



**Planning Commission
County of Louisa
Thursday, May 14, 2026
Louisa County Public Meeting Room
7:00 PM**

CALL TO ORDER

ROLL CALL

INVOCATION

PLEDGE OF ALLEGIANCE

I. APPROVAL OF AGENDA

II. APPROVAL OF PLANNING COMMISSION MINUTES

1. Planning Commission - Regular Meeting - April 9, 2026

III. CONSENT AGENDA

IV. PUBLIC ADDRESS

V. UNFINISHED BUSINESS

VI. PUBLIC HEARINGS

1. Amendment to Chapter 86 Land Development Regulations – Proposed Addition – Cuckoo Agricultural and Forestal District
2. Amendment to Chapter 86 Land Development Regulations – Proposed Addition – Trevilian Station Agricultural and Forestal District
3. Amendment to Chapter 86 Land Development Regulations – Proposed Addition – Shelton’s Mill Agricultural and Forestal District
4. Amendment to Chapter 86 Land Development Regulations – Proposed Addition – Indian Creek Agricultural and Forestal District
5. Amendment to Chapter 86 Land Development Regulations – Proposed Addition – Gold Mine Creek Agricultural and Forestal District
6. ORD2026 – Amendments to Chapter 86. Land Development Regulations, Add Section 86-44. Conditional Use Permits for Electric Transmission Facilities
7. CPA2026-01; Proposed Amendments to the 2040 Louisa County Comprehensive Plan

VII. NEW BUSINESS

VIII. DISCUSSION

IX. REPORTS

1. Upcoming Public Hearing — Green Springs AFD Addition (Hulebak)
2. Upcoming Public Hearing — Ellisville AFD Addition (Gutierrez)
3. Upcoming Public Hearing - Gold Mine Creek AFD Addition (Craig)

ANNOUNCEMENTS AND ADJOURNMENT

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



Planning Commission
County of Louisa
Thursday, April 9, 2026
Louisa County Public Meeting Room
7:00 PM

CALL TO ORDER

Chairman Disosway called the April 9, 2026, regular meeting of the Louisa County Planning Commission to order at 7:00 p.m.

ROLL CALL

Attendee Name	Title	Status	Arrived
Tommy J. Barlow	Mountain Road District Supervisor	Present	7:00 PM
Todd Hicks	Commissioner	Present	7:00 PM
Ellis Quarles	Commissioner	Present	7:47 PM
George Goodwin	Commissioner	Present	7:00 PM
John Disosway	Chairman	Present	7:00 PM
Matthew Kersey, Jr.	Commissioner	Present	7:00 PM
James Dickerson	Vice Chairman	Present	7:00 PM
Troy Painting	Commissioner	Present	7:00 PM
Ashley Michael	Town of Louisa Representative	Present	7:00 PM

Others Present: Linda Buckler, Director of Community Development; Chris Coon, Deputy County Administrator; Patricia Smith, County Attorney; William Newman, Assistant County Attorney; Tom Egeland Jr., Deputy Director of Community Development; Maggie Brakeville, Land Development and Agricultural Conservation Coordinator; Paige Baker, Associate Planner; and Deborah Johnson, Administrative Assistant.

INVOCATION

Mr. Dickerson led the invocation.

PLEDGE OF ALLEGIANCE

Mr. Painting led the Pledge of Allegiance.

APPROVAL OF AGENDA

On the motion of Mr. Kersey, seconded by Mr. Goodwin, which carried a vote of 7-0, the Planning Commission voted to approve the agenda of the April 9, 2026, meeting with changes.

On the motion of Mr. Dickerson, seconded by Mr. Goodwin, which carried a vote of 7-0, the Planning Commission voted to enter Closed Session at 7:03 p.m. for the purpose of discussing the following: In accordance with §2.2-3711(A)(8), consultation with legal counsel employed or retained by a public body regarding specific legal matters requiring the provision of legal advice by such counsel.

The Planning Commission returned from Closed Session at 7:47 p.m. and voted 7-0, that the Louisa County Planning Commission does hereby certify that, to the best of each member's knowledge, (i) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed meeting to which this certification resolution applies, and (ii) only such public business matters as were identified in the motion convening the closed meeting was heard, discussed or considered by the Louisa County Planning Commission.

On the motion of Mr. Dickerson, seconded by Mr. Quarles, which carried at vote of 5-2, with Mr. Goodwin and Mr. Kersey voting against, the Planning Commission voted to remove public hearing item ORD2023-06, to Remove Assemblage of Acreages in the Technology Overlay District (TOD) Described as Fisher Chewing and Cooke Rail from the agenda.

APPROVAL OF PLANNING COMMISSION MINUTES

Planning Commission - Regular Meeting – March 12, 2026 7:00 PM

On the motion of Mr. Quarles, seconded by Mr. Dickerson, which carried a vote of 7-0, the Planning Commission voted to approve the minutes of the March 12, 2026, meeting without changes.

CONSENT AGENDA

None.

PUBLIC ADDRESS

Chairman Disosway opened the public address period.

With no one wishing to speak, Chairman Disosway closed the public address period.

UNFINISHED BUSINESS

Chris Coon, Deputy County Administrator, provided a brief update on zoning methods to help reduce growth impacts.

PUBLIC HEARINGS

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

Maggie Brakeville, Land Development and Agricultural Conservation Coordinator, presented a request to amend the Gold Mine Creek Agricultural and Forestal District to add tax map parcels 14-3-80A, 14-70, 14-71, 14-71B, and 14-72, containing a total of 402.244 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.

Chairman Disosway opened the public comment period.

Dusin Madison, applicant, provided information about the land proposed and the long-term goal to keep it rural.

Jim Riddell, Mineral District, expressed the need to preserve agricultural land in Louisa County.

Colby Horne, applicant, expressed his desire for the proposed land to remain rural.

With no one else wishing to speak, Chairman Disosway closed the public comment period and brought it back to the Planning Commission for discussion.

Mr. Goodwin requested that staff add the core parcel of the agricultural and forestal district to the maps provided for review in the future.

On the motion of Mr. Disosway, seconded by Mr. Goodwin, which carried a vote of 7-0, the Planning Commission voted to forward a recommendation of approval to the Louisa County Board of Supervisors on the proposed amendment to Chapter 86 Land Development Regulations to amend the Gold Mine Creek Agricultural and Forestal District by adding tax map parcels 14-3-80A, 14-70, 14-71, 14-71B, and 14-72.

Amendments to Chapter 86. Land Development Regulations - Proposed Addition - Ellisville Agricultural and Forestal District

Maggie Brakeville presented a request to amend the Ellisville Agricultural and Forestal District to add tax map parcels 13-72, 13-73, 13-74, 13-77, 25-2-A, 25-2-B, 25-9-A, 25-9-B, 25-7-B, 25-8, 25-12, 25-18-4, 25-25, 25-34, 25-35, 25.37, 25-40, 25-41A, 25-44, 25-63, 25-72B, 25-76, 25-77, 25-91, 25-98, 40-190, 40-194, 40-200, 40-202, 40-203, 40-205, 40-206, 40-215, containing a total of 2047.397 acres. The proposed district addition is located north of Route 22 (Louisa Road), west of Route 669 (Ellisville Drive), east of Route 693 (Kents Mill Road), and south of Route 613 (Oakland Road). The proposed district addition is adjacent to or located within one mile of the existing Ellisville Agricultural and Forestal District in the Louisa Voting District.

Chairman Disosway opened the public comment period.

Jerl Purcell, applicant, provided details on the parcels proposed.

Dustin Madison, spoke in support of the application.

On the motion of Mr. Kersey, seconded by Mr. Dickerson, which carried a vote of 7-0, the Planning Commission voted to forward a recommendation of approval to the Louisa County Board of Supervisors on the proposed amendment to Chapter 86 Land Development Regulations to amend the Ellisville Agricultural and Forestal District by adding tax map parcels 13-72, 13-73, 13-74, 13-77, 25-2-A, 25-2-B, 25-9-A, 25-9-B, 25-7-B, 25-8, 25-12, 25-18-4, 25-25, 25-34, 25-35, 25.37, 25-40, 25-41A, 25-44, 25-63, 25-72B, 25-76, 25-77, 25-91, 25-98, 40-190, 40-194, 40-200, 40-202, 40-203, 40-205, 40-206, and 40-215.

