

## **NOTICE OF PUBLIC HEARING LOUISA COUNTY PLANNING COMMISSION**

The Louisa County Planning Commission will meet to review or conduct public hearing(s) on the following item(s) at 7:00 p.m. on Thursday, February 12, 2026, in the Louisa County Office Building, Public Meeting Room, Main Floor, 1 Woolfolk Avenue, Louisa, Virginia.

### **PUBLIC HEARINGS**

#### **Public Hearing – Amendment to Chapter 86 Land Development Regulations – Proposed Addition – Taylors Creek Agricultural and Forestal District**

Conway, Audrey, and Michael Stanley, applicants/owners, request an amendment to Article II. Zoning Ordinance and Maps; Division 7. Agricultural and Forestal Districts of the Louisa County Land Development Regulations (Section 86-501 Districts Described) to amend the Taylors Creek Agricultural and Forestal District to add tax map parcels 91-20-2, 91-20-3, 91-20-4, 91-33, 91-34, 91-34A, and 91-96, containing a total of 79.786 acres. The proposed district addition is located on or at the end of Trice Road (Route 776), which is south and southeast of Paynes Mill Road (Route 601) and southeast of Jackson Road (Route 658). The proposed district addition is located northeast, approximately 0.34 miles from the core portion of the existing Taylors Creek Agricultural and Forestal District and is located in the Jackson Voting District. The 2040 Louisa County Comprehensive Plan designates this area of Louisa County as Rural Area.

In accordance with Section 15.2-4307 of the State Code of Virginia:

- an application for a district or an addition has been filed with the program administrator;
- the application will be on file open to public inspection in the office of the clerk of the local governing body;
- any owner of additional qualifying land may join the application within thirty days from the date of the notice or, with the consent of the local governing body, at any time before the public hearing the local governing body must hold on the application;
- any owner who joined in the application may withdraw his land, in whole or in part, by written notice filed with the local governing body, at any time before the local governing body acts pursuant to § [15.2-4309](#); and
- additional qualifying lands may be added to an already created district at any time upon separate application pursuant to this chapter.

Adjacent and area property owners who would like to join the proposed district are invited to do so by contacting the Community Development Department within thirty (30) days of this notice or with consent of the local governing body. This district will be subject to public review and hearings with the Planning Commission and Board of Supervisors through separate notice.

#### **Capital Improvements Plan (CIP)**

Review, consideration, and recommendation of the FY2027-2046 Louisa County Capital Improvements Plan (CIP), in accordance with the adopted 2040 Comprehensive Plan and Sections 15.2-2232 and 15.2-2239 of the State Code of Virginia.

**Proposed Amendments to Chapter 86. Land Development Regulations – Appendix A. Schedule of Fees**

Proposed amendments to Chapter 86. Land Development Regulations, Appendix A. Schedule of Fees. The purpose of this amendment includes a residential building modification fee for requests received for modifications to a specific code section or reference within the VAUSBC; update the current fee schedule adopted September 2024 to correct scrivener's errors related to fees that were not transposed to the final documents for temporary certificate of occupancy renewals, residential temporary electrical service, residential service upgrades; and to include a fee for re-review of development (zoning) permits for an application change submitted by the applicant/owner.

Not all fees are being changed. **THESE PROPOSED FEE AMENDMENTS APPLY THROUGHOUT ALL OF LOUISA COUNTY.** These fee amendments are proposed in accordance with Va. Code §§ 15.2-107, 15.2-2241, and 15.2-2285.

**Proposed Amendments to ORD2023-06 to Remove Assemblage of Acreages in the Technology Overlay District (TOD) Described as Fisher Chewning and Cooke Rail**

Proposed amendments to remove assemblages of acreage that comprises two (2) adopted Technology Overlay District (TOD) sites, known as "Fisher Chewning" and "Cooke Rail" and approved by Ordinance Resolution (ORD2023-6) adopted April 3, 2023. The Fisher Chewning and Cooke Rail Technology Overlay Districts are described as follows:

Fisher Chewning Technology Overlay District includes the following tax parcels: 58-3; 58-7-3; 42-81; 58-17; 42-93; 42-86; 42-83; 42-82; 42-84; 42-14-12; and is located between Jefferson Highway (U.S. Route 33) and Davis Highway (Route 22), primarily in the Mineral Election District.

Cooke Rail Technology Overlay District includes the following tax parcels 42-13; 42-23; 42-24; 42-30; 42-59B; 42-12-1; 42-60; 42-16-1; 42-16-2; 42-16-3; 42-16-4; 42-16-5; 42-16-6; 42-16-7; 42-16-8; 42-16-9; 42-16-11; 42-16-12; 42-16-13; 42-16-14; 42-16-15; 42-16-16; 42-16-17; 42-16-18; 42-16-19; 42-16-20; 42-16-21; 42-16-22; 42-16-23; 42-16-24; 42-16-25; 42-16-26; 42-16-27; 42-16-28; 42-16-29; 42-68; 42-14; 42-21; 42-22; 41-234A; 42-4C; 42-3; 42-18; 42-20; 42-19; 42-15; 42-1; 27-91; 27-92; 27-93; 42-17; and is located north of Davis Highway (Route 22, between Chalklevel Road (Route 625) and Chopping Road (Route 623), primarily in the Mineral Election District.

**Ways to participate:**

You may join the meeting in-person to provide public comment or submit a comment in writing to [PlanningZoning@louisa.org](mailto:PlanningZoning@louisa.org), or 1 Woolfolk Ave, Suite 201, Louisa VA 23093 (Attn: D. Johnson). Written comments received by 5pm on the meeting date will be acknowledged and put into the official meeting record at the Commission's discretion. You may also watch the meeting live online by visiting [www.louisacounty.com](http://www.louisacounty.com) and look for the live meetings under the Government tab.

BY ORDER OF:  
JOHN DISOSWAY, CHAIRMAN  
LOUISA COUNTY PLANNING COMMISSION