



TO: Members – Planning Commission
FROM: Staff, Community Development Department
DATE: February 3, 2026
SUBJECT: **Review Addition Request – Indian Creek Agricultural and Forestal District – Ronald and Jayne Sharpe**
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 20 acres, to the existing Indian Creek Agricultural and Forestal District, as follows:

<u>OWNER'S NAME</u>	<u>TAX MAP PARCEL #</u>	<u>ACREAGE</u>
Ronald and Jayne Sharpe	83-3	20

Location

The proposed district addition is located 1.75 miles from the Indian Creek Agricultural and Forestal District and is in the Cuckoo Voting District. The parcel is located west of State Route 33 (Jefferson Highway), north of State Route 657 (Apple Grove Road), and northeast of Glen Aire Road. The 2040 Louisa Comprehensive Plan designates this area of Louisa County as Rural Area.

Zoning

The parcel proposed to be included in the Indian Creek 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

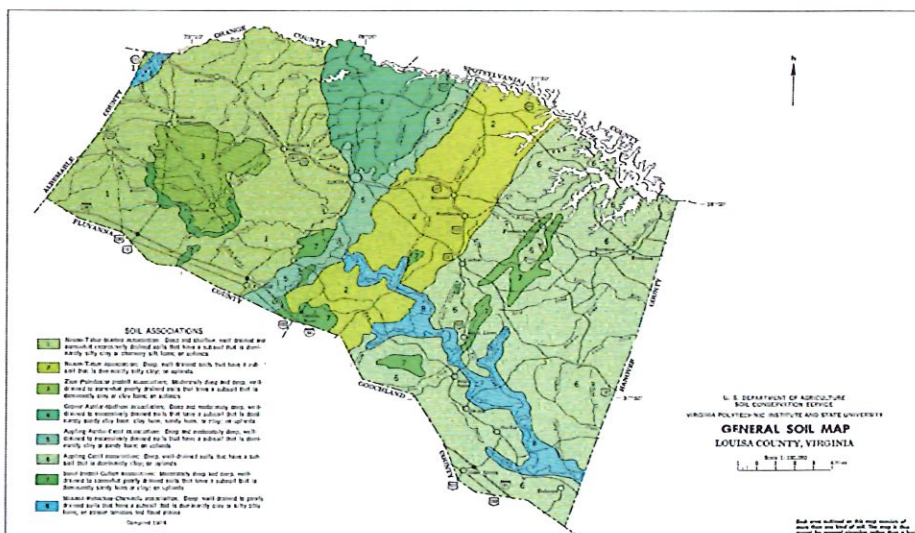
The creation of agricultural and forestal districts and subsequent additions to those districts, complements the goals identified in the Vision Statement by preserving and protecting natural resources, open space retention, compatibility between land uses, and managing growth by concentrating development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

Existing Uses

Based on information provided by the property owner, the subject parcel is used for cattle production, hay production, and the housing of farming machinery and other equipment.

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-Cecil soil association. In summary, this soil association is described as “Deep, well-drained soils that have a subsoil that are dominantly clay; 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 cattle and crops.

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." ." It further provides that "agricultural products" means crops, livestock and livestock products, including but not limited to:.. field crops,...cattle,..."

Staff recommends the application for addition to the Indian Creek 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 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 Ronald Sharpe

Phone Number 540 894 1598

Email Address resredman51@gmail.com

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

PROPERTY OWNER'S NAME: Ronald + Jayne Sharpe

• MAILING ADDRESS: 254 Glen Air Rd Mineral, VA 23117
TAX MAP # 83

• SUBDIVISION NAME: _____ LOT/PARCEL# 3

• ACREAGE: 20.0 ZONING: A2

• 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)

