

NEW CATOCTIN SOUTH AGRICULTURAL AND FORESTAL DISTRICT ORDINANCE
June 2, 2020
As approved March 3, 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 South 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 3,957.9 acres more or less and include the following 182 parcels:

PIN	TAX MAP	OWNERS NAME	ACRES
175168963000	/11////////136C	LIU, CHIA CHING & YUEN CHOU TEES	21.84
176185191000	/20///7////4/	ROQUES, DANIEL & BARBARA J SHAFFER	10
176262763000	/19///1////9/	HYLAND, TIMOTHY B & JAN K	10
176281282000	/19///1////14/	SCOTT, BARBARA O	10
176450505000	/19//18////1/	HALE, KEVIN & LAURA	10
176456303000	/19////////133/	FEARING, WILLIAM S & JANICE L K	29.89
176467590000	/19////////136B	LIU, CHIA CHING & YUEN CHOU TEE	16.65
176471125000	/19///1////4/	BOND, CRAIG A & PATRICIA L	10
176476614000	/19///1////5/	DEE, NORBERT (DR) & NENA	10
177039285000	/19///5////7E	HUTCHINSON, DEREK & JESSICA	25.1
177268595000	/19////////112/	ITZIG-HEINE, PATRICIA Z TRUSTEE	33.76
177284132000	/19///5////2/	ANDERSON, RYAN T & ANDERSON, ANNA L	30.71
177288562000	/19///5////4A	GUSTAFSON, PETER G & MARY H	15.01
177361918000	/19////////114/	ITZIG-HEINE, PATRICIA Z TRUSTEE	32.54
177377111000	/19///5////1/	ITZIG-HEINE, EDWIN DOLF TRUSTEE	15
177381260000	/19///5////3/	TASHJIAN, MEGERDICH KEVORK & AZNIV	24.89
PIN	TAX MAP	OWNERS NAME	ACRES

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177485973000	/19///5/////7D	RAGER, JANE G	10
180188905000	/30/A/2/////6A	WYSER-PRATTE, MARYSE	15.75
181485474000	/30/A/2/////6B	WYSER-PRATTE, MARYSE	6
218263250000	/11/////////108/	SAMS, FRANK J & ELAINE N MEILAHN	12.02
218269487000	/11/////////108B	LARSON, BLAINE & ANN VIRGINIA	0.52
218272397000	/11/////////109/	LARSON, PETER Q & KRISTI T TRUSTEES	6.52
218276682000	/11/////////112A	EICHNER, JOHN MATTHEW & CAROL E	0.35
218475801000	/11/////////57/	DRUMMOND, SCOTT W	28.47
219166841000	/19///3/////3/	ANDERSON, JAMES ELLIS & MARCI B	34.9
219167588000	/19//20/////1/	MCLAUGHLIN, MICHAEL DEAN TEE	40
219251765000	/19///3/////1A	EHRENKRANZ, PHILIP R & SANDRA D	2.8
219257612000	/19///3/////3A	EHRENKRANZ, PHILIP R & SANDRA DAVIS	2.9
219260152000	/19///3/////2/	EHRENKRANZ, PHILIP R & SANDRA D	19.4
219274216000	/19/////////13/	VANWAGONER, JAMES C & DONNA E	29.77
219289575000	/19//13/////1/	KENT, JAMES C TRUSTEE	5.53
219357575000	/19/////////11A	WALSH, WILLIAM & SARAH CLAIRE	7.8
219382703000	/19/////////15B	HOWDER, PATRICIA C	7.02
220194655000	9//21////10E	CAVALLARO, JOSEPH & FRANCESCA	11.75
220362094000	/19///3/////4/	HEREFORD, ROBERT D & ANN B	30.21
220379513000	/19///4/////9/	PARKWYNN APARTMENTS LP	11.29
221163840000	/19//11////13/	RUNQUIST, THOMAS R & GAYLE	25.67
221173382000	/19/////////70/	BARTMAN, ERWIN ROGER & P KELPINSKI	40
221186655000	/19/////////61/	CUNNINGHAM, JAMES C & MARY K	32.35
221203596000	/19/////////41D	HINCKLEY, DIANE B	11.19
221286195000	/19/////////58/	NORTHERN VA REGIONAL PARK AUTHORITY	51.6
221288921000	/19/////////60/	BOLTE, DAMARA TRUSTEES	24
222106681000	/29/////////54/	CHAPPLE, EVAN & HOLLY H	1.82
222153557000	/19//11////20/	MURPHY, DIANNE G	27.17
222160179000	/19//11////21/	KIMBALL, PETER D & KIMBERLY V	30.39
222166198000	/19//11////22/	BREINIG, JOSEPH E & SANDRA ET AL	21.48
222360843000	/19//11////24/	NIX, MORRIS B TRUSTEE	22.68
222453154000	/19//11////15A	SCHINDLER, BRENDA	22.83
222464356000	/19//11////14/	BUTLER, FRANKLIN T & MICHELLE L	32.3
223162434000	/29///1/////2/	ALAMR, ABDULLAH M A & YOUSEF A M ALAMR	28.07
223176820000	/29///9/////5/	STOCKS, RONALD CHARLES & CAROL MAE TEES	9.53
223176961000	/29///9/////6/	OROURKE, JOSEPH D & ELIZABETH A	2.73
223179141000	/29///9/////4/	SCHELSKE, RYAN M & MCCLURE, ERIN L	1.87
223181061000	/29///9/////C/	CATOCTIN RIDGE HOMEOWNERS ASSOCIATION	1.41
223182835000	/29///9/////3/	GREENE, WADE H & NANETTE W	2.24
223187241000	/29///9/////A/	CATOCTIN RIDGE HOMEOWNERS ASSOCIATION	12.71
223278312000	/29///9/////B/	CATOCTIN RIDGE HOMEOWNERS ASSOCIATION	19.92
PIN	TAX MAP	OWNERS NAME	ACRES
224453600000	/29/////////33/	CHAUDET, ROY & ELIZABETH COFFEY-	6

