

Section 5

Agricultural and Forestal Districts, 1999

By authorization of the *Code of Virginia*, §§15.2-4300 through 15.2-4314 (Agricultural and Forestal Districts Act) and §§15.2-4400 through 15.2-4407 (Local Agricultural and Forestal Districts Act), allows any local governing body to enact a local ordinance providing for the creation of agricultural and forestal districts. Such districts are intended, as the *Code* states, "to conserve and to encourage the development and improvement of the Commonwealth's agricultural and forestal lands for the production of food and other agricultural and forestal products." The districts also "conserve and protect agricultural and forestal lands as valued natural and ecological resources which provide essential open spaces for clean air sheds, watershed protection, wildlife habitat, as well as for aesthetic purposes."

According to the "Agricultural and Forestal Districts Act," each dis-

trict must have a core of no less than ous parcels. However, districts of local significance created under the "Local Agricultural and Forestal Districts Act" may be as small as 20 acres. Further, the local governing body must review each district within four to ten years after its creation and every four to ten years thereafter. For additional information relating to the creation of the districts, see §15.2-4305 of the *Code*.

Land Use Value Assessments and Agricultural and Forestal Districts

Land devoted to agricultural and forestal production within an agricultural and forestal district qualifies for special assessments for land use whether or not a local land use plan or special assessments ordinance has been adopted, provided that the land meets the criteria set forth in §§58.1-3230 et seq. of the *Code* (see also §15.2-4312).

Table 5.1 presents information for all cities, counties and towns which have agricultural and forestal districts. It includes the district creation date, the acreage of the district(s) and the review period for each district. One city (Staunton), 25 counties, and 4 towns report

having an agricultural and forestal district ordinance in effect for the 1999 tax year. The four localities reporting the most acreage in agricultural and forestal districts are the counties of Fauquier, Accomack, Albemarle, and Loudoun.

Table 5.1
Agricultural and Forestal Districts, 1999

Locality	Name of District	Date Created	Review Period (Years)	Acreeage
Cities	Note: All cities responded to the survey. Those that answered "not applicable" for all items in this table are excluded.			
Staunton	Bell's Lane	1/01/97	4	1,674.00
	Merrifield	1/01/97	4	367.00
	M. O. Carr	1/01/97	4	217.00
Counties	Note: All counties responded to the survey. Those that answered "not applicable" for all items in this table are excluded.			
Accomack	Atlantic	6/83	4	9,092.572
	Bells Neck (Pungoteague)	9/83	4	4,976.675
	Cashville	9/83	4	1,510.75
	Craddockville	6/83	4	4,978.12
	Davis Wharf A & F	4/80	4	915.41
	Greenbush	9/83	4	1,841.81
	Hacks Neck	10/83	4	592.49
	Hallwood	10/83	4	2,572.82
	Horntown A & F	9/82	4	1,465.407
	Joynes Neck (Lee)	2/83	4	1,696.00
	Leemont	6/83	4	4,283.652
	Louster	5/83	4	9,279.418
	Modestown	12/82	4	10,738.115
	Mutton Hunk (Metompkin)	1/01/84	4	995.65
	New Church	9/83	4	10,852.338
	Painter	6/83	4	2,204.85
	Parramore Island	10/83	4	6,992.19
	Pungoteague	5/83	4	4,982.73
	Scarboroughs Neck (Pungoteague)	6/83	4	1,937.03
	Shields (Pungoteague)	6/83	4	846.02
	Tasley	5/83	4	1,911.029
	Wattsville	9/83	4	1,712.70
Albemarle	Batesville	5/02/90	10	906.51
	Blue Run	6/18/86	8	3,695.10
	Buck Mountain	1/04/89	10	488.92
	Carter's Bridge	4/20/88	10	9046.16
	Chalk Mountain	9/06/89	10	1,272.47

Table 5.1 (continued)

