recommendation** is that the Board of County Supervisors concurs with Alternative A and adopts the attached Ordinance.

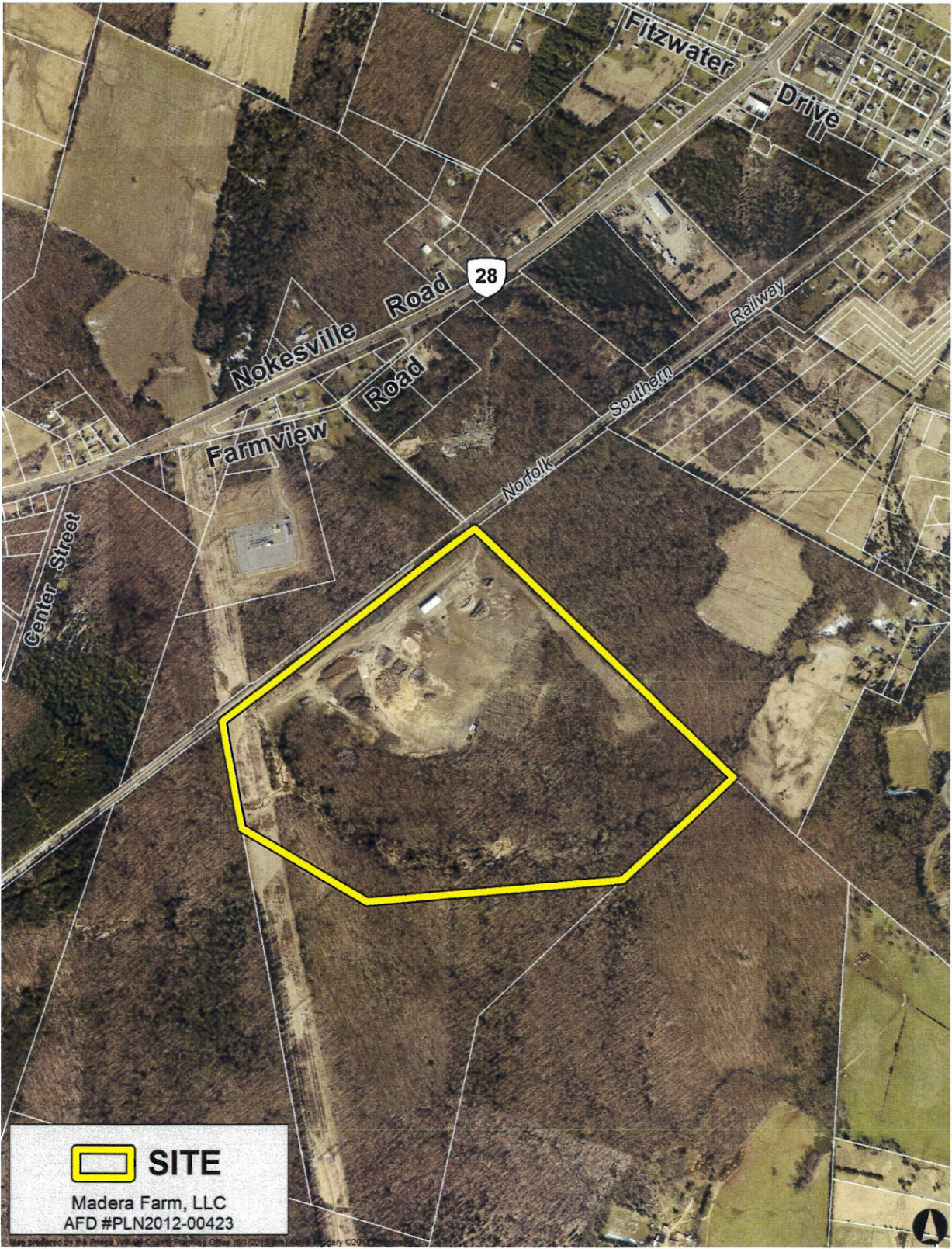
Staff: Ryan Foster, AICP x7359

Attachments:

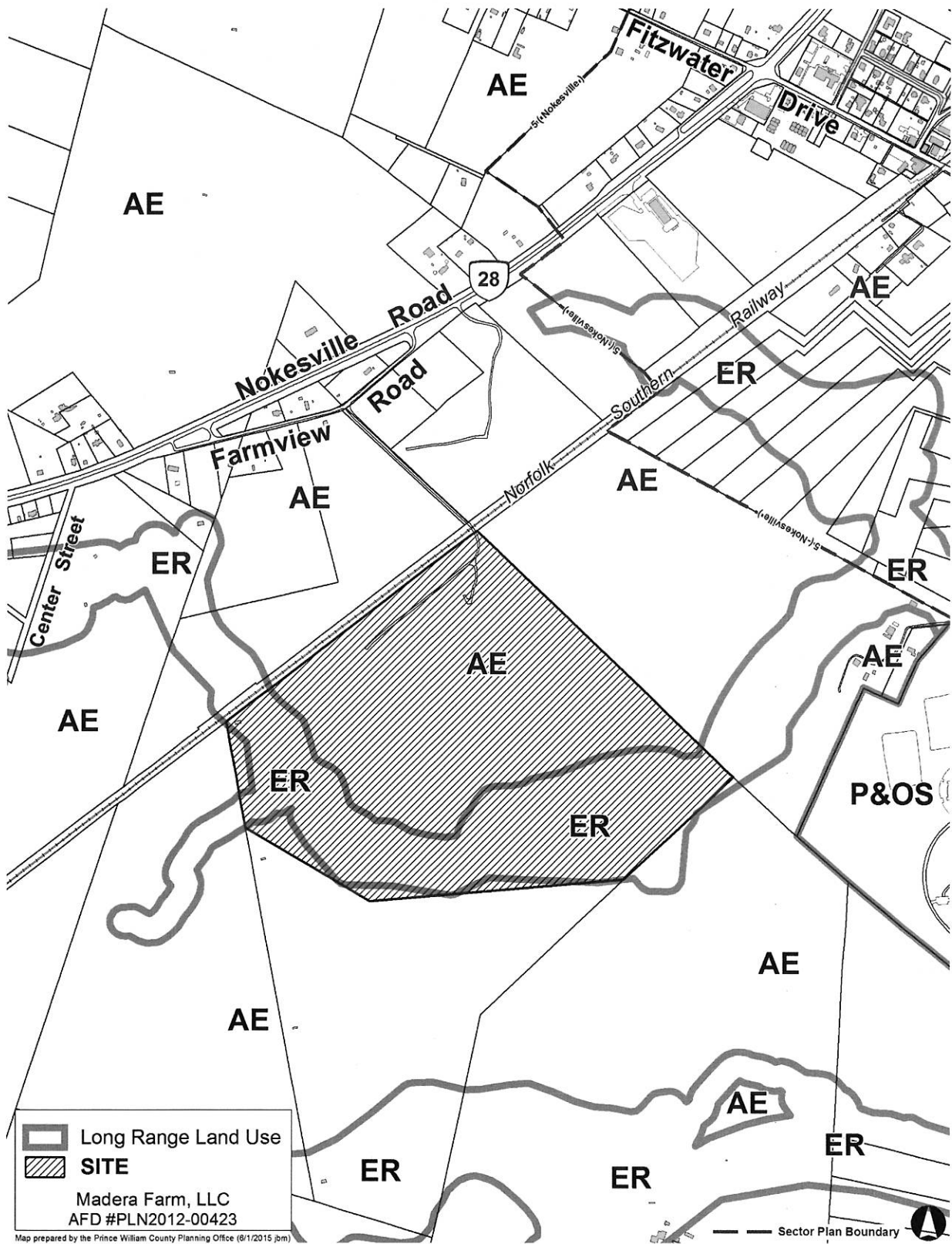
- A. Area Maps
- B. Applicant's Submission
- C. AFD Advisory Committee Resolution
- D. Planning Commission Resolution