Cut hay, livestock production, farm equipment, timber production

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

Ronald + Jayne Sharpe
Jayne H Sharpe
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: Michael Moore
MAILING ADDRESS: 2240 Apple Grove Rd Mineral, VA 23117
TAX MAP # 83
SUBDIVISION NAME: _____ LOT/PARCEL# 15
ACREAGE 0.856 ZONING A-2
- * PROPERTY OWNER'S NAME: Shirley + Leslie Johnson
MAILING ADDRESS: 2181 Apple Grove Rd Mineral, VA 23117
TAX MAP # 83
SUBDIVISION NAME: _____ LOT/PARCEL# 6
ACREAGE 1 ZONING A2
- * PROPERTY OWNER'S NAME: Curtis Rossen
MAILING ADDRESS: 1995 Apple Grove Rd Mineral VA 23117
TAX MAP # 83
SUBDIVISION NAME: _____ LOT/PARCEL# 11A
ACREAGE 3.5 ZONING A-2
- * PROPERTY OWNER'S NAME: Ira + Eddlie Anderson
MAILING ADDRESS: 2123 Apple Grove Rd Mineral VA 23117
TAX MAP # 83
SUBDIVISION NAME: _____ LOT/PARCEL# 11D
ACREAGE 5.801 ZONING A-2
- * PROPERTY OWNER'S NAME: Karen + Robert Bunting
MAILING ADDRESS: 584 Glen Aire Rd Mineral VA 23117
TAX MAP # 83
SUBDIVISION NAME: _____ LOT/PARCEL# 7
ACREAGE 5.2 ZONING A-2
- * PROPERTY OWNER'S NAME: "
MAILING ADDRESS: "
TAX MAP # 83
SUBDIVISION NAME: _____ LOT/PARCEL# 1A
ACREAGE 447.91 ZONING A-1

* PROPERTY OWNER'S NAME: Apple Grove Solar LLC
MAILING ADDRESS: 1201 Wilson Blvd ste 2200
Arlington VA 22209 TAX MAP # 83
SUBDIVISION NAME: _____ LOT/PARCEL# 4
ACREAGE 182.333 ZONING A2

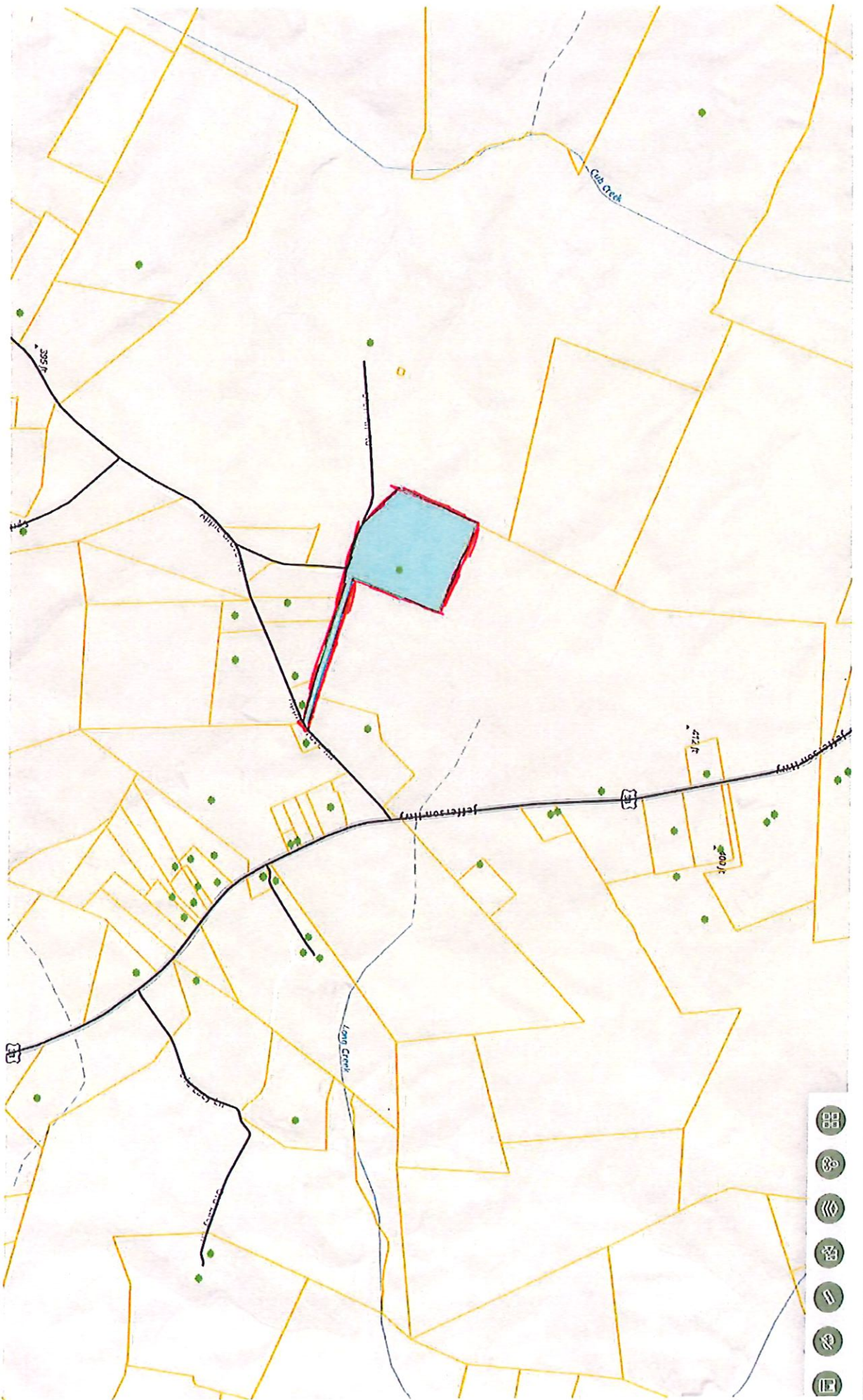
* PROPERTY OWNER'S NAME: Reba + Michael Harper
MAILING ADDRESS: 2335 Apple Grove Rd Mineral VA 23117
TAX MAP # 83
SUBDIVISION NAME: _____ LOT/PARCEL# 4A
ACREAGE 10.528 ZONING A2