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224462478000	/29///1/////3/	GAMMON, DANIEL T	34.07
225154365000	/29//10////38/	MULY, ERIC R & BARBARA E	57.24
225166450000	/29//10////39/	JUDD, BLAIR ALLEN & SHANNON MARIE	65.14
228351089000	/39////////20/	KEARNS, LARRY L & SHARON P	15
258160342000	/10///1/////5/	HERRMANN, CHARLES F III & DIANA KAY	10
258170425000	/10///1/////3/	YALCIN, MEHMET	13.71
258180755000	/10////////35/	RYAN, PATRICK J II	4.78
258196538000	/11////////89/	SASTRE'S SECRET LLC	17.97
259202792000	/19///3////1/	LEITHAUSER, MARK & MARYBRYAN	13.76
259289160000	/18//18////B/	MACDONALD, CHARLES K	32.9
259304193000	/19////////6A	STANFORD, THEODORE D	60.9
259369406000	/18//18////A/	MACDONALD, CHARLES K	37.18
259376970000	/18//18////D/	SASTRE'S SECRET LLC	37.56
259489678000	/18//18////C/	SASTRE'S SECRET LLC	34.78
259497349000	/19////////7A	SASTRE'S SECRET LLC	20.2
260254610000	/18////////18/	CROOK, MAX Q & JENNIFER LYNN	23
261186132000	/19//11////2/	DRAMSTAD, DONALD L & RHONDA K TEES	10.07
261186784000	/19//11////1/	PATTON, ROBERT H & CATHARINE A TEES	11.74
261306905000	/19//22////A1/	ADAMS, ELEANOR M	243.06
262303755000	/19//11////16A	NIESEN, PAUL R & CANDACE M	48.46
262486367000	/19//11////3A	ROBINSON, MARK & ELIZABETH	20.12
262495364000	/19//11////9A	PETERS, DANIELLE	14.97
264185754000	/29//13////4/	SAVOLD, SCOTT W & RISA J TEES	7.31
264252551000	/28///7/////5/	MCCONNELL, DAVID B & KATHLEEN L	5.97
264281124000	/28////////41/	SOUDERS, JOHN M & BRONWEN C	31.16
264452988000	/28///8/////6/	DORSCH, STEVE S & GRACE LEE	10.64
265102944000	/29//10////37/	SAGHAFI, KEVIN	55
265457981000	/28///7/////13/	MEED, PAUL T & SUSAN V	6.45
265470829000	/29///4////2/	BURTON, JAMES D & KAREN E	10
265474762000	/29///4////3/	FETTERLY, WILLIAM J & TINA M	7.7
265483196000	/29//13////2/	ROOK, DENNIS J & REBECCA L BROCATO TEES	6.39
266106578000	/29//10////52/	GROVES, SHAWN M & ABEDA K	45.5
267108108000	/39////////3A	ROACH, THEODORE & S JENNINGS TEE	20
267273099000	/38////////81A	KENT, PAIGE & GREGORY WHITE	24.88
267304050000	/29//10////54/	DEAL, JEFFREY J & DARLENE S ROBINSON	28.58
268303324000	/39////////21B	SALINAS, JUAN C ET UX	13.64
268392289000	/38////////82B	BIRLADEANU, VALENTIN R & CORINNE M	10
269100599000	/39////////24A	WALKER, JOHN ALLEN & JESSIE LEE	7.32
269173982000	/38//23////8F	CLAIRVAUX LLC	0.36
269195231000	/38//19////5/	AUSTIN, JAMES & LORRAINE BIONDI	6.69
PIN	TAX MAP	OWNERS NAME	ACRES
269273011000	/38//23////1F	CLAIRVAUX LLC	5.33
269276365000	/38//23////3F	CLAIRVAUX LLC	9.91