Amendments to Chapter 86. Land Development Regulations - Proposed Addition – Taylors Creek Agricultural and Forestal District

Maggie Brakeville presented a request 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.

Chairman Disosway opened the public comment period.

With no one wishing to speak, Chairman Disosway closed the public comment period and brought it back to the Planning Commission for discussion.

On the motion of Mr. Painting, seconded by Mr. Dickerson, which carried a vote of 7-0, the Planning Commission voted to forward a recommendation of approval to the Louisa County Board of Supervisors on the proposed amendment to Chapter 86 Land Development Regulations to amend the Taylors Creek Agricultural and Forestal District by adding tax map parcels 92-6C, 92-116, 92-136, and 92-137.

CUP2026-02 Zion United Methodist Church, Applicant/Owner; David McWilliams, Agent - Conditional Use Permit Request

Paige Baker, Associate Planner, presented the conditional use permit request to allow for a Farmers market in the Agricultural (A-2 GAOD) zoning district.

David McWilliams, agent and pastor of Zion United Methodist Church, gave a presentation and provided details regarding the proposed farmers market.

With no one else wishing to speak, Chairman Disosway closed the public comment period and brought it back to the Planning Commission for discussion.

Discussion took place between the Planning Commission, applicant, and staff regarding the proposed conditions.

On the motion of Mr. Dickerson, seconded by Mr. Quarles, which carried a vote of 7-0, the Planning Commission voted to forward a recommendation of approval to the Louisa County Board of Supervisors on the conditional use permit request CUP2026-02, to allow for a Farmers market in the Agricultural (A-2 GAOD) zoning district with the following eleven (11) conditions:

1. Lighting. All design and use of exterior lighting shall comply with the International Dark-Sky Association and shall be labeled as such on the site plan sketch.
2. Noise. Sound shall not exceed levels of 65dB during daytime and 55dB at night when measured at the property line.
3. Permits. The applicant and/or vendors shall secure all necessary permits and approvals from the Louisa County Community Development Department, the Virginia Department of Transportation (VDOT), and the Virginia Department of Health (VDH) as applicable.
4. Land Disturbance. If land disturbance, which includes the addition of gravel, asphalt, or the grading of land, meets or exceeds 10,000 square feet of area, an erosion and sediment control plan must be prepared and submitted to the County for review and approval, prior to any land

disturbing activities commencing on-site.

5. Fireworks. The use of fireworks associated with the farmers' market is prohibited.
6. Outdoor Music. There will be no amplified outdoor music. All amplified music will be indoors, abiding by Chapter 51 – Noise of the County Code.
7. Cemetery. The market manager will be responsible for ensuring respectful use of the church cemetery for the duration of the Farmers' Market.
8. Vendors. The Farmers' Market will only accept vendors in accordance with the county definition in County Code 86-13 "Farmers' Market." They will not permit mass produced or multi-level marketing items.
9. Guiding Procedures. The Farmers' Market will abide by the Guiding Procedures included within their application (copy attached).
10. Inspections. The Board of Supervisors or their designated representative shall have the right to inspect the site at any reasonable time without prior notice.
11. Permit Revocation. Violation of any conditions contained herein shall be grounds for revocation of the Conditional Use Permit.

NEW BUSINESS

Chris Coon provided updates regarding a mobile homes law that was recently adopted by the General Assembly, and a Comprehensive Plan addendum. Discussion ensued between staff and the Planning Commission regarding the updates.

May 14, 2026 Meeting Agenda Addition

On the motion of Mr. Dickerson, seconded by Mr. Goodwin, which carried a vote of 7-0, the Planning Commission voted to add a public hearing item for proposed amendments to the Comprehensive Plan to the May 14, 2026, Planning Commission work session and regular meeting agenda.

On the motion of Mr. Goodwin, seconded by Mr. Quarles, which carried a vote of 7-0, the Planning Commission voted to add amendments to conditional use permits for electric transmission facilities to the May 14, 2026, Planning Commission work session and regular meetings.

Mr. Coon also stated that the campground definition will soon be discussed and added as an agenda item.

DISCUSSION AND REPORTS

Linda Buckler provided reports on the recent applications submitted to Community Development that include five proposed additions to agricultural and forestal districts.

ANNOUNCEMENTS AND ADJOURNMENT

On the motion of Mr. Goodwin, seconded by Mr. Quarles, which carried a vote of 7-0, the Planning Commission voted to adjourn the April 9, 2026, meeting at 9:09 PM.

BY ORDER OF:

JOHN DISOSWAY, CHAIRMAN
PLANNING COMMISSION
LOUISA COUNTY, VIRGINIA



TO: Members, Planning Commission
FROM: Staff, Community Development Department
DATE: March 20, 2026
SUBJECT: **Review Addition Request - Cuckoo 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 addition, totaling 93.72 acres, to the existing Cuckoo Agricultural and Forestal District, as follows:

<u>OWNER'S NAME</u>	<u>TAX MAP PARCEL #</u>	<u>ACREAGE</u>	<u>ZONING</u>
David and Sarah Truslow	71-74B	76.4	A-2
David and Sarah Truslow	71-74C	17.32	A-2

Location

The proposed district addition is located 0.90 miles southwest of the Cuckoo Agricultural and Forestal District. The parcels are located south of Route 643 (Cuckoo Road), west of Highway 522 (Cross Country Road), and northwest of Route 699 (Indian Creek Road) in the Cuckoo 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 Cuckoo Agricultural and Forestal District are zoned Agricultural (A-2). In summary, 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. 86-151. - 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

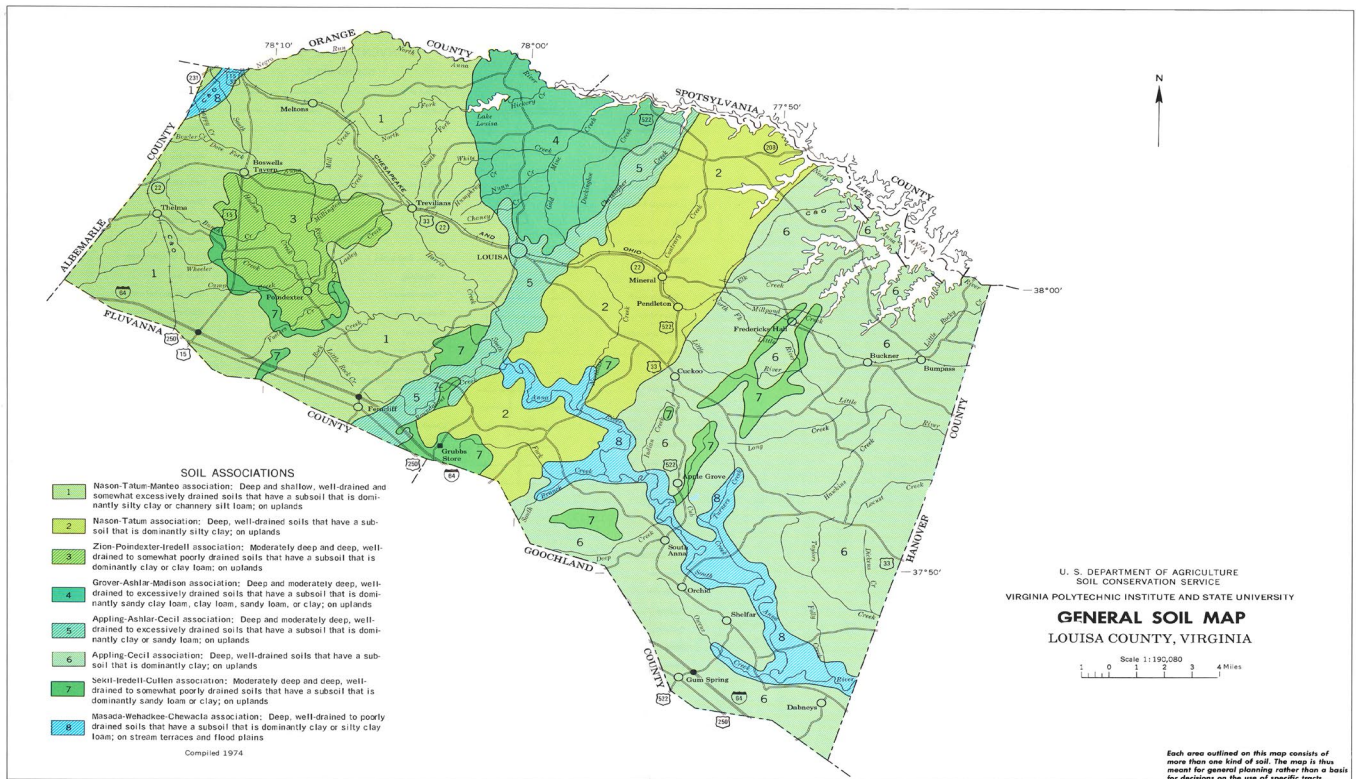
The creation of agricultural and forestal districts and subsequent additions to those districts, complements the goals identified in the Vision Statement by preserving and protecting natural resources, open space retention, compatibility between land uses, and managing growth by concentrating development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