Locality	Name of District	Date Created	Review Period (Years)	Acreage
Counties (continued)				
Albemarle (continued)				
	Eastham	10/02/85	10	900.58
	Free Union	9/21/88	10	1379.27
	Hardware	11/04/87	10	3,868.00
	Hatton	6/29/83	10	788.54
	High Mowing	1/16/91	10	622.44
	Ivy Creek	11/02/88	7	494.86
	Jacob's Run	1/06/88	6	1,017.26
	Keswick	9/03/86	10	6,592.58
	Kinloch	9/03/86	10	2,077.12
	Lanark	4/20/88	10	5,673.23
	Moorman's River	12/17/86	10	10,621.66
	North Fork Moorman's River	11/17/93	10	270.48
	Panorama	4/20/88	10	272.52
	Pasture Fence Mtn.	11/17/93	10	1,323.92
	Sugar Hollow	9/06/89	10	4,859.80
	Totier Creek	3/08/89	10	7874.66
	Yellow Mountain	6/29/83	10	681.29
Augusta	Middle River	1991	10	6,137.00
	Middle River (Reviewed)	12/10/97	10	7,900.00
	Middle River (Expanded)	4/22/98	10	2,366.00
	Crimora	5/13/98	10	1,454.00
	Middle Brook	7/8/98	10	5,620.00
Clarke	Clarke County A & F	3/17/93	6	29611.00
	Clarke County A & F Amended	12/15/92	6	26,645.70
	Longmarsh A & F	3/18/80	...	1,641.00
Culpeper	Alum Springs	9/02/80	8	1,456.90
	Brandy Station	11/05/80	8	7,478.08
	Brandywine	3/04/80	8	2,774.16
	Catalpa	11/05/80	8	2,317.74
	Deatherage's Run	6/03/80	8	7,145.49
	Hazel River	9/02/80	8	1,360.52
	Horseshoe	9/04/90	8	4,226.05
	Kelly's Ford/Remington	6/02/81	8	3,901.44
	Raccoon Ford	8/05/80	8	1,426.52
	Stevensburg	8/05/80	8	13,352.68

... No response provided.

Table 5.1 (continued)

Locality	Name of District	Date Created	Review Period (Years)	Acreage
Counties (continued)				
Culpeper (continued)				
	Waterford Run	6/03/80	8	3,079.10
Fairfax	Armstrong	6/07/93	8	40.00
	Belmont Bay Farms Statewide	2/22/93	10	287.65
	Belmont Bay Farms II	2/22/93	8	114.99
	Bloomer	3/23/92	8	27.15
	Boley	4/11/94	8	28.00
	Briarfield Manor	4/11/94	8	37.00
	Cajoll	2/10/92	8	72.52
	Castro	7/21/97	8	118.25
	Cornfield	6/03/91	8	27.91
	Cox	8/05/96	8	116.86
	Dunbarton	2/10/92	8	42.28
	Eagle	1/14/91	8	30.05
	Eagle II	3/23/92	8	40.50
	Foster	5/14/90	8	25.51
	Foster (Bonnie Beall)	3/18/91	8	51.56
	Gilliam	1/27/92	8	30.00
	Hantslot	1/27/92	8	25.00
	Hidden Springs	4/27/4	8	33.87
	Hill's Plant Nursery	3/23/92	8	36.10
	Jarvis	2/13/95	8	36.41
	Jasper	5/14/90	8	96.50
	Jewett	3/18/91	8	25.19
	JLB Associates	6/03/91	8	34.10
	Kincheloe	3/18/96	8	24.88
	Klare	6/3/91	8	96.43
	Knipling	8/05/96	8	36.74
	Ma	5/11/98	8	68.10
	Mason Neck Statewide	1/11/82	5	944.26
	McInturff	11/18/96	8	20.38
	Middleton Farms	5/09/94	8	92.35

Table 5.1 (continued)

