

**ADDENDUM TO
NEW MOUNT GILEAD AGRICULTURAL AND FORESTAL DISTRICT ORDINANCE
As approved and amended on June 14, 2023**

On June 14, 2023, the Board of Supervisors approved the following parcel for early withdrawal from the New Mount Gilead Agricultural and Forestal District Ordinance:

PIN	Tax Map Number	Owner	Acres
457261326000	/71/////////50A	GUINEA BRIDGE, LLC	119.47

**NEW MOUNT GILEAD AGRICULTURAL AND FORESTAL DISTRICT ORDINANCE
December 7, 2021
As approved October 19, 2021**

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 Mount Gilead Agricultural and Forestal District (hereinafter referred to as the "District") is hereby renewed for a period of four (4) years, beginning December 7, 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 1,265.93 acres more or less and include the following 66 parcels:

PIN	Tax Map Number	Owner	Acres
388353823000	/58/////////15/	SWEZEY, JUDITH L TEE	7.32
389255169000	/58/////////25A	O'CONNOR, MICHAEL J TR & O'CONNOR,	38.12
389354528000	/58/////////25/	RAY, WILLIAM CARROLL & ROSE ELLEN TEES	15.45
389354963000	/58/////////25C	MAZZUCCHELLI, RICHARD J & JUDITH L TEES	31.54
389455836000	/58/////////26/	HALEY, J CHRISTOPHER	41.38
424106194000	/58///8////1/	MAZZUCCHELLI, RICHARD J & JUDITH L TEES	10
424157224000	/57/////////46B	FAYEN, MARJORIE K TR & MARJORIE K	28.79
424294402000	/57//21////8/	HORNBECK, WILLIAM R & MARGARET W	62.37

425178473000	/57/////////51D	PRESTON, STEPHEN W TR & PRESTON,	49.05
425268364000	/57/////////50/	HANCOCK, DONNA P	13.56
425301174000	/58/////////19A	GILMORE, JEFFREY G & MAUREEN K	6.23
425370341000	/57/////////46/	FAYEN, VALI MOYANNA ET AL	40.51
425393728000	/57/////////45/	BROWN, DIANA TAYLOR TRUSTEE	12.89
425398911000	/57/A/1////A/	BROWN, DIANA TAYLOR TRUSTEE	2.01
425401044000	/58/////////18/	MAZZUCHELLI, RICHARD J & JUDITH L TEES	10.25
425405442000	/58/////////17/	MAZZUCHELLI, RICHARD J & JUDITH L TEES	5.89
425456705000	/57/////////46A	FAYEN, MARJORIE K TEE	31.76
425496500000	/58/////////19/	GILMORE, COREY WILLIAM ET AL	5.75
456264401000	/45///7////A/	YOUNGMAN, CHAD BURGESS &	16.36
457261326000	/45/////////47/	LJHB KELLEY INC	119.47
458107561000	/57//20////18/	OURS, WARREN H & WANDA N FOX	17.02
458256717000	/57/////////5/	WILDWOOD FARMS ROBERT W. DOVE	52.15
458454271000	/45//13////4/	CRUISE, KATHRYN & STEFAN	20.05
459101578000	/57///6////4/	WALLACE, BRIAN	10.01
459107374000	/57///6////5/	DOVE, BARBARA J TEE	10.51
459194070000	/57///2////D/	FARMER, WILLIAM H & CINDY M	10
459202520000	/57/////////47D	CRUZ, MARCOS I & AIZA N	3
459254218000	/57//23////1/	CONWAY, SUSAN	35.25
459258283000	/57//23////2/	RAMIREZ, RICHARD DEVON & JESSICA I	18.55
459352627000	/57//23////3/	RAMIREZ, RICHARD DEVON & JESSICA I	27.92
459454463000	/57//23////5/	CATES, BENJAMIN B & DIANE M	23.01
492361990000	/44///9////13/	MARVIL, DAVID L JR & LISA A	12.61
492385314000	/44/////////32/	PATTY, NANCY E	14.88
492470300000	/44///9////1/	MARVIL, DAVID L JR & LISA A	14.82
493178268000	/56///3////3/	TAYLOR, COLSON & SUSAN BARNES TEES	5.97
493187455000	/56///3////4/	MAPLE, JAMES E TR & JAMES E MAPLE	10.29
493277802000	/56///3////6/	BICKFORD, PAUL C & J S GRANT	6.52
493277835000	/56///3////7/	BICKFORD, PAUL C & J S GRANT	10.12
493285062000	/56///3////8/	BICKFORD, PAUL C & JACQUELIN S GRANT	12.91
493287001000	/56///3////5/	BICKFORD, PAUL C & J S GRANT	10
493368965000	/56///3////12/	SUTTON, SUZANNE A	10.02
493377501000	/56///3////10/	CHRIST, THOMAS W & PATRICIA P TEES	10
494100868000	/56//15////6/	HAIDER, GHULAM RAJ & HAIDER, RHONA	10.53
494201489000	/56//15////22/	COULTER, GEORGE F & TERESA	12.94
494253940000	/56///7////11A	FORMAN, KEITH & MARY MORTON	4.47
494256325000	/56///7////11B	STARK, RICHARD M & BEVERLY J	5.45
494294115000	/56//15////7/	HUCKABEE, JOHN & SALLIE S HYMAN	20.07
494302670000	/56//15////23/	ANZALOTA, JAIVIN L & ANZALOTA, MARIA E	10.85
494402858000	/56//15////24/	BIESECKER, BRIAN C & KATHLEEN R	14.4
494454041000	/56///6////9/	BECKLEY, ROBERT H & JENNIE D	15.02
494459679000	/56///6////7/	BECKLEY, ROBERT H & JENNIE D	10.01
494460223000	/56///6////8/	BECKLEY, ROBERT H & JENNIE D	10
494466227000	/56///6////3/	CLARK, KEVIN O & CHERYL L T	10.32

