



**Planning Commission  
County of Louisa  
Thursday, December 11, 2025  
Louisa County Public Meeting Room  
7:00 PM**

**CALL TO ORDER**

**ROLL CALL**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**I. APPROVAL OF AGENDA**

**II. APPROVAL OF PLANNING COMMISSION MINUTES**

1. Planning Commission - Regular Meeting - October 9, 2025

**III. CONSENT AGENDA**

**IV. PUBLIC ADDRESS**

**V. UNFINISHED BUSINESS**

**VI. PUBLIC HEARINGS**

1. Amendment to Chapter 86 Land Development Regulations – Proposed Addition – Green Springs Agricultural and Forestal District

**VII. NEW BUSINESS**

**VIII. DISCUSSION**

1. Presentation - Louisa Land Preservation Initiative - Maggie Brakeville

**IX. REPORTS**

**ANNOUNCEMENTS AND ADJOURNMENT**

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



**Planning Commission  
County of Louisa  
Thursday, October 9, 2025  
Louisa County Public Meeting  
Room 7:00 PM**

**CALL TO ORDER**

Chairman Disosway called the October 9, 2025, regular meeting of the Louisa County Planning Commission to order at 7:00 p.m.

**ROLL CALL**

Attendee Name	Title	Status	Arrived
Tommy J. Barlow	Mountain Road District Supervisor	Present	7:00 PM
Gordon Brooks	Commissioner	Present	7:00 PM
Ellis Quarles	Commissioner	Present	7:00 PM
George Goodwin	Commissioner	Present	7:00 PM
John Disosway	Chairman	Present	7:00 PM
Matthew Kersey, Jr.	Commissioner	Present	7:00 PM
James Dickerson	Vice Chairman	Present	7:00 PM
Troy Painting	Commissioner	Present	7:00 PM
John J Purcell	Town of Louisa Representative	Present	7:00 PM

**Others Present:** Patricia Smith, County Attorney; Tom Egeland, Deputy Director of Community Development; Renee Mawyer, Deputy Subdivision Agent; and Deborah Johnson, Administrative Assistant.

**INVOCATION**

Mr. Dickerson led the invocation.

**PLEDGE OF ALLEGIANCE**

Mr. Quarles led the Pledge of Allegiance.

**APPROVAL OF AGENDA**

On the motion of Mr. Quarles, seconded by Mr. Goodwin, which carried a vote of 7-0, the Planning Commission voted to approve the agenda of the October 9, 2025, meeting without changes.

**APPROVAL OF PLANNING COMMISSION MINUTES**

## **Planning Commission - Regular Meeting – August 14, 2025 7:00 PM**

On the motion of Mr. Goodwin, seconded by Mr. Quarles, which carried a vote of 6-0-1, with Mr. Dickinson abstained, the Planning Commission voted to approve the minutes of the August 14, 2025, meeting without changes.

### **CONSENT AGENDA**

None.

### **PUBLIC ADDRESS**

Chairman Disosway opened the public address period.

With no one wishing to speak, Chairman Disosway closed the public address period.

Chairman Disosway announced Blair Nipper will be joining the Planning Commission as the temporary Mineral town representative.

### **UNFINISHED BUSINESS**

Tom Egeland provided an update on the Comprehensive Plan, stating surveys will be provided soon.

### **PUBLIC HEARINGS**

#### **CUP2025-08 American Tower Asset Sub II, LLC, Applicant; 4 All Land, LLC, Owner; Lori H. Schweller, Agent - 15.2-2232 Review- Conformance with the Comprehensive Plan and a Conditional Use Permit Request**

Renee Mawyer, Deputy Subdivision Agent, presented the proposed amendment of conditional use permit (CUP) 1994-03 to eliminate condition 8 which prohibits the transfer of the conditional use permit to another applicant or owner, and condition 10 which requires removal of the tower within ninety (90) days of a violation of the conditional use permit.

Chairman Disosway opened the public comment period.

Valerie Long, with Williams Mullin law firm, gave a presentation representing the applicant.

With no one else wishing to speak, Chairman Disosway closed the public comment period and brought it back to the Planning Commission for discussion.

On the motion of Mr. Disosway, seconded by Mr. Brooks, which carried a vote of 7-0, the Planning Commission voted to forward a recommendation of approval to the Louisa County Board of Supervisors on the request of CUP2025-08, to allow an amendment of Conditional Use Permit (CUP) 1994-03 to eliminate condition 8 which prohibits the transfer of the Conditional Use Permit to another applicant or owner, and an amendment to condition 10 which requires removal of the tower within ninety (90) days of a violation of the Conditional Use Permit. The proposed updated conditions are as follows:

1. That the site be developed according to all Agricultural (A) District regulations.

2. That development be in accordance with a site plan approved by Louisa County.
3. That all necessary permits be secured from the Louisa County Zoning/Building Department.
4. Prior to release of the building permit for the tower or the building, a copy of FAA approval shall be submitted to the Planning Office.
5. The operation of this tower shall not interfere with any other communication system including, but not limited to, television, radio, microwave, and satellite transmissions or use of any electric equipment in the County.
6. Any UHF, VHF or other type of transmitters/receivers that would interfere with the County's Emergency communications to be prohibited from this tower.
7. The tower shall be painted and lit in accordance with FAA regulations.
8. Inspections – the Board of Supervisors or their designated representatives reserves the right to inspect the site at any reasonable time without prior notice.
9. Violation of any conditions contained herein shall be grounds for revocation of the Conditional Use Permit.
10. Space shall be reserved on the tower, (up to 300' or higher as long as it does not cause interference), for Louisa County Emergency Services use at no cost to the County. In addition, the applicant will provide suitable communications equipment to enhance emergency services in Louisa County as an in-kind contribution to the Volunteer Fire and Rescue Organizations, with additional costs not to exceed \$10,000 wholesale price, and said contribution would be transferable and cumulative to another tower if it is not needed at this site. Equipment shall be in accordance with specifications from the Emergency Services Coordinator.
11. An emergency number be provided for Louisa County cellular users to connect them directly to the Sheriff's Department until the E-911 system is implemented in Louisa County.

On the motion of Mr. Disosway, seconded by Mr. Goodwin, which carried a vote of 7-0, the Planning Commission found the request to be in substantial accord with the 2040 Louisa County Comprehensive Plan in accordance with Section 15.2-2232 of the State Code of Virginia.