Locality	Name of District	Date Created	Review Period (Years)	Acreage
Counties (continued)				
Fairfax (continued)				
	Moutoux Orchard	12/03/84	8	43.34
	Orchard Spring Nursery	2/10/92	8	33.74
	Pololnick	2/13/89	8	107.29
	Popes Head	1/09/84	8	31.86
	Potomac Vegetable Farm	11/23/92	8	37.92
	Potomack Farm Statewide	10/31/98	10	470.99
	Reed	4/30/90	8	43.00
	Rhinehart	7/11/88	8	43.97
	Richardson	9/16/91	8	40.00
	Salona	12/14/92	8	52.40
	Sappington Statewide	6/07/93	10	324.34
	Shreiner	1/22/96	8	22.93
	Smith	5/14/90	8	28.66
	Stonebridge Statewide	11/15/93	10	273.37
	Swope	3/04/91	8	29.83
	Walnut Ridge	3/23/92	8	31.87
	Whitehall	10/14/91	8	205.14
Fauquier	Cobbler Mountain Area	4/21/81	8	2,702.54
	Fiery Run	3/19/91	8	3,261.37
	Marshall-Warrenton	1/20/81	8	13,944.34
	Middleburg-Marshall	9/15/81	8	13,540.34
	Orlean-Hume	1/20/81	8	7,478.41
	Paris Valley	5/15/90	8	1,250.24
	Red Oak Mountain	8/19/97	8	517.73
	Routt's Hill	6/21/83	8	993.09
	Southern Fauquier	2/16/82	8	19,182.77
	Spring's Valley Area	1/20/80	8	5,164.80
	The Plains	1/20/81	8	13,164.53
	Thumb Run	7/07/92	8	741.27
	Trumbo Hollow	4/20/99	8	220.97
	Upperville Area A & F	11/08/79	8	6,917.58
Fluvanna	Bowlesville	3/17/99	10	1,490.00
Frederick	South Frederick	5/24/95	5	15,015.98

Table 5.1 (continued)

Locality	Name of District	Date Created	Review Period (Years)	Acreege
Counties (continued)				
Hanover	McDonald	9/27/78	6	2,738.00
	Old Church	4/25/79	6	8,522.00
	Old Church Addition #1	7/23/80	6	1,438.20
	Old Church Addition #2	11/26/80	6	15.50
	Pearson's Corner	8/28/85	6	717.87
	Stanley	9/27/78	6	707.00
	Summerhill	11/26/80	8	953.10
	Wichham	9/27/78	6	185.00
	Isle of Wight	Courthouse	9/15/88	8
Knoxville		4/21/83	10	4,515.03
Longview A		6/21/79	10	8,347.03
Morgart's Beach		7/15/82	10	606.00
James City	Barnes Swamp	12/01/86	4	1,999.874
	Casey	12/15/86	4	1,007.58
	Christianson's Corner	12/01/86	4	640.93
	Cranston's Pond	12/01/86	4	1,278.21
	Croaker	11/17/86	4	920.057
	Gordon Creek	12/01/86	4	3,337.168
	Gospel Spreading Church	12/01/86	4	1,385.329
	Hill Pleasant Farm	11/17/86	4	504.50
	Mill Creek	12/01/86	4	3,506.131
	Pates Neck	11/17/86	6	624.297
	Williamsburg Farms Inc.	1/03/94	4	311.00
	Wrights Island	10/06/86	8	1,494.60
	Yarmouth Island	12/01/86	4	1,524.798
	Loudoun	Airmont	7/21/80	4
Aldie		1/21/81	5	2,391.00
Beaver Dam Valley		7/21/80	10	2,807.86
Bluemont		7/21/80	4	1,875.68
Catoctin		6/30/80	4	10,384.77
Ebenezer		7/21/80	4	2,184.60
Featherbed		12/12/84	10	2,772.75
Hillbrook		12/19/88	10	1,549.81
Hillsboro		4/21/80	4	7,891.66
Hughesville		2/07/87	8	898.42

Table 5.1 (continued)

