

Section 5

Agricultural and Forestal Districts, 2003

Local governments are permitted 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." The authority for such districts is provided by 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).

In accordance with the Agricultural and Forestal Districts Act, each district must have a core of no less than 200 acres in one parcel or in contiguous parcels. However, districts of local significance created under the act may be as small as 20 acres.¹ Further, the local governing body must review each district within 4 to 10 years after its creation and every 4 to 10 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).²

Table 5.1 presents information for all cities, counties, and towns which reported agricultural and forestal districts. The table includes the district creation date, the acreage of the district(s) and the review period for each district. Three cities, 27 counties, and 5 towns report having an agricultural and forestal district ordinance in effect for the 2003 tax year. The localities reporting the most acreage in agricultural and forestal districts are the counties of Accomack, Albemarle, Culpeper, Fauquier, and Loudoun and the city of Chesapeake.

Section 4 provides details on the related program of land use assessments.



¹ Under provisions of the Local Agricultural and Forestal Districts Act, only counties satisfying the following conditions are empowered to establish districts with this reduced acreage requirement: (1) county has an urban county executive form of government or is adjacent to a county with an executive form of government, and (2) population size ranges from 63,400 to 73,900 or from 85,000 to 90,000.

² For additional effects of agricultural and forestal districts, see §15.2-4312 of the *Code*.

**Table 5.1
Agricultural and Forestal Districts, 2003**

Locality	Name of District	Date Created	Review Period (Years)	Acreage
Cities (Note: All cities responded to the survey. Those that answered "not applicable" for all items in this table are excluded.)				
Chesapeake	Agriculture	6/75	2	36,171.29
	Forestal	6/75	2	29,403.62
	Horticulture	6/75	2	802.58
	Open Space	6/75	2	609.65
Staunton	Bell's Lane	01/01/97	4	1,674.00
	Merrifield	01/01/97	4	367.00
	M. O. Carr	01/01/97	4	217.00
Virginia Beach	City Wide	1973	1	41,599.00
Counties (Note: All counties responded to the survey. Those that answered "not applicable" for all items in this table are excluded.)				
Accomack	Atlantic	06/83	4	8,254.00
	Bells Neck (Pungoteague)	09/83	4	5,043.00
	Cashville	09/83	4	1,408.00
	Craddockville	06/83	4	4,546.00
	Davis Wharf A & F	04/80	4	915.00
	Greenbush	09/83	4	1,923.00
	Hacks Neck	10/83	4	614.00
	Hallwood	10/83	4	2,676.00
	Hornstown A & F	09/82	4	1,471.00
	Joynes Neck (Lee)	02/83	4	1,770.00
	Leemont	06/83	4	4,201.00
	Lousterville	05/83	4	9,348.00
	Modestown	12/82	4	9,916.00
	Mutton Hunk (Metompkin)	01/01/84	4	442.00
	New Church	09/83	4	11,201.00
	Painter	06/83	4	2,163.00
	Parramore Island	10/83	4	6,992.193
	Pungoteague	05/83	4	4,906.00
	Scarboroughs Neck (Pungoteague)	06/83	4	1,920.00
	Shields (Pungoteague)	06/83	4	840.00
Tasley	05/83	4	1,841.00	
Wattsville	09/83	4	1,602.00	
Albemarle	Batesville	05/02/90	10	712.40
	Blue Run	06/18/86	8	3,755.86
	Buck Mountain	01/04/89	10	502.47
	Carter's Bridge	04/20/88	10	9,163.85
	Chalk Mountain	09/06/89	10	1,320.53
	Eastham	10/02/85	10	900.59
	Free Union	09/21/88	10	1,379.26
	Hardware	11/04/87	10	4,021.48
	Hatton	06/29/83	10	641.42
	High Mowing	01/16/91	10	622.44
	Ivy Creek	11/02/88	7	494.86
	Jacob's Run	01/06/88	6	1,017.26
	Keswick	09/03/86	10	6,592.58
	Kinloch	09/03/86	10	2,085.97
	Lanark	04/20/88	10	5,827.87
	Moorman's River	12/17/86	10	10,813.55
	North Fork Moorman's River	11/17/93	10	270.48
	Nortonville Local	10/06/99	8	92.58
	Panorama	04/20/88	10	272.51
	Pasture Fence Mountain	11/17/93	10	1,323.92
South Garden	10/06/99	7	2,033.33	
Sugar Hollow	09/06/89	10	4,925.74	
Totier Creek	06/29/83	10	7004.79	
Yellow Mountain	03/08/89	10	641.06	
Augusta	Crimora	05/13/98	10	1,454.00
	Middle Brook	07/08/98	10	5,620.00
	Middle River	1991	10	6,137.00
	Middle River (Expanded)	04/22/98	10	2,366.00
	Middle River (Reviewed)	12/10/97	10	7,900.00
Clarke	Clarke County AG Amended	03/15/92	6	28,260.95

