

**ADDENDUM TO
NEW MOUNTVILLE AGRICULTURAL AND FORESTAL DISTRICT ORDINANCE
As approved and amended on November 10, 2021**

On November 10, 2021, the Board of Supervisors approved the following parcels as Interim Additions to the New Mountville Agricultural and Forestal District Ordinance:

PIN	Tax Map Number	Owner	Acres
498177351000	/73///2////1/	MICHELS, RYAN P & COURTNEY A	11.52
498178304000	/73/////////28C	ADAMS, ROBERT W & ELLEN D	17.57

**ADDENDUM TO
NEW MOUNTVILLE AGRICULTURAL AND FORESTAL DISTRICT ORDINANCE
As amended on October 14, 2021**

On October 14, 2021, 619.51 acres in the New Mountville Agricultural and Forestal District was transferred in MIDL-2021-0001 between and among the following parcels, which are part of a larger property of 1,092.7472 acres:

500177473000	/87/////////57/	SMITHWICK FARM LLC	77.32
501273719000	/87/////////53/	SMITHWICK FARM LLC	434.41
501388451000	/87/////////56/	SMITHWICK FARM LLC	40.68
501468702000	/87/////////55/	SMITHWICK FARM LLC	27.10
537203377000	/87/////////58A	SMITHWICK FARM LLC	40.00

MIDL-2021-0001 was approved on October 14, 2021, shifting 619.51 acres originally contained within PINs 501-27-3719 (321.42 acres pre-MIDL), 501-38-8451 (41.18 acres pre_MIDL), and 501-46-8702 (256.91 acres pre-MIDL) in the New Mountville Agricultural and Forestal District (District) to the PINs as listed in the table above, as well as PINs 500-17-7473 and 537-20-3377, which previously did not include any land inside the District, and as depicted in Appendix A.

**ADDENDUM TO
NEW MOUNTVILLE 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 Mountville Agricultural and Forestal District Ordinance:

PIN	Tax Map Number	Owner	Acres
465154047000	/74///1////2/	DENEGRE, PRISCILLA R	10.00

**NEW MOUNTVILLE 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 Mountville 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 2,150.64 acres more or less and include the following 35 parcels:

PIN	Tax Map Number	Owner	Acres
391255852000	/75A1/1////26/	KORITKO, KERRY ET AL TEES	10.45
391266668000	/75A1/1////24/	PICKETT, DAVID M & MARILYN E TEES	10.35
391272834000	/75A1/1////22/	PICKETT, DAVID M & MARILYN E TEES	11.41
391374204000	/75A1/1////21/	PICKETT, DAVID M & MARILYN E TEES	11.51
393184162000	/75///8////2/	BUNTING, JOSEPH O III ET AL TEES	31.16
426179754000	/75A2/1////64/	COUPAR, GEORGE C & HAZEL C	15.2
427106142000	/75A2/1////16/	LAGUNA, CARLOS R & KAREN KIRKPATRICK	10.83
427170166000	/74///8////2/	CAVACAS, ALAN	19.9
427200840000	/75A2/1////30/	BECKER, HENRY B & KATHLEEN L TEES	13.79
427271326000	/74////////39B	CAVACAS, ALAN & SARAH D	26
428385924000	/74////////42/	GURITZKY DILL PROPERTY LLC & HURWITZ DIL C/O SANFORD L GURITZKY	355.44
462102124000	/74///2////1/	SKOSICH, MARK THOMAS & HEATHER PAIGE	15.64
463400861000	/74///2////2/	HERSHEY, AMELIA BESS ET AL TEES	24.3
465154311000	/88////////3B	DENEGRE, PRISCILLA R FOXSTONE FARM	3
498167892000	/73///2////5/	VOGAN, LAUREN HEATHER & REX RUSSELL II	11.96
498268239000	/73///2////6/	RAVITZ, GEORGIA & PETER BASSER TEES	10
498269874000	/73///2////7/	GALVIN, MARILYN C TEE	12.5

498277302000	/73///2////2/	LAURENZANO, MICHAEL S	12.5
498279840000	/73///2////3/	LAURENZANO, MICHAEL S	10
499251613000	/73//21////2/	B & S FARMS VIRGINIA LLC	100
499365927000	/73//17////2/	MILLIGAN, PATRICIA	50
499468984000	/73////////35/	ZEILER, JAY D & ZEILER, ESTELLE H	2.33
500108875000	/74//11////1/	DENEGRE, PRISCILLA R FOXSTONE FARM	3
500109206000	/88//21////1/	QUANBECK, ALTON H	6.77
500299671000	/74////////13A	DENEGRE, PRISCILLA ROGERS FOXSTONE FARM	96.03
500305992000	/74/B/1////3R	STEWART, DAVID C TRUSTEE	18.42
500479968000	/73//17////1/	SQUIRES, RICHARD HOPKINS	168.48
501273719000	/87////////53/	SMITHWICK FARM LLC	321.42*
501388451000	/87////////56/	SMITHWICK FARM LLC	41.18*
501468702000	/87////////55/	SMITHWICK FARM LLC	256.91*
532107739000	/73////////17A	JOHNSON, MARK A & MARY E	16.69
533279786000	/73//3///13B	MONTAIRE LLC	27.06
534193347000	/73//21////1/	B & S FARMS VIRGINIA LLC	225.27
535469524000	/73////////42/	CARNICERO, JORGE J	145.85
536465841000	/87////////8A	KAYE, HOWARD & NATHALIE H TEES	55.29

*MIDL-2021-0001 was approved on October 14, 2021, shifting 619.51 acres originally contained within PINs 501-27-3719 (321.42 acres pre-MIDL), 501-38-8451 (41.18 acres pre_MIDL), and 501-46-8702 (256.91 acres pre-MIDL) in the New Mountville Agricultural and Forestal District (District) to the PINs as listed in the table above, as well as PINs 500-17-7473 and 537-20-3377, which previously did not include any land inside the District, and as depicted in Appendix A.

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

PIN	Tax Map Number	Owner	Acres
391258504000	/75A1/1////27/	GREEN, HARLEY STOTTS & ADRIENNE LEMON	11.23
498167049000	/73///2////4/	BUTZ, WILL A & LINDA ANNE MILLS TEES	12.21

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

PIN	Tax Map Number	Owner	Acres
498177351000	/73///2////1/	MICHELS, RYAN P & COURTNEY A	11.52
533383813000	/73//10////B/	HARPER, ASTRID & MICHAEL	12.66

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 fifty (50) 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, 2021, 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.