



COMMONWEALTH OF VIRGINIA  
**COUNTY OF FAIRFAX**  
BOARD OF SUPERVISORS  
FAIRFAX, VIRGINIA 22035



SULLY PLANTATION

MICHAEL R. FREY  
SULLY DISTRICT  
SUPERVISOR

4900 STONECROFT BLVD.  
CHANTILLY, VIRGINIA 20151

TELEPHONE 703/814-7100  
FAX 703/814-7110  
EMAIL [sully@fairfaxcounty.gov](mailto:sully@fairfaxcounty.gov)  
[www.fairfaxcounty.gov](http://www.fairfaxcounty.gov)

September 7, 2012

**RE: Jon & Kim Hickox Agricultural and Forestal District  
AF 2012-SU-001  
Planning Commission Date: October 17, 2012  
Board of Supervisors Date: October 30, 2012**

Dear Property Owner:

Attached please find a copy of application materials for a requested zoning action in the vicinity of your property. I am forwarding this information to you because of the proximity of your property to the application site.

I would encourage you to contact the applicant or their representative if you have any questions, and to keep track of the application. The contact information is listed on the application form. Given the nature of the request, I believe it unlikely that you will be impacted, or that you would hve Obviously, the earlier you get involved in the review process, the easier it would be to address any concerns you may have.

Please note that this information is the initial submittal, and most likely will be modified during the processing of the applications. A copy of the layout can be viewed at the Department of Planning and Zoning, 8<sup>th</sup> floor of the Herrity Building (12055 Government Center Parkway) near the Government Center. I would recommend that you call the office to ensure that the file is available for review prior to making the trip. The telephone number there is 703-324-1290.

Approximately two weeks prior to the public hearing, County Staff will publish a Staff Report outlining the findings of their review and recommending approval or denial of the application. A copy of the Staff

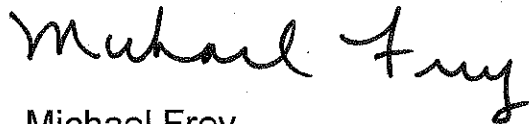


Report is usually available two Fridays before the public hearing from the Department of Planning and Zoning and will be available on line <http://ldsnet.fairfaxcounty.gov/ldsnet/ZAPSStaff.aspx>. This application may also be reviewed by the Sully District Council.

The Planning Commission public hearing on these applications is currently scheduled to occur on October 17, 2012, at 8:15 PM. This date may be delayed if substantial issues are raised during the review. The Board of Supervisors public hearing is scheduled for October 30, 2012. A specific time has not yet been set, but it will occur at or after 3:00 PM.

I hope you find this information helpful. Please contact my office if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Michael Frey". The signature is written in a cursive style with a large, stylized "F" at the end.

Michael Frey  
Supervisor, Sully District





# County of Fairfax, Virginia

## MEMORANDUM

**TO:** Distribution List

**FROM:** Barbara C. Berlin, AICP  
Director  
Zoning Evaluation Division  
Department of Planning and Zoning

**SUBJECT:** Agricultural and Forestal Application No: AF 2012-SU-001

**DATE:** 8/3/2012

The subject application has recently been filed. Extracts of the Application and a location map are enclosed.

Applicant's Name Jon and Kim Hickox  
Current Zoning R-C  
Tax Map Number(s) 064-1-((04))-0007C

### Case Information

Staff Coordinator: **Brent Krasner**  
Pre-Staffing Date: **8/13/2012** Staffing Date: **9/6/2012**  
Tentative PC Date: **10/17/2012**  
Tentative BOS Date: **10/30/2012**

Action addresses are requested to provide comments to this office by no later than 8/24/2012. Information addresses who wish to submit comments should provide them by the same date.

