



TO: Members – Planning Commission
FROM: Staff, Community Development Department
DATE: February 3, 2026
SUBJECT: **Review Addition Request - South Anna Agricultural and Forestal District – Riverview Farms Land LLC**
Thursday, March 12, 2026 – 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 412.523 acres, to the existing South Anna Agricultural and Forestal District, as follows:

<u>OWNER'S NAME</u>	<u>TAX MAP PARCEL #</u>	<u>ACREAGE</u>
Riverview Farms Land LLC	56 103	37.726
Riverview Farms Land LLC	56 104	94.72
Riverview Farms Land LLC	56 107	68.591
Riverview Farms Land LLC	56 107A	14.117
Riverview Farms Land LLC	56 107B	90.00
Riverview Farms Land LLC	56 108	83.299
Riverview Farms Land LLC	56 109	24.07

Location

The proposed district addition is located on the southeast side of State Route 208 (Courthouse Road), south of State Route 800 (Holly Springs Drive), along Roundabout Road. The proposed district addition is located adjacent to the existing southern portion of the South Anna Agricultural and Forestal District and is located in the Patrick Henry Voting District. The 2040 Louisa County Comprehensive Plan designates this area of Louisa County as Rural Area.

Zoning

The parcels proposed to be included in the South Anna Agricultural and Forestal District are zoned Agricultural (A-1 and A-2). In summary, the stated purpose of the A-1 zoning district is to accommodate uses that are essential to the rural economy and the agrarian character of the community. Additionally, the stated purpose of the A-2 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. 86-133. - Statement of intent; policy guidance.

The agricultural (A-1) district is intended to accommodate farming, forestry, livestock maintenance and other related farm activities. Such uses are an essential part of the rural economy of the county and the agrarian character of the community. It comprises those areas dedicated to farming and agricultural use and is protected as a valuable part of the rural community. These activities shall not be compromised by development and shall be enhanced by the protection offered herein.

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

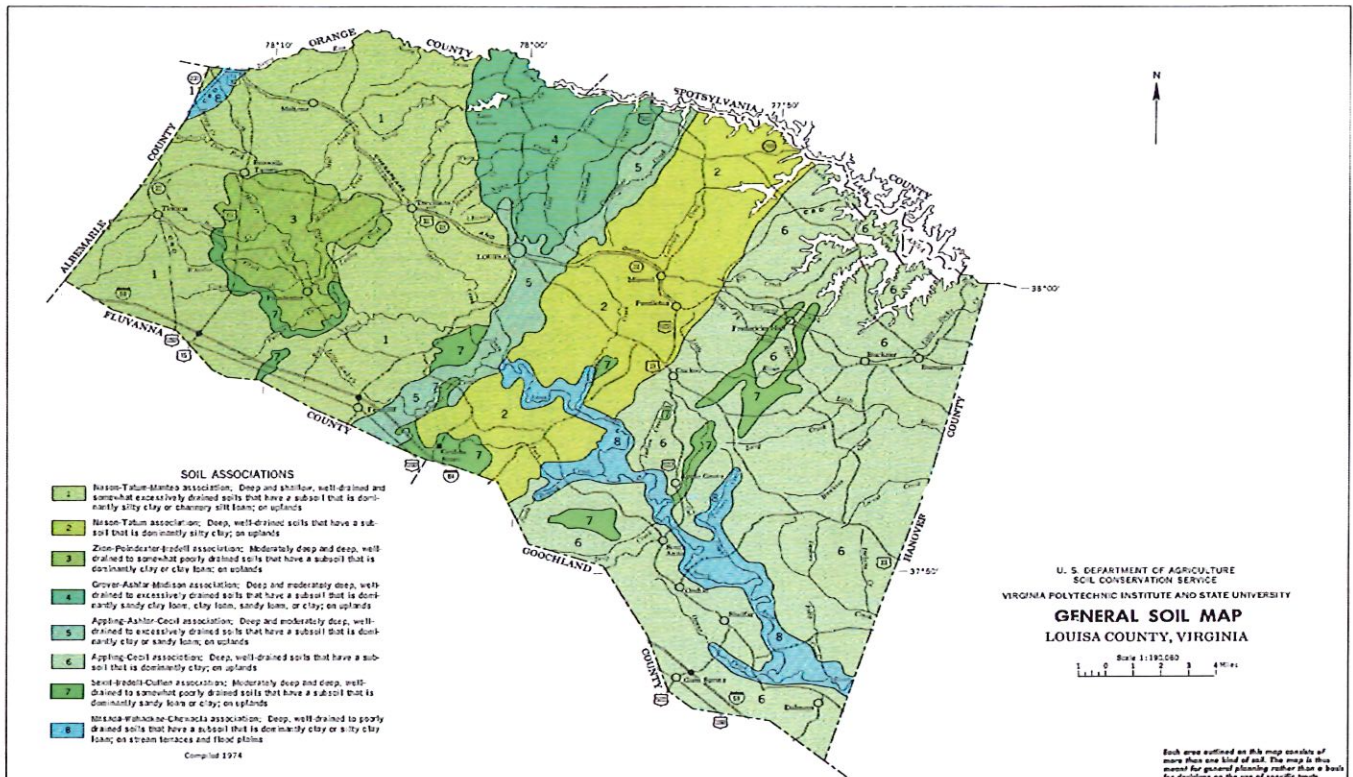
The creation of agricultural and forestal districts and subsequent additions to those districts, complements the goals identified in the Vision Statement by preserving and protecting natural resources, open space retention, compatibility between land uses, and managing growth by concentrating development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

Existing Uses

Based on information provided by the property owner, the subject parcels are used for livestock production including turkeys and cattle, hay, pasture, timber, and crops.