Table 5.1 Agricultural and Forestal Districts, 2003 (continued)

Locality	Name of District	Date Created	Review Period (Years)	Acreage
Counties (continued)				
Culpeper	Alum Springs	09/02/80	8	1,457.70
	Brandy Station	11/05/80	8	7,488.08
	Brandywine	03/04/80	8	2,893.08
	Catalpa	11/05/80	8	13,886.55
	Colchester Farm	01/02/01	8	428.25
	Crooked Run	01/01/02	8	388.50
	Deatherage's Run	06/03/80	8	8,638.68
	Hazel River	09/02/80	8	1,449.03
	Horseshoe Farm	09/04/90	8	4,226.05
	Kelly's Ford/Remington	06/02/81	8	5,010.73
	Raccoon Ford	08/05/80	8	1,846.18
	Rullhurst Farms	11/08/00	8	655.98
	Stevensburg	08/05/80	8	72,361.92
Waterford Run	06/03/80	8	3,068.52	
Fairfax	Armstrong	12/03/01	8	40.00
	Belmont Bay Farms	02/22/93	8	287.65
	Belmont Bay Farms II	04/30/01	8	114.99
	Bierly	01/11/99	8	24.17
	Boley	04/11/94	8	28.00
	Bonnie Foster	01/24/00	8	31.55
	Briarfield Manor	04/11/94	8	37.00
	Cajoll	04/24/00	8	57.38
	Castro	07/27/97	8	118.25
	Cornfield	07/26/99	8	27.91
	Cox	08/05/96	8	116.86
	Eagle	05/24/99	8	30.05
	Eagle II	11/24/97	8	50.86
	Foster	06/29/98	8	25.52
	Hantslot	04/24/00	8	25.00
	Hidden Springs Farm	10/29/84	8	33.87
	Hill's Plant Nursery	04/24/00	8	36.10
	Jarvis	02/13/95	8	36.40
	Jasper	06/29/98	8	96.50
	Jenkins	07/27/98	8	21.40
	Jewett	05/24/99	8	25.19
	JLB Associates	07/26/99	8	34.10
	Kincheloe	03/18/96	8	24.88
	Kincheloe II	09/24/01	8	176.50
	Knipling	08/05/96	8	36.75
	Krop	07/26/99	8	22.13
	Leggett	07/26/99	8	27.37
	Longacre Farm	09/25/00	8	20.03
	Ma	05/11/98	8	67.98
	Mason Neck	01/12/98	8	945.80
	McInturff	11/18/96	8	20.38
	Moutoux Orchard	04/30/01	8	43.34
	Orchard Spring Nursery	12/11/00	8	33.74
	Podolnick	04/28/97	8	107.29
	Popes Head	04/24/00	8	31.87
	Patowmack Farm	01/11/99	8	470.99
Potomac Vegetable Farm II	07/23/01	8	31.31	
Reed	08/03/98	8	43.00	
Rhinehart	11/18/96	8	43.98	
Richardson	10/11/99	8	40.00	
Salona	07/23/01	8	52.40	
Shreiner	01/22/96	8	22.93	
Smith	09/14/98	8	28.66	
Stone Bridge	11/15/93	10	273.37	
Walnut Ridge	04/24/00	8	31.85	
Whitehall	10/11/99	8	199.84	
Fauquier	Cobbler Mountain Area	04/21/81	8	2,779.94
	Fiery Run	03/19/91	8	3,261.37
	Marshall-Warrenton	01/20/81	8	14,294.92
	Middleburg-Marshall	09/15/81	8	13,738.54

Table 5.1 Agricultural and Forestal Districts, 2003 (continued)

