

## Section 5

### Agricultural and Forestal Districts, 2006

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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.<sup>1</sup> Further, the local governing body must review each district within four to 10 years after its creation and every four to 10 years thereafter. For

additional information relating to the creation of the districts, see § 15.2-4305.

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).<sup>2</sup>

**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 four towns report having an agricultural and forestal district ordinance in effect for the 2006 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.



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<sup>1</sup> 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.

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

**Table 5.1  
Agricultural and Forestal Districts, 2006**

Locality	Name of District	Date Created	Review Period (Years)	Acreage
<b>Cities</b> (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	34,984.61
	Forestal	6/75	2	24,859.59
	Horticulture	6/75	2	741.18
	Open Space	6/75	2	627.84
Hampton	City wide	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	36,609.00
<b>Counties</b> (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	762.11
	Blue Run	06/18/86	8	3,865.02
	Buck Mountain	01/04/89	10	352.55
	Carter's Bridge	04/20/88	10	8,911.49
	Chalk Mountain	09/06/89	10	1,298.49
	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	6,034.98
	Kinloch	09/03/86	10	1,564.64
	Lanark	04/20/88	10	5,815.19
	Moorman's River	12/17/86	10	10,377.93
	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	933.92
South Garden	10/06/99	7	2,033.33	
Sugar Hollow	09/06/89	10	4,951.04	
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, 2006 (continued)

Locality	Name of District	Date Created	Review Period (Years)	Acreage
<b>Counties (continued)</b>				
Culpeper	Catalpa	N/A	4	13,296.00
	Cedar Mountain	N/A	4	25,094.00
	East Fairfax	N/A	4	64.00
	Jefferson	N/A	4	21,982.00
	Salem	N/A	4	21,044.00
	Stevensburg	N/A	4	69,663.00
	West Fairfax	N/A	4	266.00
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, 2006 (continued)

Locality	Name of District	Date Created	Review Period (Years)	Acreage
<b>Counties (continued)</b>				
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
	Red Bud	2006	5	835.00
	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
	Wickham	09/21/78	6	185.00
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	1,884.88
	Barrett's Ferry	03/28/98	4	210.49
	Carter's Grove	1/1/02	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	06/02/04	4	653.87
	Aldie	01/03/04	5	2,027.14
	Beaver Dam Valley	07/21/80	10	3,278.96
	Featherbed	11/05/84	10	3,460.44
	Hillbrook	12/19/88	10	1,764.04
	Leesburg	09/06/95	4	661.63
	Middleburg East	07/18/89	10	2,350.40
	Middleburg West	07/18/89	10	5,836.36
	Morven Park	02/19/02	6	1,203.71
	New Bluemont	06/02/04	4	2,065.20
New Catocin North	06/30/80	4	837.53	

**Table 5.1** Agricultural and Forestal Districts, 2006 (continued)

Locality	Name of District	Date Created	Review Period (Years)	Acreage
<b>Counties (continued)</b>				
Loudon (cont.)	New Catoctin South	06/02/04	4	5,862.38
	New Ebenezer	07/21/80	4	1,936.18
	New Hillsboro	04/21/80	4	6,274.17
	New Hughesville	12/07/03	8	441.99
	New Lovettsville	01/03/05	4	2,368.17
	New Lucketts	04/13/05	4	690.68
	New Mount Gilead	12/07/03	4	2,222.23
	New Mountville	01/03/05	4	2,407.14
	Oak Hill	04/19/82	4	1,473.53
	Oaklands	04/06/05	10	310.44
	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	12,277.45	
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	422.58
	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	6
Saluda		1978	6	8,976.62
Pine Top		1978	6	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
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	

**Table 5.1** Agricultural and Forestal Districts, 2006 (continued)

Locality	Name of District	Date Created	Review Period (Years)	Acreage
<b>Counties (continued)</b>				
New Kent (cont.)	Old Tavern	04/09/90	10	382.16
	Osborn	12/13/93	10	234.87
	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	County wide	1988	6	55,048.24
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
	Krebsler	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	2001	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	

**Table 5.1** Agricultural and Forestal Districts, 2006 (continued)

Locality	Name of District	Date Created	Review Period (Years)	Acreage
<b>Counties (continued)</b>				
Shenandoah	Bauserman-Clem-Grove	02/13/79	10	804.01
	Cedar Spring Run	N/A	N/A	415.14
	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	County wide	12/31/05	1	1,586.37
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
<b>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.)</b>				
Blacksburg	Agricultural/Forestal District "C"	05/12/92	4	2,086.39
Christiansburg	CR	N/A	8	620.04
	CS	N/A	8	373.16
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