Locality	Name of District	Date Created	Review Period (Years)	Acreage
Counties (continued)				
Loudoun (continued)				
	Leesburg	9/16/96	4	620.05
	Lovettsville	1/21/81	4	3,344.00
	Lucketts	5/03/84	4	1,211.46
	Middleburg East	7/18/89	10	1,025.27
	Middleburg West	7/18/89	10	3,313.44
	Mount Gilead	12/17/79	4	3,861.92
	Mountville	11/16/81	4	1,553.48
	Oak Hill	4/19/82	84	1,144.57
	Pretty Chicks Welcome	11/21/88	10	264.06
	Rockland	11/16/87	10	629.72
	Simpson-B/H	1/06/93	10	255.20
	Supercalifragilistic- expialidotiously Beautiful	7/18/89	10	203.00
	Trickle Creek	6/02/84	4	403.71
	Upperville	12/17/79	10	10,729.95
Louisa	Beaverdam	4/01/94	N/A	654.00
	Buckhill Farm	5/04/92	...	691.48
	Boyd-Cash	2/16/93	...	405.648
	Chaney Creek	7/10/95	...	537.52
	Clarkson	2/16/93	...	343.44
	Creekwood Run	5/04/92	...	493.057
	Ellisville	5/04/92	...	1,564.278
	Ellisville(Add.)	9/06/94	...	122.46
	Goldmine Creek	5/04/92	...	3,646.41
	Goldmine Creek (Add.)	12/07/92	...	99.47
	Green Springs	5/04/98	...	7,005.554
	Inez	9/06/94	...	825.39
	Inglewood	8/05/96	...	647.312
	Kent-Harris	2/16/92	...	229.67
	Mountain Road	8/03/92	...	1,960.95
	Patrick Henry	8/3/98	...	1,272.719
	Shelton's Mill	12/07/92	...	276.79
	Shelton's Mill (Add.)	2/03/97	...	35.00
	South Anna	2/17/98	...	864.16
	Talley-Goodwin	2/16/93	...	510.80

... No response provided.

N/A Not applicable.

Table 5.1 (continued)

Locality	Name of District	Date Created	Review Period (Years)	Acreage
Counties (continued)				
Louisa (continued)				
	Taylor's Creek	5/06/96	...	625.55
	Yanceyville	8/04/97	...	1,275.244
Montgomery	East of Shawsville	9/27/82	8	5,849.00
	Houchins	10/05/81	8	2,897.00
	Little River	10/27/80	8	1,763.00
	McDonalds Mill	5/05/80	8	6,550.00
	Mt. Tabor	10/12/82	8	1,328.00
	Price's Fork	2/11/80	8	2,275.00
	Riner	3/02/81	8	10,242.00
	South of Shawsville	6/01/81	8	1,514.00
	Taylor Hollow	10/10/95	8	247.00
	Texas Hollow (AFD-14)	10/08/90	8	514.00
	West of Christiansburg	10/27/80	8	937.00
New Kent	Ashland Farm	12/14/92	10	405.56
	Cardine	11/21/88	10	272.50
	East Providence Forge	2/13/89	10	686.79
	Eltham	8/19/85	10	348.65
	Evelyn	11/28/90	10	516.65
	Extn. Hampstead-Northberry-Shimokins	95.20
	Extend Old Dispatch	...	10	21.98
	Extension Pamunkey Farms	12/14/92	10	150.65
	Extension of York River	12/14/92	10	218.50
	Extension York River	...	10	27.70
	Hampstead Northberry-Shimo	10/08/79	10	2006.00
	Marengo	12/08/80	10	600.00
	Mountcastle	11/17/86	10	2,342.54
	Old Tavern	4/09/90	10	787.62
	Osborn	2/13/89	10	234.87
	Pamunkey Church	2/13/89	4	519.59
	Pamunkey Farms	12/12/88	10	2,309.27
	Pamunkey River Valley-I	12/22/80	10	4,605.67
	Pamunkey River Valley-II	9/17/84	10	720.00
	Pamunkey River Valley-III	9/17/84	10	719.34

... No response provided.

