

NEW BLUEMONT AGRICULTURAL AND FORESTAL DISTRICT ORDINANCE
June 2, 2020
As approved February 12, 2020

I. PURPOSE

It is hereby declared to be the policy of the County of Loudoun to conserve, protect, and to encourage the development and improvement of its agricultural and forestal lands for the production of food and other agricultural and forestal products. It is also the policy of the County of Loudoun to conserve and protect agricultural and forestal lands as valued natural and ecological resources which provide essential open spaces for clean air sheds, as well as for aesthetic purposes. It is the purpose of this Ordinance to provide a means by which agricultural and forestal land may be protected and enhanced as a viable segment of the County's economy and as an economic and environmental resource of major importance, pursuant to Title 15.2, Chapter 43 of the Code of Virginia (1950), as amended.

II. CREATION OF DISTRICT

The New Bluemont Agricultural and Forestal District (hereinafter referred to as the "District") is hereby renewed for a period of four (4) years, beginning June 2, 2020, in accordance with the provisions of Title 15.2, Chapter 43, Sections 15.2-4300 through 15.2-4314, Code of Virginia (1950), as amended.

The District shall consist of 1,679.04 acres more or less and include the following 56 parcels:

PIN	TAX MAP	OWNERS NAME	ACRES
607106961000	/33//6/////1/	SIRK, RONALD LEROY JR	29.37
607193278000	/33//6/////3/	JONES, A ELIZABETH & B & D THOMAS	29.11
607201841000	/33//6/////2/	THOMAS, DIANA M	25.42
608307527000	/34////////11D	MURTAUGH, ANDREW JOHN & SELENA M	10
608383648000	/33//1/////10/	SUSKALO, GEORGE C & MARINA B	10
608475871000	/33//1/////13/	BISHOP, WINFRED G & PATTI I	28.22
608490473000	/33//6/////4/	LOY, RONALD J & JUDY A	28.26
609159822000	/33//23/////1/	THOMAS-WALLACE FAMILY LLC	20.27
609263592000	/33//23/////2/	THOMAS-WALLACE FAMILY LLC	20.27
609271684000	/33////////33/	WALLACE, DAVID G & ELIZABETH T	40
609360289000	/33//23/////3/	THOMAS-WALLACE FAMILY LLC	24.55
610254022000	/42////////1/	GLENOWEN HOLDINGS LLC	16
610353696000	/33//9////WL/	HORN, JAMES C & LAURA FREY	36.38
610359402000	/33////////30/	ROUTE 7 VIRGINIA LLC	39.23
610397684000	/33//11/////1/	ARRINGTON, ARTHUR DAVID & ARRINGTON, SAR	6.88
611359973000	/42//23/////12C	APPLETON, RODNEY B TEES ET AL	10.61
629198595000	/33//2/////4/	CROUTHER, DESI A & MARILYN C TEES	20.21
629274326000	/33/A/1/////10/	MALONEY, DONALD D & HARRIET C	9.98

