

Section 5

Agricultural and Forestal Districts, 2005

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.

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. Four cities, 28 counties, and 3 towns report having an agricultural and forestal district ordinance in effect for the 2005 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 of this publication provides details on the related program of land use assessments and cites literature that questions the effectiveness of special assessments in slowing the conversion of participating land to other uses.



¹ Under provisions of the Local Agricultural and Forestal Districts Act, only counties satisfying the following conditions are "participating localities" empowered to establish districts with this reduced acreage requirement: (1) a county with an urban county executive form of government, (2) any adjacent county having the county executive form of government, and (3) counties with population sizes ranging from 63,400 to 73,900 or from 85,000 to 90,000 [no census cited]. See §§ 15.2-4402 through -4405.

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

**Table 5.1
Agricultural and Forestal Districts, 2005**

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	37,756.76
	Forestal	6/75	2	28,806.03
	Horticulture	6/75	2	791.31
	Open Space	6/75	2	633.01
Hampton	Citywide	01/07/78	1	5+
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
	Horntown A & F	09/82	4	1,471.00
	Joynes Neck (Lee)	02/83	4	1,770.00
	Leemont	06/83	4	4,201.00
	Louster	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	6,992.19
	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
Blue Run		06/18/86	8	3,865.02
Buck Mountain		01/04/89	10	502.47
Carter's Bridge		04/20/88	10	9,163.85
Chalk Mountain		09/06/89	10	1,316.99
Eastham		10/02/85	10	900.09
Free Union		09/21/88	10	1,379.27
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	219.79
Jacob's Run		01/06/88	6	1,229.28
Keswick		09/03/86	10	6,584.83
Kinloch		09/03/86	10	2,085.97
Lanark		04/20/88	10	5,815.19
Moorman's River		12/17/86	10	10,740.48
North Fork Moorman's River		11/17/93	10	270.48
Nortonville Local		10/06/99	8	92.58
Panorama		04/20/88	10	272.92
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	4,949.34
Totier Creek		06/29/83	10	6,836.51
Yellow Mountain	03/08/89	10	637.44	
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	North River	10/22/03	10	5,192.00
	Clarke County AG Amended	03/15/92	6	28,260.95

Table 5.1 Agricultural and Forestal Districts, 2005 (continued)

Locality	Name of District	Date Created	Review Period (Years)	Acreage
Counties (continued)				
Culpeper	Catalpa	N/A	4	13,342.97
	Cedar Mountain	N/A	4	25,588.86
	East Fairfax	N/A	4	184.26
	Jefferson	N/A	4	22,124.55
	Salem	N/A	4	20,994.56
	Stevensburg	N/A	4	70,742.84
	West Fairfax	N/A	4	270.75
Fairfax	Armstrong	06/07/93	8	40.00
	Belmont Bay Farms	02/22/93	8	287.65
	Belmont Bay Farms II	02/11/85	8	114.99
	Bierly	01/11/99	8	24.17
	Boley	04/11/94	8	28.00
	Bonnie Foster	03/18/91	9	31.55
	Cajoll	10/31/83	8	57.38
	Castro	07/27/97	8	118.25
	Cornfield	10/31/83	8	27.91
	Cox	06/06/88	8	116.86
	Eagle I	01/14/91	8	30.05
	Eagle II	03/23/92	8	50.86
	Foster	05/14/90	8	25.51
	Hanslot	01/23/84	8	25.00
	Hidden Springs Farm	10/29/84	8	33.87
	Hill's Plant Nursery	03/23/92	8	36.10
	Jarvis	06/02/86	9	36.40
	Jasper	05/14/90	8	96.50
	Jenkins	07/27/98	8	21.40
	Jewett	03/18/91	8	25.19
	JLB Associates	06/03/91	8	34.10
	Kincheloe	03/18/96	8	24.88
	Kincheloe II	09/24/01	8	176.50
	Knipling	04/11/88	8	36.75
	Krop	07/26/99	8	22.13
	Longacre Farm	09/25/00	8	20.03
	Ma	03/12/90	8	67.98
	McInturff	11/18/96	8	20.38
	Moutoux Orchard	12/03/84	8	43.34
	Orchard Spring Nursery	02/10/92	8	33.74
	Patowmac Farm	01/26/81	8	470.99
	Podolnick	02/13/89	8	107.29
	Popes Head	01/23/84	8	31.87
Potomac Vegetable Farm II	07/23/01	8	31.31	
Reed	04/30/90	8	43.00	
Rhinehart	07/11/88	8	43.98	
Richardson	09/16/91	8	40.00	
Salona	12/14/92	9	52.40	
Shreiner	01/22/96	8	22.93	
Smith	05/14/90	8	28.66	
Stone Bridge	11/15/93	8	273.37	
Thompson	N/A	N/A	24.93	
Walnut Ridge	03/26/84	8	31.85	
Whitehall	10/31/83	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
	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