**REZ2025-03 & CUP2025-09 Ashton Promise LLC, Applicant/Owner - Rezoning and Conditional Use Permit Requests**

Tom Egeland, Deputy Director, presented the proposed rezoning of approximately 20.553 acres of Tax Map Number 16-31 currently split zoned Residential General R-2 (4.596 acres) and Agricultural A-2 (15.957 acres) to split zoned Residential General R-2 (11.235 acres) and General Commercial C-2 (9.318 acres). The applicant also requested a conditional use permit for recreational vehicle sales and service for the 9.318 acres to be rezoned to General Commercial (C-2).

Chairman Disosway opened the public comment period.

The applicant, Sammy Kelley, gave a brief description of the proposed permits.

Mr. Sherman Winn, Mineral District, spoke in concern for possible increase in campers and homes.

With no one else wishing to speak, Chairman Disosway closed the public comment period and brought it back to the Planning Commission for discussion.

Mr. Quarles asked Mr. Winn, the adjoining property owner, if a vegetative buffer would be desired. Discussion took place between the applicant and Mr. Winn. Mr. Kelley agreed to a 50' buffer on all sides to satisfy Mr. Winn.

Mr. Quarles asked the applicant about possible oil leaking into Lake Anna.

Mr. Brooks asked Mr. Egeland to clarify the proffers related to the zoning of each parcel.

An employee of the applicant provided detailed information regarding the possibility of an oil spill and the precautions he takes to prevent them.

Mr. Goodwin asked if the entrances would be sufficient for the increase in traffic due to the proposed changes. Staff answered that could be added to the conditions if approved.

On the motion of Mr. Disosway, seconded by Mr. Kersey, which carried a vote of 7-0, the Planning Commission voted to forward a recommendation of approval to the Louisa County Board of Supervisors on the request of REZ2025-03.

On the motion of Mr. Disosway, seconded by Mr. Kersey, which carried a vote of 7-0, the Planning Commission voted to forward a recommendation of approval to the Louisa County Board of Supervisors on the request of CUP2025-09, to allow for recreational vehicle sales and service with the following eleven (11) conditions:

1. **Lighting.** All design and use of exterior lighting shall comply with the International Dark-Sky Association and shall be labeled as such on the site plan sketch.
2. **Permits.** The applicant shall secure all necessary permits and approvals from the Louisa County Community Development Department, the Virginia Department of Transportation (VDOT), and the Virginia Department of Health (VDH) as applicable.
3. **Land Disturbance.** If land disturbance, which includes the addition of gravel, asphalt, or the grading of land, meets or exceeds 10,000 square feet of area, an erosion and sediment control plan must be prepared and submitted to the County for review and approval, prior to any land disturbing activities commencing on-site.
4. **Buffer.** The Property Owner must meet vegetative buffer requirements as defined by Louisa County Land Development Regulations.
5. **Spill Plan.** The Property owner will maintain a fuel and chemical spill plan on site. Oil absorbent pads, booms, and quick dry materials will be stored both inside and outside the repair shop. Campground employees will be trained to use these items in case of a spill

event that occurs outside of business hours.

6. Ground Cover. All areas not occupied by buildings, structures, driveways and parking shall be covered with one or more of the following: lawn grass, natural shrubbery, plants, trees, or a vegetation combination as agreed upon by the Zoning Administrator and owner.
7. Inspections. The Board of Supervisors or their designated representative shall have the right to inspect the site at any reasonable time without prior notice.
8. Permit Revocation. Violation of any conditions contained herein shall be grounds for revocation of the Conditional Use Permit.
9. Knox Box. The Property Owner will install a Knox Box for Fire & EMS on the building, being used for recreational vehicles sales and service.
10. Vegetative Screening Buffer. The Property Owner will maintain a vegetative buffer as defined by the Land Development Regulations Section 86-13 of fifty (50) feet in width adjacent to TMP 16-32, 16-33, 16-34, and 16-35
11. Entrances. The Property Owner will be allowed no more than three (3) entrances on Route 522 for TMP 16-31.

### **NEW BUSINESS**

Mr. Dickerson requested information from a recent school board meeting with details regarding desk capacity in each school.

Mr. Goodwin asked for a future work session regarding agricultural land preservation. Mr. Disosway added that staff is currently working on their review plan to address the concern.

### **DISCUSSION**

None.

### **REPORTS**

Tom Egeland presented two variance applications that will be heard in November by the Board of Zoning Appeals.

### **ANNOUNCEMENTS AND ADJOURNMENT**

On the motion of Mr. Quarles seconded by Mr. Brooks, which carried a vote of 7-0, the Planning Commission voted to adjourn the October 9, 2025, meeting at 8:03 PM.

BY ORDER OF:

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JOHN DISOSWAY, CHAIRMAN  
PLANNING COMMISSION  
LOUISA COUNTY, VIRGINIA



TO: Members – Planning Commission  
FROM: Staff, Community Development Department  
DATE: November 17, 2025  
SUBJECT: **Review Addition Request - Green Springs Agricultural and Forestal District – Michael and Amy Daney**  
**Thursday, December 11, 2025 – 7:00 p.m.**

This is to advise that the Louisa County Community Development Department has received the following request for review and consideration of an addition, totaling 20.934 acres, to the existing Green Springs Agricultural and Forestal District, as follows:

<b>OWNER'S NAME</b>	<b>TAX MAP PARCEL #</b>	<b>ACREAGE</b>
Michael and Amy Daney	55-39	20.934

#### Location

The proposed district addition is located 2.40 miles from the portion of the existing Green Springs Agricultural and Forestal District located in the Patrick Henry Voting District. The parcel is located on State Route 208 (Courthouse Road), north of Holland Creek Road, and south of W. Old Mountain Road.

#### Zoning

The parcel proposed to be included in the Green Springs Agricultural and Forestal District is zoned Agricultural (A-2). In summary, the stated purpose for this zoning district is to allow for the compatible mixture of agricultural uses and limited residential development in rural areas and protect and retain the rural, open character of the countryside. Very low-density residential uses are allowed along with agricultural uses that are compatible with residential activity to provide for community cohesion in the rural areas and encourage land use interdependence.

#### **Sec. 86-151. - Statement of intent; policy guidance.**

(a) The agricultural (A-2) district is provided to allow for the compatible mixture of agricultural uses and limited residential development in rural areas and protect and retain the rural open character of the countryside. Very low-density residential uses are allowed along with agricultural uses that are compatible with residential activity to provide for community cohesion in the rural areas and encourage land use interdependence. Zoning standards are also included to ensure the co-existence of these uses with each other. The creation of lots fronting on existing state roads or federal highways is strongly discouraged.