* 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 _____

* 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 _____





TO: Members – Planning Commission
FROM: Staff, Community Development Department
DATE: February 17, 2026
SUBJECT: **Review Addition Request Amendment – Indian Creek Agricultural and Forestal District – Eddie and Ira Anderson**
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 5.801 acres, to the existing Indian Creek Agricultural and Forestal District, as follows:

<u>OWNER'S NAME</u>	<u>TAX MAP PARCEL #</u>	<u>ACREAGE</u>
Eddie and Ira Anderson	83-11-D	5.801

Location

The proposed district addition is located 2 miles from the Indian Creek Agricultural and Forestal District and is in the Cuckoo Voting District. The parcel shares a northern boundary with 83-3, the original parcel requesting addition. The parcel is located west of State Route 33 (Jefferson Highway) along State Route 657 (Apple Grove Road). The 2040 Louisa Comprehensive Plan designates this area of Louisa County as Rural Area.

Zoning

The parcel proposed to be included in the Indian Creek 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.

Existing Uses

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

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....”

§ 15.2-4307. 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

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

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." .” It further provides that “agricultural products” means crops, livestock and livestock products, including but not limited to:.. vegetables.” Furthermore, the statute provides that “forestal products includes, but is not limited to, ... firewood... and wood products ... for farm use.”

Additionally, the amendment to the addition was submitted on February 17, 2026, which is within 30 days of the notice, as it was mailed out on January 30, 2026.

Staff recommends the application for addition to the Indian Creek 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: Eddie & Ira Anderson

• MAILING ADDRESS: 2123 Apple Grove Rd Mineral VA 23117

TAX MAP # 83-11-D

• SUBDIVISION NAME: _____ LOT/PARCEL# D

• ACREAGE: 5.801 ZONING: A2

• 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.
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- "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)

We use for single family home and vegetable garden. Most of the lot is wooded

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

Eddie Anderson

[Signature]