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 association. In summary, these soils are described as “deep, well-drained soils that have a sub-soil that is 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

The proposed addition is located within one mile of the Cuckoo Agricultural and Forestal District. The current use of the properties consist of livestock production including horses and cattle, which supports the intent of the agricultural and forestal districts.

Staff recommends the application for addition to the existing Cuckoo 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) 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.



**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 CUCKOO AFD

2. Check Applicable Action:

- Creation of New District
 Addition to Existing District
 Removal from Existing District

3. General Location of the District or Addition (City, County or Town)

Louisa County

4. Total Acreage in the Proposed District or Addition 93.74

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

6. Only for New Districts:
 Proposed Period Before the First Review (4-10 years) _____

7. Names and Tax Map Parcel Number(s) of Landowners Applying for the District:
 (Please use the parcel information sheet on page five (5), for complete parcel information):

NAME	TAX MAP & PARCEL NUMBER(S)	
TRUSLOW, DAVID S & SARAH K	71	74B
TRUSLOW	71	74C

(Please Use A Separate Sheet For Each Parcel To Be Included In The District.)

PROPERTY OWNER'S NAME: David + Sarah Truslow

- MAILING ADDRESS: _____
- PHONE NUMBER: _____
 - TYPE OF DEVICE: _____ MOBILE _____ LANDLINE
- EMAIL ADDRESS: _____
- _____ Do you agree to receive email correspondence from the county related to AFDs and other types of agricultural events?

(If a landowner owns more than one parcel, the landowner needs only include their name on additional parcels so long as the information is the same.)

PARCEL INFORMATION:

- TAX MAP # 71 LOT/PARCEL# 74C
- ACREAGE: 17.32 ZONING: A-2
- SUBDIVISION NAME: _____
- PART OF THE CORE: YES or NO
- WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: YES or NO
- IS THE PROPERTY AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA §15.2-4302 (see page 1) YES or NO
- IS THE PROPERTY ENROLLED IN LAND USE TAXATION YES or NO
- IS A CONSERVATION EASEMENT PLACED ON THE PROPERTY: YES or NO

(Describe in Detail the Use of the Subject Property)

Livestock - Horses + Cattle

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

David B. Truslow
Sarah S. Truslow
 Owner(s) Signatures

[Signature]
 Witness

(VA Code § 15.2-4305 requires all owners to sign the application or otherwise provide written approval. Please see page 2 for additional information.)

(Please Use A Separate Sheet For Each Parcel To Be Included In The District.)

PROPERTY OWNER'S NAME: TRUSLOW, DAVID S. & SARAH KATHERINE

- MAILING ADDRESS _____
- PHONE NUMBER. _____
- TYPE OF DEVICE: MOBILE _____ LANDLINE _____
- EMAIL ADDRESS: _____
- Do you agree to receive email correspondence from the county related to AFDs and other types of agricultural events?

(If a landowner owns more than one parcel, the landowner needs only include their name on additional parcels so long as the information is the same.)


PARCEL INFORMATION:

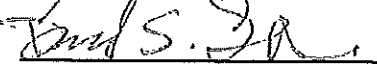
- TAX MAP # 71 _____ LOT/PARCEL# 74B _____
- ACREAGE: 76.4 _____ ZONING: A-2 _____
- SUBDIVISION NAME: _____
- PART OF THE CORE: YES or NO
- WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: YES or NO
- IS THE PROPERTY AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA §15.2-4302 (see page 1): YES or NO
- IS THE PROPERTY ENROLLED IN LAND USE TAXATION: YES or NO
- IS A CONSERVATION EASEMENT PLACED ON THE PROPERTY: YES or NO

(Describe in Detail the Use of the Subject Property)


LIVESTOCK - HORSES & CATTLE

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





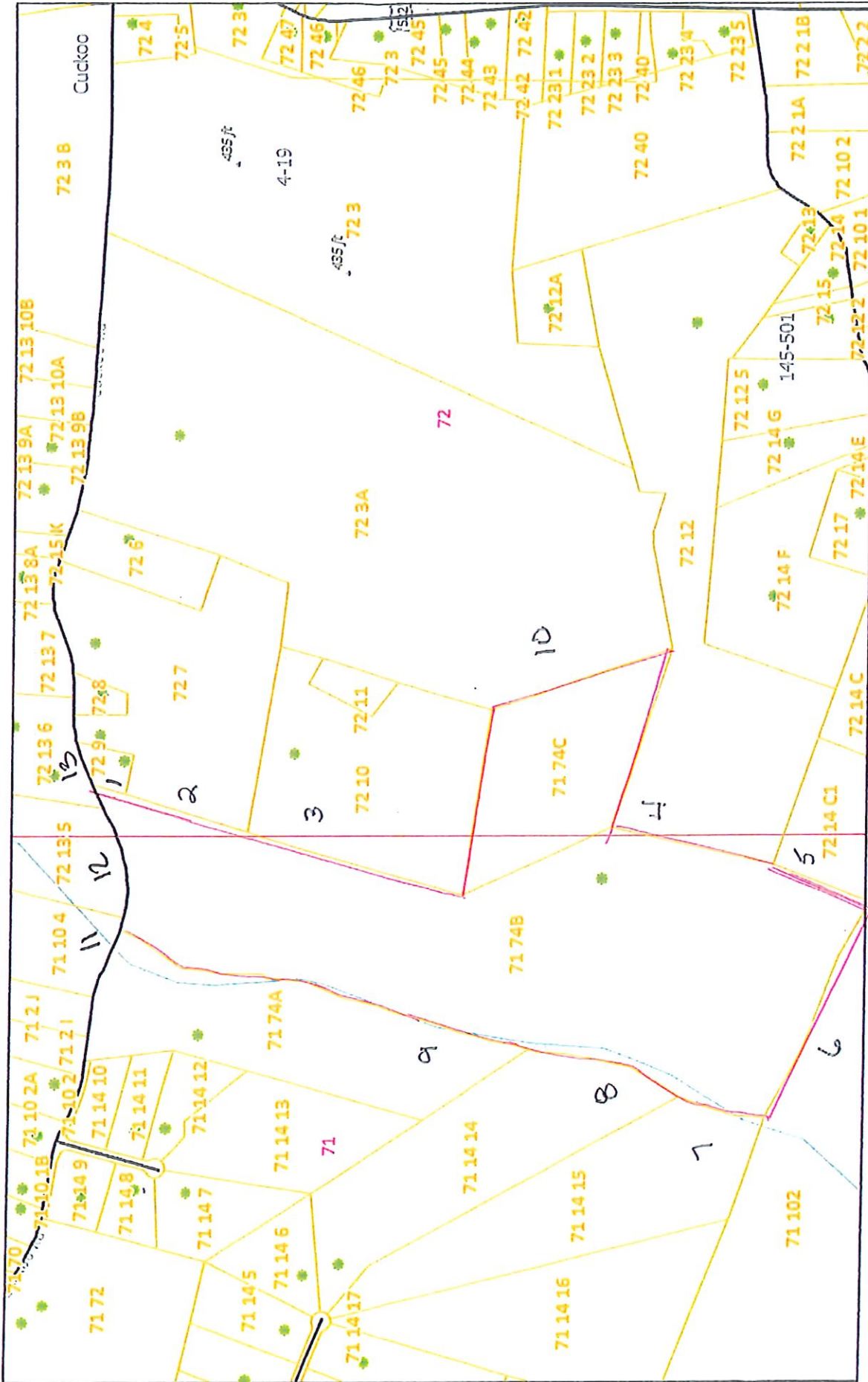
 Owner(s) Signatures



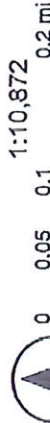
 Witness

(VA Code § 15.2-4305 requires all owners to sign the application or otherwise provide written approval. Please see page 2 for additional information.)

