

**MINUTES OF
FAUQUIER COUNTY AGRICULTURAL & FORESTAL
DISTRICT ADVISORY COMMITTEE**

March 14, 2016

The Fauquier County Agricultural and Forestal District Advisory Committee held a meeting on March 14, 2016, at 4:30 p.m. in the Warren Green Building, Second Floor Conference Room, 10 Hotel Street, Warrenton, Virginia. Members present were Mr. John Schied, Chairperson; Mr. William W. Gulick, Jr. Mr. Ken Smith; Ms. Katherine Strother; Mr. William Worrall; and Mr. Tom Weber. Also present were Mr. Andrew Hopewell, Assistant Chief of Planning; Mr. Ben Holt, Planner; and Mrs. Fran Williams, Administrative Manager. Members absent were Ms. Patty Leonard, Vice-Chairperson; Mr. Christopher Butler; Mr. Ross D'Urso; Mr. Richard Gerhardt; and Ms. Jolly de Give.

ELECTION OF OFFICERS:

On motion made by Mr. Weber and seconded by Mr. Worrall, it was moved to appoint Mr. Schied as Chairperson.

The motion carried unanimously.

On motion made by Mr. Weber and seconded by Mr. Worrall, it was moved to appoint Ms. Leonard as Vice-Chairperson.

The motion carried unanimously.

MINUTES:

On motion made by Mr. Smith and seconded by Mr. Weber, it was moved to approve the April 1, 2015 minutes.

The motion carried unanimously.

AGENDA ITEMS:

21st ADDITION TO THE MIDDLEBURG/MARSHALL AGRICULTURAL & FORESTAL DISTRICT (Ben Holt, Staff)

- AGFO-16-004509 – Leonard Anthony & Nancy Kathleen Quaranto (Owners/Applicants), PIN 6083-92-7843-000, located at 6313 Old Goose Creek Road, Middleburg, Virginia

Mr. Holt reviewed the staff report, a copy of which is attached to and made a part of these official minutes.

After discussion, on motion made by Mr. Smith and seconded by Mr. Worrall, it was moved to forward the 21st Addition to the Middleburg/Marshall Agricultural and Forestal District to the Board of Supervisors with a recommendation of approval, subject to the following conditions:

1. Pursuant to Title 15.2, Chapter 43, Section 15.2-4312 of the *Code of Virginia* (1950), as amended, the Fauquier County Zoning Ordinance shall apply except as modified below. These modifications are necessary to assure that the Ordinance does not conflict with the purpose for which the District was established.
 - a. For properties in the Agricultural and Forestal District, uses listed in Zoning Ordinance Sections 3-301 through 3-317 and Sections 3-319 through 3-332 that require a Special Permit shall instead require a Special Exception. Agricultural or forestal production and construction of dwellings for persons who earn a substantial part of their livelihood from a farm operation on the property or for members of their immediate family shall be allowed as permitted under the Zoning Ordinance. No Special Exception permit shall be in conflict with the purposes for which the district was created.
 - b. Only the following divisions of land are allowed within an Agricultural and Forestal District:
 - i. Family transfers.
 - ii. Large Lots divisions.
 - c. Boundary Line Adjustments are allowed between other Agricultural and Forestal Districts. If a boundary line adjustment occurs between different Districts, the area boundary line adjusted would not be allowed to withdraw from the District any sooner than the first opportunity under the District created.
2. These parcels shall qualify for land use value assessment provided that the parcels meet the criteria of Article 4 of Section 58.1-3229 *et seq.* of Chapter 32 of Title 58.1 of the *Code of Virginia*.
3. The owners of land within the District shall not terminate the District except as provided for in Section 15.2-4314 of the *Code of Virginia*.
4. Lawful termination of any owner's association in the District shall not serve to terminate the existence of the District, but the District shall continue in effect until the review required by Section 15.2-4311 of the *Code of Virginia*.
5. If a parcel is divided or boundary line adjusted to less than 5 acres, the parcel shall be removed from the District.
6. If any parcel is boundary line adjusted or divided such that a newly created parcel contains less than 25 acres, then the parcel containing less than 25 acres shall be removed from the District. An exception to this rule shall be where such property is part of a

working farm that is comprised of a contiguous collection of parcels under the same ownership; in such a case, any parcel containing less than 25 acres that is *sold* shall be removed from the District. Furthermore, if the contiguous collection of parcels under the same ownership is decreased to less than 25 acres, then all of the parcels in that collection shall be removed from the District.

The motion carried unanimously.

OTHER BUSINESS:

- Mr. Smith urged the Committee to schedule future meetings at 7:00 p.m.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 4:40 p.m.

A tape recording of the meeting, as well as the associated staff reports and attachments for each agenda item, are retained on file in the Department of Community Development, Planning Office, 10 Hotel Street, Suite 305, Warrenton, Virginia, for a period of one (1) year after approval of the minutes.