

HILLBROOK AGRICULTURAL AND FORESTAL DISTRICT ORDINANCE
December 19, 2022
As approved September 14, 2022

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 Hillbrook Agricultural and Forestal District (hereinafter referred to as the "District") is hereby renewed for a period of four (4) years, beginning December 19, 2022, 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 1,631.65 acres more or less and include the following 42 parcels:

PIN	Tax Map Number	Owner	Acres
311353202000	/47///3/////1/	TRYGG, DAVID & EMIL CHUKALOV	10
347278146000	/46/B/1/////5/	FENNELL, CHRISTOPHER J & SANDRA M	5.68
347279770000	/46/B/1/////6/	FENNELL, CHRISTOPHER J & SANDRA M	3
347281088000	/46/B/1/////7/	FENNELL, CHRISTOPHER J & SANDRA M	3
348261506000	/46/A/2/////3A	MONROE, JAMES E & BETSY HOBBS-	1.39
348265830000	/46/A/2/////4/	MONROE, JAMES E & BETSY HOBBS-	5
348397542000	/47/////////5A	COSTELLO, DANIEL S & REBECCA B	3
348463955000	/46/////////8B	PEARSON, KATHLEEN ORRICK TR &	16.6
348483672000	/46/A/1/////B/	DESOUZA, NELSON A	32.02
348494012000	/46/////////14D	COSTELLO, DANIEL S & REBECCA B	11.45
349207633000	/47/////////10B	SMALL, FRED B JR & SMALL, CINDY N	20
349251308000	/46/////////50E	GOOD, MARGARET J	11.73
349253193000	/46//13/////2/	HOFFMAN, MICHAEL E & LINDA J	13.1
349259862000	/46//13/////1/	MARSCHKE, LIDA P TR & JAMES D	5.85
350370285000	/46/////////55A	WEBBER, GEORGE EDWARD JR TR &	7
383157096000	/46/////////1/	ROGERS, JOSEPH M ESTATE	90.25
383262181000	/46/////////4C	LAFFERTY, ROBERT L JR	3
383355024000	/37/////////37/	ROCKWOOD M&M FARM LLC	150.29

383362307000	/46/////////4A	BARRETT, JENNIFER	4.39
384354504000	/46/////////2/	ROGERS, JOSEPH M ESTATE	26.3
384355168000	/46/////////6A	ROGERS, JOSEPH M ESTATE	5.26
384375867000	/46/////////6/	ROGERS, JOSEPH M JR TEE	227.57
385184020000	/46//24//////7/	STIPANCIC, CHARLES V & LEAH M	13.82
385205336000	/46/////////50/	GOOD, MARGARET J	10
385493728000	/46/////////19/	ROGERS-RENNER, MARILYN ASHBY TEE	151.12
386186519000	/46//5//////1/	ADCOCK, DAVID J & KATHRYN A	5
386207289000	/46//1//////1A	MADDOX, ALFRED E & NANCY M	10
387497678000	/46//16//////1/	MARRA, JOHN V & MARRA, LAUREN E	33.3
418197302000	/37/C/1//////3/	HINKLE, ROBERT D & HINKLE, BRENDA J	0.56
420106596000	/46/////////21A	ROGERS, JOSEPH M JR	66.75
420177513000	/45/////////65A	ROGERS, JOSEPH JR	10.03
420264793000	/45/////////87D	AIRMONT PROPERTIES II LLC	22.21
420284351000	/45/////////88/	ROGERS, JOSEPH M JR	246.5
420407144000	/46/////////2A	ROGERS, JOSEPH M ESTATE	64
421156494000	/45/////////53A	LLORT, FRANCISCO & LLORT, MAUREEN &	10
421192134000	/45/////////60A	PFOUTZ, JEFFREY LEE TR & MCKEE, BARBARA	6
421203121000	/46/////////24D	NOLL, KEVIN A & STACEY	12.01
421288243000	/45/////////63/	FORESTMILL FARM LLC	103.25
421351997000	/45/////////65B	EPES, WILLIAM PERRY TR & EPES, GAIL ALLI	15.01
422303507000	/46/////////36A	MOYES, DAVID H TEE	72.17
422491222000	/45/////////60/	MOYES, DAVID H TEE	114.71
454498344000	/36//29//////9/	PLATER, MICHAEL ANDRE TR & PLATER,	9.33

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, special use permits 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. It is further required that any subdivisions or adjustments to parcels within the District shall meet the current zoning requirements or a minimum of 20 acres, whichever is greater.

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 December 19, 2026, 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 (2) 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.