

NEW CATOCTIN NORTH 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 Catoctin North 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 767.54 acres more or less and include the following 22 parcels:

PIN	Tax Map	Owner	Acres
214356019000	//5/////////1/	BLES, YVONNE BABETTE	465
216039231000	/11///3////B/	CHAPMAN, JAMES D & BARBARA B	21.57
254178586000	//4///8////15A	LAKE, DONNA LYNN	9.09
254182213000	//4///6////13B	OCONNOR, MICHAEL F & S LLOYD-	8.67
254285435000	//4///8////15C	HITESHEW, LESLIE LINDSEY	19.21
254377757000	//4/////////15/	SAIED, JALAL A	29.01
254384867000	//4/////////14/	BABAN, OTHMAN A & RITA ANN	19.12
255270117000	/10//43////1/	POOVEY, JOHN DAVID & JEANNE MARIE	7.08
255365007000	/10/////////65B	WALKER, KATHERINE B	6
255467350000	//4/////////9A	ERIKSEN, S HELGA	13.74
255472537000	//4/////////11B	JONES, VIRGIL III & JULIE	12.06
294188030000	/10/////////67C	REDWINE, ELIJAH	10.1
294201988000	/10/////////68I	BROWN, MICHAEL H & BONNIE J	3
294204114000	/10/////////67G	HIGNITE, RODNEY ALLEN & KAREN	4.91
294271522000	/10//21////2/	MARTIN, RICHARD A & PATRICIA A	3.16
294294872000	/10/////////67B	MEISER, ROBERT N & HALA MEISER	26.93
294300245000	/10/////////68G	GUARINO, PETER A & TAINA G	10
294368406000	/10/////////5/	GREENE, DAVID L & ROBIN G	2.97
294378024000	/10/////////68/	LYONS, JAMES ANDERSON & TAMARA L	52.84
294398719000	/10/////////68H	DE LUCA, ANTHONY P & ANGELA M ET	10

PIN	Tax Map	Owner	Acres
294488337000	//4/////////6B	KIRBY, RICHARD & JANET	15.08
295494877000	/10/////////67E	TREADO, GREGORY J & ANN A WELLS	18

On February 12, 2020, the following parcel containing at least 5 but less than 20 acres was NOT RENEWED in the New Catoctin North Agricultural and Forestal District Ordinance due to failure to properly reapply:

PIN	Tax Map Number	Owner	Acres
255271166000	/10//43//////2/	BOWERS, PAUL E & MARJORIE W	7.08

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 term, 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.