

**ADDENDUM TO MIDDLEBURG EAST  
AGRICULTURAL AND FORESTAL DISTRICT ORDINANCE  
As amended on October 11, 2023**

On October 11, 2023, the Board of Supervisors approved the following parcel as an Interim Addition to the Middleburg East Agricultural and Forestal District Ordinance:

PIN	Tax Map Number	Owner	Acres
398204965000	/98///1////6/	MOORE, DONALD C AND SHERRY A	10.06

**ADDENDUM TO  
MIDDLEBURG EAST AGRICULTURAL AND FORESTAL DISTRICT ORDINANCE  
As amended on April 25, 2023**

On April 25, 2023, 25.830 acres (old) in the Middleburg East Agricultural and Forestal District was transferred in BLAD-2022-0012 between the following two parcels, creating one parcel containing 99.1320 acres (new).

PIN	Tax Map Number	Owner	Acres
435272879000	/97/////////4/	JONES, MICHAEL P & JUDGE, KIMB	99.1320
470300863000	/97/////////3/	JONES, MICHAEL P & JUDGE, KIMB	0

\*\*BLAD-2022-0012 approved on April 25, 2023, deleted property line between PINs 470-30-0863 (old 28.8530 acres) and 435-27-2879 (old 70.2789 acres), creating PIN 435-27-2879 containing new 99.1320 acres. Also see Instrument No. 20230427-0015672 recorded with Loudoun County Clerk of the Circuit Court. Note: old combined acreage was listed as 101.62 acres.

**MIDDLEBURG EAST AGRICULTURAL AND FORESTAL DISTRICT ORDINANCE  
July 18, 2023  
As approved April 12, 2023**

**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 Middleburg East Agricultural and Forestal District (hereinafter referred to as the "District") is hereby renewed for a period of four (4) years, beginning July 18, 2023, 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 2,231.79 acres more or less and include the following 52 parcels:

PIN	Tax Map Number	Owner	Legal Acres
397356083000	/89/////////24A	MORISON LLC & F W HARRIS LLC	115.21
398153983000	/98//13//3B2A/	NORAIR, JILL S	16.98
398189720000	/98//6////C/	FREESTONE, JUNE G	12.59
398266226000	/98/////////4A	AMERICA, DAVID L	10.03
398276771000	/89/////////26/	AMERICA, DAVID L	54.97
399302216000	/98/////////7/	GOLDMAN, YOCHVED TEE, DCVH REV	3.12
399302969000	/98/////////35/	COHEN, DR. ABRAHAM	8.73
399307480000	/98/////////37/	GOLDMAN, YOCHVED TEE	12.66
399393182000	/98//6////F/	WIRWAHN, F EUGENE	11.2
399399287000	/98/////////36/	COHEN, DR. AVRAHAM	15.4
399485852000	/98//6////D/	LITTNER, JULIUS & ELIZABETH HOEGG	14.9
432287047000	/88/////////38C	HAPWORTH, PETER J & HALINA T RS	25
432297169000	/88//10////3/	LARENTIS, BEATRICE H & MEHRAN ERFA	20.21
433100290000	/89/////////24/	STOKE ALDIE LLC	165.08
433184413000	/88/////////32/	STOKE ALDIE LLC	2.85
433254514000	/88/////////11E	ARCHIEZZ ESTATE LLC	44.27
433274901000	/88/////////31/	WARREN FAMILY PARTNERSHIP & TRUST	182.5
433373999000	/88/////////35/	MCCORMICK, KATHERINE DOVER	40.25
433385471000	/88/////////33/	WARREN, J F & VIRGINIA M	80
434367240000	/97//1////1A	HOLLINGER, SUSAN G	50
434454350000	/88/////////31A	WARREN FAMILY PARTNERSHIP & TRUST	20.14
434481171000	/88/////////30/	LUTE, KELSIE N & RITTENHOUSE,	1.3
**435272879000	/97/////////4/	JONES, MICHAEL P & JUDGE, KIMB	71.62
435381569000	/97/////////5A1/	TODD, GORDON DWYER TR & FADIO	44.96
435466022000	/97/////////5/	MOUNTAIN FIELD LLC	34.69
468103336000	/88/////////11I	CASERIA, LEO D TR & CASERIA, A	25.21
468104292000	/88/////////11P	PETERS, CLYDE R & MARYBELL F	21.25
468153980000	/88/////////25A	GREENHILL ESTATE LLC	128.56
468194549000	/88/////////11D	TRULL, FRANCINE L TRUSTEE	17.71
468202174000	/88/////////11M	LOG CABIN 1750 LLC	9.97
468403620000	/88/////////38A	MAGALHAES, STEPHEN B & KRISTA S	14.88
469163373000	/97/////////6/	GEORGE, GREGORY & DEBORAH GEORGE T	234.88
469278368000	/88//26////1/	GEORGE, GRANT E ET AL TEES	179.1
469295574000	/88//26////2/	DEJAGER, LUC L G TR & FOLENS,	137.74