Locality	Name of District	Date Created	Review Period (Years)	Acreage
Counties (continued)				
Fauquier (continued)	Orlean-Hume	01/20/81	8	7,478.41
	Paris Valley	05/15/90	8	1,514.16
	Red Oak Mountain	08/19/97	8	517.73
	Routt's Hill	06/21/83	8	993.09
	Southern Fauquier	02/16/82	8	19,189.68
	Spring's Valley Area	01/20/80	8	5,538.70
	The Plains	01/20/81	8	13,344.58
	Thumb Run	07/07/92	8	866.38
	Trumbo Hollow	04/20/99	8	220.97
	Upperville Area A & F	11/08/79	8	6,969.68
Fluvanna	Adams Creek	05/16/01	10	558.00
	Bourne Tract	08/04/99	10	419.00
	Bowlesville	03/17/99	10	1,490.00
	Bremo Recess	01/29/01	10	360.00
	Byrd Creek	07/21/99	10	2,645.00
	Carysbrook	07/21/99	10	3,244.00
	Cunningham Acres	11/17/99	10	629.00
	Dobby Creek	01/29/01	10	393.00
	Glenvaron Farm	11/17/99	10	1,043.00
	Granite Hills	08/04/99	10	911.00
	Hells Bend	09/15/99	10	449.00
	Kidds Store	12/15/99	10	2,506.00
	Lower Bremo	01/29/01	10	800.00
	North 640	11/17/99	10	3,134.00
	Poorhouse	01/19/00	10	755.00
	Riverside	09/10/02	10	1,097.00
	Sheperds	11/15/00	10	704.00
	Shores-Hardware	01/29/01	10	1,212.00
	Stage Junction	06/07/00	10	823.00
	Temperance	04/18/01	10	416.00
Union Mills	05/15/02	10	323.00	
Upper Bremo	09/26/00	10	1,852.00	
Wilmington	10/20/99	10	408.00	
Frederick	South Frederick	05/24/95	5	8,365.55
Hanover	McDonald	09/27/78	6	2,766.066
	Old Church	04/25/79	6	8,648.025
	Old Church Addition #1	07/23/80	6	1,306.731
	Old Church Addition #2	11/26/80	6	15.480
	Pearson's Corner	08/28/85	6	717.87
	Stanley	09/27/78	6	686.503
	Summerhill	11/26/80	8	954.062
	Wichham	09/27/78	6	117.560
Isle of Wight	Courthouse	09/15/88	8	15,096.50
	Knoxville	04/21/83	10	4,515.03
	Longview A	06/21/79	10	8,347.03
	Morgart's Beach	07/15/82	10	606.00
James City	Armistead	12/01/86	4	311.83
	Barnes Swamp	12/01/86	4	1,943.48
	Barrett's Ferry	03/28/98	4	210.49
	Casey	12/15/86	4	197.05
	Christianson's Corner	12/01/86	4	562.16
	Cranston's Pond	12/01/86	4	1,073.58
	Croaker	11/17/86	4	1,081.82
	Gilley	09/22/98	4	199.13
	Gordon Creek	12/01/86	4	3,352.60
	Gospel Spreading Church	12/01/86	4	994.91
	Hill Pleasant Farm	11/17/86	4	573.62
	Mill Creek	12/01/86	4	3,126.05
	Pates Neck	11/17/86	6	624.29
	Williamsburg Farms Inc.	01/03/94	4	301.50
	Wrights Island	10/06/86	8	1,544.41
Yarmouth Island	12/01/86	4	2,207.14	

Table 5.1 Agricultural and Forestal Districts, 2003 (continued)