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269361546000	/38//27///C1G/	CLAIRVAUX LLC	2.92
269369502000	/38//23/////2F	CLAIRVAUX LLC	13.13
270492526000	/47/////////37/	BEATTY, TIMOTHY JON & SANDRA KAY ET AL	20.66
270493191000	/38//19/////4/	PARSA, ATILA ARIA & MARY ELIZABETH	7.82
270494244000	/38//19/////3/	AHERN, DONALD & MAGDALENA	6.35
297206093000	/10/////////32/	MILLER, LAURA M	139.6
297272207000	/10//28/////1/	GUTENSON, DEBRA H TEE	10
297375127000	/10//4/////3/	ZIMMERMAN, TROY K & SUSAN M	10
298358503000	/18/////////4/	PADAVANO, JOSEPH F & DEOR BAKER	8.08
298382577000	/18///1/////5/	OSHIRO, STEPHEN Y & ANITA R	10.06
299263293000	/18///4/////3/	WEBBER, GEORGE EDWARD JR TR & WEBBER, SU	10
300173563000	/18/////////43/	ROBERTS, RICHARD L & REBEKAH L	129
300259134000	/18///7/////4/	NORBO, KIRK M & LUANN J	25.5
300379219000	/18/////////20A	CLEVELAND, A BRUCE	45.37
300403839000	/18/////////18D	DOANE, NANCY J	20
300460411000	/18/////////29/	CLEVELAND, BRUCE & BETH R	237.74
300481654000	/18/////////20/	CLEVELAND, A BRUCE	55.62
302106514000	/28/////////38C	KAY, DAVID S TEE	12
302460037000	/28///1/////1/	LANCASTER, ROGER A & EASTER	11
303265697000	/28/A/2/////6/	MAYER, WILLIAM H & STEPHANIE LYNN KENYON	1.9
303272253000	/28/////////30B	WATERFORD FOUNDATION INC	18.79
303285546000	/28//25/////A/	WATERFORD FOUNDATION INCORPORATED	2.27
303363605000	/28/A/2/////7/	WATERFORD FOUNDATION INC	1.52
303406724000	/28///8/////5/	BANTA, CRAIG LANE & BANTA, JANELLE J	10.45
304179374000	/28//16/////A/	CHAMBERLIN, JOHN C	14.56
304185133000	/28//16/////B/	ARNOLD, CLEMENS M & AUBREY D	14.63
304452424000	/28/////////10/	BEACH, JILL P TRUSTEE	25.55
304455972000	/28/////////10A	WATERFORD FOUNDATION INC	20.02
305252513000	/38//29/////C/	BURGEVIN, STEFFANIE H TRUSTEE	24.31
305272495000	/28/////////14A	CHAMBERLIN, TAYLOR	3.12
305281781000	/28/////////15/	RAY, ROBERT PAUL ET UX	53.22
305302176000	/38/////////86/	GANIS, CHRIS A & DETRA E GANIS TEES	13.88
305383098000	/28//27/////3/	KABBES, MARK & KIM NILSON	31.23**
305392280000	/28//27/////2/	KABBES, MARK & KIM NILSON	38.09**
305408918000	/28//21///14/	VIRGO, GORDON R JR & DIANA L	22.84
306400213000	/38/////////79A	OCONNOR, KEVIN P & IRENE A V	14.59
306404122000	/38/////////77C	NACHAJSKI, MARK & DONNA LEE	7.07
306497263000	/38/////////77/	PYSZ, BROCK W TEE	20.34
307277853000	/38//34//69A2/	WHITLOW, CHARLES D & JILL E	6.19
PIN	TAX MAP	OWNERS NAME	ACRES
307280983000	/38/////////69A	MAURER, EDWARD A JR & LYNN V MAURER	5.79
337352828000	/17///5/////10/	CALDER, BARBARA	10
337377089000	/17/////////48/	COHEN FAMILY TRUST	11.25