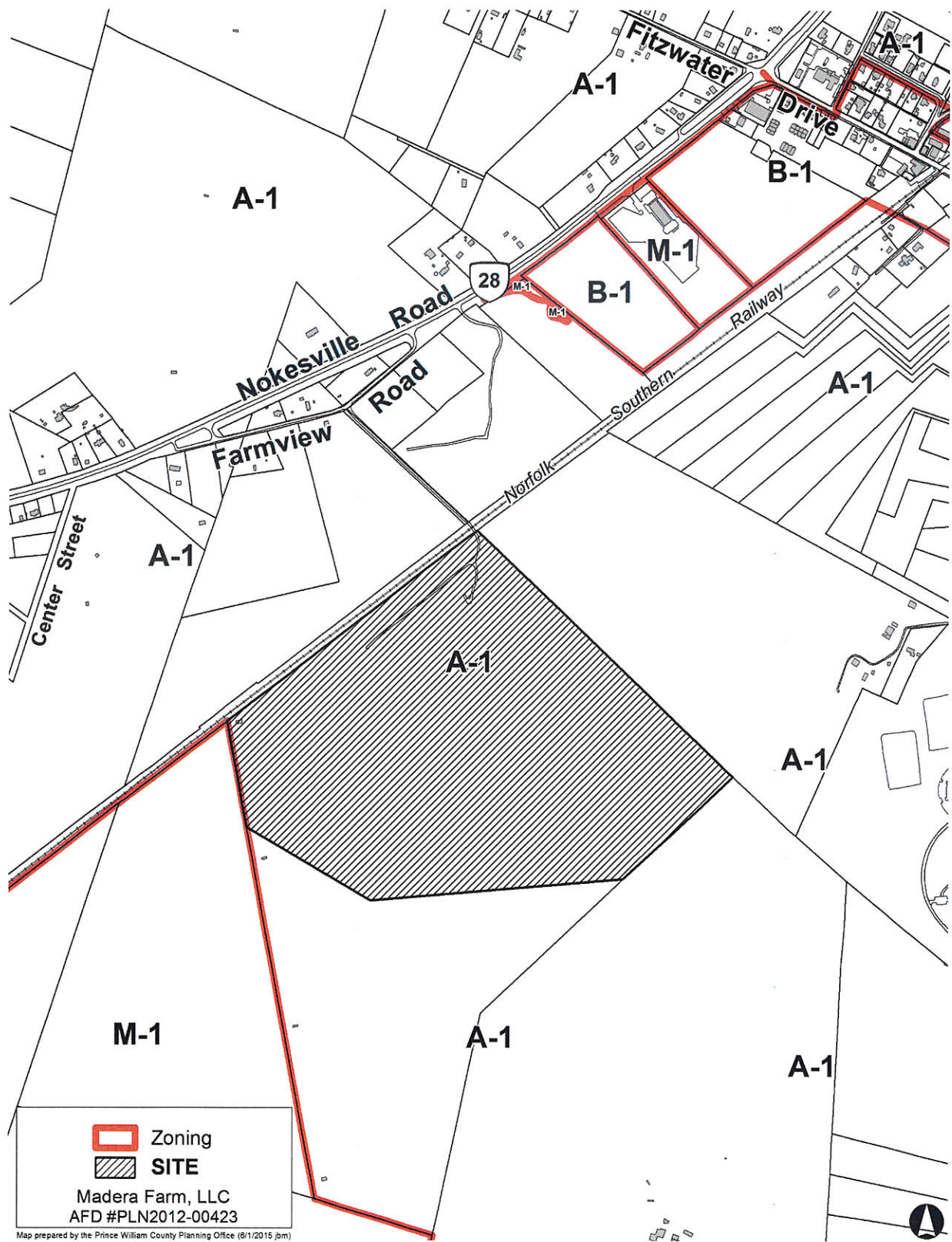
Attachment A – Vicinity Map

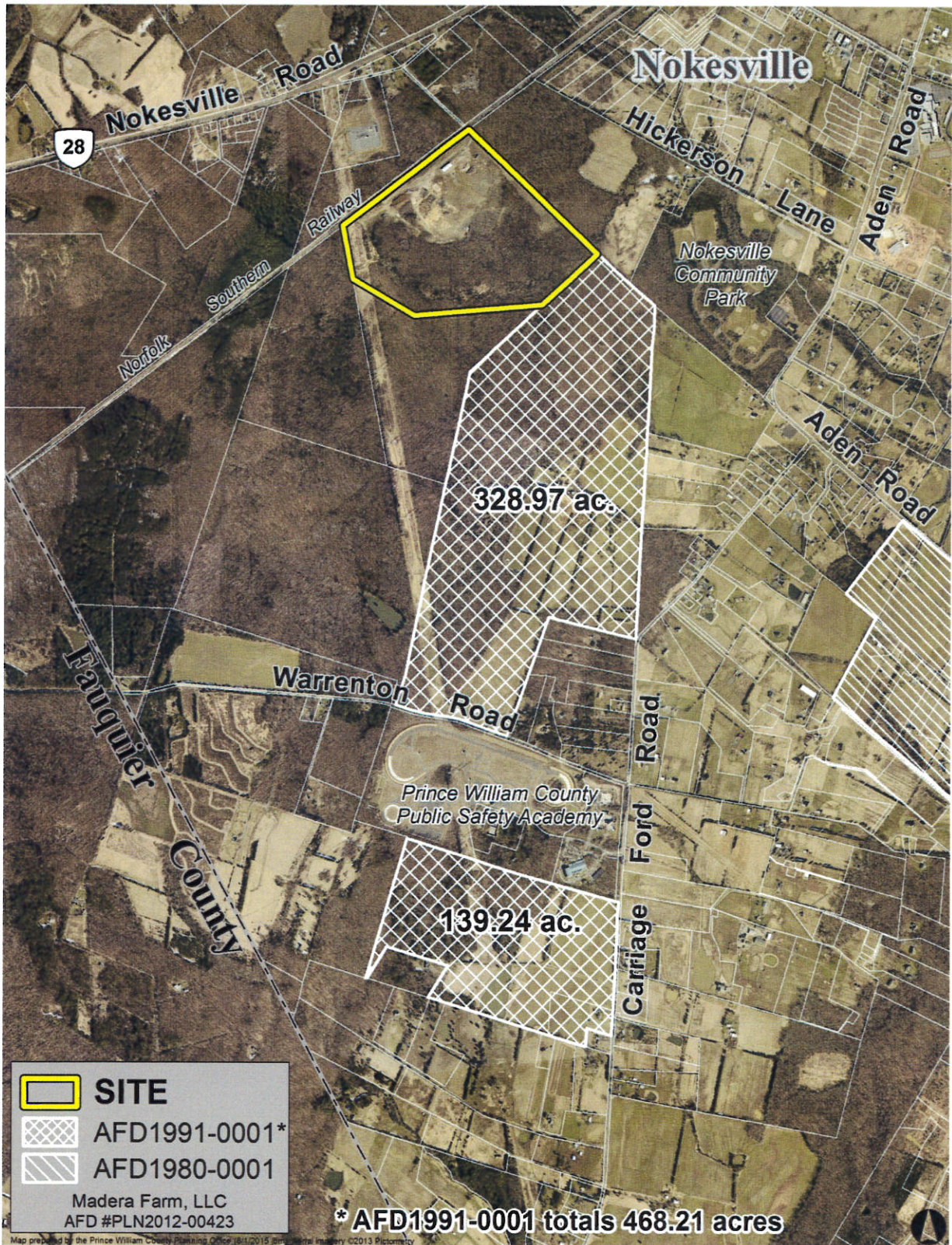




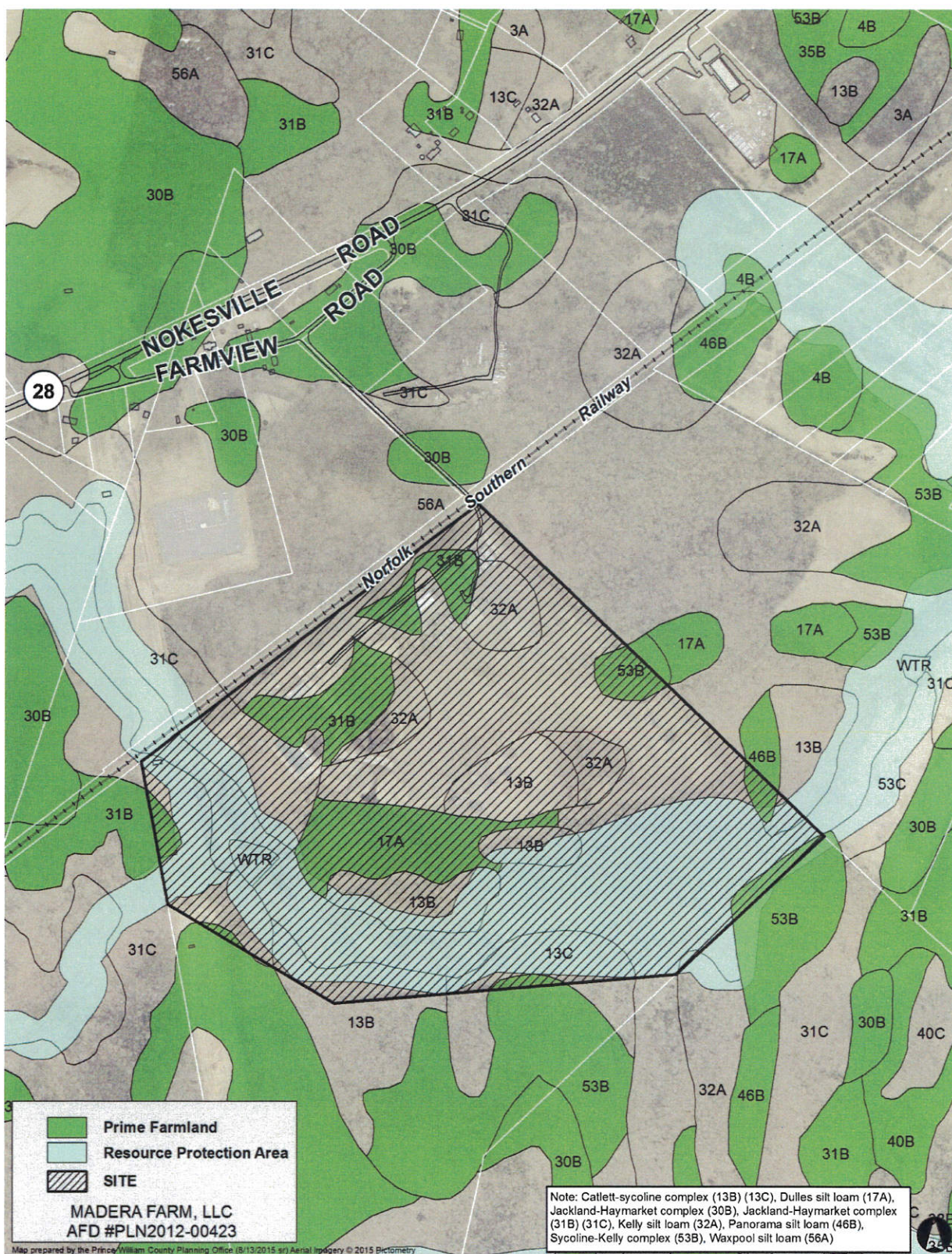
Attachment A – Long-Range Land Use Map







Attachment A – Soils Map



Application for Modification to the
Agricultural and Forestal Districts
Prince William County

*Please add to
one on file from
Dec 5, 2011.
Jake*

1. Date: March 6, 2015 - *Initially submitted 12/5/2011*

2. I(We)

Jacob A. Klitenic III of Madera Farm, LLC.

Owner of Record

13250 Warenton Road Nokesville VA 20181 703-928-7793
Address City State Zip Telephone

Hereby petition the Board of Supervisors of Prince William County, Virginia to [] create [X] modify an Agricultural and Forestal District as described below and shown on the attached maps.