Ira S Anderson

Owner(s) Signatures

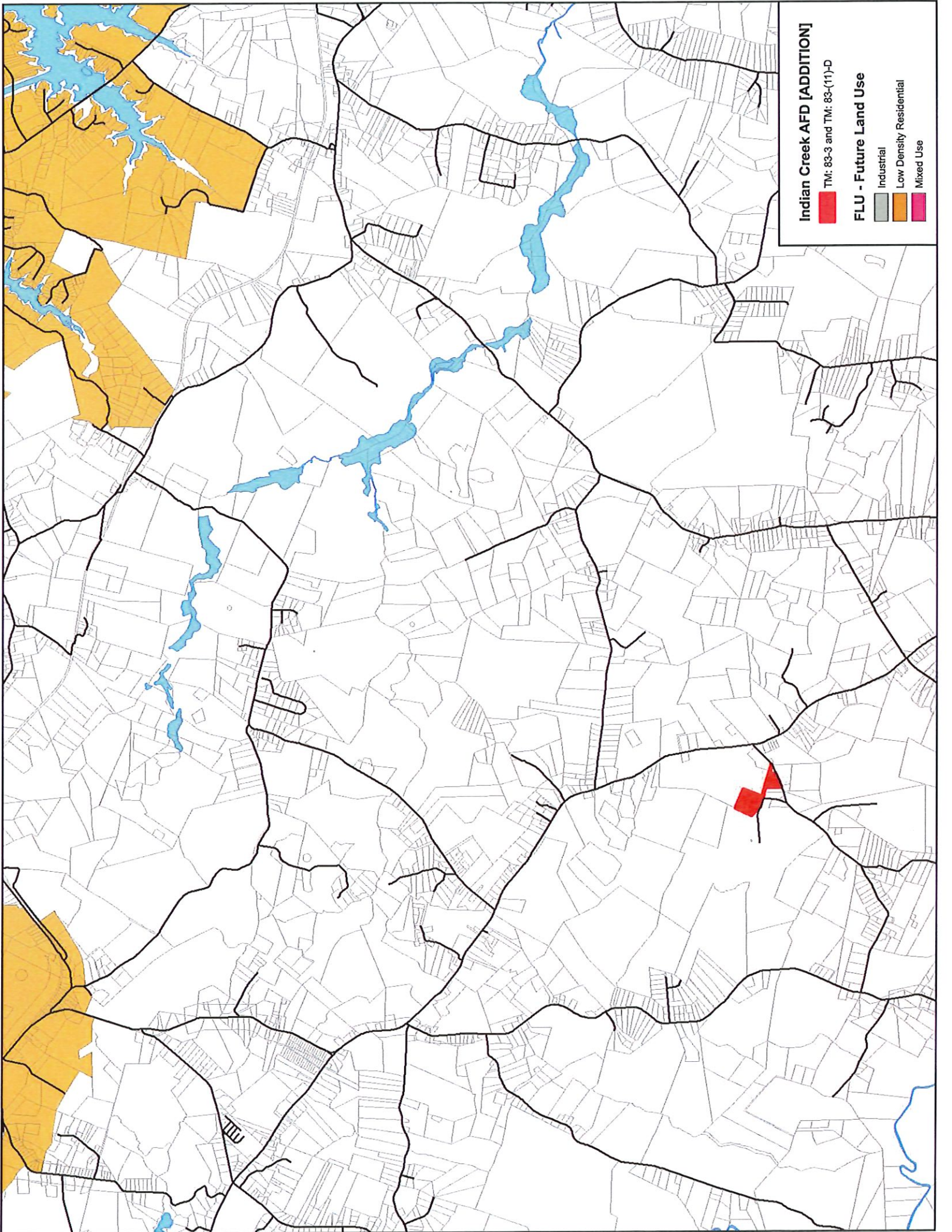
Witness

(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.)



