

**ADDENDUM TO
NEW HILLSBORO AGRICULTURAL AND FORESTAL DISTRICT ORDINANCE
As approved and amended on April 12, 2023**

On April 12, 2023, the Board of Supervisors approved the following parcel for early withdrawal from the New Hillsboro Agricultural and Forestal District Ordinance:

PIN	Tax Map Number	Owner	Acres
520280478000	/35//15/////B/	MARSH, JOHN D TRUSTEE	20.51

**ADDENDUM TO
NEW HILLSBORO AGRICULTURAL AND FORESTAL DISTRICT ORDINANCE
As approved and amended on November 9, 2022**

On November 9, 2022, the Board of Supervisors approved the following parcel as an Interim Addition to the New Hillsboro Agricultural and Forestal District Ordinance:

PIN	Tax Map Number	Owner	Acres
447482053000	/26//24/////2/	AITON, WILLIAM S	10.74

**NEW HILLSBORO AGRICULTURAL AND FORESTAL DISTRICT ORDINANCE
April 11, 2022
As approved March 15, 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 New Hillsboro Agricultural and Forestal District (hereinafter referred to as the "District") is hereby renewed for a period of four (4) years, beginning April 11, 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 3,965.17 acres more or less and include the following 155 parcels:

PIN	Tax Map Number	Owner	Acres
379152033000	/37////////1E	GUI, DANMEI & ZHANG, KAICHEN	21.86
380263060000	/37//57////2/	TIGGES, JON & CHRISTINE	9.66
380386344000	/37////////98A	SINN, LESLIE & WHITE, NATHANIEL A	52.86
412164947000	/26//42//27B1/	NEWCOMB, MARIETTE HIU TEE	20
413272267000	/26//19////1/	HOUCK, WILLIAM J & NANCY J	5.8
413353946000	/26////////27/	GROISSER, JONATHAN A & HANA NEWCOMB TEES	10
413403066000	/27///1////3A	DRENNING, ANNE B	21.26
413407978000	/27///1////3B	DRENNING, BOWEN A & ASHLEY	10
414100545000	/26//17////1/	BROGLIO, JOHN JAMES & LAURIE ANN TEES	10.05
414152579000	/26//27//WL/	PAYNE, KEITH R & PATRICIA A R/S	8.22
414153704000	/26//33////55/	WILSON, JOHN A II & RHONDA L	12.64
414162697000	/26//33////53/	ALBRO, TREVOR S & TRACEY V R/S	10.36
414170271000	/26//33////50/	BARR, MICHAEL ANTHONY & ROBIN DEA TEES	10.85
414178809000	/26//33////47/	KUNZLE, JULIANNE & JULIE SWENSON TEE	13.17
414191069000	/26//17////5/	BOUFFARD, THOMAS A TR & BOUFFARD, PAULA	14.76
414198805000	/26//17////2/	CURFMAN, WALTER R & CHRISTINA D	11.62
414256156000	/26//28//WL/	DONLEY, THOMAS C & RESHA L BUTLER	6.73
414271539000	/26//33////51/	KREBS, JOHN C & MELISSA K R/S	10.8
414362756000	/26////////47A	HOKE, HUBERT DOUGLAS & SHELLEY A RS	8.9
415103462000	/37////////1D	GUI, DANMEI & ZHANG, KAICHEN	13.16
415159859000	/36///5////11/	LONDNER, MICHAEL S	23.91
415172019000	/36///5////8/	FRY, VERA LEE TR & FRY, VERA LEE 2008 TR	10
415174755000	/36///5////7/	SPILNER, JOHN F & DONNA M	10
415175990000	/36///5////6/	SPILNER, DONNA M	10
415194562000	/36//14////1/	GUI, DANMEI & ZHANG, KAICHEN	9
415282421000	/26//44////10/	HALAC, AYSE	19.61
415294750000	/27///8////2/	POLAND, JAMES R & KATHLEEN M	8.18
415357382000	/26//33////43/	WALKER, FRED L & DANA L TRUSTEES	17.63
415363278000	/26//33////44/	KETTELL, KEVIN D & ANDRE F R/S	18
415371072000	/26//33////46/	PATCH, IRWIN G III & JACQUELINE	43.6
415457738000	/26////////51/	BOWEN, RODNEY C & SHARON A	7.25
416275280000	/36////////65/	MOSSBURG, HELEN & P A MOSSBURG	6.51
416359444000	/36////////2/	LOVELAND FARM LLC	270.8
416468034000	/36///5////10/	CUNNINGHAM, KENNETH D & CAROL G	10
416470776000	/36///5////9/	JONES, REGINALD M JR & ELSIE	10.46
439257851000	//8////////6A	QUINN, JOHN H JR & JOAN C	28.69
443251843000	/16////////20/	KING, JOHN E & RAHL, MICHAEL J	3.48
443352209000	/16////////10/	JACOBS, IRIS NELL HATCHER ESTATE	14.79
443377641000	/16//59////6/	ROVANG, EUGENIA MARIE TRUSTEE	5.13