### ACTION ADDRESSES

\_\_\_\_\_ Dept. of Planning and Zoning  
Planning Division  
Chief, Env. and Dev. Review Branch (3)

\_\_\_\_\_ Virginia Department of Forestry  
Forester (1)

\_\_\_\_\_ No. Virginia Soil and Water Conservation  
District – Conservation Specialist (1)

\_\_\_\_\_ Dept. of Planning and Zoning  
Zoning Evaluation Division  
Admin. Asst., Legal Notices (1)  
Attn: Lori Mallam

### INFORMATION ADDRESSES

\_\_\_\_\_ Clerk to the Board of Supervisors (11)

\_\_\_\_\_ Exec. Director, Planning Commission (14)

\_\_\_\_\_ DPZ-ZED Division Director  
Barbara C. Berlin, AICP

\_\_\_\_\_ GIS Property Mapping  
Thomas Conry (1)

\_\_\_\_\_ Department of Public Works & Env. Serv  
Office of Site Development Services  
Chief, Urban Forestry Branch (1)

\_\_\_\_\_ Department of Transportation  
Transportation Planning Chief, Site Analysis (1)

\_\_\_\_\_ Fairfax County Park Authority  
Planning and Dev. Div., Plan Review Coord. (1)

\_\_\_\_\_ Dept. of Planning and Zoning, PD  
Chief, Env. and Dev. Review Branch  
(for Fairfax County History Commission) (1)

\_\_\_\_\_ Department of Tax Administration  
Director, Real Estate Division (1)

\_\_\_\_\_ Planning Commissioner  
Sully District (1)

\_\_\_\_\_ Magisterial District Supervisor  
Sully District (1)

**Department of Planning and Zoning**  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5509  
Phone 703 324-1290  
FAX 703 324-3924  
[www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)



JUL 11 2012

Zoning Evaluation Division

Application No. AF 2012-SU-001

APPLICATION FOR THE ESTABLISHMENT OF A  
AGRICULTURAL AND FORESTAL DISTRICT

FAIRFAX COUNTY

1. Type of application: Local () Statewide (  
Initial () Amendment () Renewal ()
2. Please list the Tax Map number, the name and address of each owner and other information for each parcel proposed for this district:

Owner's Name & Address	Tax Map Number	Year Acquired	Zoning District	Acres
Jos & Kim Hickey	#0641-04 0007C	2008	RESIDENTIAL CONSERVATION	21

PROPERTY ADDRESS: 15950 LEE HIGHWAY  
CENTREVILLE, VA 20120

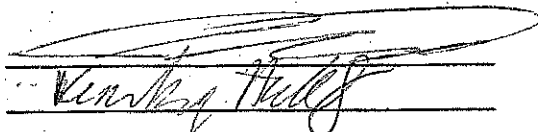
OWNERS MAILING ADDRESS: 5926 14TH STREET NORTH  
ARLINGTON, VA 22205

3. Total acreage in the proposed district: 21 acres.
4. Using the definitions on the instruction sheet, indicate the number of properties included in this application: farm  forest

5. Name, address and telephone number of the property owner or representative who will act as a contact person for this application:

Name: JON HICKOX  
Address: 5926 14TH STREET NORTH  
ARLINGTON, VA 22205  
Telephone: 703-928-7053

6. Signature of all property owners:

  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

TO BE COMPLETED BY THE COUNTY

Date application accepted:

July 24, 2012



*mpc*  
7/24/12

Date of action by Board of Supervisors: \_\_\_\_\_

- Approved as submitted       Denied  
 Approved with modifications

## STATEMENT OF JUSTIFICATION FOR A&F DISTRICT CRITERIA FOR Article 5-Chapter 115

The Winery at Bull Run is the ideal property to qualify for the criteria set forth for the A&F District zoning. The 21 acre working farm combines land conservation, 19<sup>th</sup> Century agriculture practices, forestry conservation, and historical preservation of 19<sup>th</sup> century structures as well as a portion of the Manassas civil war battlefield. Additionally the property is open to the public 7 days a week providing full access to the farm vineyard, winery, civil war museum, and historical structures with interpretive markers throughout the farm. Great efforts have been made in reconstructing an 1800's barn along with historical split rail fencing throughout the farm to depict a true and accurate representation of 19<sup>th</sup> century rural Fairfax County.

Specifically regarding the requirements set forth in section 115-5-1 the property meets the following criteria:

### Criteria Group A:

1. 7 acres of the property is cleared and in agricultural use & 14 acres are in forestry. Of the 7 acres in agricultural use, 2 are specifically used for a vineyard and less than 1 acre is devoted to the barn production and tasting room. The area designated for the barn structure is way under the 5 acre minimum "other use" limitation.
2. All land within the subject property is zoned R-C.
3. The use of the property & dwelling per acre is consistent with the comprehensive plan and is far under the maximum number of allowable dwellings.
4. The majority of the surrounding land within 1/4 mile of the district is in compliance according to the comprehensive plan.
5. The property meets the minimum size of 20 acres of contiguous land. Additionally 7 acres are in hay & vineyard and 14 acres are a tree farm meeting the minimum 15 acreage of agricultural use.
6. Property that is forested (14 acres) of the total 21 acres meets the requirement of being "at least 20 acres in size".