PILE GROVE ROAD





Indian Creek AFD [ADDITION]

TM: 83-3 and TM: 83-(11)-D



FLU - Future Land Use

Industrial

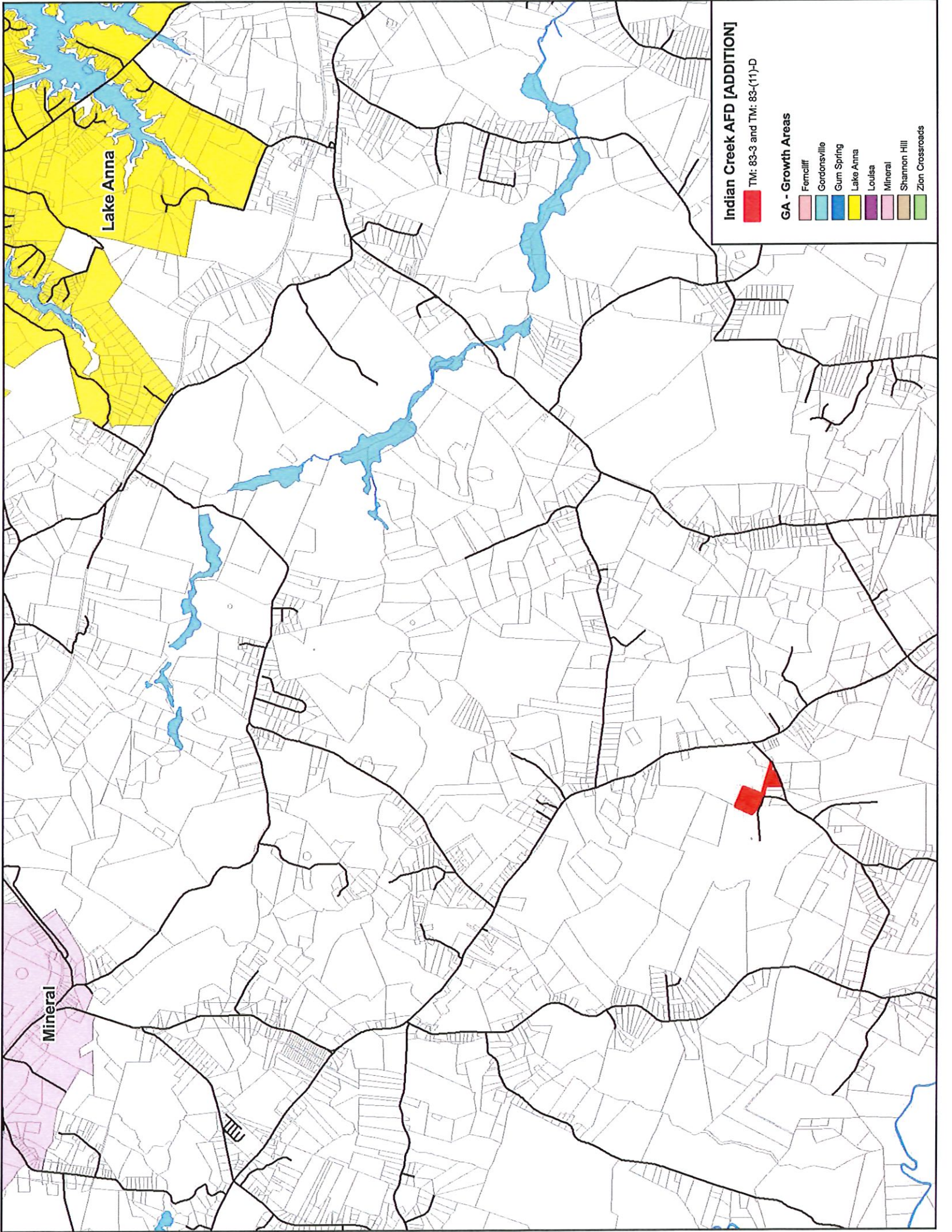


Low Density Residential



Mixed Use





Indian Creek AFD [ADDITION]