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 Appling-Ashlar-Cecil association. In summary, these soils are described as “deep and moderately deep, well-drained to excessively drained soils that have a sub-soil that is dominantly clay or sandy 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

The proposed addition is located within one mile of both of the land areas that currently make up the South Anna Agricultural and Forestal District. The current use of the properties consist of livestock production including turkeys and cattle, hay, pasture, timber, and crops which supports the intent of the agricultural and forestal districts.

Staff recommends the application for addition to the existing South Anna Agricultural and Forestal District be sent to Board of Supervisors with a favorable recommendation, as consistent with the current zoning of the properties as Agricultural (A-1 and 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 March 5, 2026.



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 South Anna

2. General Location of the District (City, County or Town)
Louisa, VA

3. Total Acreage in the District or Addition 412.523

4. Please read the proposed conditions to creation of the district pursuant to Section 15.2-4309 of the Code of Virginia which is attached to this application.

5. Proposed Period Before the First Review (4-10 years) 10 years

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	TAX MAP & PARCEL NUMBER(S)
<u>Riverview Farms Land LLC</u>	<u>56 103, 56 104, 56 107,</u> <u>56 107A, 56 107B,</u> <u>56 108, 56 109</u>

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 Steve Hopkins

Phone Number 540-967-1813 / 540-205-7798

Email Address hoppy@vt.edu

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

PROPERTY OWNER'S NAME: Riverview Farms Land LLC

• MAILING ADDRESS: 5517 Poundabout Rd Louisa VA 23093

TAX MAP # 56

• SUBDIVISION NAME: _____ LOT/PARCEL# 103

• ACREAGE: 37.726 ZONING: A1

• 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.
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(Describe in Detail the Use of the Subject Property)

Timber

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

A B [Signature]

[Signature]

Owner(s) Signatures

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.)

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

PROPERTY OWNER'S NAME: Riverview Farms Land LLC

• MAILING ADDRESS: 5517 Poundabout Rd Louisa VA 23093

TAX MAP # 56

• SUBDIVISION NAME: _____ LOT/PARCEL# 104

• ACREAGE: 94.72 ZONING: A1

• 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:

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(Describe in Detail the Use of the Subject Property)

Timber

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

[Signature]

[Signature]

Owner(s) Signatures

Witness

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

PROPERTY OWNER'S NAME: Riverview Farms Land LLC

MAILING ADDRESS: 5517 Roundabout Rd Loris VA 23093

TAX MAP # 56

SUBDIVISION NAME: _____ LOT/PARCEL# 107

ACREAGE: 68.591 ZONING: A1

PART OF THE CORE: YES or NO

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

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(Describe in Detail the Use of the Subject Property)

timber crops, hay

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

[Signature]

[Signature]

Owner(s) Signatures

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.)

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

PROPERTY OWNER'S NAME: Riverview Farms Land LLC

MAILING ADDRESS: 5517 Roundabout Rd Louisa VA 23093

TAX MAP # 54

SUBDIVISION NAME: _____ LOT/PARCEL# 107A

ACREAGE: 14.117 ZONING: A1

PART OF THE CORE: YES or NO

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

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(Describe in Detail the Use of the Subject Property)

Pasture / Hay and cattle

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

[Signature]

[Signature]

Owner(s) Signatures

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.)

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

PROPERTY OWNER'S NAME: Riverview Farms Land LLC

• MAILING ADDRESS: 5517 Poundabout Rd Louisa VA 23093

TAX MAP # 50

• SUBDIVISION NAME: _____ LOT/PARCEL# 107B

• ACREAGE: 90 ZONING: A1

• PART OF THE CORE: YES or NO

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

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(Describe in Detail the Use of the Subject Property)

Pasture, Hay, corn, cattle

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

A B MJ

Owner(s) Signatures

[Signature]

Witness

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

PROPERTY OWNER'S NAME: Riverview Farms Land LLC

• MAILING ADDRESS: 5517 Poundabout Rd Louisa VA 23093

TAX MAP # 54

• SUBDIVISION NAME: _____ LOT/PARCEL# 108

• ACREAGE: 83.299 ZONING: A2

• PART OF THE CORE: YES or NO

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

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(Describe in Detail the Use of the Subject Property)

Turkeys, Timbers

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

[Signature]

[Signature]

Owner(s) Signatures

Witness

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

PROPERTY OWNER'S NAME: Riverview Farms Land LLC

• MAILING ADDRESS: 5517 Poundabout Rd Louisa VA 23093

TAX MAP # 54

• SUBDIVISION NAME: _____ LOT/PARCEL# 109

• ACREAGE: 24.07 ZONING: A2

• PART OF THE CORE: YES or NO

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

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(Describe in Detail the Use of the Subject Property)

Timber

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

A B MW

Owner(s) Signatures

[Signature]

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: Julie + Connor Miller
MAILING ADDRESS: 890 Holly Springs Dr Louisa VA 23093

TAX MAP # 54

SUBDIVISION NAME: _____ LOT/PARCEL# 31

ACREAGE 38.052 ZONING A2

* PROPERTY OWNER'S NAME: Joseph + Christine Morlino
MAILING ADDRESS: 10717 Shadyford Lane Glen Allen VA 23060

TAX MAP # 54

SUBDIVISION NAME: _____ LOT/PARCEL# 110

ACREAGE 40.037 ZONING A2

* PROPERTY OWNER'S NAME: Brittany + Ryan Dyess
MAILING ADDRESS: 356 Roni Lane Louisa VA 23093

TAX MAP # 54

SUBDIVISION NAME: _____ LOT/PARCEL# 916

ACREAGE 10.49 ZONING A2

* PROPERTY OWNER'S NAME: Timothy Colclough
MAILING ADDRESS: 357 Roni Lane Louisa VA 23093