PIN	TAX MAP	OWNERS NAME	ACRES
629302015000	/33//2/////5/	REZZONICO, JOHN & ANN MARIE	24
629498704000	/33////////15A	RHOADS, PETER B & MELINDA L	42.07
630396056000	/33//23/////4/	THOMAS-WALLACE FAMILY LLC	146.88
631179153000	/42//23/////14A	IACONE, PATRICIA L & RANDALL L	7.25
631205448000	/33//24/////2/	GLENOWEN HOLDINGS LLC	56.9
631295042000	/42//////////2A	GLENOWEN HOLDINGS LLC	5.43
631298186000	/33//24/////1/	GLENOWEN HOLDINGS LLC	37.4
631382491000	/33//////////25/	GLENOWEN HOLDINGS LLC	286.1
632153482000	/42//////////19/	JELKS, FREEMAN III & LAURA TEES	11.48
632191676000	/42//25/////4/	GERCZAK, JOSEPH J & MARIE A	23.8
632253045000	/42//23/////1B	LEWIS, ALLEN H & WENDY D	6.16
632278113000	/42//23/////13B	PAEZ-JUNKINS, NICOLE ET AL	36.87
632285185000	/42//23/////13C	DURAND, PETER R & KATHERINE W	28.66
633353536000	/42//////////30/	PLASTER, HENRY G JR ET AL TEES	97.87
633363172001	/42//////////30A	PLASTER, HENRY G JR ET AL	6.14
633363172002	/42//////////30B	PLASTER, HENRY G JR ET AL	0.66
633390709000	/42//////////50/	HOGAN, JAMES J JR & JENNIFER A	20.66
633457642000	/42//////////30C	PLASTER, HENRY GARNETT JR	50
633459668000	/42//////////30E	PLASTER, HENRY G JR ET AL	3.25
633461968000	/42//////////30F	PLASTER, HENRY G JR ET AL	1.7
633464499000	/42//////////30G	PLASTER, HENRY G JR ET AL	3.46
633466646000	/42//////////30H	PLASTER, HENRY G JR ET AL	16.83
633467626000	/42//////////30D	PLASTER, HENRY G JR ET AL	2.7
633485762000	/42//25/////3/	POWELL, DAVID & SHEILA	38.99
647201688000	/33//////////24A	BLUE, RICHARD & SUSAN HOLLORAN	24.54
649282628000	/41//////////79A	PLASTER, HENRY G JR ET AL	4.14
649289645000	/41//////////79B	PLASTER, HENRY G JR ET AL	12.26
649301508000	/41//////////79/	PLASTER, HENRY G JR ET AL	7.03
649389363000	/41//////////79C	PLASTER, HENRY G JR ET AL	5.16
649405211000	/42//////////30I	PLASTER, HENRY G JR ET AL	12.03
649492802000	/41//////////42/	PLASTER, HENRY G	5.5
650203019000	/42//////////58C	HERNANDEZ, DARYLE J & KARYN M	24.42
650252860000	/41//////////71/	MACKALL FARMS INC	30
650353066000	/41//////////69/	MACKALL FARMS INC	22.25
650359812000	/41//////////70/	MACKALL FARMS INC	20.65
663102948000	/41//////////74/	MACKALL FARMS INC	99.04
663404127000	/41//////////68/	MACKALL FARMS INC	32
663405577000	/41//////////67/	MACKALL FARMS INC	20

III. EFFECT OF DISTRICT

A. All provisions of the Loudoun County Zoning and Subdivision Ordinances shall be applicable within the District, but only to the extent that such ordinances are not in conflict with the purposes of Title 15.2, Chapter 43 of the Code of Virginia (1950), as amended. All land use planning decisions, special exceptions and variances affecting any parcel of land within or adjacent to the District shall take into account the existence of the District and purposes and policies of this Ordinance. Any subdivisions or adjustments to parcels within the District shall meet the current zoning requirements or a minimum of 20 acres, whichever is greater. Subdivision through clustering is prohibited for the term of the District. All subdivision of land or adjustments to parcels within the District other than in accordance with the provisions of this Ordinance is hereby deemed to be in conflict with the purposes and policies established by this Ordinance.

B. Land used in agricultural and forestal production within the District shall automatically qualify for an agricultural or forestal value assessment on such land pursuant to Section 15.2-4312 of the Code of Virginia (1950), as amended, if the requirements for such assessment contained therein are satisfied, whether or not the Loudoun County Land Use Assessment Ordinance is in effect.

C. All other applicable provisions of Title 15.2, Chapter 43 of the Code of Virginia (1950), as amended, are incorporated in this Ordinance and made a part hereof.

IV. REVIEW OF ORDINANCE

The Board of Supervisors shall initiate review of the District at least 90 days prior to June 2, 2024, in order to determine whether to terminate, modify or continue the District. The Board shall request the recommendations of the Planning Commission and the Agricultural District Advisory Committee in conducting such review.

V. DISCONTINUANCE OF ASSOCIATION IN DISTRICT

Any owner of land lying in the District may request, in writing, termination and withdrawal of his property in accordance with Section 15.2-4314 of the Code of Virginia (1950), as amended. If denied favorable action by the Board of Supervisors the landowner shall have an immediate right of appeal de novo to the circuit court. The termination of any owner's association in the District for any reason shall not in itself serve to terminate the existence of the District.

Any heir at law or devisee of any owner of land lying within the District shall as a matter of right, be entitled to withdraw from the District within two years of the date of death of the owner and upon written notice of withdrawal to the Board of Supervisors and the Commissioner of the Revenue.

When the District is reviewed by the Board of Supervisors at the end of the four (4)-year period, land within the District may be withdrawn by filing a written notice before the Board of Supervisors acts to continue, modify or terminate the District.