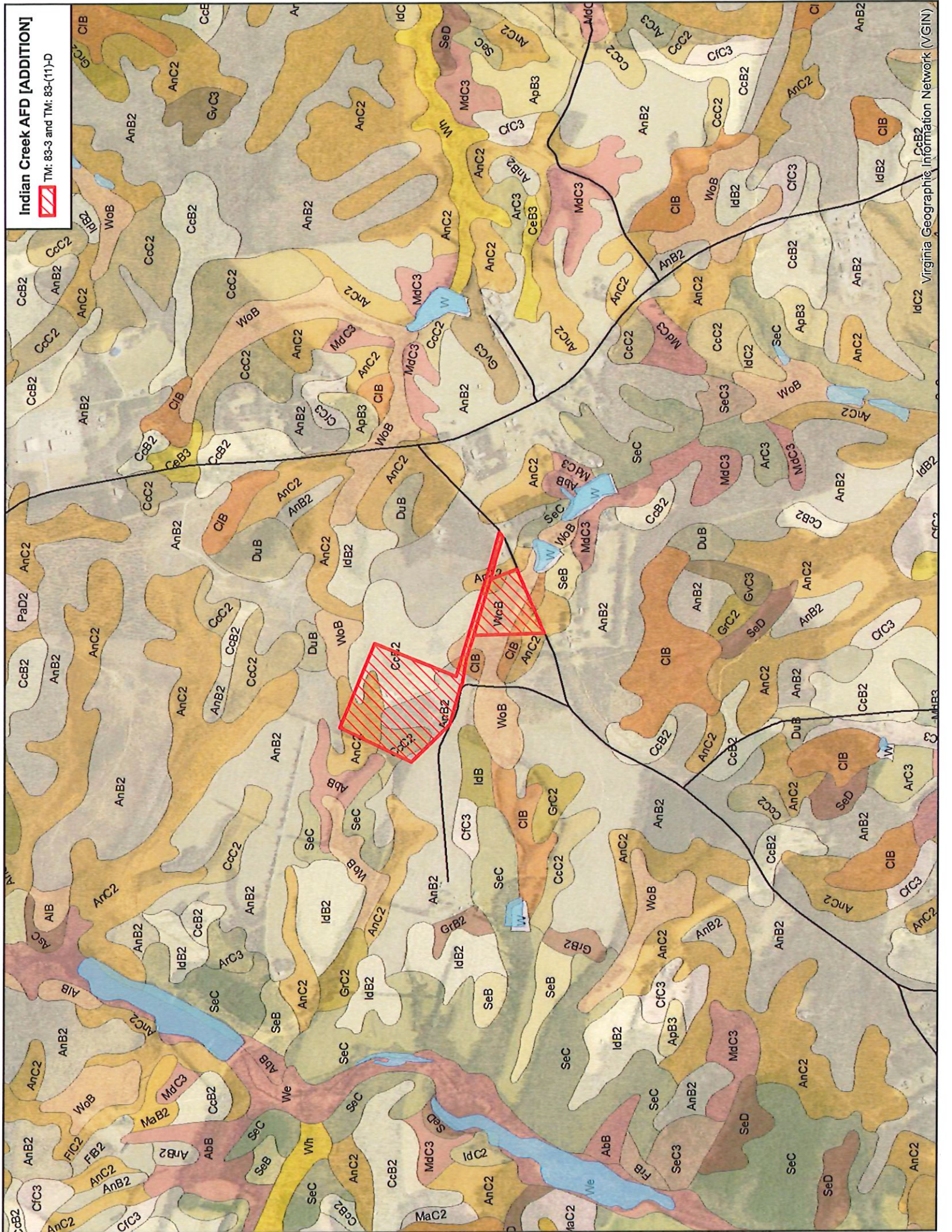
TM: 83-3 and TM: 83-(11)-D

GA - Growth Areas



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

Indian Creek AFD [ADDITION]