Locality	Name of District	Date Created	Review Period (Years)	Acreage
Counties (continued)				
Loudoun	Airmont	07/21/80	4	1,446.20
	Aldie	01/21/81	5	2,488.50
	Beaver Dam Valley	07/21/80	10	2,876.20
	Bluemont	07/21/80	4	1,909.80
	Catoctin	06/30/80	4	10,409.00
	Ebenezer	07/21/80	4	2,365.60
	Featherbed	11/05/84	10	3,346.40
	Hillbrook	12/19/88	10	1,695.70
	Hillsboro	04/21/80	4	8,885.70
	Hughesville	17/07/87	8	835.14
	Leesburg	09/06/95	4	661.63
	Lovettsville	01/12/81	4	5,213.20
	Lucketts	05/03/84	4	1,627.40
	Middleburg East	07/18/89	10	2,359.96
	Middleburg West	07/18/89	10	5,846.40
	Morven Park	02/19/02	6	1,168.54
	Mount Gilead	12/17/79	4	4,233.00
	Mountville	11/16/81	4	1,799.70
	Oak Hill	04/19/82	4	1,629.58
	Pretty Chicks Welcome	11/21/88	4	488.49
	Rockland	11/16/87	10	629.43
Simpson-B/H	01/06/93	4	661.58	
Supercalifragilisticexpialidotiously Beautiful	07/18/89	10	190.51	
Upperville	12/17/79	10	12,238.40	
Louisa	Beaverdam	04/01/94	10	654.00
	Buckhill Farm	05/04/92	10	691.48
	Chaney Creek	07/10/95	10	537.52
	Cuckoo	11/20/00	10	422.577
	Ellisville	05/04/92	10	1,564.278
	Ellisville Addition	09/06/94	8	122.46
	Estelle Perkins	07/06/99	5	206.00
	Gille Baber	07/06/99	5	1,123.05
	Goldmine Creek	05/04/92	10	3,646.41
	Goldmine Creek Addition	12/07/92	10	99.47
	Green Springs	05/04/98	10	4,061.27
	Green Springs Addition	12/18/00	8	1,617.903
	Indian Creek	11/20/00	10	484.44
	Inez	09/06/94	10	825.39
	Inglewood	08/05/96	10	647.312
	Kent-Harris Boyd-Cash	07/06/99	5	1,068.16
	Mine & Hemmer	07/06/99	5	373.00
	Mountain Road	08/03/92	10	1,960.25
	Patrick Henry	08/03/98	10	1,272.719
	Shelton's Mill	12/07/92	10	276.79
	Shelton's Mill (Add.)	02/17/98	4	35.00
	South Anna	02/17/98	10	864.16
	Talley-Goodwin	07/06/99	5	700.047
	Taylor's Creek	05/06/96	10	658.471
Winston Hall	07/06/99	5	1,090.552	
Yanceyville	08/04/97	10	1,275.244	
Middlesex	Jamaica	1978	1	20,793.53
	Saluda	1978	1	9,000.49
	Pine Top	1978	1	6,696.56
Montgomery	East of Shawsville	09/27/82	8	5,849.00
	Houchins	10/05/81	8	2,897.00
	Little River	10/27/80	8	1,576.00
	McDonalds Mill	05/05/80	8	6,551.00
	Mt. Tabor	10/12/82	8	1,328.00
	Price's Fork	02/11/80	8	2,275.00
	Riner	03/02/81	8	10,315.00
	South of Shawsville	06/01/81	8	1,514.00
	Taylor Hollow	10/10/95	8	247.00
	Texas Hollow	10/08/90	8	514.00
	West of Christiansburg	10/27/80	8	937.00

Table 5.1 Agricultural and Forestal Districts, 2003 (continued)

Locality	Name of District	Date Created	Review Period (Years)	Acreage
Counties (continued)				
New Kent	Ashland Farm	12/14/92	10	405.56
	Cardine	12/14/92	10	272.50
	East Providence Forge	12/13/93	10	686.79
	Eltham	08/19/89	10	348.65
	Eltham Extension	08/19/89	10	117.00
	Evelyn	11/28/90	10	516.65
	Hampstead Northberry-Shimokins	12/14/92	10	2,006.00
	Hampstead-Northberry-Shimokins Extn.	12/14/92	10	95.20
	Marengo	08/19/89	10	600.00
	Mountcastle	11/28/90	10	2,342.54
	Old Tavern	04/09/90	10	787.62
	Osborn	12/13/93	10	234.87
	Pamunkey Church	12/13/93	10	519.59
	Pamunkey Farms	12/14/92	10	2,309.27
	Pamunkey Farms Extension (§3-39)	12/14/92	10	159.00
	Pamunkey River Valley-I	11/28/90	10	4,605.67
	Pamunkey River Valley-II	12/14/92	10	720.00
	Pamunkey River Valley-III	12/14/92	10	719.34
	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	12/14/92	10	758.24
	The Old Dispatch	12/14/92	10	1,252.42
	The Old Dispatch Extension	12/14/92	10	21.98
	Wadell	12/09/91	10	241.00
	Winslow	12/09/91	10	215.28
	York River	08/19/89	10	3,077.15
	York River Extension (§ 3-25)	08/19/89	10	237.59
	York River Extension (§ 3-30)	08/19/89	10	218.50
York River Extension (§ 3-35)	08/19/89	10	27.70	
Northampton	Church Neck	01/01/96	10	223.51
	Concord Wharf	01/01/96	10	541.75
	Elkington	06/10/02	10	1,257.09
	Happy Union	01/14/91	10	236.60
	Little Bridge Town	01/14/91	10	638.43
	Old Plantation	01/01/96	10	290.30
	Picketts Harbor	01/01/96	10	834.87
	Point Pleasant	01/01/96	10	878.05
	Sheps End Little Machipango	10/13/87	10	2,128.67
	The Glebe	01/14/94	10	561.00
Waverly	01/01/96	10	385.89	
Orange	Kenwood	07/08/86	10	668.00
Powhatan	Appomattox River	06/10/91	10	1,421.22
	Branch Creek	06/10/91	10	552.17
	Dorset	12/09/91	10	280.00
	Giles Bridge	06/10/91	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	08/12/91	10	1,684.83
	Pine	12/09/91	10	247.00
	Pineview	08/12/91	10	251.60
	Roseneath	04/13/92	10	553.95
	Skinquarter	04/13/92	10	244.50
	Trenholm	06/10/91	10	755.96
Prince William	79-1	10/09/79	8	1,720.84
	80-1	12/04/79	8	2,015.95
	91-1	04/16/91	8	665.15
Rappahannock	E. C. Johnson	07/06/98	10	884.68
	East Wakefield	04/02/01	10	3,346.38
	Hampton Stock Farm	05/06/02	10	1,216.94
	Haskell	12/07/92	10	1,028.74
	Jenkins Mountain	06/07/99	10	3,994.78

