



TO: Members, Planning Commission  
FROM: Staff, Community Development Department  
DATE: March 26, 2026  
SUBJECT: **Review Addition Request Amendment – Gold Mine Creek Agricultural and Forestal District**  
**Thursday, April 9, 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 6.138 acres, to the existing Gold Mine Creek Agricultural and Forestal District, as follows:

<u>OWNER'S NAME</u>	<u>TAX MAP PARCEL #</u>	<u>ACREAGE</u>	<u>ZONING</u>
James and Michelle Welsh	14-3-80A	6.138	A-2

**Location**

The proposed district addition is located 0.63 miles from a core portion of the Gold Mine Creek Agricultural and Forestal District. The parcel is located south of Route 621 (Peach Grove Road) along Jane Lane in the Mineral Voting District. The 2040 Louisa County Comprehensive Plan designates this area of Louisa County as low density residential in the Lake Anna Growth Area.

**Zoning**

The parcel proposed to be included in the South Anna Agricultural and Forestal District is zoned Agricultural (A-2). In summary, the stated purpose of the A-2 zoning district is to accommodate uses that are essential to the rural economy and the agrarian character of the community. Additionally, the parcels are located in the Lake Anna Growth Area in an area that has been deemed low density residential.

**Existing Uses**

Based on information provided by the property owner, the subject parcel is used for firewood for farm use.

**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 a core portion of the Gold Mine Creek Agricultural and Forestal District. The current use of the properties consists of firewood for farm use, which supports the intent of the agricultural and forestal districts.

Additionally, the amendment to the addition was submitted on March 25, 2026, which is within 30 days of the notice, as it was mailed out on March 3, 2026.

Staff recommends the application for addition to the existing Gold Mine Creek 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-2).

### **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 April 2, 2026.