PIN	Tax Map Number	Owner	Acres
443384205000	/16//38/////1/	KELLNER, WILLIAM R JR & DEBORAH TEES	29.1
443406512000	/16///5/////1/	BURES, REGINA & W J KANAPAU III	13.16
443499906000	/16//27/////2/	SOLIBAKKE, CATHERINE ANNE	15.93
444385382000	/16//42/////2/	KAHN, JASON E & SARA ELIZABETH SPOFFORD	31.62
445194715000	/16////////49C	BIDDLE, FLORENCE E TEE	10.36
445456408000	/16//15/////2/	CROUCH, RICHARD E & MARY B F	20.3
446392594000	/16///6/////2/	FERGUSON, DAVID & LINNA	3.27
446489547000	/16////////49/	MEYERRIECKS, BRIAN J & DAWN C	12.62
447107792000	/26//51///CL9/	MOUTOUX, ROBERT S	40.63
447169387000	/26//35/////7/	JUDD, JAMES B & HEATHER	17.06
447271027000	/26//35/////6/	PANTALEO, ANTHONY J & LAURA A R/S	15.08
448190911000	/26//31/////2/	CAPPS, JESSICA & CAPPS, DAVID J JR	6.95
448198619000	/26//31/////3/	GEHRINGER, WILLIAM C & TERRY A R/S	8.6
448271631000	/26////////13C	HACKNEY, CONNIE SHERYL ET AL TEES	5.62
448282858000	/26////////14A	KEENAN, WILLIAM D & JEANNE F R/S	10.04
448300390000	/26////////27B	NEWCOMB, MARIETTE H TRUSTEE	160.79
448484743000	/26////////27E	MOUTOUX, CHARLES S & SUSAN B	66.21
449207833000	/26////////10A	JACKSON, ALAN W & JUDITH A TEES	7.84
450157362000	/36////////7/	TEMPCHIN, BRADFORD STEVEN ET AL	10.2
450159037000	/36///7///14/	CECCA, LEE S & CARRIE A	15.95
450355073000	/26//41/////2/	MILBERT, CHRISTOPHER & SYDNEY MILLER	11.24
450366680000	/26////////9/	WILLIAMS, PRICE E & JENNIFER M	17.06
450376482000	/26//33///34/	VOEGELE, DAVID J & DESIREE J R/S	17.41
450402165000	/26//33///39/	WARD, ERIK & LORI A	11.86
450407515000	/26//33///41/	CAULEY, ROBERT B & DENISE E R/S	16.5
450456767000	/26//34///29/	ROACH, MATTHEW T & KELLY V	14.3
450460966000	/26//34///30/	REYNOLDS, PETER HARDING	13.4
450465674000	/26//34///31/	REYNOLDS, PETER HARDING	10.22
450494885000	/26//33///38/	HASENFANG, BRUCE J & PATRICIA M R/S	10.8
451364666000	/36//11///11/	VENR PROPERTIES LLC	10.01
476378843000	//7////////72/	MAMPE, JOHN JAY	35
476468634000	//7////////75/	BUSSARD, ELLA L TRUST	8.5
476473236000	//7////////74/	BUSSARD, JEFFERY W & EMA JEAN	12.5
476478011000	//7////////73/	BUSSARD, ELLA L TRUST	7.5
477151094000	//7///3///4/	MOONBRIGHT LLC	3
477151162000	//7///3///3/	MOONBRIGHT LLC	3.01
477153542000	//7///3///8/	MOONBRIGHT LLC	3
477160547000	//7////////58B	MOONBRIGHT LLC	15
477178752000	//7////////60A	MOONBRIGHTS LLC	37.77
477251320000	//7///3///5/	MOONBRIGHT LLC	3.01
477251547000	//7///3///6/	MOONBRIGHT LLC	3.01
477255206000	//7///3///7/	MOONBRIGHT LLC	3
478162961000	/15///2///1/	HOWARD, C DENNIS	30