TAX MAP # 54

SUBDIVISION NAME: _____ LOT/PARCEL# 915

ACREAGE 5.89 ZONING A2

* PROPERTY OWNER'S NAME: Florence White
MAILING ADDRESS: 4971 Yanceyville Rd Louisa VA 23093

TAX MAP # 54

SUBDIVISION NAME: _____ LOT/PARCEL# 82

ACREAGE 5 ZONING A2

* PROPERTY OWNER'S NAME: Dan Harris C/O Woodrow Harris
MAILING ADDRESS: PO Box 369 Louisa VA 23093

TAX MAP # 54

SUBDIVISION NAME: _____ LOT/PARCEL# 11B

ACREAGE 2 ZONING A2

* PROPERTY OWNER'S NAME: Woodrow Harnis
MAILING ADDRESS: PO Box 455 Louisa VA 23093
TAX MAP # 56
SUBDIVISION NAME: _____ LOT/PARCEL# 11 A
ACREAGE 2 ZONING A2

* PROPERTY OWNER'S NAME: Wendy Harris + Bertha Rush
MAILING ADDRESS: PO Box 369 Louisa VA 23093
TAX MAP # 54
SUBDIVISION NAME: _____ LOT/PARCEL# 130
ACREAGE 7 ZONING A2

* PROPERTY OWNER'S NAME: Allen + Laura Clark
MAILING ADDRESS: 4764 Yanceyville Rd Louisa VA 23093
TAX MAP # 57
SUBDIVISION NAME: _____ LOT/PARCEL# 15
ACREAGE 25.582 ZONING A2

* PROPERTY OWNER'S NAME: Robert Bickers
MAILING ADDRESS: PO Box 1032 Louisa VA 23093
TAX MAP # 56
SUBDIVISION NAME: _____ LOT/PARCEL# 131
ACREAGE 6.14 ZONING A2

* PROPERTY OWNER'S NAME: John + Ashley Kober
MAILING ADDRESS: 4536 Yanceyville Rd Louisa VA 23093
TAX MAP # 57
SUBDIVISION NAME: _____ LOT/PARCEL# 15A
ACREAGE 3.045 ZONING A2

* PROPERTY OWNER'S NAME: John + Mary Kober
MAILING ADDRESS: 4500 Yanceyville Rd Louisa VA 23093
TAX MAP # 57
SUBDIVISION NAME: _____ LOT/PARCEL# 16
ACREAGE 2 ZONING A2

- * PROPERTY OWNER'S NAME: Earl Leischer + Tasha Kessler
MAILING ADDRESS: 4458 Yanceyville Rd Louisa VA 23093
TAX MAP # 57
SUBDIVISION NAME: _____ LOT/PARCEL# 17
ACREAGE 1.5 ZONING A2
- * PROPERTY OWNER'S NAME: Newman Properties LLC
MAILING ADDRESS: 26068 Constitution Hwy
Rhoadesville VA 22542 TAX MAP # 57
SUBDIVISION NAME: _____ LOT/PARCEL# 21
ACREAGE 81.99 ZONING A2
- * PROPERTY OWNER'S NAME: David Anderson + Theresa Shifflett
MAILING ADDRESS: 4364 Yanceyville Rd Louisa VA 23093
TAX MAP # 57
SUBDIVISION NAME: _____ LOT/PARCEL# 21 A
ACREAGE 2 ZONING A2
- * PROPERTY OWNER'S NAME: Erik + Haley Skær
MAILING ADDRESS: 7351 Foster Lane Nokesville VA 20181
TAX MAP # 57
SUBDIVISION NAME: _____ LOT/PARCEL# 38
ACREAGE 120.455 ZONING A1
- * PROPERTY OWNER'S NAME: Robert Gladhill
MAILING ADDRESS: 4103 Yanceyville Rd Louisa VA 23093
TAX MAP # 57
SUBDIVISION NAME: _____ LOT/PARCEL# 191
ACREAGE 1.8554 ZONING A1
- * PROPERTY OWNER'S NAME: Lorenzo + Jessica Carter
MAILING ADDRESS: 4107 Yanceyville Rd Louisa VA 23093
TAX MAP # 57
SUBDIVISION NAME: _____ LOT/PARCEL# 19 2
ACREAGE 2 ZONING A1

* PROPERTY OWNER'S NAME: Paul + Crystal Frankart
MAILING ADDRESS: 4111 Yancyville Rd Louisa VA 23093
TAX MAP # 57
SUBDIVISION NAME: _____ LOT/PARCEL# 19 3
ACREAGE 3.0722 ZONING A1

* PROPERTY OWNER'S NAME: Brian Hudson, Cara Link, Tammy Hayes
MAILING ADDRESS: 4115 Yancyville Rd Louisa VA 23093
TAX MAP # 57
SUBDIVISION NAME: _____ LOT/PARCEL# 19 4
ACREAGE 3.0722 ZONING A1