(b) Agricultural (A-2) district uses range from agricultural to neighborhood oriented commercial and community services. The use of development setbacks, shared access, reverse-front lots and roadside buffers are encouraged to retain the rural character of the county along-side the open farm activities prevalent in the county.

#### 2040 Comprehensive Plan

The 2040 Louisa County Comprehensive Plan designates this area of Louisa County as “Rural Area.”

The Vision Statement for the 2040 Comprehensive Plan states:

“We strengthen our sense of community by providing resources for residents, promoting agriculture and forestry, ensuring environmental stewardship, establishing reasonable growth areas, and maintaining our rural character.”

This Plan addresses and amplifies the vision statement above, with the following eight (8) supporting goals:

- Preserve and protect our rural heritage and natural resources
- Encourage open space retention
- Safeguard historic resources
- Maintain community characteristics
- Ensure compatibility between land uses
- Manage growth by concentrating development activity
- Encourage high quality development
- Maximize returns on the investment of public resources

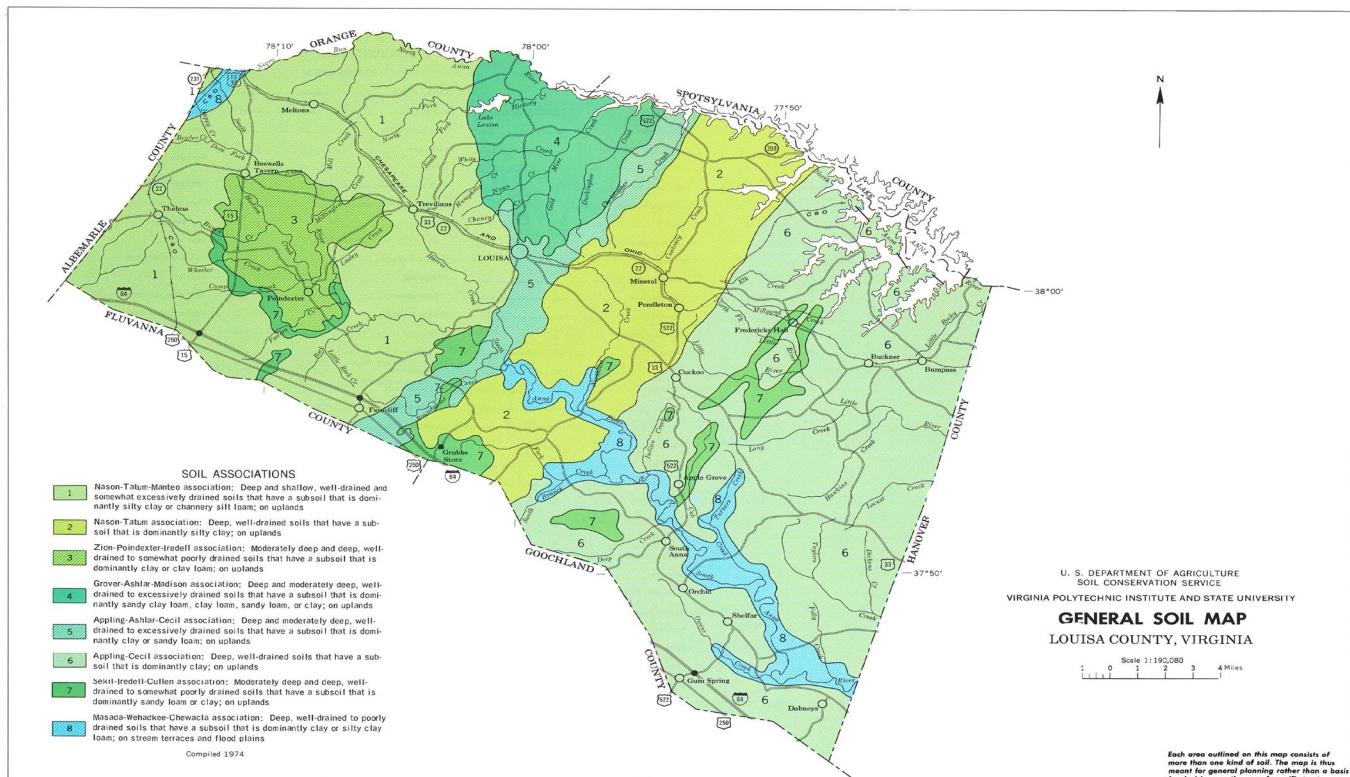
The creation of agricultural and forestal districts and subsequent additions to those districts, complements the goals identified in the Vision Statement by preserving and protecting natural resources, open space retention, compatibility between land uses, and managing growth by concentrating development activity to the designated growth areas.

### Existing Uses

Based on information provided by the property owner, the subject parcel is used for horse production—buying and selling thoroughbreds.

### Soils

Based on the 1976 Louisa County Soil Survey from the U.S. Department of Agriculture Soil Conservation Service, the soils in this area are primarily made up of the Nason-Tatum-Manteo soil association. In summary, this soil association is described as “Deep and shallow, well-drained and somewhat excessively drained soils that have a subsoil that is dominantly silty clay or channery silt loam; on uplands.”



## **State Code of Virginia – Agricultural and Forestal Districts Act**

### **§ 15.2-4302. Definitions.**

“Agricultural products” means crops, livestock and livestock products, including but not limited to: field crops, fruits, vegetables, horticultural specialties, cattle, sheep, hogs, goats, horses, poultry, furbearing animals, milk, eggs and furs.

“Agricultural production” means the production for commercial purposes of crops, livestock and livestock products, and includes the processing or retail sales by the producer of crops, livestock or livestock products which are produced on the parcel or in the district.

“Agriculturally and forestally significant land” means land that has recently or historically produced agricultural and forestal products, is suitable for agricultural or forestal production or is considered appropriate to be retained for agricultural and forestal production as determined by such factors as soil quality, topography, climate, markets, farm structures, and other relevant factors.

“Forestal production” means the production for commercial purposes of forestal products and includes the processing or retail sales, by the producer, of forestal products which are produced on the parcel or in the district. “Forestal products” includes, but is not limited to, saw timber, pulpwood, posts, firewood, Christmas trees and other tree and wood products for sale or for farm use.