Table 5.1 Agricultural and Forestal Districts, 2005 (continued)

Locality	Name of District	Date Created	Review Period (Years)	Acreage
Counties (continued)				
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
	Glenarvon Addition	09/10/02	10	476.00
	Glenarvon 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	Double Church	1985	5	924.00
	South Frederick	1980	5	6053.00
Hanover	McDonald	09/21/78	6	2,738.00
	Old Church	04/25/79	6	8,522.00
	Old Church Addition #1	07/23/80	6	1,449.00
	Old Church Addition #2	11/19/80	6	15.50
	Pearson's Corner	08/28/85	6	751.50
	Stanley	09/21/78	6	713.00
	Summerhill	11/19/80	8	983.10
Isle of Wight	Wickham	09/21/78	6	185.00
	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
James City	Morgart's Beach	07/15/82	10	606.00
	Armistead	12/01/86	4	311.83
	Barnes Swamp	12/01/86	4	1,884.88
	Barrett's Ferry	03/28/98	4	210.49
	Carter's Grove	1/02	4	320.37
	Christianson's Corner	12/01/86	4	562.16
	Cranston's Pond	12/01/86	4	1,087.58
	Croaker	11/17/86	4	1,081.82
	Gordon Creek	12/01/86	4	3,275.67
	Gospel Spreading Church	12/01/86	4	1,192.87
	Hill Pleasant Farm	11/17/86	4	573.62
	Mill Creek	12/01/86	4	3,187.43
	Pates Neck	11/17/86	6	624.30
	Williamsburg Farms Inc.	01/03/94	4	294.30
	Wrights Island	10/06/86	8	1,454.41
	Yarmouth Island	12/01/86	4	2,031.40
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

Table 5.1 Agricultural and Forestal Districts, 2005 (continued)

Locality	Name of District	Date Created	Review Period (Years)	Acreage
Counties (continued)				
Loudoun (cont.)	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
Buckhill Farm		05/04/92	10	691.48
Chaney Creek		07/10/95	10	537.52
Cuckoo		11/20/00	10	422.58
Ellisville		05/04/92	10	1,564.28
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	1,617.90
Indian Creek		11/20/00	10	484.44
Inez		09/06/94	10	825.39
Inglewood		08/05/96	10	647.31
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	1,272.72
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	700.05
Taylor's Creek		05/06/96	10	658.47
Winston Hall		07/06/99	5	1,090.55
Yanceyville		08/04/97	10	1,275.24
Middlesex		Jamaica	1978	1
	Saluda	1978	1	8,976.62
	Pine Top	1978	1	6,656.25
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
New Kent	Ashland Farm	12/14/92	10	523.61
	Cardine	12/14/92	10	272.50
	Centerview	2001	N/A	302.71
	East Providence Forge	02/13/93	10	686.79
	Eltham	08/19/89	10	465.65
	Evelyn	11/28/90	10	516.65
	Hampstead Northberry-Shimokins	12/14/92	10	2,275.70
	Marengo	08/19/89	10	600.00
	Mountcastle	11/28/90	10	2,342.54
	Old Tavern	04/09/90	10	382.16
	Osborn	12/13/93	10	234.87