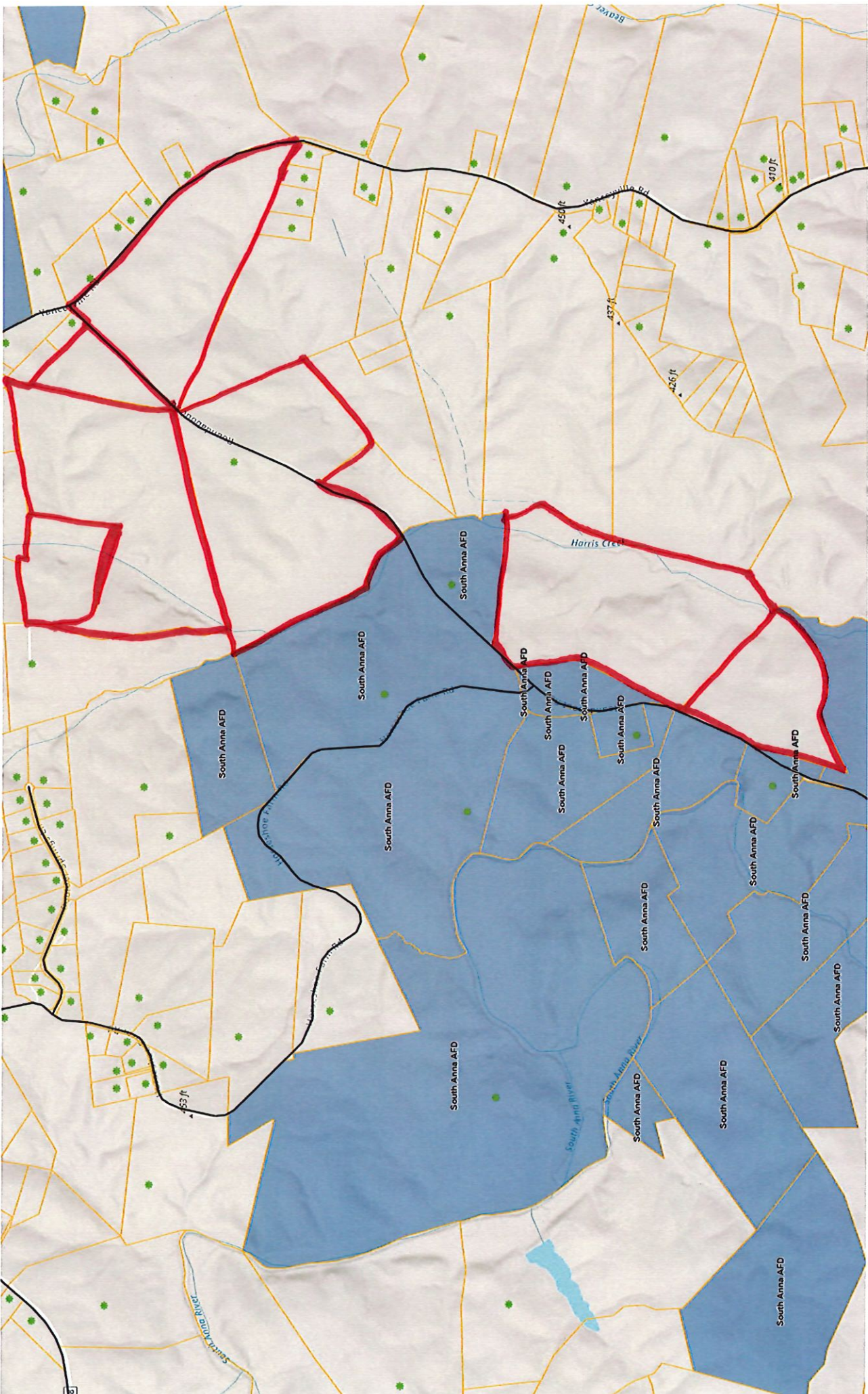
* PROPERTY OWNER'S NAME: Pu-Ming Wang Sloan
MAILING ADDRESS: 5721 Yancyville Rd Louisa VA 23093
TAX MAP # 56
SUBDIVISION NAME: _____ LOT/PARCEL# 133
ACREAGE 60.472 ZONING A1

* PROPERTY OWNER'S NAME: "
MAILING ADDRESS: "
TAX MAP # 56
SUBDIVISION NAME: _____ LOT/PARCEL# 135
ACREAGE 24.17 ZONING A1

* PROPERTY OWNER'S NAME: LL Morse Jr
MAILING ADDRESS: 11628 Roundabout Rd Louisa VA 23093
TAX MAP # 56
SUBDIVISION NAME: _____ LOT/PARCEL# 134
ACREAGE 9.79 ZONING A1

* PROPERTY OWNER'S NAME: Hopkins Family Land LLC
MAILING ADDRESS: 306 Horseshoe Farm Rd
Louisa VA 23093 TAX MAP # 56
SUBDIVISION NAME: _____ LOT/PARCEL# 91
ACREAGE 83 ZONING A1

- * PROPERTY OWNER'S NAME: Michael Hopkins
MAILING ADDRESS: 5964 Roundabout Rd Louisa VA 23093
TAX MAP # 56
SUBDIVISION NAME: _____ LOT/PARCEL# 106
ACREAGE 12 ZONING A1
- * PROPERTY OWNER'S NAME: Marguerite Pengers
MAILING ADDRESS: 3573 Yancyville Rd Louisa VA 23093
TAX MAP # 56
SUBDIVISION NAME: _____ LOT/PARCEL# 137
ACREAGE 86.8 ZONING A2
- * PROPERTY OWNER'S NAME: Elizabeth + Paul Pratt
MAILING ADDRESS: 300 Cook Rd Yorktown VA 23690
TAX MAP # 56
SUBDIVISION NAME: _____ LOT/PARCEL# 138
ACREAGE 67.124 ZONING A1
- * PROPERTY OWNER'S NAME: "
MAILING ADDRESS: "
TAX MAP # 56
SUBDIVISION NAME: _____ LOT/PARCEL# 141
ACREAGE 116.439 ZONING A2
- * PROPERTY OWNER'S NAME: Riverview Farm Land LLC
MAILING ADDRESS: 5517 Roundabout Rd Louisa VA 23093
TAX MAP # 56
SUBDIVISION NAME: _____ LOT/PARCEL# 102
ACREAGE 144.078 ZONING A2
- * PROPERTY OWNER'S NAME: "
MAILING ADDRESS: "
TAX MAP # 56
SUBDIVISION NAME: _____ LOT/PARCEL# 102D
ACREAGE 1.5 ZONING A2





TO: Members, Planning Commission
FROM: Staff, Community Development Department
DATE: February 19, 2026
SUBJECT: **Review Addition Request Amendment – South Anna Agricultural and Forestal District – Riverview Farms Land LLC**
Thursday, March 12, 2026 – 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 amendment to an addition, totaling 10 acres, to the existing South Anna Agricultural and Forestal District, as follows:

<u>OWNER'S NAME</u>	<u>TAX MAP PARCEL #</u>	<u>ACREAGE</u>
Riverview Farms Land LLC	56-36	10.00

Location

The proposed district addition is located on the southeast side of State Route 208 (Courthouse Road), south of State Route 714 (Horseshoe Farm Road), along Roundabout Road. The proposed district addition is located adjacent to the existing southern portion of the South Anna Agricultural and Forestal District and is located in the Patrick Henry Voting District. The 2040 Louisa County Comprehensive Plan designates this area of Louisa County as Rural Area.