PIN	Tax Map Number	Owner	Acres
478188316000	/15////////101/	MOONBRIGHTS LLC	15
478252873000	/15//25////1/	KITTRELL, BONNIE & KITTRELL, DOUG	32.75
478298796000	/16////////9/	KING, JOHN E & RAHL, MICHAEL J	34.5
478361340000	/15//1////2/	BHATIA, RATTAN J & DORIS I M	40
478381442000	/15////////74A	MOONBRIGHTS LLC	73.28
478397434000	/16////////122/	KING, JOHN E & RAHL, MICHAEL J	31.55
478452502000	/15//1////1/	ALBRIGHT, MADELEINE K	46.2
478489524000	//7////////62/	MOONBRIGHTS LLC	25.25
478499445000	/16////////121/	KING, JOHN E & RAHL, MICHAEL J	7.01
478499563000	/16////////120/	KING, JOHN E & RAHL, MICHAEL J	6
482187447000	/25////////86/	SANDERSON, HAROLD M	11.52
482283971000	/25////////87C	SANDERSON, HAROLD M	3.08
482288202000	/25////////87G	SANDERSON, HAROLD M	10.96
482291239000	/25////////87F	SANDERSON, HAROLD M	13.18
482394511000	/25//23////1/	PORCH, LARRY A & MARTHA W R/S	8.1
483155823000	/25//11////2/	CHAMBERLIN, TAYLOR M & CORDELIA	22.99
483186215000	/25//2////3/	SIMMERS, ROBERT C & SANDRA LEE	16.67
484156177000	/25//25////34/	CHANDLER, BOBBY R JR & TABETHA R/S	26.59
484261173000	/25//8////13/	DEL GRANDE, MARK R & JENNIFER JEAN	11.64
484358888000	/25//8////10/	BECK, WILLIAM G & KATHALYNN B TEES	10.97
484388593000	/25//11////4/	KLINEDINST, GARY L & JUDITH A	10
484452524000	/25//11////7/	EVANS, JEFFREY C & SHARON A	10
485498856000	/25//15////1A	JOHNSON, WARREN E & CAROL M	57.38
486103759000	/36//2////1/	HOOKS, WALTER LEE III	10.47
486108094000	/36//2////2/	HOOKS, WALTER LEE III	10.05
509171879000	//1////////38A	COMMONWEALTH OF VA / DEPARTMENT OF CONSE	1
509173778000	//7////////4/	COMMONWEALTH OF VA / DEPARTMENT OF CONSE	1
509176379000	//7////////5/	COMMONWEALTH OF VA / DEPARTMENT OF CONSE	2
509258827000	//7////////1/	COMMONWEALTH OF VA / DEPARTMENT OF CONSE	43.08
509363388000	//1////////38/	COMMONWEALTH OF VA / DEPARTMENT OF CONSE	174.38
509375927000	//7////////2/	COMMONWEALTH OF VA / DEPARTMENT OF CONSE	21.61**
509395294000	//1////////39/	OLD DOMINION LAND CONSERVANCY INC	280.67
510363218000	//7////////17/	COMMONWEALTH OF VA / DEPARTMENT OF CONSE	107.9
510461359000	//7////////14/	COMMONWEALTH OF VA / DEPARTMENT OF CONSE	99***
510481317000	//7////////13A	COMMONWEALTH OF VA / DEPARTMENT OF CONSE	44
511494154000	//7////////23/	CAMPBELL, L E & MARI-ELIZABETH TEES	43.66
512109039000	//7//3////2/	MOONBRIGHT LLC	3.01

PIN	Tax Map Number	Owner	Acres
512109209000	//7///3////1/	MOONBRIGHT LLC	3.06
512365179000	//7////////32A	MCMAHILL, KEVIN & MCMAHILL, MARTHA P	14.38
512377285000	//7////////50A	TULIP, DAVID E	17.97
512454327000	//7//15////3/	THOMAS, PETE & PAMELA TARA OCHS	10.79
513103691000	/15////////70/	CHEGU, RANAPRATAP TR & PURUSHOTHAMAN, LA	58.13
519103954000	/25//7////17A	16110 MOUNTAIN RIDGE HOLDINGS LLC	25.64
519164817000	/25//3////6/	HEATH, HAROLD G & SHEILA F R/S	10
519184385000	/25//7////8A	LAURENT, KEVIN W & GENA H R/S	11.67
519197787000	/25//7////16A	MCDONALD, RAY V TRUSTEE	10.15
519256849000	/25////////50D	HITE, BONNIE L	7.6
519292815000	/25//7////9A	MARTIN, SHARLENE E & JEFFREY M	11.24
520280478000	/35//15////B/	MARSH, JOHN D TRUSTEE	20.51
520280696000	/35//15////A1/	MARSH, JOHN TRUSTEE & MONTCALM FARM	185.19
520371308000	/35//15////A2/	MARSH, JOHN D TRUSTEE	20
520488149000	/25//7////4A	GILMAN, AARON & JOHNSON-GILMAN, MALINDA	10.19
544183799000	//6////////1A	WILF, GWENDOLYN	19.48
544190211000	//7////////29C	SCHWARZ, CARL W & DANIELE P	9.38
544201774000	//7////////30/	BEAUDWAY, RONALD E & D IDLETT TEES	3.9
544279126000	//6////////2B	CATAN-ROSE, PAULA A	9.09
544292630000	//6////////1/	SCHWARZ, CARL & DANIELE P	16.78
544308205000	//7////////31/	DILLON, PAUL J & PAULA N	3.59
545159030000	/14//3////3/	COCKRELL, JOHN A & LISA W	13.05
545198911000	/15//11////5/	LAMPIETTI, FRANCOIS & SHEELA K	116.23
545199687000	/15//11////1/	LAMPIETTI, FRANCOIS M J & SHEELA	23.41
545381265000	/14////////3B	LEIGH, ELIZABETH TEE	21.33
545393514000	/14////////3A	LEIGH, ELIZABETH TEE	29.78
545481545000	/14////////4A	LEIGH, ELIZABETH TEE	40.43
551255866000	/24//3////9/	JENNINGS, W MICHAEL & STEPHANIE L	10.05
552153299000	/34//5////6/	HUTCHINGS, CHAD & HUTCHINGS, KIMBERLY	15.01
552185442000	/35//43////2/	NICHOLS, LOUIS S	41.23
552196796000	/35//43////3/	NICHOLS, LOUIS S	72.46
553498274000	/35//43////1/	NICHOLS, LOUIS S	36.31
580285481000	/24////////32E	FERRINGER, MATTHEW PHILLIP TEE	10.87
580295878000	/24////////32/	VAN HUYCK, ALFRED P & MARY E TEES	50.74
581283903000	/34//2////4/	BREIDENSTEIN, JEFFREY J ET AL	19.9
581297516000	/34//2////3/	SMALE, FRANK W & RUTH ANN	11.01

