

**ADDENDUM TO
NEW LOVETTSVILLE AGRICULTURAL AND FORESTAL DISTRICT ORDINANCE
January 3, 2021
As approved and amended on November 12, 2020**

On November 12, 2020, the Board of Supervisors approved the following parcel as an Interim Addition to the New Lovettsville Agricultural and Forestal District Ordinance:

PIN	Tax Map Number	Owner	Acres
439369594000	//8////////1/	THEROUX FAMILY REVOCABLE TRUST & THEROUX	3.07

**NEW LOVETTSVILLE AGRICULTURAL AND FORESTAL DISTRICT ORDINANCE
January 3, 2021
As approved October 14, 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 Lovettsville Agricultural and Forestal District (hereinafter referred to as the "District") is hereby renewed for a period of four (4) years, beginning January 3, 2021, 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 1,704.62 acres more or less and include the following 95 parcels:

PIN	Tax Map Number	Owner	Acres
332456758000	//9////////92/	MAURER, DEBORAH V & KENNETH	2.12
332470153000	//9//9////1A	BURGER, JOHN D & MARY S	6.9
334153609000	//9//11////2/	WILSON, NORMA ANN	10
335156108000	//9////////72D	KAIN, PHILIP J & NANCY C	10
335159934000	//9////////72E	KAIN, PHILIP J & NANCY C	10
335250663000	//9////////69/	THOMPSON, MINDY L & ALTHA R	2.27
335253278000	//9////////70A	THOMPSON, ALTHA R & MINDY L	3.17

PIN	Tax Map Number	Owner	Acres
335256496000	//9//70/	THOMPSON, AITHA R & MINDY L	3
335363975000	//9//71/	THOMPSON, ALTHA R & MINDY L	34.97
335464474000	//9//65B	MEHL, RUSSELL D & PRISCILLA A	10.23
336452262000	/17//24//G/	YEHLE, TIMOTHY L & BRENDA J	10
367172567000	//3//6//6B	HEFFERN, KEITH L	10.2
367179949000	//3//3//3/	CUSICK, DEBRA L TEE	10
367187208000	//3//3//1A	STALLER, ANDREW IAN & TIFFANY RENEE	2
367264625000	//3//6//6/	HEFFERN, JOSEPH E & LINDA M	19.07
367276067000	//3//3//4/	HFS ENTERPRISES LLC	25
367354219000	//3//11//11/	JOHNSON, THERON & RANJANI	10.22
367359790000	//3//8/	ARMSTRONG CUMBER LLC C/O MARY ARMSTRONG	57.25
367454695000	//3//9B	WILLBURN, MICHAEL T & MARIANNE B	10.65
367495702000	//3//18/	PECK, JEROME F III & PAIGE P	35.19
368408141000	//9//99/	MAURER, DEBORAH V & KENNETH	4.95
368486786000	//3//3//2B	MONTGOMERY, JAMES G	2
370158588000	//9//35/	BETSON, ROBERT LEE JR ET AL	71.11
370361745000	//9//13//7/	GREENLEAF, KEVIN & SARAH	15.1
370372253000	//9//13//9/	FEDICK, DANIEL & TIFFANI	13.82
371272763000	//9//54/	MATTHEWS, WILLIAM & SHARON	20.57
371296476000	//9//2//2A	HUNTER, JOHN E & ELNA B TRUSTEES	4.83
371479326000	//9//47/	CATSAKIS, ANDREW W	30.78
372192882000	/17//25//4/	POTTER, ELIZABETH C	15.75
372292298000	/17//26//E/	POTTER, ELIZABETH C	5.02
372292461000	/17//25//3/	POTTER, ELIZABETH C & JEFFERY	10.11
402207603000	//3//3/	PALMER, RICHARD JUSTIN	70.42
403204175000	//3//11//14/	MCCOY, PAMELA MARIE & JEFFREY EDWARD	10.4
403272792000	//3//9//20/	SCHOLZ, RONALD W TR & SCHOLZ, BARBARA J	10.6
403288065000	//3//9//17/	METZLER, PAUL G & NATALIE	20.14
403293411000	//3//13//27/	KENNERSON, RYAN & LYNNE	10.62
403294096000	//3//9//16/	GILLIS, COLIN L & DENISE A PARK	10.42
403299088000	//3//11//15/	LEE, THOMAS BRAD & MIA CAMPESI	10.4
403304696000	//3//11//8/	HURJUI-KENNEY, LAURA & KENNEY, PATRICK	10.05
403405043000	//3//11//7/	MATYAS, DOUGLAS E ET UX TEES	10.24
404151994000	//8//23//1/	DOWD, ROBERT C & TERRIE B	3.41
404152036000	//8//24//6/	WYANT, CHARLES & LYNETTE RIDGLEY	10.3
404304836000	//9//1A	KROIZ, LOUIS E & DONNA W	48.43
405281327000	//8//138/	KASS, BRETT S & J E YOUNG KASS	6
405367116000	//8//21//8/	BOLTON, JESSE L & KRISTA V	10.04
405395091000	//8//3//4/	DUCHENEUX, VICTORIA C	10.24
406388529000	//8//22//2/	ROACH, JAMES E & LESLIE L	15
406467192000	//8//5//7/	HOUSEL, CLYDE F & TERRY L	15.89