3. Property Location. (Describe concisely the location of the property by distance, in feet or portion of a mile, and direction from the intersection of two public roads or streets.) Example: Located on Rte. 234 (Dumfries Road), 800 feet west of its intersection with Rte. 619 (Joplin Road). *See Attachment #1

4. Magisterial District within which the proposed district is located: Brentsville

5. Summary of Acreages: (For original applicant only)

- a. Estimated total acreage in proposed district: 125.84
- b. Acreage owned by persons proposing district: 125.84
- c. Percent of total acreage in the proposed district owned by persons proposing the district: 125.84

6. GPIN No: 7493-24-4694

7. [X] Check if property is currently under Special Land Use Assessment.

8. Current Zoning: A-1 (Agricultural)

9. Briefly describe existing use of the property, e.g., cropland, pasture, forest, type of crops grown or number and type of animals pastured, buildings on property including dwellings and farm buildings, other structures such as silos, etc.

Property is currently composed of woodland, fallow ground, and pastureland. Pastureland has been seeded and fertilized and livestock fencing installed. Buildings and structures include: Ag. shop, greenhouses, office trailer, equipment shed, and barn.

10. State reasons why this application should be supported.

The production of agricultural products, timber, and the maintenance of open space land is an important economic and environmental resource. We are currently working with Virginia Cooperative Extension on a Niche Pork Cooperative and we will also have a functioning apiary this spring. Support would help protect this budding farm grow into a productive and successful agricultural enterprise in Prince William County while aligning with efforts of the Rural Preservation Study and promoting efficient rural community development patterns.