Zoning

The parcel proposed to be included in the South Anna Agricultural and Forestal District is zoned Agricultural (A-1). In summary, the stated purpose of the A-1 zoning district is to accommodate uses that are essential to the rural economy and the agrarian character of the community.

Existing Uses

Based on information provided by the property owner, the subject parcel is used for livestock and crop production.

State Code of Virginia – Agricultural and Forestal Districts Act

§ 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....

(1) "Notify, by first-class mail, adjacent property owners, as shown on the maps of the locality used for tax assessment purposes, and where applicable, any political subdivision whose territory encompasses or is part of the district, of the application..."

(iv) “a statement that 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”

Conclusion

The proposed addition is located within one mile of the land areas that currently make up the South Anna Agricultural and Forestal District. The current use of the properties consists of livestock and crop production, which supports the intent of the agricultural and forestal districts.

Additionally, the amendment to the addition was submitted on February 19, 2026, which is within 30 days of the notice, as it was mailed out on January 30, 2026.

Staff recommends the application for amendment to the addition to the South Anna Agricultural and Forestal District be sent to the 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 March 5, 2026.

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

PROPERTY OWNER'S NAME: Riverview Farms Land LLC

• MAILING ADDRESS: 5517 Poundabout Rd Lovisa, VA 23093

TAX MAP # 56

• SUBDIVISION NAME: _____ LOT/PARCEL# 36

• ACREAGE: 10.00 ZONING: A-1

• 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)

Cattle & hay

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

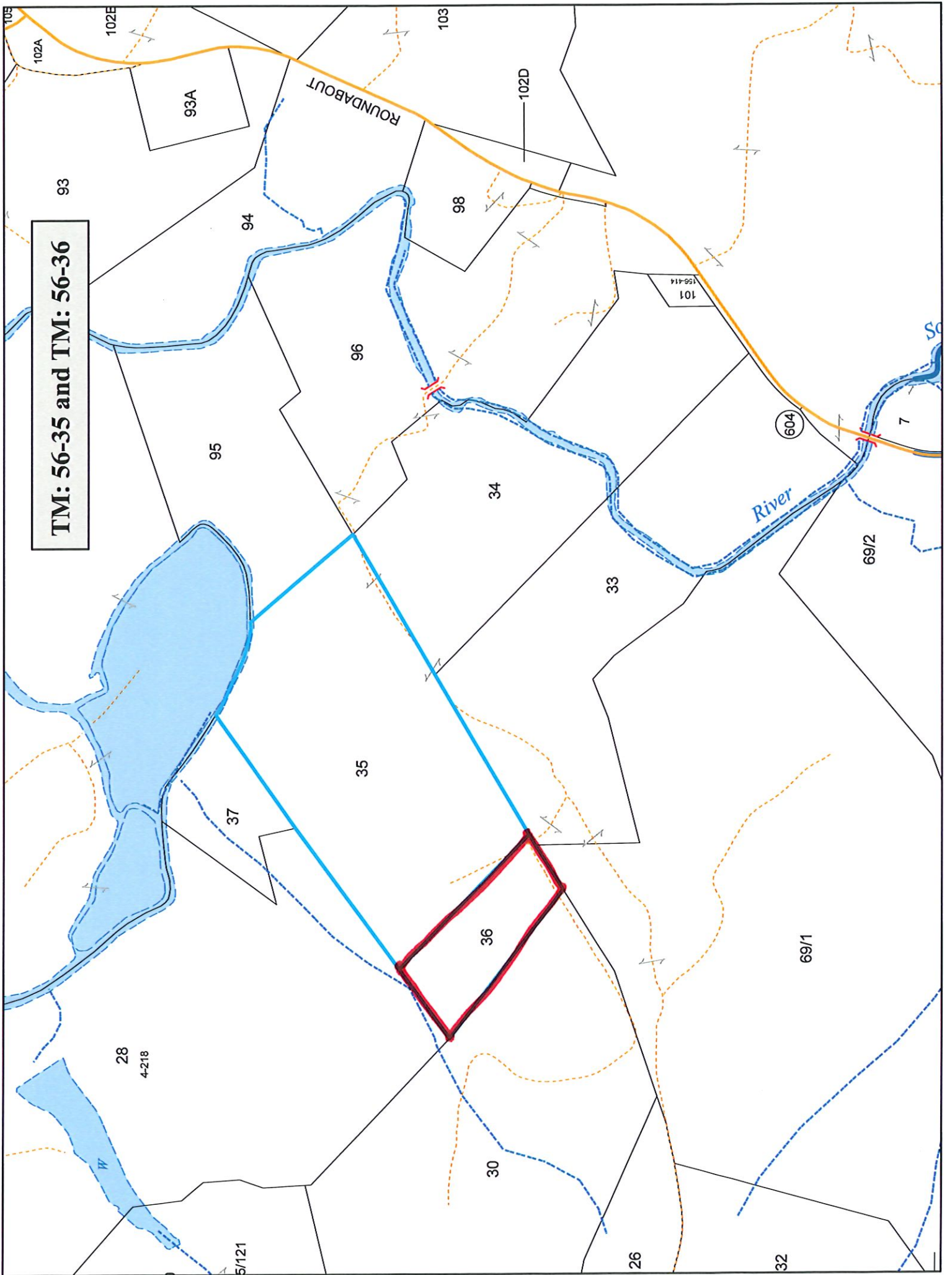
Crysti D Hopkins

[Signature]

Owner(s) Signatures

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.)