TM: 89-3 and TM: 89-(11)-D

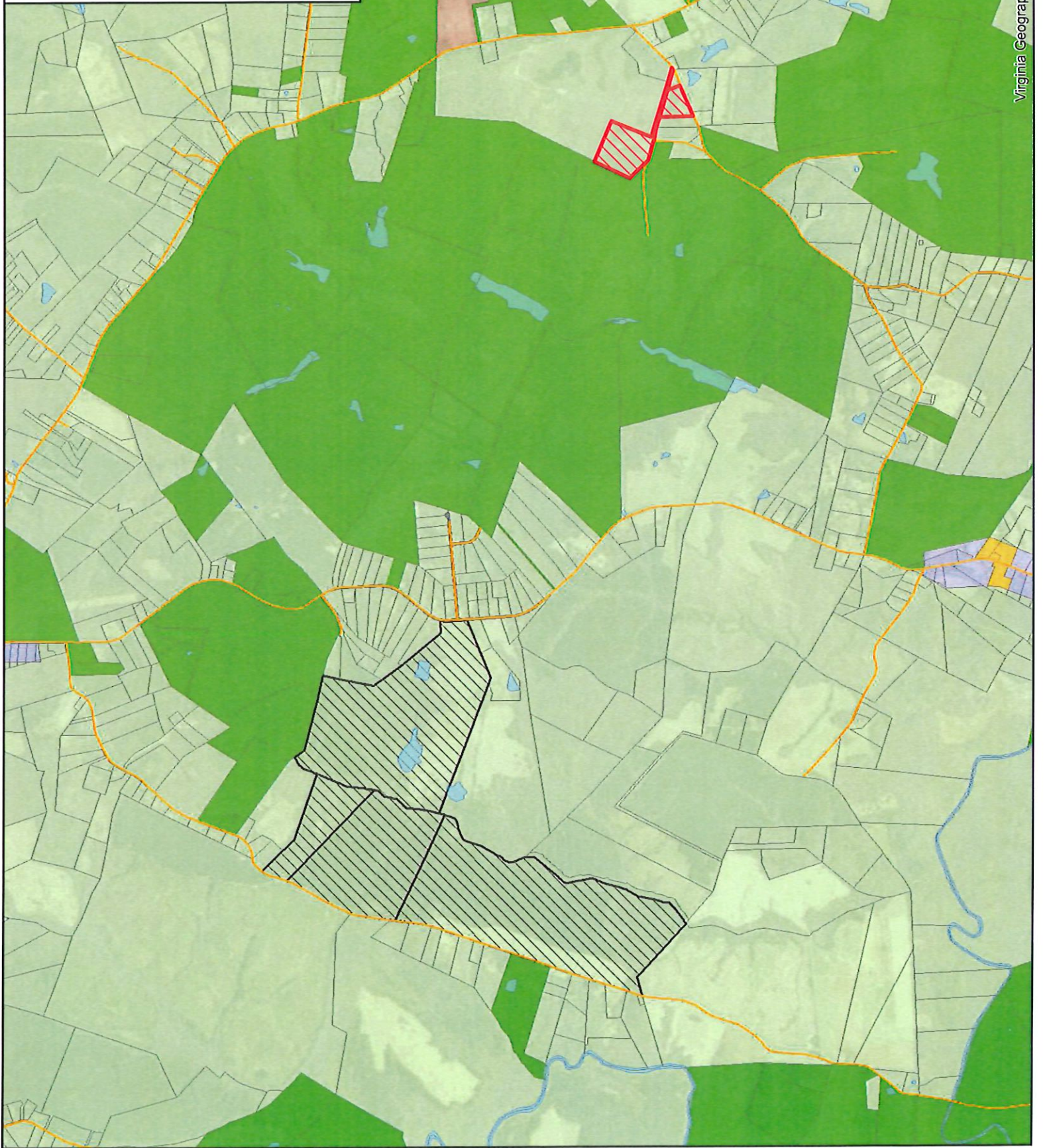


Legend

-  Indian Creek AFD
-  TM: 83-3 and TM: 83-(11)-D

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 General
-  R2 - Residential Limited
-  PUD - Planned Unit Development
-  RD - Resort Development
-  MHP - Mobile Home Park
-  Right-of-Way



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 Indian Creek Agricultural and Forestal District by the addition of Tax Map Parcels 83-3 (Sharpe).

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>Indian Creek Agricultural and Forestal District</i>	71-105; 72-25, 26, 105, (16)B; 83-3, 11D
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(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