2015 MAR 16 10 02

RECEIVED

Revised July 2013
Page 1 of 2

Attachment B – Application

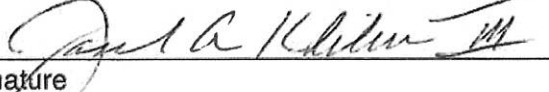
11.I (We) hereby request that the property described above be:
☒ included in the district ☐ excluded from the district

Jacob A. Klitenic III of Madera Farm, LLC.

Name

13250 Warrenton Road, Nokesville, VA 20181

Legal Address



Signature

March 6/2015

Date

Jacob A. Klitenic III

Name

13114 Cedar Ridge Drive Clifton, VA 20124

Legal Address

Signature

Date

(Signature of owner, or, if owner is not an individual, of all persons required to authorize encumbrance of this property.)

For Office Use Only

File No: _____ Date Accepted: _____

GPIN NO: _____ Acreage: _____

Date referred to Advisory Committee: _____

Date referred to Planning Commission: _____

Date submitted to Board of Supervisors: _____

Final Action: Date: _____

☐ Approved ☐ Approved with Modifications ☐ Denied

☐ Original Application ☐ Proposed Modifications

Proposed Period Before First Review _____ years.

Revised July 2013

Page 2 of 2

Attachment C – AFD Advisory Committee Resolution

AGRICULTURAL AND FORESTAL DISTRICTS ADVISORY COMMITTEE

MOTION: MCKAY

**May 14, 2015
Regular Meeting
Res. No. 15-003**

SECOND: HOUSE

RE: RECOMMEND APPROVAL OF THE REQUEST TO ADD 125.84 ACRES TO AGRICULTURAL AND FORESTAL DISTRICT #1991- 0001, AFD #PLN2012-00423, MADERA FARM - BRENTSVILLE MAGISTERIAL DISTRICT

ACTION: RECOMMEND APPROVAL

WHEREAS, this is a request to add 125.84 acres to Agricultural and Forestal District #1991-0001, which currently consists of 468.21 acres; and

WHEREAS, the site is located at 13250 Warrenton Road, approximately 1 mile southwest of the intersection of Route 28 and Fitzwater Drive, is identified as GPIN 7493-24-4694, is zoned A-1, agricultural, and is designated as AE, Agricultural or Estate in the Comprehensive Plan; and

WHEREAS, Section 15.2-4306 of the Code of Virginia establishes the criteria for land being considered for inclusion in an Agricultural and Forestal District; and

WHEREAS, the Agricultural and Forestal Districts Advisory Committee (AFD) has reviewed the subject application and determined that the request meets the criteria for acceptance into an Agricultural and Forestal District; and

WHEREAS, the AFD has further determined that the addition of this acreage into an Agricultural and Forestal District furthers the purpose of the AFD as stated in Virginia Law Section 15.2-4301;

NOW, THEREFORE, BE IT RESOLVED, that the Prince William County Agricultural and Forestal Districts Advisory Committee does hereby recommend approval of the request to add 125.84 acres to Agricultural and Forestal District #1991- 0001, AFD #PLN2012-00423, Madera Farm.

Votes:

Ayes: by acclamation


Nays: Hendley

Absent from Vote: None

Absent from Meeting: Lawson

MOTION CARRIED

CERTIFIED COPY


Secretary to the Committee

Attachment D – Planning Commission Resolution

PLANNING COMMISSION RESOLUTION

MOTION: MCKAY

**July 15, 2015
Regular Meeting
Res. No. 15-064**

SECOND: HOSEN

**RE: AGRICULTURAL AND FORESTAL DISTRICT #PLN2012-00423,
MADERA FARM – BRENTSVILLE MAGISTERIAL DISTRICT**

ACTION: RECOMMEND DENIAL

WHEREAS, this is a request to include 125.84 acres into the Agricultural and Forestal District (AFD) to help protect the farm grow into a productive agricultural enterprise in Prince William County and promote efficient rural development; and

WHEREAS, the site is located at 13250 Warrenton Road, approximately 1 mile southwest of the intersection of Route 28 and Fitzwater Drive and identified as GPIN 7493-24-4694; and

WHEREAS, the site is zoned A-1, Agricultural and is intended to implement the AE, Agricultural or Estate, Long Range Land Use classification of the Comprehensive Plan; and

WHEREAS, the purpose of the Agricultural and Forestal District, as stated in Section 15.2-4301 of the Code of Virginia, is to provide a means for a mutual undertaking by landowners and localities to protect and enhance agricultural and forestal land as a viable segment of the Commonwealth of Virginia's economy; and