TM: 56-35 and TM: 56-36

ROUNDABOUT

River

604

36

28
4-218

69/1

69/2

7

30

26

32

5/121

35

37

34

33

95

94

96

98

93

93A

102A

102E

103

102D

101
156-414

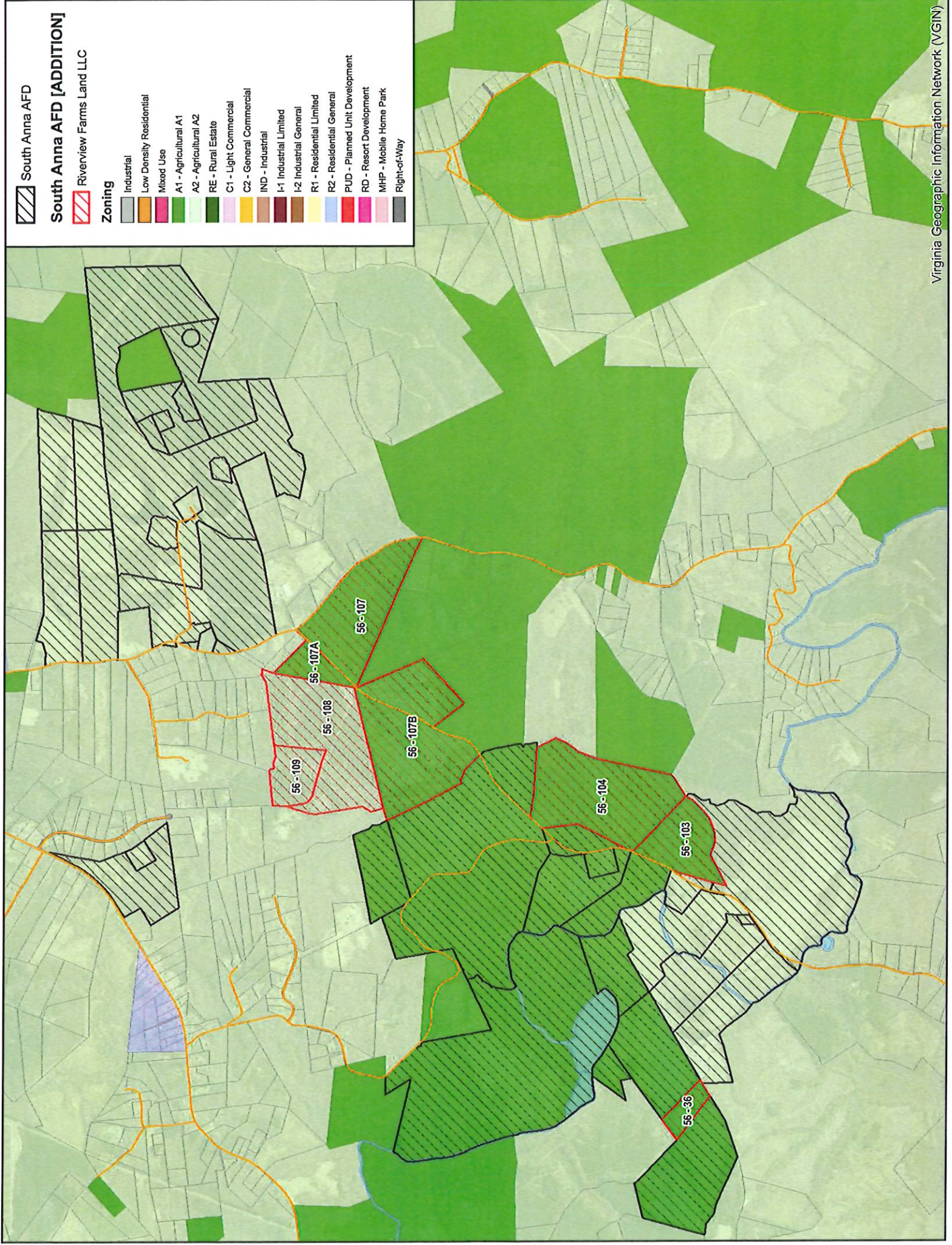
South Anna AFD

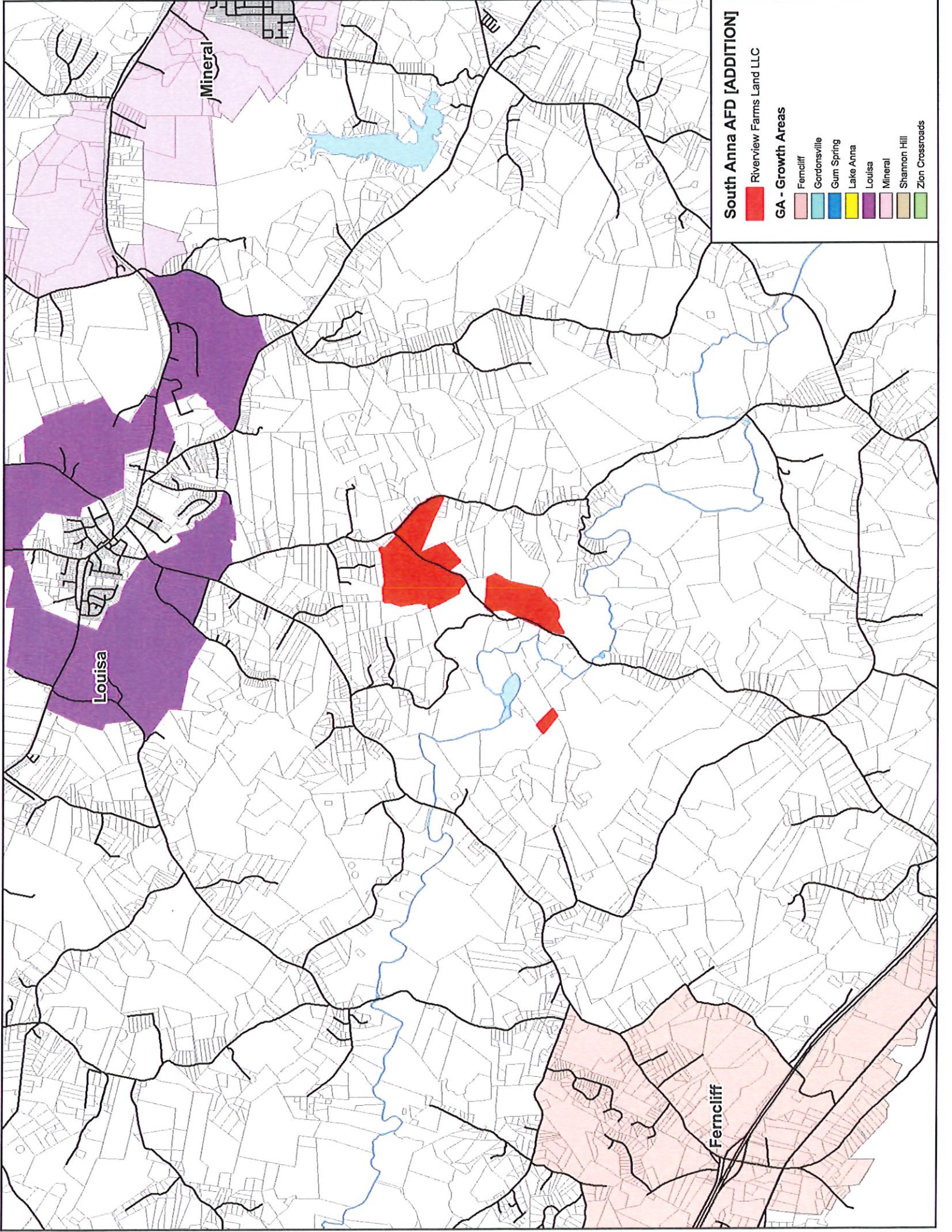