PIN	Tax Map Number	Owner	Acres
407208723000	//9//41////1/	PRATT, LOWELL D & MARY C	21.16
407305782000	//9////////49/	SCHWAB, MARY E & CHARLES M JR TEES	82.35
408172553000	/16//49////2/	WARD, ALBERT N IV & CYNTHIA J	3.64
408173189000	/16//49////1/	WARD, ALBERT N IV & CYNTHIA J	7.15
408357146000	/16///1////2/	MCLEAREN, PATRICIA P & TERRY E	10
408358282000	/16///1////1/	MCLEAREN, TERRY E & PATRICIA P	10
409474462000	/16////////95A	TERPAK, MICHAEL & MARY L TRUSTEES	10.59
437157050000	//2////////4A	SYVRUD, BEVERLY J	14.02
437186110000	//2////////109/	BEDORTHA, WILLIAM	4.06
437252747000	//2////////4B	SYVRUD, BEVERLY J	14.02
438154243000	//2////////92/	BLETHEN, FLOYD D	25.97
438170237000	//2////////94A	RICKARD, JOHN W & SUSAN D	4.6
438174252000	//2////////94/	RICKARD, JOHN W & SUSAN D	3.07
438209261000	//2//14////3/	DOWNS, ATCHANE	6.43
438273301000	//2////////95/	RICKARD, JOHN W & SUSAN D	3
438402019000	//2//3////2A	BOUCHTI, AZDDINE & C WEDDLE	3.66
439105210000	//8//24////5/	CHLADEK, RAYMOND L & JEAN S	10.23
439106966000	//8//24////1/	GIUSTI, THOMAS GRAHAM & KATHLEEN O TEES	10.3
439154818000	//8////////155/	THEROUX, COLLEEN PANKRATZ TR & THEROUX,	9.2
439157959000	//8////////14/	THEROUX, COLLEEN PANKRATZ TR & THEROUX,	17.64
439158491000	//8////////11A	THEROUX, COLLEEN PANKRATZ TR & THEROUX,	18.2
439194182000	//8//24////3/	GESA, JOSEPH & KAREN	10
439259194000	//8////////6/	THEROUX, EUGENE & COLLEEN P	25.91
439276405000	//8////////121/	THEROUX, COLLEEN PANKRATZ TR & THEROUX,	72.01
439293368000	//8//17////2/	SZEKERES, JONATHAN M & EADS, VICTORIA A	3
439358423000	//8////////147/	THEROUX, COLLEEN PANKRATZ TR & THEROUX,	23.68
439372366000	//8////////127/	THEROUX, COLLEEN PANKRATZ TR & THEROUX,	0.5
439378236000	//8////////121A	THEROUX, COLLEEN PANKRATZ TR & THEROUX,	1.07
439471866000	//2////////96A	BLETHEN, FLOYD D	18.49
439478210000	//2////////101D	CRUSH, ANDREW M & E POTANKO-	10
439485151000	//2//9////PT/	ULMER, DONALD A & TYLEE M	47.56
440106645000	//8////////140/	SIBIRSKY, VALERIE	12.34
441196273000	//8////////88/	TILDANSTATION FARM FAMILY LLC	162.5
441265866000	//8////////97/	KEANE, JENNIFER & H FREDERICK JR	12.18
443308447000	/16//25////2/	LANDAU, DIANN S	13.51
472298903000	//2////////11/	BLACKMON, LORI RUTH ET AL C/O: MITCHELL, VERA G	71.42
472302654000	//2////////5/	WILLIAMS, MERVYN & INEZ M	19.38
474103827000	//8////////20C	THEROUX, EUGENE ALBERT TR & THEROUX, COL	5.75
474196261000	//7//2////8/	THEROUX, COLLEEN PANKRATZ TR & THEROUX,	22.13

PIN	Tax Map Number	Owner	Acres
474288300000	//7////////98B	THEROUX, EUGENE ALBERT TR & THEROUX, COL	24.94
474294442000	//7///2////9/	THEROUX, COLLEEN PANKRATZ TR & THEROUX,	18.22
474303888000	//8////////146/	THEROUX, COLLEEN PANKRATZ TR & THEROUX,	13
474392526000	//7////////95A	THEROUX, COLLEEN PANKRATZ TR & THEROUX,	24
474399015000	//8////////156/	THEROUX, COLLEEN PANKRATZ TR & THEROUX,	5.63
474407528000	//8////////4/	THEROUX, EUGENE & COLLEEN P	21.26
475404084000	//8////////20A	THEROUX, EUGENE ALBERT TR & THEROUX, COL	11.5
479489241000	/15////////98/	THEROUX, COLLEEN PANKRATZ TR & THEROUX,	6.47

*See Appendix A for preliminary plat depicting specific 0.2333 acres withdrawn; leaving 35.19 acres still enrolled in the District

**See Appendix B for preliminary plat depicting specific 4 acres withdrawn; leaving 21.64 acres still enrolled in the District. Appendix C includes signature plat for SBWV-2019-0008 depicting 4-acre parcel and new 21.16-acre parcel remaining in the District. New PIN is 407-20-8723 (replacing 407-20-7066).

Pursuant to the October 14, 2020, renewal of the District, the following two parcels withdrew from the New Lovettsville Agricultural and Forestal District Ordinance:

PIN	Tax Map Number	Owner	Acres
331153424000	//3////////29/	HARVISON, SONDR A & ANNE FENTON TEES	38.35
370165393000	//9////////35A	POMEROY, THOMAS CHARLES	35

On October 14, 2020, the following parcels containing at least five (5) but less than twenty (20) acres were NOT RENEWED in the New Lovettsville Agricultural and Forestal District Ordinance due to failure to properly reapply:

PIN	Tax Map Number	Owner	Acres
216196995000	//11///6////B/	GARFINKLE, JENNY FRANCES TEE & C QUIGLEY	10
335253704000	//9////////72C	THOMPSON, ALTHA R & MINDY L	11.99
335258023000	//9////////72B	THOMPSON, ALTHA R & MINDY L	13.01
335459837000	//9//11////4/	THOMPSON, ALTHA R & MINDY L	10
371207738000	//9////////68B	THOMPSON, MINDY L & ALTHA R	5.02

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 January 3, 2025, 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.