\*Note: Since the forest is in pines which can be harvested every 20 years (approximately) then the forest can be classified as a tree farm in agricultural use although this classification may not be necessary for qualification purposes.

7. The property does not exceed 1/3<sup>rd</sup> of its use in agricultural usage therefore no soil erosion or additional conservation methods are required. Additionally since the agricultural land that is being used is that of a hayfield and a vineyard which do not require any "turning" of the soil (plowing or discing), there are no issues with soil erosion since the ground is not disturbed.



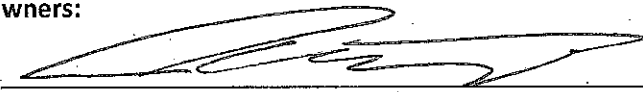
8. See points made in A-7 whereas the ground is not disturbed in the agricultural areas being farmed.
9. Forest land is left undisturbed
10. The establishment of the 2 acre vineyard itself, line posts, protective deer fence, split rail fencing, and overall clearing of brush for agricultural use is the evidence of a history of investment in farm improvements made to the property and establishes a commitment to agricultural usage for the life of the district. (see attached pictures)

Criteria Group B:

1. Farm products have been planted and produce grapes for harvest every year. Since the property was just recently purchased and converted to agriculture there isn't a 5 year history. However there is a clear intent to invest in and make a long term commitment towards regularly produced grapes harvested on an annual basis.
2. The preserved land, rolling hills, and beautifully reconstructed split rail fence rows greatly enhances the aesthetic quality of views to the general public and greatly contributes to maintaining the existing rural character of the area.
3. The property contains both historically and archaeologically significant sites. Through use of private archaeological resources the owners found and preserved (2) historical structures and logged hundreds of Civil War and Indian artifacts now on public display on site in our private museum in the barn (see pics.) Through careful research we were able to clean up the ruins of a 20<sup>th</sup> century burnt down building and found the internal stone foundation and walls of the original 1840's "Hillwood Mansion" owned by the well-known Carter Family throughout the 19<sup>th</sup> century. Additionally the original smoke house was located under a modern shed and those ruins are also now preserved. Lastly the original barn was located at the back section of the property for possible future archaeological projects.
4. BMP's methods were followed during the initial clearing with silt fencing along the entire perimeter however once the ground was cleared and stabilized with grass, the agricultural practices moving forward do not disturb the ground like traditional farming methods. (see A-7)
5. The land is zoned R-C
6. The land is not currently in a permanent open space easement however a firm commitment to land conservation is in alignment with the business model of The Winery at Bull Run.

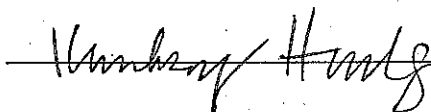
Property Owners:

