

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

The Louisa County Planning Commission will meet to review or conduct public hearing(s) on the following item(s) at 7:00 p.m. on Thursday, April 9, 2026, in the Louisa County Office Building, Public Meeting Room, Main Floor, 1 Woolfolk Avenue, Louisa, Virginia.

PUBLIC HEARINGS

Amendment to Chapter 86 Land Development Regulations – Proposed Addition – Gold Mine Creek Agricultural and Forestal District

Joseph and Carol Coleman, et al, Dustin and Megan Madison, and Colby and Courtney Horne, applicants/owners; request an amendment to Article II. Zoning Ordinance and Maps; Division 7. Agricultural and Forestal Districts of the Louisa County Land Development Regulations (Section 86-501 Districts Described) to amend the Gold Mine Creek Agricultural and Forestal District to add tax map parcels 14-70, 14-71, 14-71B, and 14-72, containing a total of 396.106 acres. The proposed district addition is located 0.10 miles from a core portion of the Gold Mine Creek Agricultural and Forestal District. The parcels are located south of Route 621 (Peach Grove Road) and north of Route 613 (Goldmine Road) in the Mineral Voting District. The 2040 Louisa County Comprehensive Plan designates this area of Louisa County as low density residential within the Lake Anna Growth Area.

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

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

Amendment to Chapter 86 Land Development Regulations – Proposed Addition – Ellisville Agricultural and Forestal District

Joseph and Carol Coleman, et al, Carl and Jean Coleman, Byrd Coleman, Yvonne and Dean Perry Jr., Sunny Agee, and Martin and Sally Agee, applicants/owners; request an amendment to Article II. Zoning Ordinance and Maps; Division 7. Agricultural and Forestal Districts of the Louisa County Land Development Regulations (Section 86-501 Districts Described) to amend the Ellisville Agricultural and Forestal District to add tax map parcels 13-72, 13-73, 13-74, 13-77, 25-12, 25-25, 25-40, 25-41A, and 25-44, containing a total of 550.821 acres. The proposed addition includes two separate sets of parcels. The first set is located 0.76 miles from the southern portion

of the core of the Ellisville Agricultural and Forestal District. The parcels are located north of Highway 33, east of Route 693 (Kents Mill Road), and north of Jacoby Road. The second set of parcels adjoin the northern portion of the core of the Ellisville Agricultural and Forestal District. These parcels are located south, southeast of Route 613 (Oakland Road), west of Route 669 (Ellisville Drive), and north of Route 742 (Pinchtown Road). The entire addition is located in the Louisa Voting District. The 2040 Louisa County Comprehensive Plan designates this area of Louisa County as Rural Area.

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

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

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

Seth, Danielle, Douglas, and Victoria Campbell and MOBJACK, LLC, applicants/owners; request an amendment to Article II. Zoning Ordinance and Maps; Division 7. Agricultural and Forestal Districts of the Louisa County Land Development Regulations (Section 86-501 Districts Described) to amend the Taylors Creek Agricultural and Forestal District to add tax map parcels 92-6C, 92-116, 92-136, and 92-137, containing a total of 79.87 acres. The proposed district addition is located approximately 0.40 miles southeast of the existing Taylors Creek Agricultural and Forestal District. The parcels are located along the east side of Route 635 (Willow Brook Road) and north of Route 661 (Crewsville Road), in the Jackson Voting District. The 2040 Louisa County Comprehensive Plan designates this area of Louisa County as Rural Area.

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

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

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

CUP2025-02 Zion United Methodist Church, Applicant/Owner; David McWilliams, Agent - Conditional Use Permit Request

Zion United Methodist Church, Applicant/Owner; David McWilliams, Agent, request the request the issuance of a Conditional Use Permit to allow for a *Farmers market* in the Agricultural (A-2 GAOD), in accordance with Section 86-359. - Permitted uses with a conditional use permit within the growth area overlay district and Section 86-154 of Chapter 86 Land Development Regulations.

The property is located at the intersection of Columbia Road (Route 615), and Zion Road (Route 627) and is further identified as tax map parcel 51-6, in the Green Springs Election District. The subject property is located in the Zion Crossroads Growth Area and is designated as Low Density Residential and partially Mixed Use on the 2040 Louisa County Comprehensive Plan Future Land Use Map.

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

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

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

Cooke Rail Technology Overlay District includes the following tax parcels 42-13; 42-23; 42-24; 42-30; 42-59B; 42-12-1; 42-60; 42-16-1; 42-16-2; 42-16-3; 42-16-4; 42-16-5; 42-16-6; 42-16-7; 42-16-8; 42-16-9; 42-16-11; 42-16-12; 42-16-13; 42-16-14; 42-16-15; 42-16-16; 42-16-17; 42-16-18; 42-16-19; 42-16-20; 42-16-21; 42-16-22; 42-16-23; 42-16-24; 42-16-25; 46-16-26; 42-16-27; 42-16-28; 42-16-29; 42-68; 42-14; 42-21; 42-22; 41-234A; 42-4C; 42-3; 42-18; 42-20; 42-19; 42-15; 42-1; 27-91; 27-92; 27-93; 42-17; and is located north of Davis Highway (Route 22, between Chalklevel Road (Route 625) and Chopping Road (Route 623), primarily in the Mineral Election District.

Ways to participate:

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

Government tab.

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