



TO: Members, Planning Commission  
FROM: Staff, Community Development Department  
DATE: April 27, 2026  
SUBJECT: **Review Addition Request Amendment – Trevilian Station Agricultural and Forestal District**  
**Thursday, May 14, 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 36.497 acres, to the existing Trevilian Station Agricultural and Forestal District, as follows:

<u>OWNER'S NAME</u>	<u>TAX MAP PARCEL #</u>	<u>ACREAGE</u>
Hooves and Paws Animal Rescue Inc.	38-3	36.497

**Location**

The proposed district addition adjoins the southernmost portion of the Trevilian Station Agricultural and Forestal District. The parcel is located east of Route 636 (Valentine Mill Road), northwest of Route 613 (Poindexter Road), and south of Route 22 (Louisa Road) 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 Trevilian Station 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 Trevilian Station 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 April 24, 2026, which is within 30 days of the notice, as it was mailed out on March 27, 2026.

Staff recommends the application for amendment to the addition to the Trevilian Station 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-1) 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 May 7, 2026.