Jon Hickox



Date: 6-1-2012

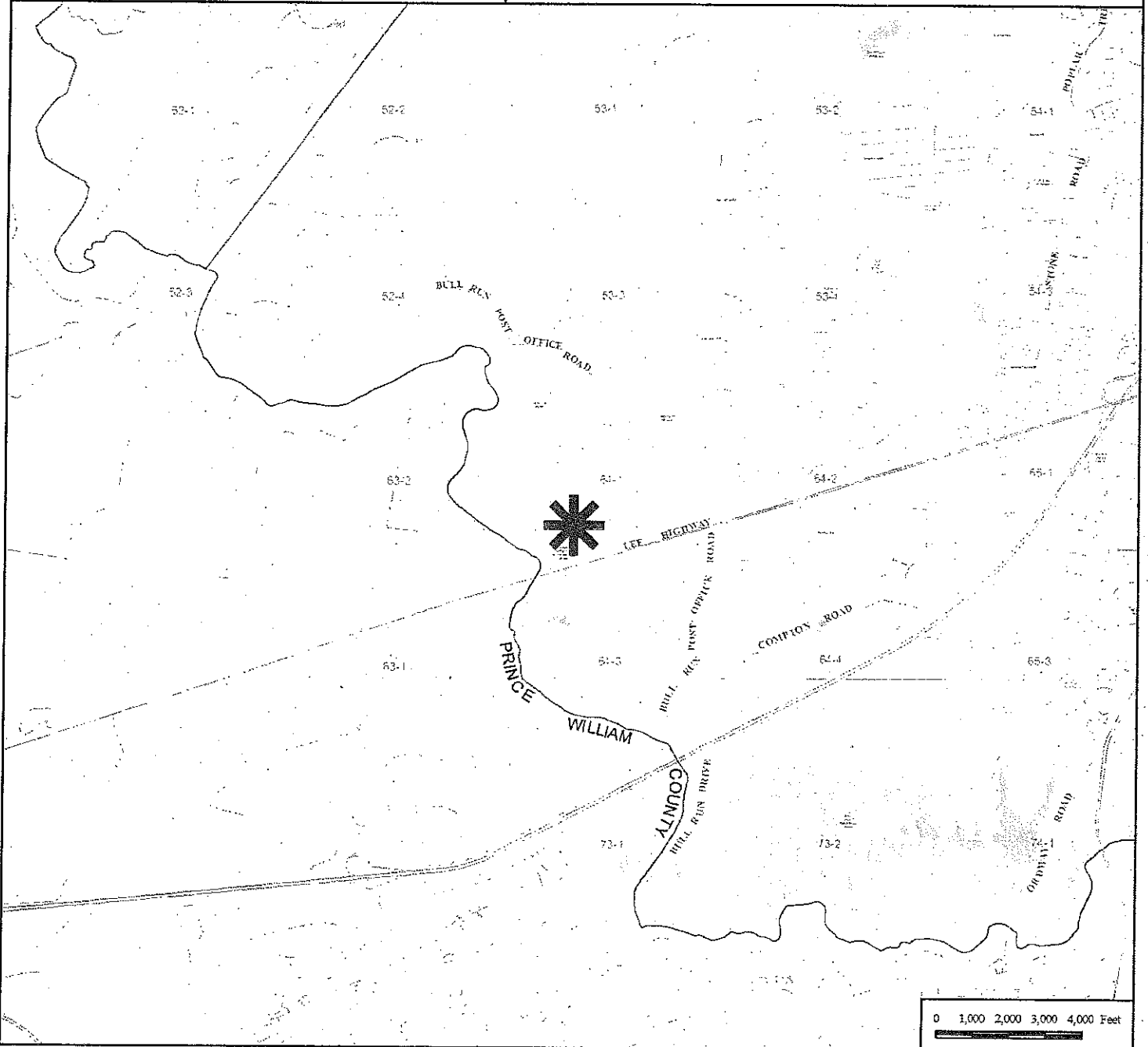
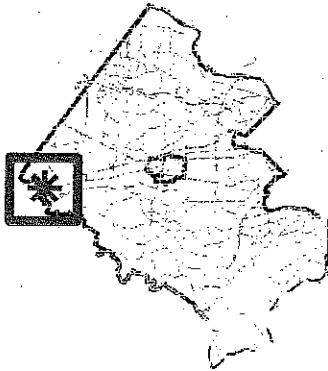
Kim Hickox



Date:

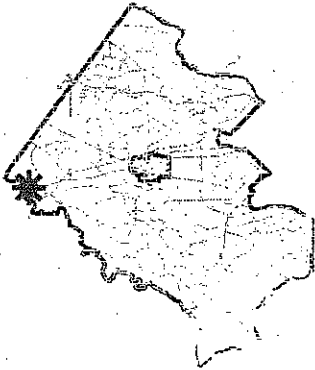
**A&F District**  
**AF 2012-SU-001**

Applicant: JON & KIM HICKOX  
Accepted: 07/24/2012  
Proposed: AGRICULTURAL AND FORESTAL DISTRICT  
Area: 21 AC OF LAND; DISTRICT - SULLY  
ZIP - 20120  
Located: 15950 LEE HIGHWAY,  
CENTREVILLE, VA 20120  
Zoning: R-C  
Map Ref Num: 064-1- /04/ /0007C



**A&F District**  
**AF 2012-SU-001**

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 Accepted: 07/24/2012  
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 CENTREVILLE, VA 20120  
 Zoning: R-C  
 Overlay Dist.: WS  
 Map Ref Num: 064-1- /04/ /0007C



See (52-4)(1-19A)

See (63-2)(1-1)