### **§ 15.2-4305. Application for creation of district in one or more localities; size and location of parcels.**

“....any owner or owners of land may submit an application to the locality for the creation of a district or addition of land to an existing district within the locality. Each district shall have a core of no less than 200 acres in one parcel or in contiguous parcels. A parcel not part of the core may be included in a district:

- (i) if the nearest boundary of the parcel is within one mile of the boundary of the core,
- (ii) if it is contiguous to a parcel in the district the nearest boundary of which is within one mile of the boundary of the core, or
- (iii) if the local governing body finds, in consultation with the advisory committee or planning commission, that the parcel not part of the core or within one mile of the boundary of the core contains agriculturally and forestally significant land.

No land shall be included in any district without the signature on the application, or the written approval of all owners thereof....”

### **§ 15.2-4306. Criteria for evaluating application.**

Land being considered for inclusion in a district may be evaluated by the advisory committee and the planning commission through the Virginia Land Evaluation and Site Assessment (LESA) System or, if one has been developed, a local LESA System. The following factors should be considered by the local planning commission and the advisory committee, and at any public hearing at which an application that has been filed pursuant to § 15.2-4303 is being considered:

1. The agricultural and forestal significance of land within the district or addition and in areas adjacent thereto;
2. The presence of any significant agricultural lands or significant forestal lands within the district and in areas adjacent thereto that are not now in active agricultural or forestal production;
3. The nature and extent of land uses other than active farming or forestry within the district and in areas adjacent thereto;
4. Local developmental patterns and needs;
5. The comprehensive plan and, if applicable, the zoning regulations;

6. The environmental benefits of retaining the lands in the district for agricultural and forestal uses; and
7. Any other matter which may be relevant.

In judging the agricultural and forestal significance of land, any relevant agricultural or forestal maps may be considered, as well as soil, climate, topography, other natural factors, markets for agricultural and forestal products, the extent and nature of farm structures, the present status of agriculture and forestry, anticipated trends in agricultural economic conditions and such other factors as may be relevant.

(For additional information refer to the attached information from the Department of Conservation and Recreation and the Virginia Department of Forestry.)

**§ 15.2-4307. Review of application; notice; hearing.**

Upon the receipt of an application for a district or for an addition to an existing district, the program administrator shall refer such application to the advisory committee.

The advisory committee shall review and make recommendations concerning the application or modification thereof to the local planning commission....

**Conclusion**

While the proposed addition is over one mile from the core, the parcel meets the statutory requirements for agricultural and forestally significant because the landowners are currently engaged in the production of horses.

In part, § 15.2-4305, states:

A parcel not part of the core may be included in a district:

(iii) if the local governing body finds, in consultation with the advisory committee or planning commission, that the parcel not part of the core or within one mile of the boundary of the core contains agriculturally and forestally significant land.

§ 15.2-4302. Definitions provides the definition for "Agriculturally and forestally significant land," as "means land that has recently or historically produced agricultural and forestal products, is suitable for agricultural or forestal production or is considered appropriate to be retained for agricultural and forestal production as determined by such factors as soil quality, topography, climate, markets, farm structures, and other relevant factors."

Staff recommends the application for addition to the existing Green Springs Agricultural and Forestal District be sent to the Planning Commission and Board of Supervisors with a favorable recommendation, as consistent with the current zoning of the properties as Agricultural (A-2) and the Rural Area designation in the 2040 Louisa County Comprehensive Plan.

**Recommendations of the Agricultural, Forestal, and Rural Preservation Committee**

Staff will provide a verbal recommendation at the Planning Commission Meeting as the Agricultural, Forestal, and Rural Preservation Committee does not meet until December 4, 2025.



**COUNTY OF LOUISA**  
**APPLICATION FOR THE CREATION OF, ADDITION TO OR REMOVAL FROM AN**  
**AGRICULTURAL AND FORESTAL DISTRICT**

Section A: To be completed by applicant or contact person for proposed district.

1. Name of District Green spring
2. General Location of the District (City, County or Town)  
Lewis County
3. Total Acreage in the District or Addition 20, 9
4. Please read the proposed conditions to creation of the district pursuant to Section 15.2-43  
Code of Virginia which is attached to this application.
5. Proposed Period Before the First Review (4-10 years) 10
6. Names and Tax Map Parcel Number(s) of Landowners Applying for the District:  
(Please use individual owner sheets on page six (6), for full parcel information):

NAME Amy + Michael Dancy TAX MAP & PARCEL NUMBER(S) 55 26 39

NAME

TAX MAP & PARCEL NUMBER(S)

PLEASE INDICATE WHO THE CONTACT PERSON WILL BE FOR THE PROPOSED DISTRICT AND A PHONE NUMBER AND EMAIL ADDRESS WHERE THEY MAY BE REACHED.

Contact Name Amy H. Daney

Phone Number 443 243 3450

Email Address elbertonhill@outlook.com

(Please use a separate sheet for each property owner to be included in the District.)

PROPERTY OWNER'S NAME: Amy + Michael Daney

• MAILING ADDRESS: 2826 Courthouse Rd  
Louisa, VA 23093 TAX MAP # 55

• SUBDIVISION NAME:  LOT/PARCEL# 26 36

• ACREAGE: 20.934 ZONING: A-2

• PART OF THE CORE: YES or NO

• WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: YES or NO

• IF THE PROPERTY IS NOT A PART OF THE CORE OR WITHIN ONE MILE OF THE BOUNDARY OF THE CORE THE PROPERTY MAY BE INCLUDED IN THE DISTRICT IF DETERMINED TO BE AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA (15.2-4302), as follows:

- "Agriculturally and forestally significant land" means land that has recently or historically produced agricultural and forestal products, is suitable for agricultural or forestal production or is considered appropriate to be retained for agricultural and forestal production as determined by such factors as soil quality, topography, climate, markets, farm structures, and other relevant factors.
- "Agricultural products" means crops, livestock and livestock products, including but not limited to: field crops, fruits, vegetables, horticultural specialties, cattle, sheep, hogs, goats, horses, poultry, furbearing animals, milk, eggs and furs.
- "Agricultural production" means the production for commercial purposes of crops, livestock and livestock products, and includes the processing or retail sales by the producer of crops, livestock or livestock products which are produced on the parcel or in the district.
- "Forestal production" means the production for commercial purposes of forestal products and includes the processing or retail sales, by the producer, of forestal products which are produced on the parcel or in the district. "Forestal products" includes, but is not limited to, saw timber, pulpwood, posts, firewood, Christmas trees and other tree and wood products for sale or for farm use.

(Describe in Detail the Use of the Subject Property)

Property being used for Agricultural production of horses. Buy and sell through horses.

We the undersigned have read the above mentioned conditions and request the property described above be designated an Agricultural and Forestal District.