Louisa County, VA

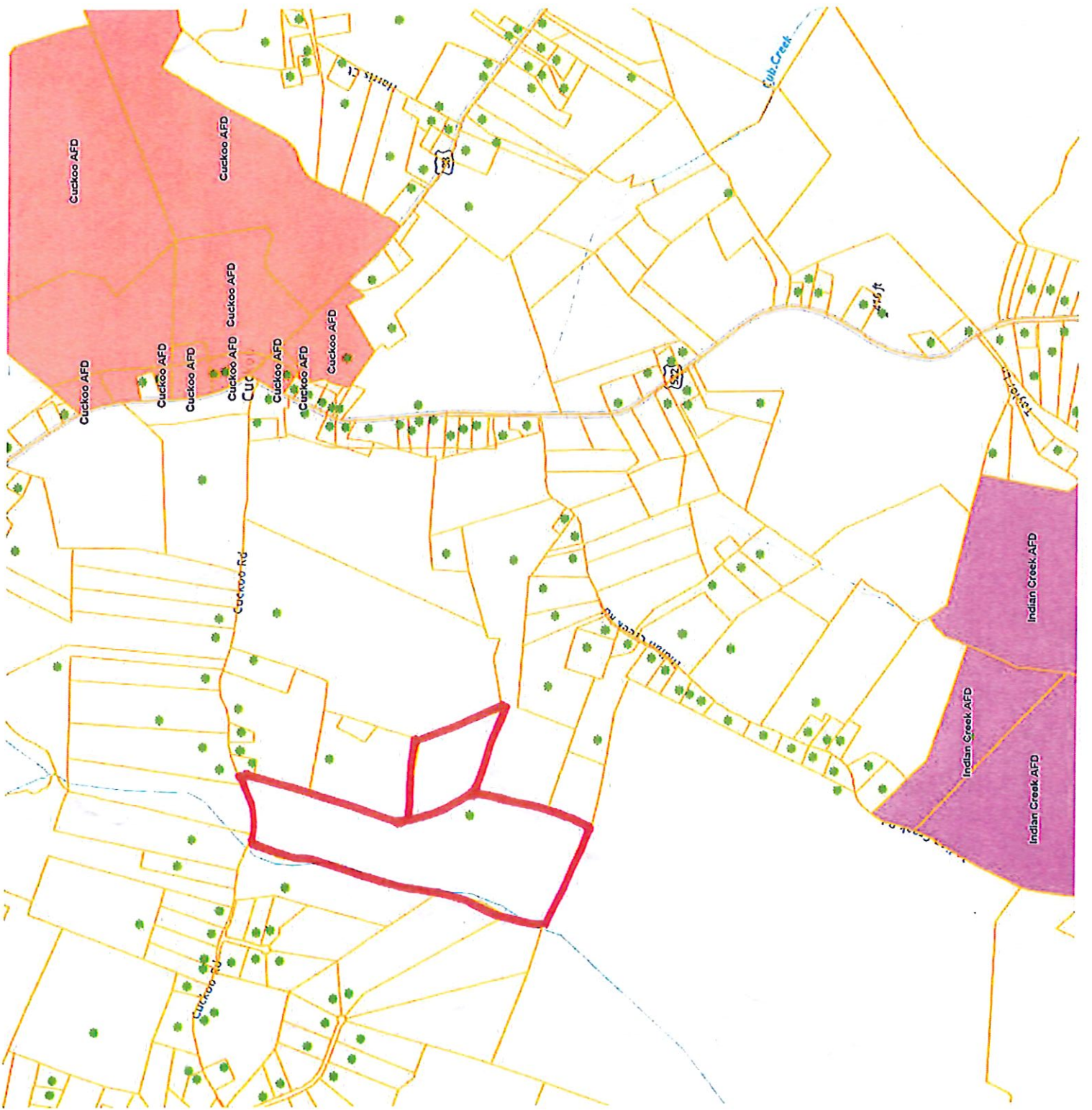


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- Addresses
- Roads
- Parcel Labels
- Tax Map Annotation
- Tax Map Grid
- Louisa AFD
- Beaverdam Creek AFD
- Cuckoo AFD
- Ellisville AFD
- Gold Mine Creek AFD
- Green Springs AFD
- Indian Creek AFD
- Inez AFD
- Inglewood AFD
- Mountain Road AFD
- Patrick Henry AFD
- Sheltons Mill AFD
- South Anna AFD
- Taylor Creek AFD
- Trevilian Station AFD
- Yanceyville AFD
- County
- World_Hillshade















Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community; Esri, NASA, NGA, USGS, FEMA