Table 5.1 Agricultural and Forestal Districts, 2005 (continued)

Locality	Name of District	Date Created	Review Period (Years)	Acreage
Counties (continued)				
New Kent (cont.)	Pamunkey Church	12/13/93	10	519.59
	Pamunkey Farms	12/14/92	10	2,621.92
	Pamunkey River Valley-I	11/28/90	10	4,722.24
	Pamunkey River Valley-II	12/14/92	10	774.51
	Pamunkey River Valley-III	12/14/92	10	719.34
	Pelham Swamp	12/09/91	10	741.95
	Rankin	11/28/90	10	251.00
	Slatersville	12/08/87	10	628.20
	Springfield/Natts	12/14/92	10	935.77
	The Old Dispatch	12/14/92	10	1,425.40
	Wadell	12/09/91	10	241.00
	Wahrani	5/9/2005	10	434.47
	Winslow	12/09/91	10	215.28
	York River	08/19/89	10	3,830.39
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	
Northumberland	Countywide	1988	6	50,518.24
Orange	Kenwood	07/08/86	10	668.00
Powhatan	Appomattox River	06/10/91	10	1,345.88
	Branch Creek	06/10/91	10	552.89
	Dorset	12/09/91	10	280.00
	Giles Bridge	06/10/91	10	746.63
	James River	12/09/91	10	1,412.03
	Jude's Ferry	12/09/91	10	336.90
	Old Timbers	08/12/91	10	1,657.21
	Pine	12/09/91	10	247.00
	Pineview	08/12/91	10	251.60
	Roseneath	04/13/92	10	765.23
	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	12/01/02	10	1,294.87
	Jenkins Mountain	06/07/99	10	3,994.78
	Krebser	12/07/02	8	1,592.39
	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	6,774.00
	Keezletown North	06/24/98	7	3,782.00
	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	6,825.00	
Shenandoah	Bauserman-Clem-Grove	02/13/79	10	804.01
	Cedar Spring Run	N/A	N/A	415.14

Table 5.1 Agricultural and Forestal Districts, 2005 (continued)

Locality	Name of District	Date Created	Review Period (Years)	Acreage
Counties (continued)				
Shenandoah (cont.)	Coal Mine Hollow	1995	10	525.66
	Columbia Furnace	1995	10	1,345.87
	Fishers Hill-Sandy Hook	12/12/84	10	2,379.26
	Glaize	12/12/95	5	278.34
	Jerome	2003	10	388.35
	Lebanon Church	12/12/95	10	1,156.93
	Liberty Furnace	1995	10	1,752.29
	Mill Creek	12/12/95	10	1,334.60
	Morningstar	12/12/95	10	902.72
	Mt. Jackson Area	01/03/92	10	10,072.70
	New Market	10/08/85	10	4,780.85
	Orkney Springs	1994	10	1,180.56
	Ridgeley Area	12/12/95	10	334.64
	St. Luke	12/12/95	10	1,386.08
	Toms Brook	07/17/84	10	1,051.17
	Tumbling Run	10/10/95	10	494.57
	Wakeman's Grove	06/13/95	10	6,805.72
Woodstock East	12/12/95	5	523.03	
Woodstock West	12/12/95	10	5,720.71	
Warren	Rockland	05/16/78	4	5,989.44
	South River	12/16/03	7	192.89
Wise	Countywide	05/08/03	6	1,226.26
Wythe	Crockett's Cove	1999	4	2,166.84
	East Crockett's Cove	1999	4	3,927.83
	Fairview	1989	10	2,643.23
	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	2,086.39
Dayton	Dayton #1	01/01/96	4	10.90
	Dayton #2	01/01/96	4	8.24
	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