*Added April 11, 2012.

** PIN 509377613000, Tax Map //7////////3/ (Section 7, Parcel 3), was previously consolidated into PIN 509375927000, Tax Map //7////////2/. The parcel's 1 acre is included in the 21.61 acres of PIN 509375927. See Appendix A for documentation and Tax Map depicting Section 7, Parcel 3.

***The Copy Teste for the Review and Renewal approved on April 10, 2012, included PIN 510461359001, Tax Map //7////////14A, encompassing 90 acres, reflected information contained in County records. Further review determined, however, that the parcel was more properly a part of PIN 510461359000, Tax Map

//7////////14/, and should not have appeared in a table of New Hillsboro AFD parcels. The parcel has subsequently been removed from tables contained in the New Hillsboro AFD Ordinance.

On March 15, 2022, the following parcels containing between five (5) and twenty (20) acres were NOT RENEWED in the New Hillsboro Agricultural and Forestal District Ordinance due to failure to properly reapply:

PIN	Tax Map Number	Owner	Acres
412454268000	/26//15////2A	FOSTER, MARK D & SUSAN L	12.19
415483641000	/26///4////2/	CARROLL, THOMAS M & ELIZABETH W	10
447482053000	/26//24////2/	AITON, WILLIAM S	10.74
449100471000	/26//33////21/	BROUWER, DENNIS L & REBECCA J	10.75
449194674000	/26//33////22/	HORN, DAVID & SUSANNE R/S	13.3
450451962000	/26//41////1/	SLAVETER, FRANK D & KATHLEEN P	10.43
451370890000	/36//11////10/	VENR PROPERTIES LLC	10.01
479278705000	/15////////96/	DMJ INVESTMENTS LLC	6.5
479463047000	/15////////69/	CHEGU, RANAPRATAP TR & PURUSHOTHAMAN, LA	8.07
509178644000	//7////////12B	COMMONWEALTH OF VA / DEPARTMENT OF CONSE	5
512351435000	//7//15////1/	FORTIN, FRANCIS G & ANN B	6.74
512353373000	//7////////33/	DORMAN, KERI	9.66
513151916000	/15//11////2/	LAMPIETTI, FRANCOIS & SHEELA K	11.22
518108863000	/25//11////3/	STAKES, ROBERT L JR & SHARON ANN	10
519378412000	/25//7////11A	RICE, JESSICA	10
544181320000	//6////////1B	DAVIS, PAUL	14.95
545286855000	/14////////3C	LEIGH, ELIZABETH TEE	15.21
545374940000	/14////////3/	LEIGH, ELIZABETH TEE	14.74
545468055000	//6////////30A	LEIGH, ELIZABETH TEE	16.74
546400735000	/15//11////4/	LAMPIETTI, FRANCOIS M & SHEELA	10.86
546406465000	/15//11////3/	LAMPIETTI, FRANCOIS M & SHEELA K	10.12
551354438000	/24///3////11/	RATERS, WILLIAM H & RHONDA J	10.19

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 in the district 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 Sections 58.1-3230 et seq. 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 April 11, 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 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 Board of Supervisors reviews the District 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.