WHEREAS, section 15.2-4309 of the Code of Virginia authorizes localities to establish one or more districts of at least 200 contiguous acres for land primarily used in agriculture or forestry; and

WHEREAS, parcels need to be contiguous or located within one mile of the minimum 200-acre core of an Agricultural and Forestal District and the 125.84 acres of the Madera Farms proposal is contiguous with a 328.97 acre core Agricultural and Forestal District; and

WHEREAS, the Agricultural and Forestal District Advisory Committee adopted a resolution advising the Planning Commission and the Board of County Supervisors that the application meets the criteria for acceptance into an Agricultural and Forestal District; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on July 15, 2015, at which time public testimony was received and the merits of the above-referenced Agricultural and Forestal District request were considered; and

WHEREAS, the Prince William County Planning Commission believes that public general welfare, as well as, good zoning practices are not served by the addition of Madera Farm into the Agricultural and Forestal District;

Attachment D – Planning Commission Resolution

July 15, 2015
Regular Meeting
Res. No. 15-064
Page Two

NOW, THEREFORE, BE IT RESOLVED, that the Prince William County Planning Commission does hereby recommend denial of the request to include 125.84 acres into the Agricultural and Forestal District #PLN2012-00423, Madera Farm.

Votes:

Ayes: Bryant, Holley, Hosen, McKay

Nays: Haynes, Vanegas


Absent from Vote: None

Absent from Meeting: Arnold, Fry

Attest:



Antoinette G. Brzyski
Acting Clerk to the Planning Commission




Prince William County Government
Board of County Supervisors

Agricultural and Forestal District #PLN2012-00423, Madera Farm (Brentsville Magisterial District)

*Ryan Foster, AICP
Planning Office*


AFD #PLN2012-00423 Madera Farm

- Proposal – This is a request to include 125.84 acres into the Agricultural and Forestal District (AFD)
- Location – 13250 Warrenton Road, approximately 1 mile southwest of the intersection of Route 28 and Fitzwater Drive
- Recommendation - Approval




January 19, 2016 Brentsville Magisterial District [2]

AFD #PLN2012-00423
Madera Farm



- Per the Code of Virginia, the purpose of AFD is to:
 - ◆ Conserve agricultural and forestal areas
 - ◆ Encourage food production
 - ◆ Protect natural resources




January 19, 2016


Brentsville Magisterial District

[3]