**470300863000	/97/////////3/	JONES, MICHAEL P & JUDGE, KIMB	30
503174955000	/87/////////33K	THOMPSON, MARK L TR & MARK LEE	13.06
503181888000	/87//12////A/	HARRIS, ROD W & VALERIE M BEALL	10.54
503264795000	/87///4////7/	THOMPSON, MARK L TR & MARK LEE	4.42
503265855000	/87///4////6/	THOMPSON, MARK L TR & MARK LEE	3.37
503267107000	/87///4////5/	THOMPSON, MARK L TR & MARK LEE	3.02
503272570000	/87/////////33J	THOMPSON, MARK L TR & MARK LEE	37.94
503279998000	/87/////////33H	THOMPSON, MARK L TR & MARK LEE	10
503283788000	/87/////////33E	THOMPSON, MARK L TR & MARK LEE	10
503386804000	/87/////////33C	THOMPSON FOUNDATION, THE	10.05
503398918000	/87/////////25B	STALOGH, MICHAEL A & WALIA-STA	12
503483867000	/87///5////A/	FINK, DAVID & FINK, ASTRID	21.09
504266860000	/87///2////3/	COCHRAN, SHEILA VAN DOREN TRUSTEE	17.82
504278979000	/87///2////4/	ROWLEY, POLLY PACK ET AL	33.81
504354538000	/87/////////31/	COCHRAN, SHEILA VAN DOREN TRUSTEE	97.41
504373758000	/87///2////2/	JANES, ALICE MAXINE TRUSTEE	27.77
539495795001	/87/////////31A1/	COCHRAN, SHEILA, CUSTODIAN	43.46
539495795002	/87/////////31A2/	COCHRAN, SHEILA, CUSTODIAN	18.07

\*PIN 433-10-0290 reflects AFD acreage; legal acreage is 165.94 acres as depicted on Boundary Survey dated March 7, 1990 and included with Clerk of Courts Instrument No. 2100304010037331.

\*PIN 468-40-3620 change of ownership and new survey 11-16-2017, 14.88 acres.

\*\*BLAD-2022-0012 approved on April 25, 2023, deleted property line between PINs 470-30-0863 (old 28.8530 acres) and 435-27-2879 (old 70.2789 acres), creating PIN 435-27-2879 containing new 99.1320 acres. Also see Instrument No. 20230427-0015672 recorded with Loudoun County Clerk of the Circuit Court. Note: old combined acreage was listed as 101.62 acres.

Pursuant to the April 12, 2023, renewal of the District, effective July 18, 2023, the following parcel withdrew from the Middleburg East Agricultural and Forestal District Ordinance:

PIN	Tax Map Number	Owner	Legal Acres
434154691000	/97///1////1B	WARREN, RICHARD B TRUSTEE	252.27

On April 12, 2023, the following parcels containing at least five (5) but less than twenty (20) acres were NOT RENEWED, effective July 18, 2023, in the Middleburg East Agricultural and Forestal District Ordinance due to failure to properly reapply:

PIN	Tax Map Number	Owner	Legal Acres
398204965000	/98///1////6/	MOORE, DONALD	10.06
433257482000	/88////////11E-2	JOHNSON, BRADLEY & ANA JOHNSON	10.69

### 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 fifty (50) 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 July 18, 2023, 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.