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337452650000	/17///5////12/	DAUM, EDWIN J & ALISA ZIMMERMAN-	21.87
338153696000	/17///13////5/	TRACY, JOHN D & PATRICIA I	10.25
338169331000	/17///13////1/	COHEN, SUSAN TRUSTEE ET AL	10.17
339362453000	/17////////36/	CAMPBELL, SCOTT ALLAN & JENNIFER AYN	15.51
341103295000	/28//29////1/	WATERFORD FOUNDATION INC	144
342190713000	/27//13////2/	RUSCIO, BRUCE ANTHONY	9.21
342290786000	/28///3////3/	KIRKPATRICK, KAREN	10
343159953000	/37///6////1/	TAINTOR, ZEBULON C & MAVIS	30.96
343168839000	/37////////100/	CRAIGMILE, MICHAEL & NATALIE H B	2.56
343172370000	/37///4////7/	JUZBASICH, SAMUEL & CINDY A	10.19
343264262000	/27///9////1/	ELLIOTT, ALBERT B JR & JOAN E	10.05
343267784000	/27///9////2/	ELLIOTT, ALBERT B JR & JOAN E	10.01
343282600000	/37///4////2/	FISHER, JACOB A IV TEE	11
343375854000	/27//27///4A1/	ADELER, JORGE & GRACIELA	10
343405838000	/28///5////12/	DAVID NORDGREN LIVING TRUST & SANDRA NOR	10.62
344200266000	/38///7////6/	MILLER, ROBERT B & CAROL L TEES	12.45
344303992000	/38//29////F/	DIAZ, CARLOS R TEE	39.98
344467875000	/37//12////1/	HARDCASTLE, KENT R & JOYCE A TEES	11.1
373102350000	/17//29////3/	JONES, KEITH & DONNA	10
373208381000	/17//38////2/	LAVIGNA, LOUIS J	6
373256641000	/17////////13D	TRASK, SUSAN M & DERRICK FITZGERALD	10.66
373282075000	/17////////52/	PRY, JULIA ANN & KEITH SCOTT	24.25
374302576000	/17////////32/	LEE, WHA YOUNG & SANG NAM	50.86
374498889000	/17//29////5/	JUSTUS, ROBERT T & ANDREA P	10
375284534000	/17//48///27/	BROWN, DAVID M & KATHLEEN S	2.39
375377792000	/17//48///12/	HELLER, KYLE & HELLER, ANGELA MARIE	21.33
378302855000	/27/B/1////9/	REMINGTON, JONATHAN R & LAURIE A	6.65
378497170000	/27/B/1////1/	COWELL, MICHAEL J & PATTI PSARIS	5.57
409108065000	/16//19////12/	BEMBERS, SUSANNE CAROL & BEMBERS, IVAN L	15.89
409182398000	/16//19////2/	SULLIVAN, TIMOTHY & CYNTHIA LEE	10
409187038000	/16//19////5/	GUENTHER, MOIRA ELIZABETH HOLT & GUENTHE	10
409192094000	/16//19////7/	LENKO, MARK A & MARIE LENKO TEES	10
409199930000	/16//19////9/	LERTORA, PHILLIP A & REBECCA	10.46
409199988000	/16//19////10/	PETRAITIS, TOLAND & ALDONA B	10.81
409207552000	/16//19////13/	JOHNSON, KRISTOFER & HELEN L	10.34
409291949000	/16//19////8/	LEUCK, DARYL A & ANGELA M R/S	10
409299950000	/16//19////11/	HUBBUCH, DAVID & E MEREDITH	10.49
PIN	TAX MAP	OWNERS NAME	ACRES
409392112000	/17//23////10/	WESTERMAN, JOHN & GLORIA ET AL	10
409392464000	/17//23////9/	WESTERMAN, JOHN W & GLORIA	10.01
409399170000	/17//23////12/	DEKEYREL, JOSEPH & DEKEYREL, CINDY M	10.01