Amy H. Daney  
Michael Daney  
Owner(s) Signatures

Mark H. Miller  
Thomas E. Miller  
Witness

(Use a separate sheet for each owner. If an applicant owns more than one parcel, all parcels may be included on one sheet, EXCEPT for parcels that are not a part of the core or within one mile of the boundary of the core.)

GIVE COMPLETE NAMES AND ADDRESSES (INCLUDING ZIP CODES) OF ALL OWNERS ADJACENT, ACROSS THE ROAD OR HIGHWAY FACING THE PROPERTY AND ACROSS ANY RAILROAD RIGHT-OF-WAY, CREEK, OR RIVER FROM SUCH PROPERTY, EVEN IF SUCH PROPERTY LIES IN ANOTHER COUNTY OR TOWN. THIS INFORMATION MUST BE OBTAINED BY THE APPLICANT. (Use additional sheets as necessary.)

\* PROPERTY OWNER'S NAME: John + Shannon Hubler  
MAILING ADDRESS: 2376 Courthouse Rd  
Louisa VA 23093 TAX MAP # 55  
SUBDIVISION NAME:  LOT/PARCEL# 38  
ACREAGE 55.69 ZONING A 2

\* PROPERTY OWNER'S NAME: Mark Spedy David Spedy  
MAILING ADDRESS: 4208 Ewell Rd  
Virginia Beach, VA 23455 TAX MAP # 55  
SUBDIVISION NAME:  LOT/PARCEL# 42  
ACREAGE 19 ZONING A 2

\* PROPERTY OWNER'S NAME: Lucinda Birette  
MAILING ADDRESS: 2940 Courthouse Rd  
Louisa VA 23093 TAX MAP # 55 40  
SUBDIVISION NAME:  LOT/PARCEL# 40  
ACREAGE 2.16 ZONING C 1

\* PROPERTY OWNER'S NAME: Salvatore Luciano  
MAILING ADDRESS: 2785 Courthouse Rd  
Louisa VA 23093 TAX MAP # 55  
SUBDIVISION NAME:  LOT/PARCEL# 37  
ACREAGE 2.1 ZONING A 2

\* PROPERTY OWNER'S NAME: Wayne Snoots  
MAILING ADDRESS: 2773 Courthouse Rd  
Louisa VA 23093 TAX MAP # 55  
SUBDIVISION NAME:  LOT/PARCEL# 15 5  
ACREAGE 3.5 ZONING A 2

\* PROPERTY OWNER'S NAME: Rebecca Lynne  
MAILING ADDRESS: 36 East Jack Tovett Rd  
Louisa VA 23093 TAX MAP # 55  
SUBDIVISION NAME:  LOT/PARCEL# 15 4  
ACREAGE 2.8 ZONING A, 2

\* PROPERTY OWNER'S NAME: Gary + Margaret Myers  
MAILING ADDRESS: 2647 Courthouse Rd  
Louise VA 23093 TAX MAP # 54  
SUBDIVISION NAME: \_\_\_\_\_ LOT/PARCEL# 123A  
ACREAGE 3.9 ZONING A2

\* PROPERTY OWNER'S NAME: Stephanie + Diane Anderson  
MAILING ADDRESS: 2495 Courthouse Rd  
Louise VA 23093 TAX MAP # 54  
SUBDIVISION NAME: \_\_\_\_\_ LOT/PARCEL# 123  
ACREAGE 9.8 ZONING A2

\* PROPERTY OWNER'S NAME: David Batterson  
MAILING ADDRESS: 3142 Courthouse Rd  
Louise VA 23093 TAX MAP # 55  
SUBDIVISION NAME: \_\_\_\_\_ LOT/PARCEL# 2A  
ACREAGE 76.4 ZONING A2

\* PROPERTY OWNER'S NAME: Hugh Warwick Bailey Trustee  
MAILING ADDRESS: 12326 Beechnut Ct  
Woodbridge VA 22192 TAX MAP # 68  
SUBDIVISION NAME: \_\_\_\_\_ LOT/PARCEL# 1  
ACREAGE 92.044 ZONING A2

\* PROPERTY OWNER'S NAME: \_\_\_\_\_  
MAILING ADDRESS: \_\_\_\_\_ TAX MAP # \_\_\_\_\_  
SUBDIVISION NAME: \_\_\_\_\_ LOT/PARCEL# \_\_\_\_\_  
ACREAGE \_\_\_\_\_ ZONING \_\_\_\_\_

\* PROPERTY OWNER'S NAME: \_\_\_\_\_  
MAILING ADDRESS: \_\_\_\_\_ TAX MAP # \_\_\_\_\_  
SUBDIVISION NAME: \_\_\_\_\_ LOT/PARCEL# \_\_\_\_\_  
ACREAGE \_\_\_\_\_ ZONING \_\_\_\_\_

From: Perkins, Myrtle, Rose *Entire*  
To: Tr. of Macedonia United Meth. Church  
Copenhagen

A circular stamp with a double-lined border. The outer ring contains the text "C. I. O. S. & S. CO." at the top and "STATE OF VIRGINIA" at the bottom. The inner circle contains "G. D. HOSARDOOK" in the center, "CONTRACTOR NO." above it, and "12-18-1911" below it.

Mr. Miller 9/2/98  
Walter H. Perkins  
Rt. 5, Box 107  
Lodi, WI 54644-107  
23093

CLAUDE S. MANIG  
McKEATHAN  
DB 54-2179  
1/16/66-2179

- 18 -

MAX C. CHAPMAN, Jr. DB 337-44 PB 8-121 pilot  
Refined 6.61' NW of center

ALICE C. & BILLY WRIGHT WB 32-118 DB 23-4221  
WB 32-118 DB 23-4221  
JOSEPH & JUNE  
DIPACE 75.88 DB 263-166  
WB 8-181 pilot  
Old House  
777232311w