South Anna AFD [ADDITION]

Riverview Farms Land LLC

Zoning

- Industrial
- Low Density Residential
- Mixed Use
- 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











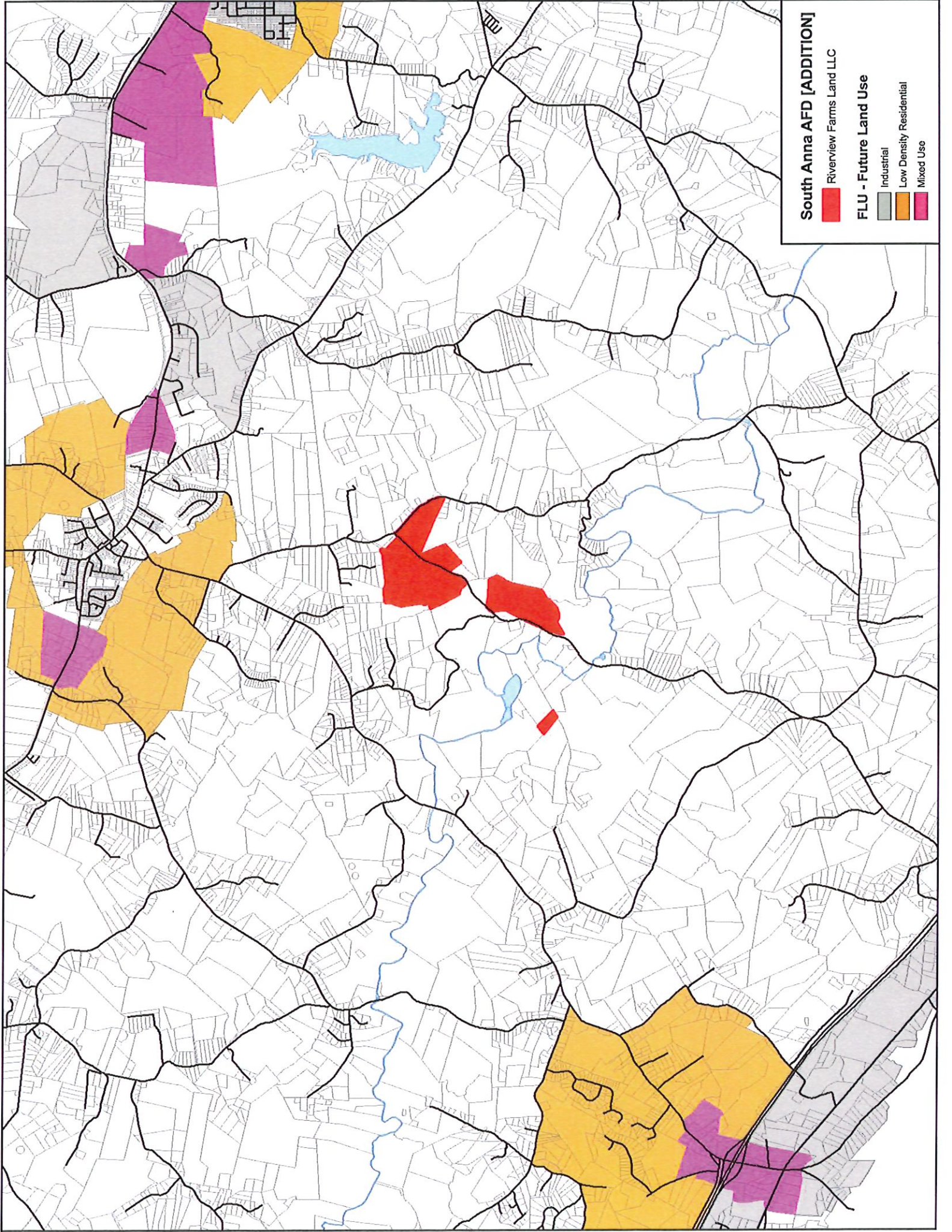


South Anna AFD [ADDITION]