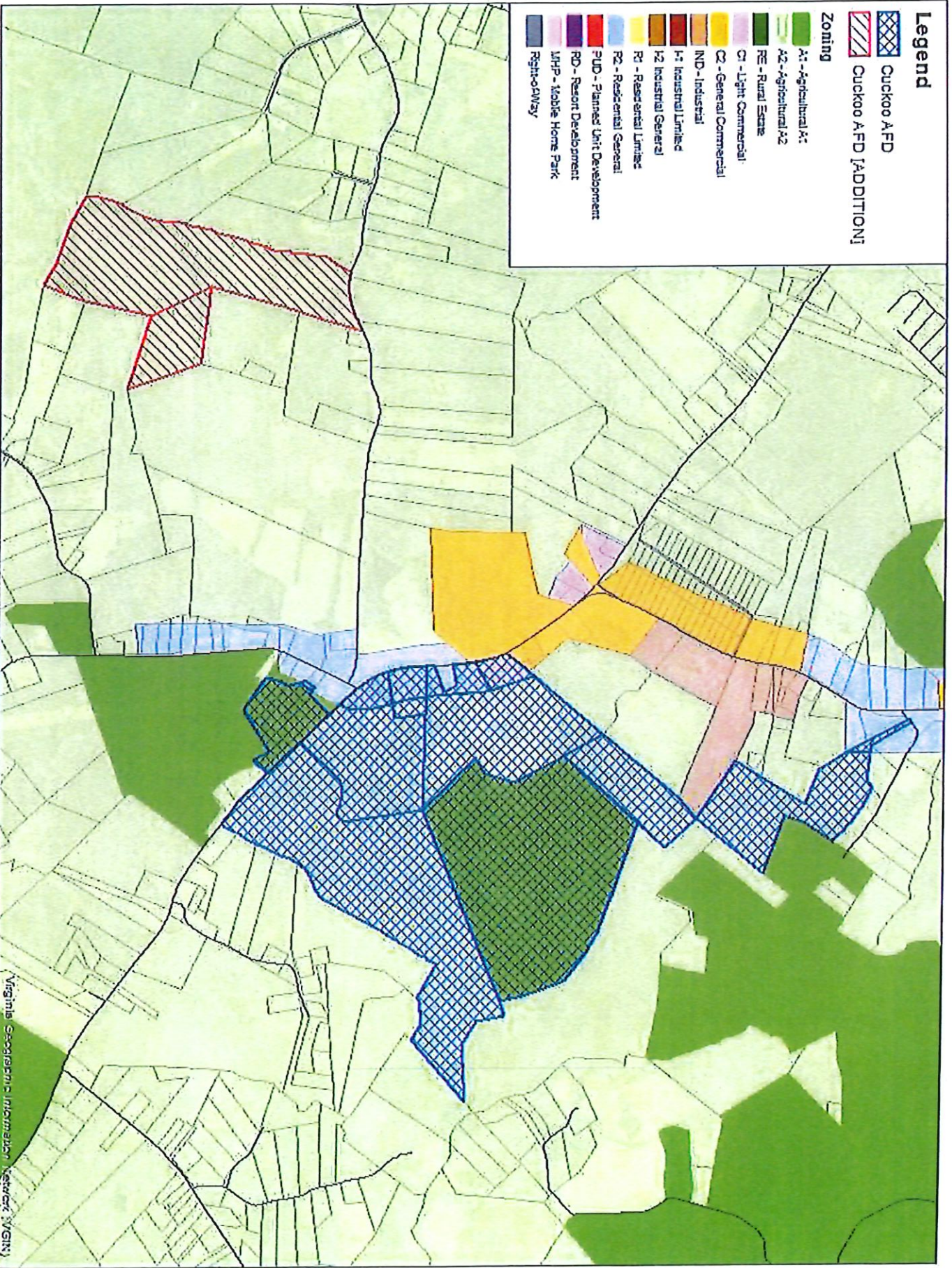


Legend

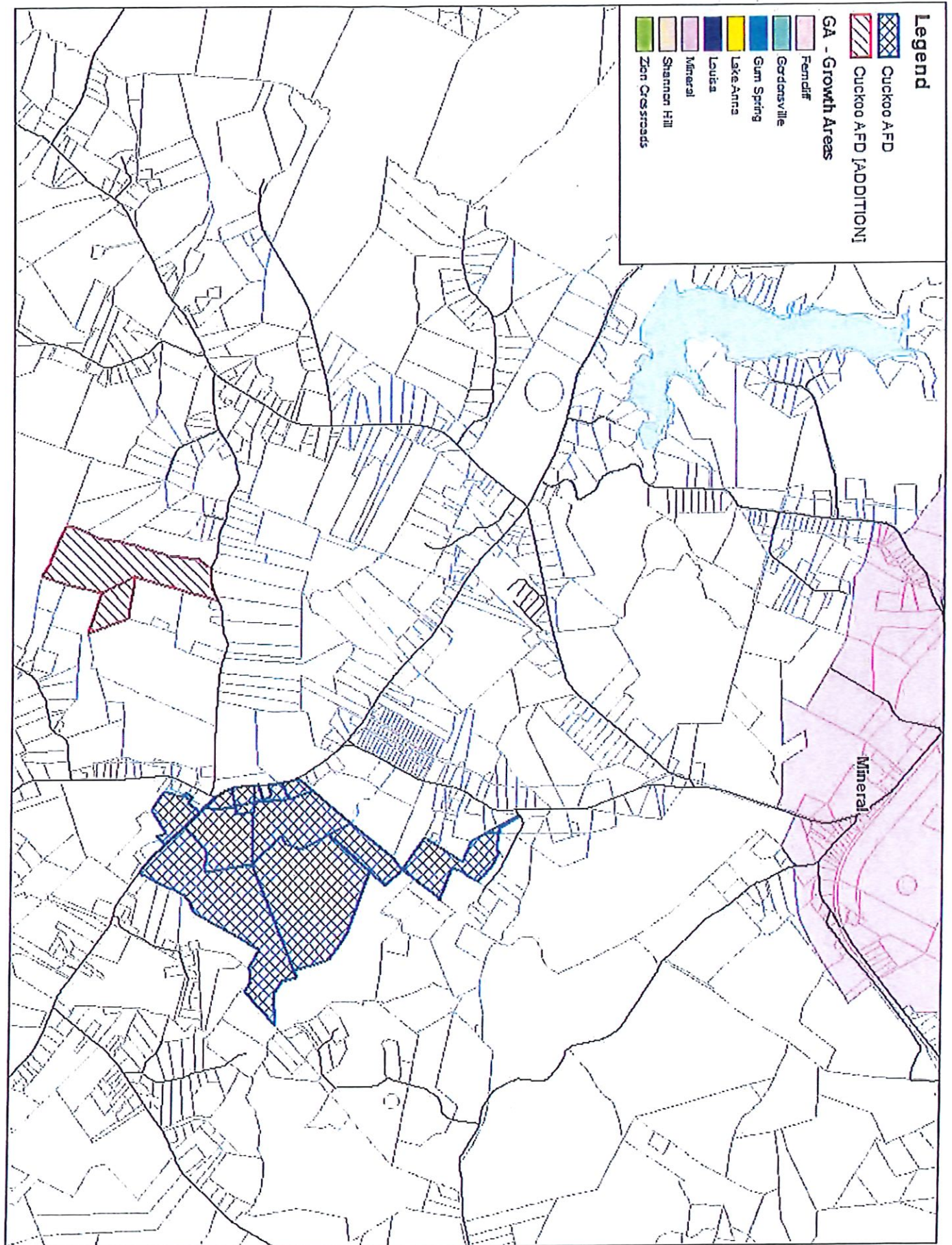
-  Cuckoo AFD
-  Cuckoo AFD [ADDITION]

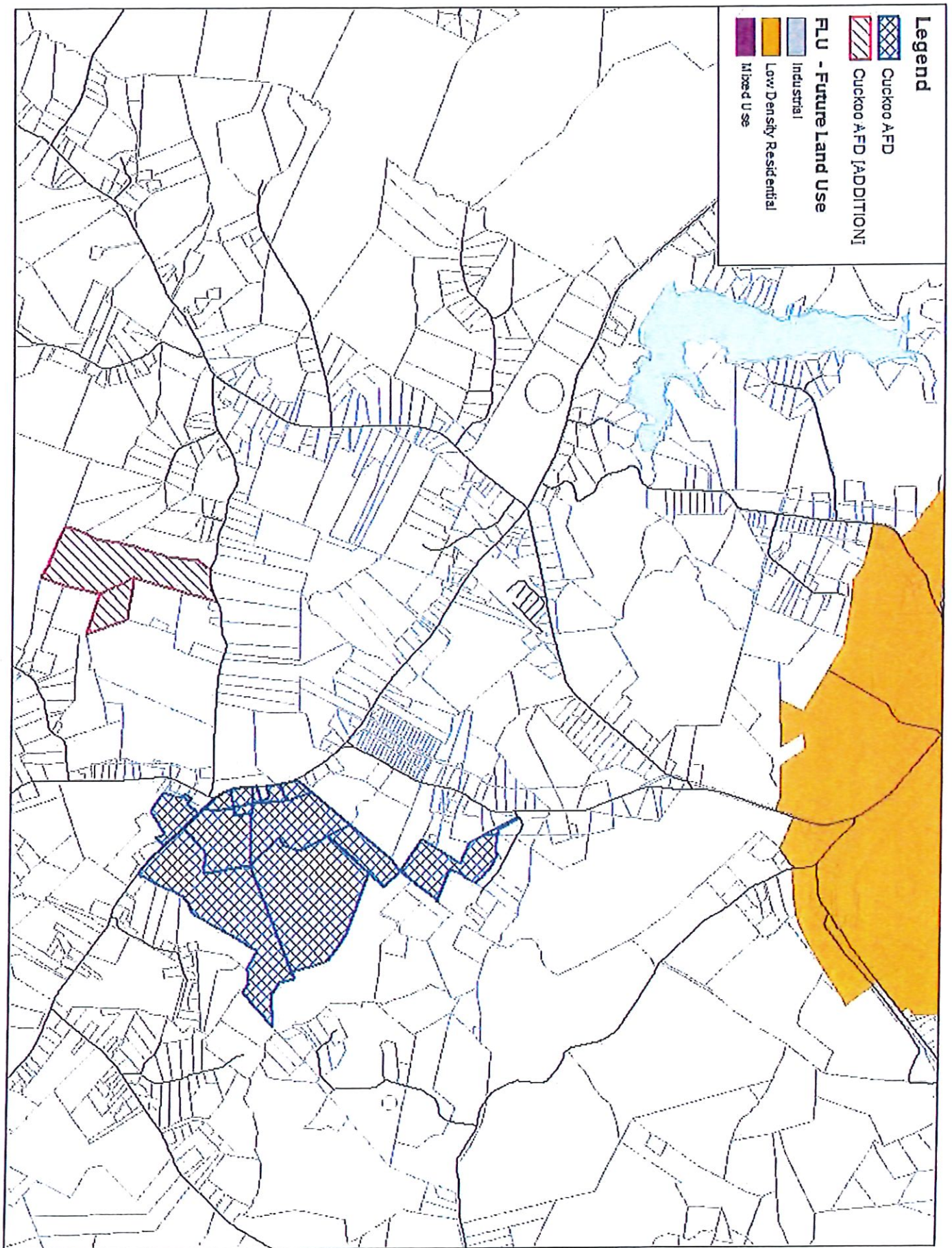
Zoning

-  A1 - Agricultural A1
-  A2 - Agricultural A2
-  RE - Rural Estate
-  C1 - Light Commercial
-  C2 - General Commercial
-  ND - Industrial
-  I1 - Industrial Limited
-  I2 - Industrial General
-  R1 - Residential Limited
-  R2 - Residential General
-  PUD - Planned Unit Development
-  RD - Resort Development
-  MHP - Mobile Home Park
-  Right-of-Way