AFD #PLN2012-00423
Madera Farm



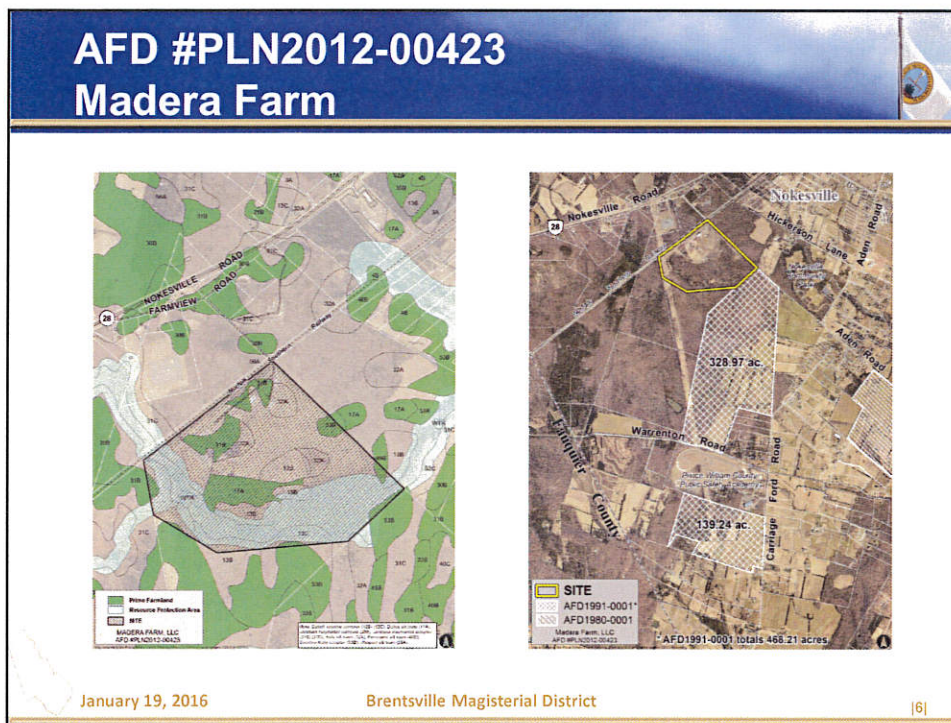
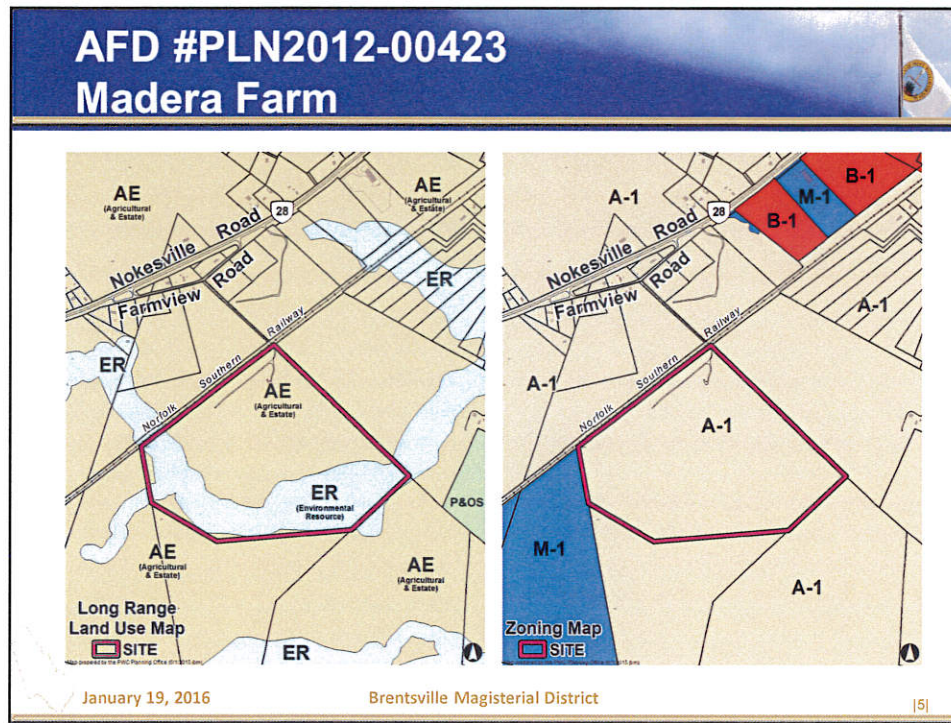
- Evaluation Criteria
 1. Agricultural and forestal significance
 2. Agricultural or forestal lands within or adjacent to the district that are not now in active production
 3. Nature and extent of land uses within the district
 4. Local developmental patterns and needs
 5. Comprehensive plan
 6. Environmental benefits
 7. Any other matter which may be relevant



January 19, 2016

Brentsville Magisterial District

[4]



AFD #PLN2012-00423 Madera Farm

■ Benefits of AFDs to Property Owners

- ◆ Qualify for a use-value assessment (if all program criteria are met)
- ◆ County ordinances cannot unreasonably restrict or regulate farm/forestry practices
- ◆ Land use regulations for adjacent parcels shall not conflict with the purposes of the AFD regulations
- ◆ Commonwealth agencies shall encourage farming and forestry in AFDs
- ◆ Special tax districts are limited
- ◆ Land acquisition or construction must consider avoiding the AFD

January 19, 2016

Brentsville Magisterial District

[7]

AFD #PLN2012-00423 Madera Farm

■ Impact to Prince William County

- ◆ Increases core of AFD 91-1 from 329 to 455 acres
- ◆ Proposed farm will contribute to the agricultural economy
- ◆ Prime farm land and environmentally sensitive resources would be protected

January 19, 2016

Brentsville Magisterial District

[8]

RECOMMENDATION

- The Agricultural and Forestal District Advisory Committee advises that Madera Farm meets the criteria for acceptance into an AFD
- The Planning Commission recommended denial. Concerns included:
 - ◆ Whether or not the SUP application for a landscape services business would be withdrawn or if the conservation plan would be updated
 - ◆ The revised conservation plan was approved by the PWSWCD on November 10, 2015
 - ◆ Applicant has not withdrawn a SUP for a landscape services business
- The Planning Office recommends addition of the 125.84 acres of Madera Farm into the AFD

January 19, 2016

Brentsville Magisterial District

[9]