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*A Highway Taking recorded on November 24, 2014, removed 0.75 acres from PIN 269-27-3011, leaving 5.33 acres remaining on the parcel and within the New Catoctin South Agricultural and Forestal District, in accordance with Section 15.2-4313 of the Code of Virginia, depicted in Appendix A.

**BLAD 2017-0017 was approved on July 6, 2017, shifting 26.24 acres from PIN 305-38-3098 (57.47 acres pre-BLAD) in the New Catoctin South Agricultural and Forestal District (District) to PIN 305-39-2280 (11.85 acres pre-BLAD), which previously did not include any land inside the District, and as depicted in Appendix B.

Pursuant to the March 3, 2020, renewal of the District, the following parcels withdrew from the New Catoctin South Agricultural and Forestal District Ordinance:

PIN	TAX MAP	OWNERS NAME	ACRES
304283694000	/28/////////23/	FRIEND, VIRGINIA MCGEHEE	223.05
304473640000	/28/////////25A	FRIEND, VIRGINIA MCGEHEE	42.07
304484651000	/28/////////25/	VIRGINIA MCGEHEE FRIEND	29.24
337151672000	/17//29////15/	TONG, MARK W TRUSTEE	12.36
337156465000	/17//29////16/	TONG, MARK W TRUSTEE	10.55
337161129000	/17//29////19/	TONG, MARK W TRUSTEE	10.63
337163993000	/17//29////17/	TONG, MARK W TRUSTEE	10.19
337167331000	/17//29////20/	TONG, MARK W TRUSTEE	10
337172996000	/17//29////18/	TONG, MARK W TRUSTEE	10.14
337173933000	/17//29////21/	TONG, MARK W TRUSTEE	10
337179064000	/17/////////43/	TONG, MARK W TRUSTEE	8.75
338351873000	/17//29////11/	TONG, MARK W TRUSTEE	10
338358964000	/17//29////12/	TONG, MARK W TRUSTEE	10
338365855000	/17//29////13/	TONG, MARK W TRUSTEE	10
338372846000	/17//29////14/	TONG, MARK W TRUSTEE	10
338451091000	/17//29////7/	TONG, MARK W TRUSTEE	10
338451927000	/17//29////10/	TONG, MARK W TRUSTEE	10
338458484000	/17//29////22/	TONG, MARK W TRUSTEE	10
338458925000	/17//29////23/	TONG, MARK W TRUSTEE	10
338466243000	/17//29////24/	TONG, MARK W TRUSTEE	21.79
338472502000	/17//29////26/	TONG, MARK W TRUSTEE	10
338474671000	/17//29////25/	TONG, MARK W TRUSTEE	10
373484118000	/17//31////1/	UNGER, JESS B & SUZANNE L	47.43

On March 3, 2020, the following parcels containing at least five (5) but less than twenty (20) acres were NOT RENEWED in the New Catoctin South Agricultural and Forestal District Ordinance due to failure to properly reapply:

PIN	TAX MAP	OWNERS NAME	ACRES
268490956000	/38/////////82C	ETESSE, CHRISTOPHER & JILL MIKOLS	10

302359580000	/28///1/////1A	HEALY, MICHAEL L & KATHY A	11.34
304191950000	/28//16/////C/	CARRINGTON BUILDERS AT HUNT COUNTRY LC	14.45
306403355000	/38////////77B	LYMAN, HELEN	8.16
343351601000	/37///6/////4A	WEIR, ERIC & FRANCINE	10
343355628000	/27///9/////3/	CHAVERS, JAMES T & DENISE M	10.01
344379499000	/37//27/////1/	FORRESTER, MARK H	17.4
409282043000	/16//19/////1/	WHITE, KENNETH I & SAMANTHA B	10.01

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 twenty (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 ninety (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.