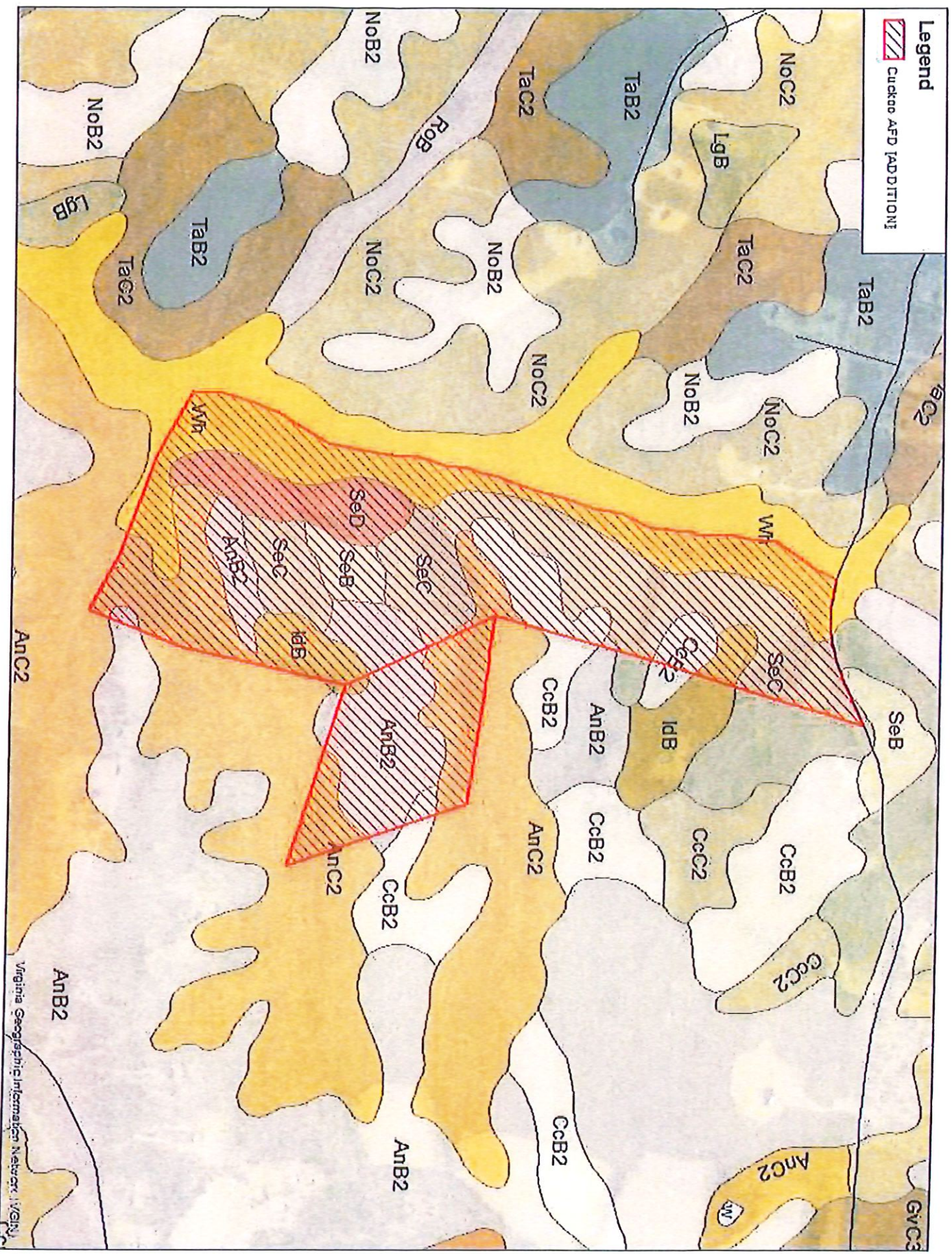


Virginia Geographic Information Network (VGIN)





Legend
Cuckoo AFD (ADDITION)



Virginia Geographic Information Network (VGIN)

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 Cuckoo Agricultural and Forestal District by the addition of Tax Map Parcels 71-74B and 71-74C.

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>Cuckoo Agricultural and Forestal District</i>	59-57; 71-74B; 71-74C; 72-52, 54, 55, 55A1, 55A2, 55B, 59-60
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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



TO: Members, Planning Commission
 FROM: Staff, Community Development Department
 DATE: March 23, 2026
 SUBJECT: **Review Addition Request – 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 addition, totaling 17.336 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>	<u>ZONING</u>
Charlotte W. Morford, Trustee	38 2	17.336	A-1

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 parcels proposed to be included in the Trevilian Station Agricultural and Forestal District are 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.

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.

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

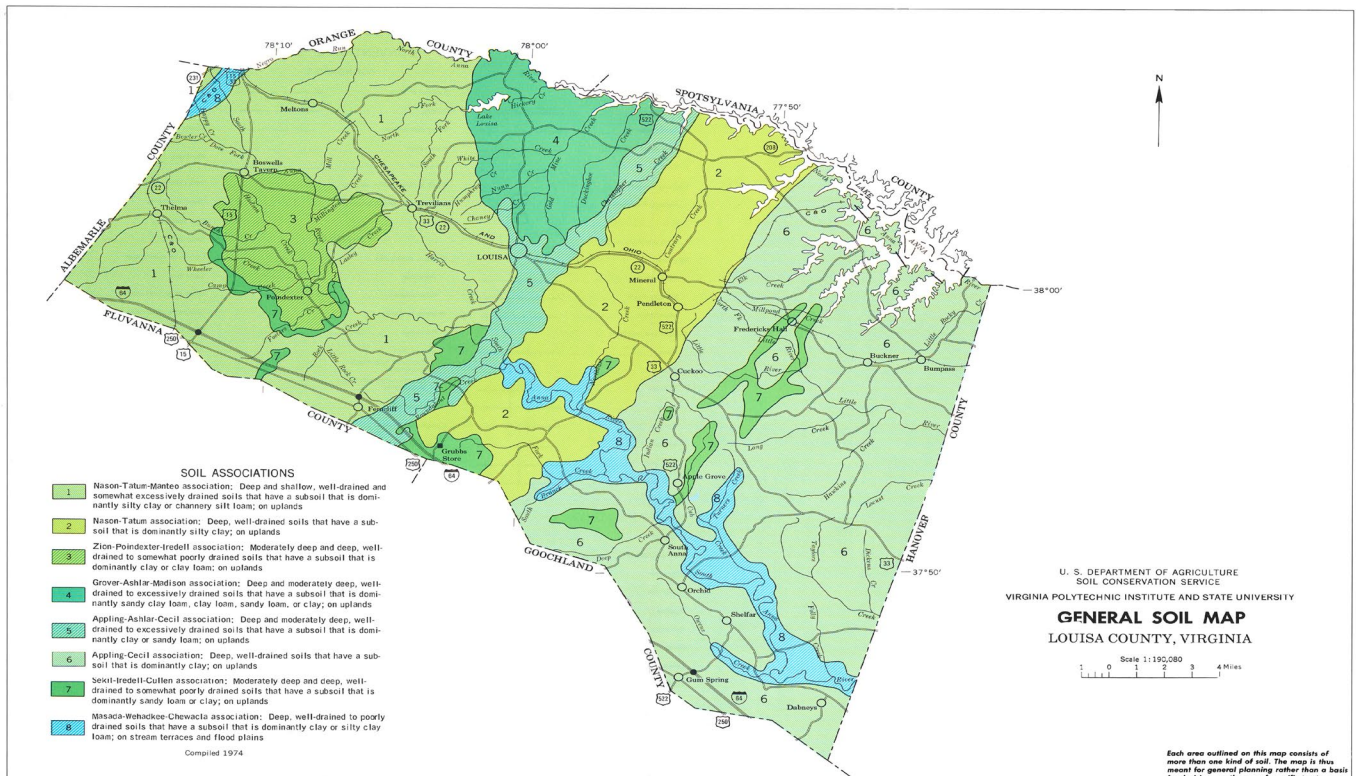
The creation of agricultural and forestal districts and subsequent additions to those districts, complements the goals identified in the Vision Statement by preserving and protecting natural resources, open space retention, compatibility between land uses, and managing growth by concentrating development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