Table 5.1 Agricultural and Forestal Districts, 2003 (continued)

Locality	Name of District	Date Created	Review Period (Years)	Acreage
Counties (continued)				
Rappahannock (cont.)	Krebsler	12/07/02	8	1,580.38
	Massie-Exton	06/07/99	10	818.44
	Mulky Mountain	04/03/00	10	5,655.06
	Red Oak Valley	04/01	10	2,458.06
	Thornton River	05/06/02	10	677.54
Rockingham	Cross Keys North	04/25/01	7	699.00
	Cross Keys South	04/25/01	7	1,447.00
	Dry River	01/26/00	10	6,828.00
	Keezletown North	06/24/98	7	4,055.00
	Keezletown South	06/24/98	7	351.00
	Oak Grove	01/26/00	10	1,381.00
	Ottobine	07/11/01	10	1,647.00
	Spring Creek	01/26/00	10	2,984.00
	Western Rockingham	03/29/01	10	6,935.00
Shenandoah	Bauserman-Clem-Grove	02/13/79	10	804.007
	Coal Mine Hollow	1995	10	525.66
	Columbia Furnace	1995	10	1,345.868
	Fishers Hill-Sandy Hook	12/12/84	10	2,377.29
	Glaize	12/12/95	5	278.339
	Lebanon Church	12/12/95	10	1,156.93
	Liberty Furnace	1995	10	1,334.597
	Mill Creek	12/12/95	10	1,352.793
	Morningstar	12/12/95	10	902.72
	Mt. Jackson Area	01/03/92	10	9,903.61
	New Market	10/08/85	10	4,839.17
	Orkney Springs	1994	10	1,180.555
	Ridgeley Area	12/12/95	10	334.64
	St. Luke	12/12/95	10	1,383.075
	Toms Brook	07/17/84	10	1,057.656
	Tumbling Run	10/10/95	10	494.569
	Wakeman's Gore	06/13/95	10	6,805.721
Woodstock East	12/12/95	5	523.028	
Woodstock West	12/12/95	10	5,720.714	
Warren	Rockland	05/16/78	4	5,989.44
Wise ^a	Countywide	05/08/03
Wythe	Fairview	1989	10	2,643.23
	Crockett's Cove	1999	4	2,166.84
	East Crockett's Cove	1999	4	3,927.83
	Gunton Park	2000	4	202.77
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"	05/12/92	4	2,205.20
Dayton	Dayton #1	01/01/96	4	10.90
	Dayton #2	01/01/96	4	8.238
	Dayton #3	01/01/96	4	5.07
	Dayton #4	01/01/96	4	7.01
	Dayton #5	01/01/96	4	24.10
Louisa	Chaney Creek	01/19/99	6	62.33
Painter	Chesapeake Bay Resource Management Area	06/13/94	4	...
Purcellville	Mt. Gilead Agricultural/Forestal District	04/23/93	4	35.00

... No response provided

^a Wise County reports that the program was recently adopted and that applications are being accepted until December 2003.