Table 5.1 (continued)

Locality	Name of District	Date Created	Review Period (Years)	Acreege
Counties (continued)				
New Kent (continued)				
	Pamunkey River Valley Extension	12/14/92	10	44.00
	Pelham Swamp	12/09/91	10	673.35
	Rankin	11/28/90	10	251.00
	Springfield/Natts	9/12/88	10	758.24
	The Old Dispatch	3/24/80	10	1,252.42
	Wadell	12/09/91	10	241.00
	Winslow	12/09/91	10	215.28
	York River	8/19/85	10	3,080.59
	York River Extension	12/09/91	10	237.59
Northampton	Church Neck	1/01/96	10	223.51
	Concord Wharf	1/01/96	10	541.75
	Happy Union	1/14/91	10	236.60
	Little Bridge Town	1/14/91	10	638.43
	Old Plantation	1/01/96	10	290.30
	Picketts Harbor	1/01/96	10	834.87
	Point Pleasant	1/01/96	10	878.05
	Sheps End Little Machipango	10/13/87	10	2,128.67
	The Glebe	1/14/94	10	561.00
	Waverly	1/01/96	10	385.89
Orange	Kenwood	7/8/86	N/A	668.00
Powhatan	Appomattox River	6/10/91	10	1,421.22
	Branch Creek	6/10/91	10	1,188.13
	Dorset	12/9/91	10	280.00
	Giles Bridge	6/10/91	10	746.63
	James River	12/09/91	10	1,816.85
	Jude's Ferry	12/09/91	10	336.90
	Moore Creek	12/09/91	10	265.93
	Old Timbers	8/12/91	10	1,684.83
	Pine	12/09/91	10	247.00
	Pineview	8/12/91	10	251.60
	Roseneath	4/13/92	10	553.95
	Skinquarter	4/13/92	10	244.50
	Trenholm	6/10/91	...	755.96

N/A Not applicable.

Table 5.1 (continued)

Locality	Name of District	Date Created	Review Period (Years)	Acreage
Counties (continued)				
Prince William	79-1	10/09/79	8	1,720.84
	80-1	12/04/79	8	2,015.95
	91-1	4/16/91	8	665.15
Rappahannock	E. C. Johnson	7/88	10	945.69
	East Wakefield	4/91	10	3,052.16
	Haskell	12/01/93	8	1,292.57
	Jenkins Mountain	5/84	10	3,507.31
	Krebsler	3/02/94	8	1,512.83
	Massie-Exton	5/89	10	802.42
	Mulky Mountain	4/90	10	2,571.71
	Red Oak Valley	4/93	8	2,196.57
	Thornton River	5/94	8	677.54
	Rockingham	Keezletown North	6/24/98	8
Keezletown South		6/24/98	8	351.091
Shenandoah	Bauserman-Clem-Grove	2/13/79	10	804.01
	Coal Mine Hollow	1995	10	525.66
	Columbia Furnace	1995	10	1,349.55
	Fishers Hill-Sandy Hook	12/12/84	10	2,377.26
	Glaize	12/12/95	5	237.88
	Lebanon Church	12/12/95	10	1,156.93
	Liberty Furnace	1995	10	1,752.29
	Mill Creek	12/12/95	10	1,352.793
	Morningstar	12/12/95	10	902.72
	Mt. Jackson Area	1/03/92	10	9,420.61
	New Market	10/08/85	10	4,839.17
	Orkney Springs	1994	10	1,177.84
	Ridgeley Area	12/12/95	10	334.640
	St. Luke	12/12/95	10	1,316.39
	Toms Brook	7/17/84	10	1,020.19
	Tumbling Run	10/10/95	10	494.569
	Wakeman's Gore	6/13/95	10	6,514.021
	Woodstock East	12/12/95	5	402.65
	Woodstock West	12/12/95	10	5,705.12
	Warren	Rockland	5/16/78	4

Table 5.1 (continued)

Locality	Name of District	Date Created	Review Period (Years)	Acreage
Towns (continued)				
Wythe	Fairview	1989	10	2,643.23
	Crockett's Cove	1999	4	2,166.84
	East Crockett's Cove	1999	4	3,927.83
Towns	Note: Towns that answered "not applicable" for all items in this table are excluded. For a listing of town respondents and non-respondents, see Appendix B.			
Blacksburg	Agricultural/Forestal District "C"	5/12/92	4	2,239.90
Louisa	Chaney Creek	1/19/99	10	62.33
Painter	Chesapeake Bay Resource Management Area	6/13/94	...	Unknown
Purcellville	Mt. Gilead Ag./Forestal District	4/23/93	4	35
... No response provided.				