Existing Uses

Based on information provided by the property owner, the subject parcels are used for pasture, horticulture, 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 Zion-Poindexter-Iredell association. In summary, these soils are described as “moderately deep and deep, well-drained to somewhat poorly drained soils that have a subsoil that is dominantly clay or clay 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 adjacent to the southernmost core portion of the Trevilian Station Agricultural and Forestal District. The current use of the properties consist of pasture, crops, and horticulture, which supports the intent of the agricultural and forestal districts.

Staff recommends the application for addition to the existing Trevilian Station 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 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.



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.



**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 TREVILLIANS STATION

2. Check Applicable Action:

- Creation of New District
- Addition to Existing District
- Removal from Existing District

3. General Location of the District or Addition (City, County or Town)

Trevilians, Louisa County

4. Total Acreage in the Proposed District or Addition ~~17.336~~ 53.833

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

6. Only for New Districts:
Proposed Period Before the First Review (4-10 years) _____

7. Names and Tax Map Parcel Number(s) of Landowners Applying for the District:
(Please use the parcel information sheet on page five (5), for complete parcel information):

NAME	TAX MAP & PARCEL NUMBER(S)
<u>CHARLOTTE W. MORFORD, TRUSTEE</u>	<u>38-2</u>
<u>Hooves + Paws Animal Rescue</u>	<u>38-3</u>
_____	_____
_____	_____

(Please Use A Separate Sheet For Each Parcel To Be Included In The District.)

PROPERTY OWNER'S NAME: CHARLOTTE W. MORFORD, TRUSTEE

- MAILING ADDRESS: _____
- PHONE NUMBER: _____
 - TYPE OF DEVICE: MOBILE LANDLINE
- EMAIL ADDRESS: _____
- Do you agree to receive email correspondence from the county related to AFDs and other types of agricultural events?

(If a landowner owns more than one parcel, the landowner needs only include their name on additional parcels so long as the information is the same.)

PARCEL INFORMATION:

- TAX MAP # 38 LOT/PARCEL# 2
- ACREAGE: 17,336 ZONING: A1
- SUBDIVISION NAME: _____
- PART OF THE CORE: YES NO
- WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: YES NO
- IS THE PROPERTY AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA §15.2-4302 (see page 1): YES NO
- IS THE PROPERTY ENROLLED IN LAND USE TAXATION: YES NO
- IS A CONSERVATION EASEMENT PLACED ON THE PROPERTY: YES NO

(Describe in Detail the Use of the Subject Property)

AGRICULTURAL PRODUCTS: pasture, horticultural, crops

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

[Signature]

Owner(s) Signatures

[Signature]

Witness

(VA Code § 15.2-4305 requires all owners to sign the application or otherwise provide written approval. Please see page 2 for additional information.)

(Please Use A Separate Sheet For Each Parcel To Be Included In The District.)

PROPERTY OWNER'S NAME: Hooves & Paws Animal Rescue

- MAILING ADDRESS: L
- PHONE NUMBER: _____
- TYPE OF DEVICE: _____ MOBILE LANDLINE
- EMAIL ADDRESS: _____
- Do you agree to receive email correspondence from the county related to AFDs and other types of agricultural events?

(If a landowner owns more than one parcel, the landowner needs only include their name on additional parcels so long as the information is the same.)

PARCEL INFORMATION:

- TAX MAP # 38 LOT/PARCEL# 3
- ACREAGE: 36.497 ZONING: A-1
- SUBDIVISION NAME: _____
- PART OF THE CORE: YES or NO
- WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: YES or NO
- IS THE PROPERTY AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA §15.2-4302 (see page 1) YES or NO
- IS THE PROPERTY ENROLLED IN LAND USE TAXATION YES or NO
- IS A CONSERVATION EASEMENT PLACED ON THE PROPERTY: YES or NO