 Riverview Farms Land LLC

GA - Growth Areas

-  Ferncliff
-  Gordonsville
-  Gum Spring
-  Lake Anna
-  Louisa
-  Mineral
-  Shannon Hill
-  Zion Crossroads



South Anna AFD [ADDITION]

Riverview Farms Land LLC

FLU - Future Land Use

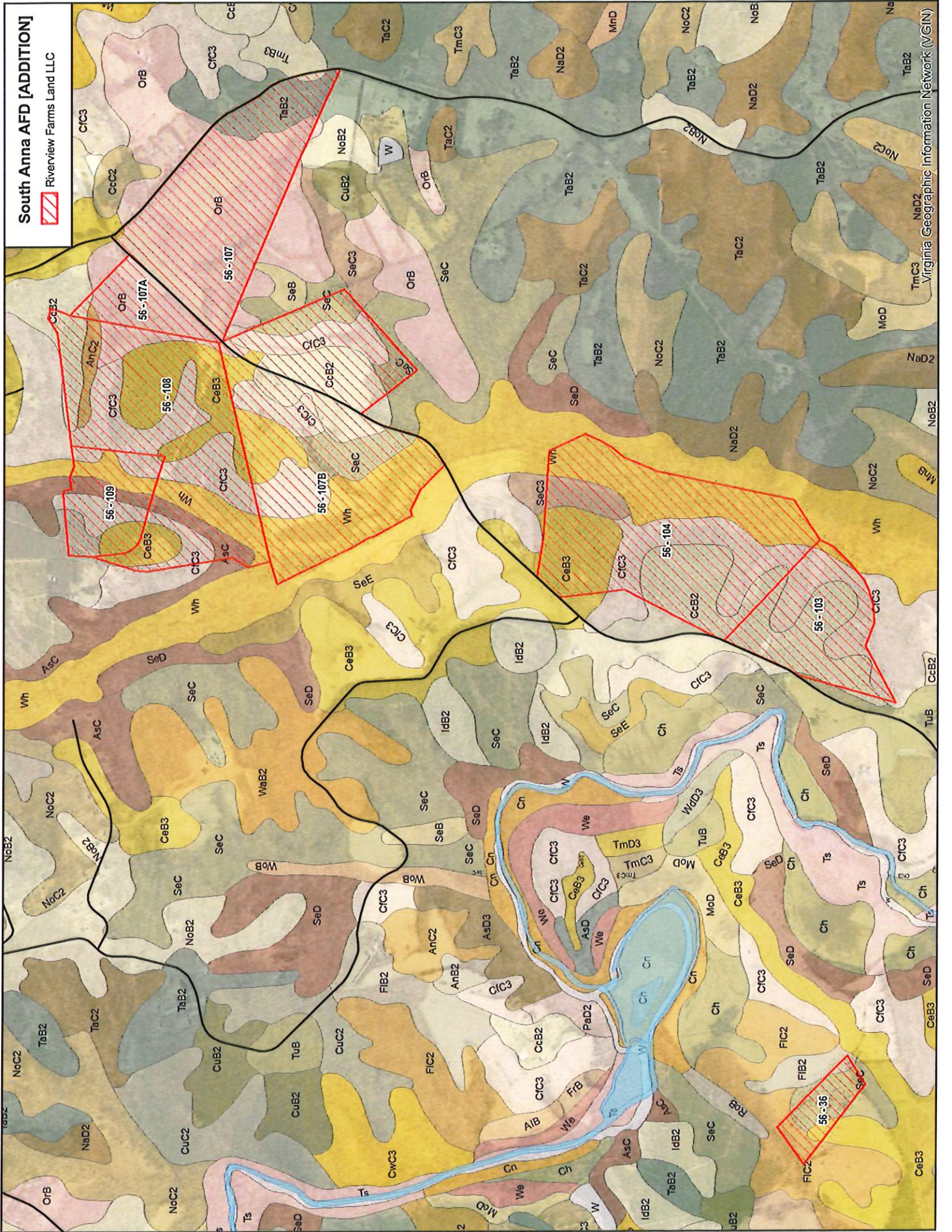
Industrial

Low Density Residential

Mixed Use

South Anna AFD [ADDITION]

Riverview Farms Land LLC



AMENDMENT

Amendment to Article II. Zoning Ordinance and Maps; Division 7. Agricultural and Forestal Districts of the Louisa County Land Development Regulations (Chapter 86) to amend the South Anna Agricultural and Forestal District by the addition of Tax Map Parcels 56-103, 56-104, 56-107, 56-107A, 56-107B, 56-108, and 56-109 (Riverview Farms Land LLC).

Article II. Zoning Ordinance and Maps; Division 7. Agricultural and Forestal Districts

Sec. 86-501. - Districts described.

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

<i>South Anna Agricultural and Forestal District</i>	56-30, 33, 34, 35, 36 , 37, 38, 73, 74, 90, 91, 92, 93, 93A, 94, 95, 96, 98, 101, 102, 102A, 102B, 102C, 102D, 103, 104 , 105, 106, 107, 107A, 107B, 108, 109 , 121, 122, 127, 128; 57-1, 1A, 1B, 1C, 7, 8, 9, 10, 11, 11A, 11B, 47A.
------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

(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