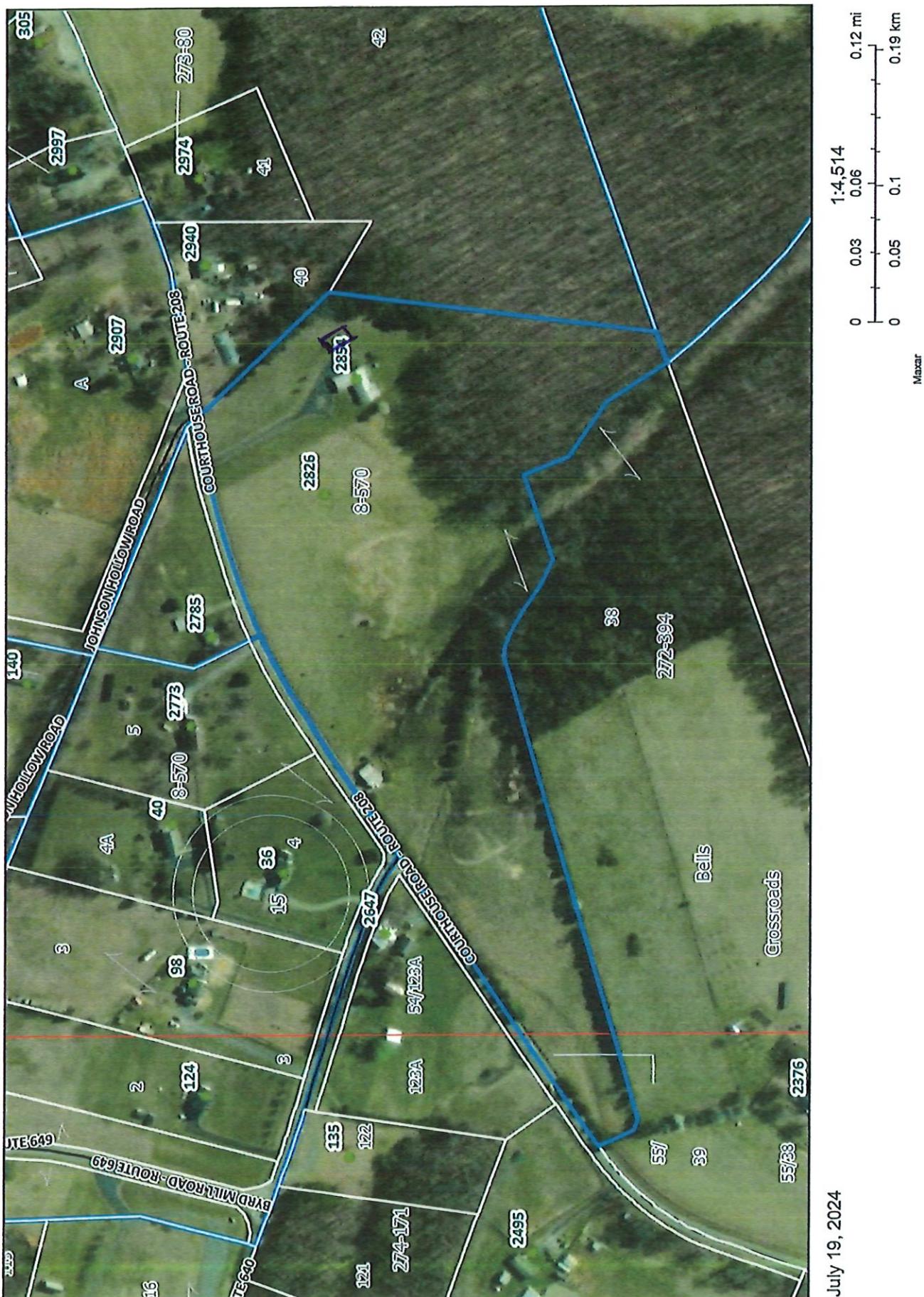
PLAT SHOWING A BOUNDARY SURVEY OF  
THE MAP SECTION 54, PARCEL 94 AND  
THE MAP SECTION 55, PARCELS 20 & 26.  
THE MYRTLE A. PERKINS ESTATE  
LOUISIANA DISTRICT, LOUISA COUNTY, VIRGINIA  
APRIL 2, 1932  
SCALE 1 INCH = 300 FEET

CURVE DATA					
No.	DELTA	ROTATION, °	ARC	TAN.	CHORD
1	36-24-24	537.10	254.03	103.22 <sup>7</sup>	543-00-56 W
2	118-11-30	35.00	72.20	56.47 <sup>7</sup>	50-00-23 E
3	05-27-47	255.00	132.00	66.79 <sup>7</sup>	50-00-12 E
4	51-38-53	255.00	200.50	122.79 <sup>7</sup>	26-21-58 E
5	06-00-13	122.00	112.00	6.34 <sup>7</sup>	53-00-11 E
6	52-00-17	122.00	112.00	67.00 <sup>11</sup>	53-00-11 E
7	52-00-17	122.00	112.00	122.52 <sup>7</sup>	53-00-11 E
8	52-00-17	122.00	112.00	22.54 <sup>7</sup>	53-00-11 E
9	52-00-17	122.00	112.00	22.54 <sup>7</sup>	53-00-11 E
10	52-00-17	122.00	112.00	146.77 <sup>1</sup>	53-00-11 E
11	52-00-17	122.00	112.00	100.45 <sup>7</sup>	53-00-11 E
12	52-00-17	122.00	112.00	100.45 <sup>7</sup>	53-00-11 E
13	52-00-17	122.00	112.00	100.45 <sup>7</sup>	53-00-11 E
14	52-00-17	122.00	112.00	100.45 <sup>7</sup>	53-00-11 E
15	52-00-17	122.00	112.00	100.45 <sup>7</sup>	53-00-11 E

REFERENCES TO CAPTIONED PROPERTY

WALTER H. PERKINS  
WILLIAM H. PERKINS  
MARGIE C. PERKINS  
WB 45-186 WB 36-366  
18 53-171 DB 48-39 DB 48-41  
DB 26-167 description —  
DB 10-166 description —  
DB 10-168 plan