494472331000	/56///6////6/	CLARK, KEVIN O & CHERYL L T	6.39
494478435000	/56///4////1/	WITSIL, DONALD R & SUZANNE S	8.04
494480383000	/56///3////2/	KILRAIN, MICHAEL S & DANA T	8.52
495179718000	/56//19////9/	VAUGHAN, PATRICK W & LAURA	10.04
495187629000	/56//19////13/	GRIMES, MARK A & COLLEEN M R/S	14.83
495474679000	/56//15////14/	NAVARRETE, DANIEL D & CHRISTINA	14.23
495484478000	/56//15////10/	GALLEGOS, ROBERT A & ELIZABETH	10.19
527189190000	/44/////////23A	MOUTOUX, CHARLES S	112.63
528484773000	/44/////////24A	YOUNG, KERRY & SUSAN	16.51
528499083000	/44/////////24B	INGELS, CYNTHIA MARIE & DAVID B	10
529208759000	/56///7////12/	FORMAN, KEITH & MARY MORTON	9.63
529301433000	/56///7////14/	MCCLINTIC, JOHN & JACKLYN	10
529406516000	/56//20////16/	BECKLEY, ROBERT H & JENNIE D	16.55

*As depicted in Appendix A and BLAD 2015-0014, 1.4926 acres shift from PIN 494-30-2670 (from 12.3467 acres to 10.8541 acres) to PIN 494-40-2858 (from 12.9076 to 14.4002 acres).

** As depicted in Appendix B and BLAD 2015-0034, 16 acres shift from PIN 389-45-5836 (57.3822 acres to 41.3822 acres) to PIN 389-35-4963 (15.5444 acres to 31.5444 acres).

***As depicted in Appendix C and BLAD 2016-0001, 10.2446 acres are shifted among 3 parcels: PIN 425-40-1044 (11.0706 acres to 10.2472 acres), PIN 425-49-6500 (10.0489 acres to 5.7500 acres), and PIN 425-40-5442 (0.7659 acres to 5.8882 acres).

Pursuant to the October 19, 2021, renewal of the District, certain acreage located within the parcel listed below was withdrawn from the District:

PIN	Tax Map Number	Owner	Acres Withdrawn
459205171000	/57/////////47E	LEGRYS, SCOTT R TEE	31.29

On October 19, 2021, the following parcels containing at least five (5) but less than twenty (20) acres were NOT RENEWED in the District due to failure to properly reapply:

PIN	Tax Map Number	Owner	Acres Not Renewed
493390590000	/56/////////65A	DAVIS, JOHN LOWELL	10.9
493481923000	/56/////////65/	DAVIS, JOHN LOWELL	16.44
529307348000	/56//20////17/	FORMAN, KEITH & MARY MORTON	14.96

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 twenty (20) acres, whichever is greater. Subdivision through clustering is prohibited for the term of the District.

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 7, 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.