תְּלִינוּתָה בְּגָזְבָּה בְּגָזְבָּה



July 19, 2024

### Legend

TM: 55-39



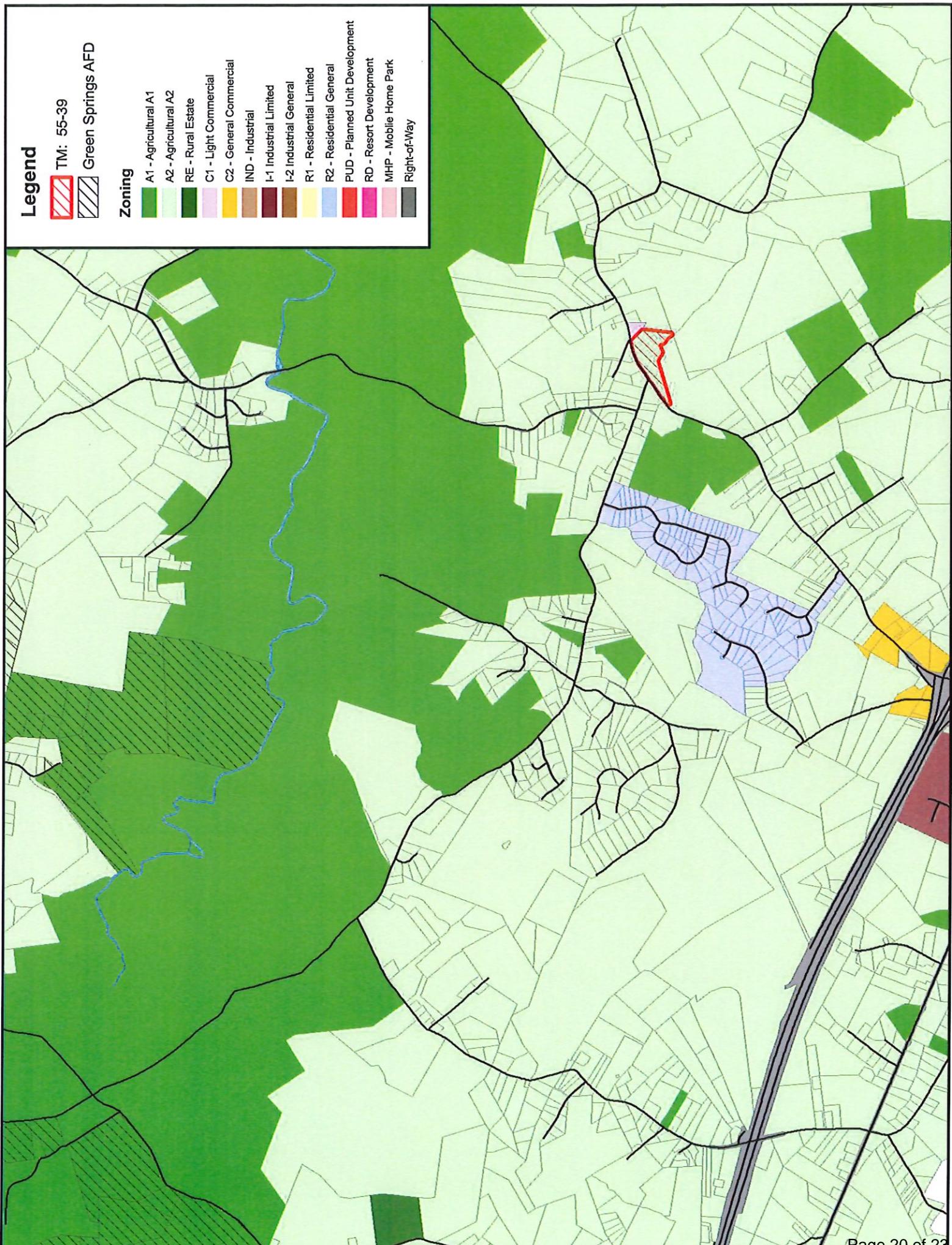
## Legend

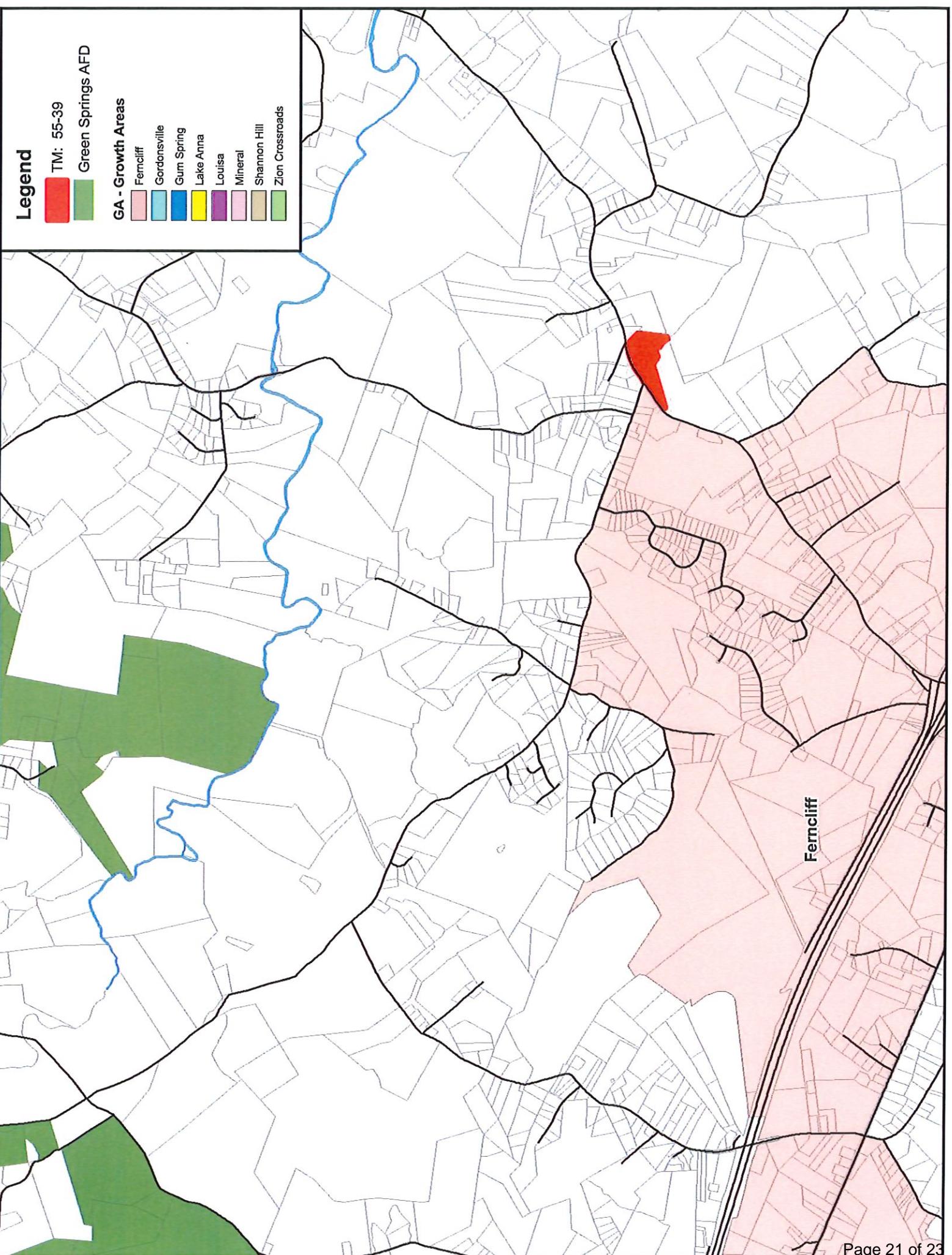
TM: 55-39

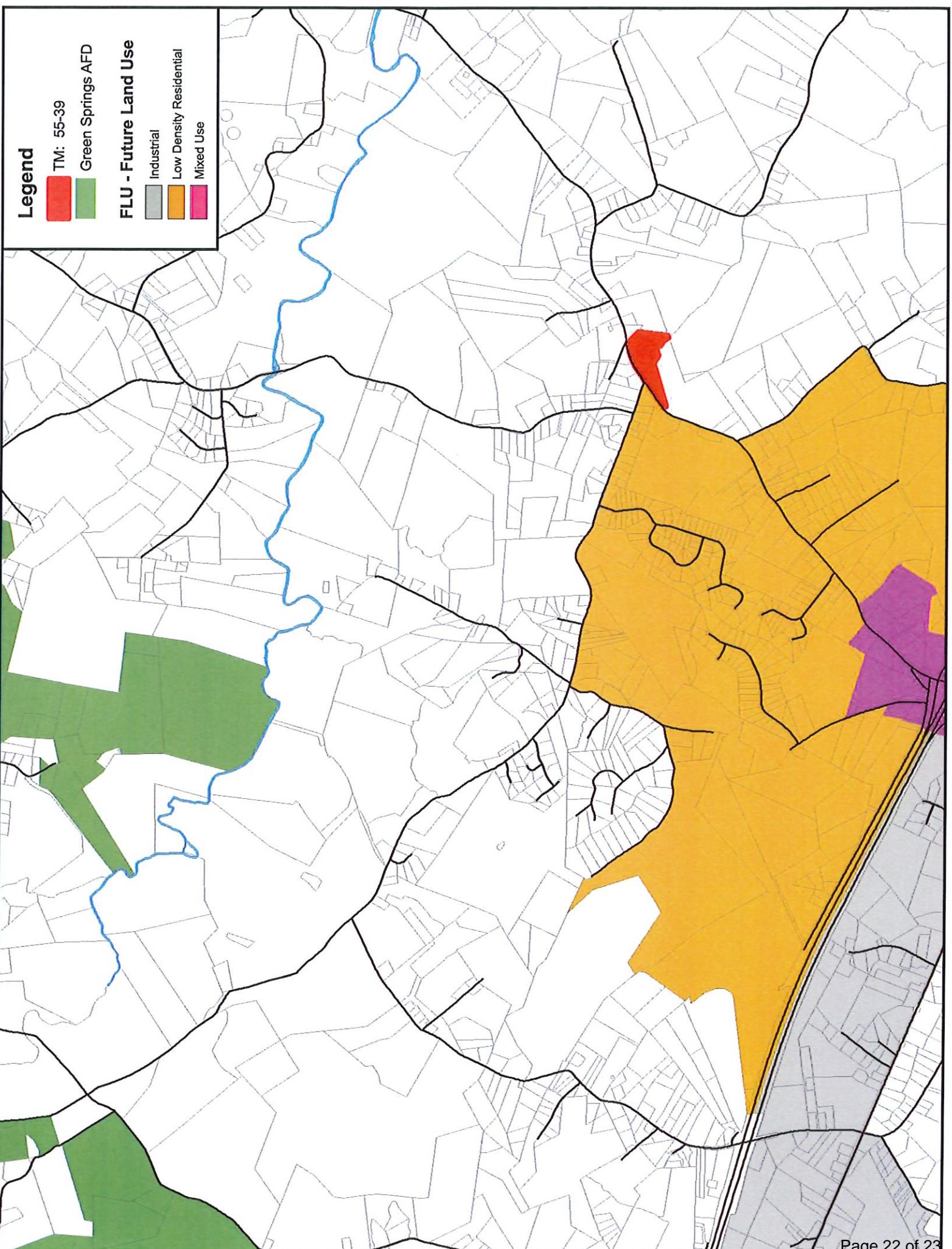
Green Springs AFD

## Zoning

	A1 - Agricultural A1
	A2 - Agricultural A2
	RE - Rural Estate
	C1 - Light Commercial
	C2 - General Commercial
	IND - Industrial
	I-1 Industrial Limited
	I-2 Industrial General
	R1 - Residential Limited
	R2 - Residential General
	PUD - Planned Unit Development
	RD - Resort Development
	MHP - Mobile Home Park
	Right-of-Way







## **AMENDMENT**

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This amendment is to amend Chapter 86 Land Development Regulations, Section 86-501 Districts described to amend the existing Green Springs Agricultural and Forestal District to **add** the following property:

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Sec. 86-501. - Districts described.

There are hereby established agricultural and forestal districts within the county as follows:

Green Springs I Agricultural and Forestal District	<u>TAX MAP PARCEL #</u>
	21-59, 60, 60A, 61, 61A, 67, 95, 96, 97, 98;
	22-3, 4, 7, 8B, 9, 10, 11, 12, 12A;
	35-86;
	36-1A, 4, 4A, 5, 6, 18, 19, 23, 24, 25;
	37-1, 2, 5, 8, 8A, 15A,
	17, 18, 20B, 27, 27B, 28, 29, 30, 34, 47, 48;
	38-15, 27;
	52-52, 76, 78, 91, 100, (9)A;
	53-1, 1A, (3)B
	37-13, 38-98A
	20-64, 20-65
	37-8
	36-20, 36-21
	35-11-A, 35-16, 35-17, 35-6, 35-77, 35-78, 35-80,
	35-81, 35-82, 35-83, 35-84, 35C-1-14, 35C-1-15,
	35C-1-16, 35C-1-17, 35C-1-18, 20-172; 35-6A;
	35-85; 35-85A, 35-85B
	52-91
	35-3, 35-4
	38-101, 38-103, 38-104, 38-105, 38-106, 38-48, 38-49
	37-29A
	38-24, 38-27-5
	36-1, 38-108, 38-17, 38-20, 38-30, 38-31, 38-31A,
	38-32, 38-50, 38-51, 38-76, 38-78, 38-79, 38-80, 38-84, 38-85, 38-86, 38-87, 38-88, 38-89, 38-90, 38-91, 54-3, 54-4, 54-6
	35-6-1, 35-6-2
	<b>55-39</b>

(Only the district affected by this ordinance is listed.)

TEXT LEGEND

**Bolded Text** = To Be Added

Regular Text = To Remain

~~Strikethrough Text~~ = To Be Removed

Red Text – For Information Purposes Only