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

pasture, hay production, goats, sheep, pigs, cattle

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

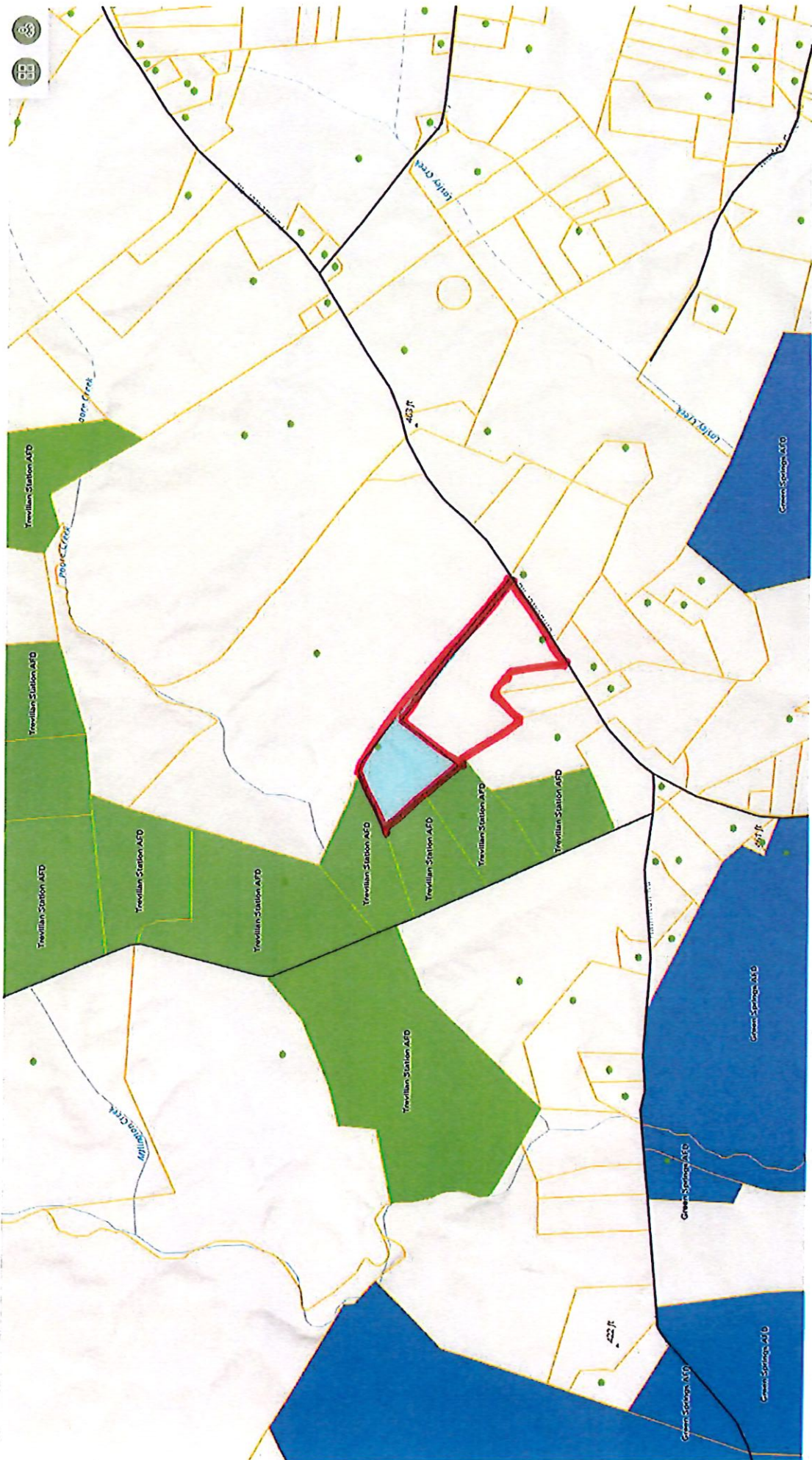
Michele Padella

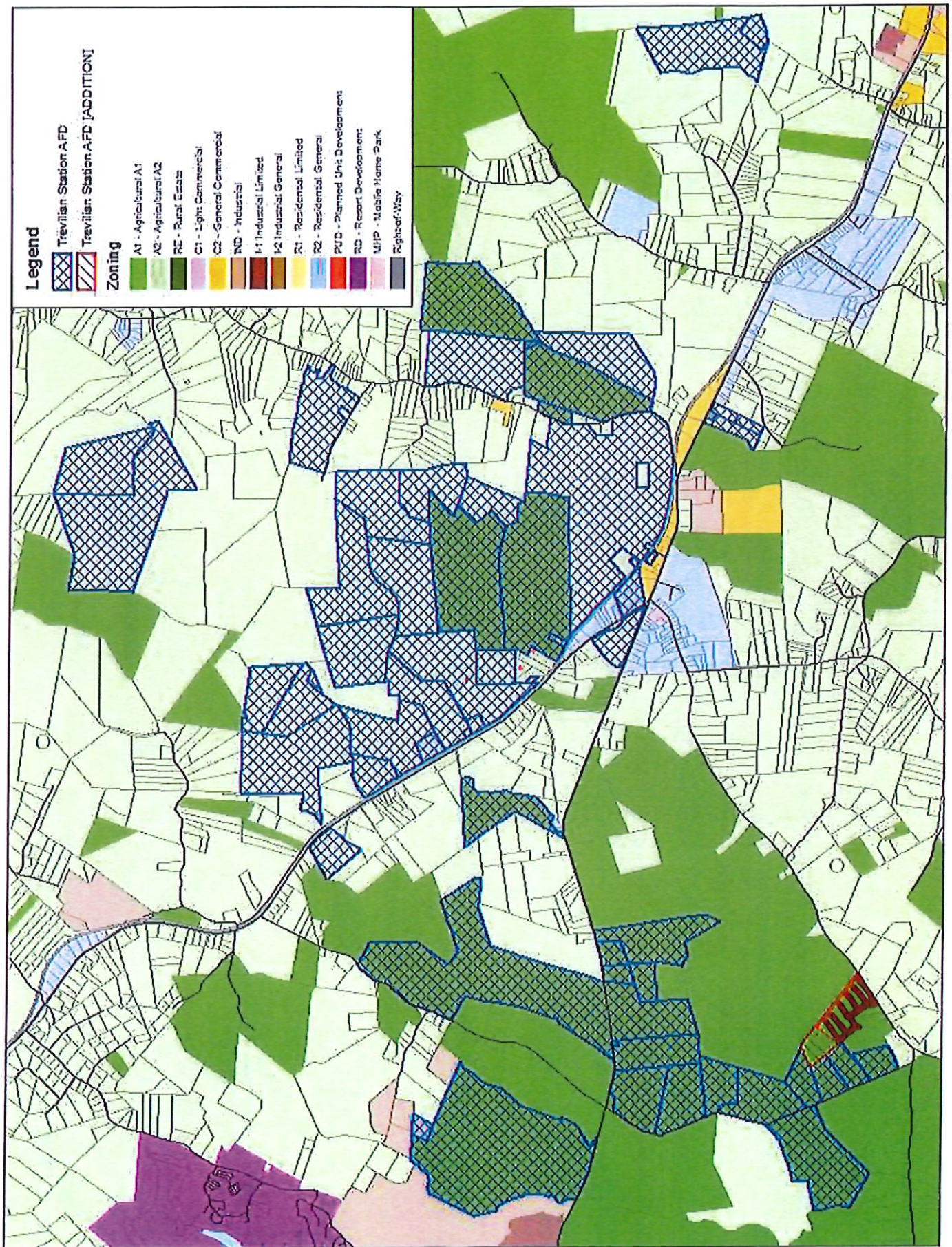
[Signature]

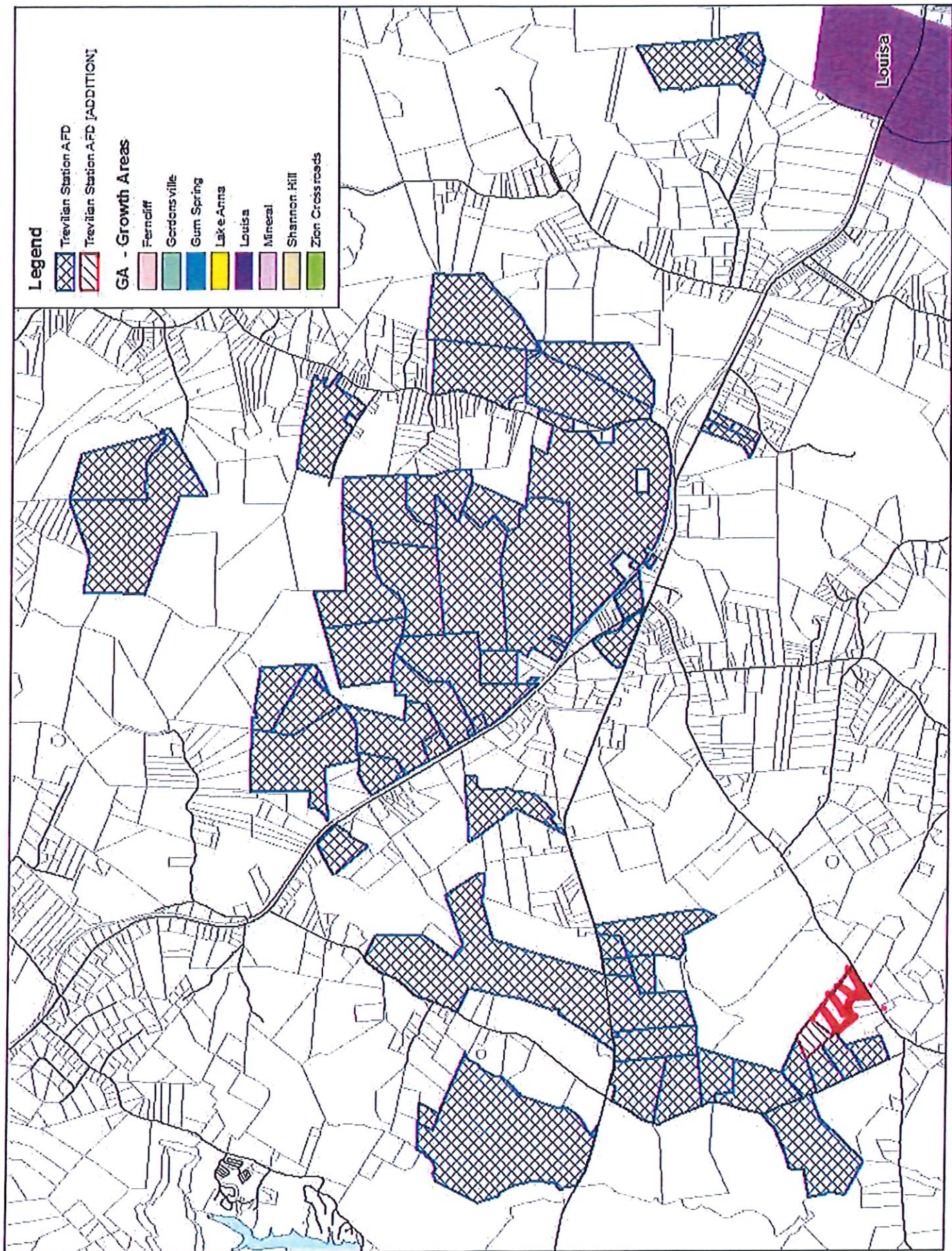
Owner(s) Signatures

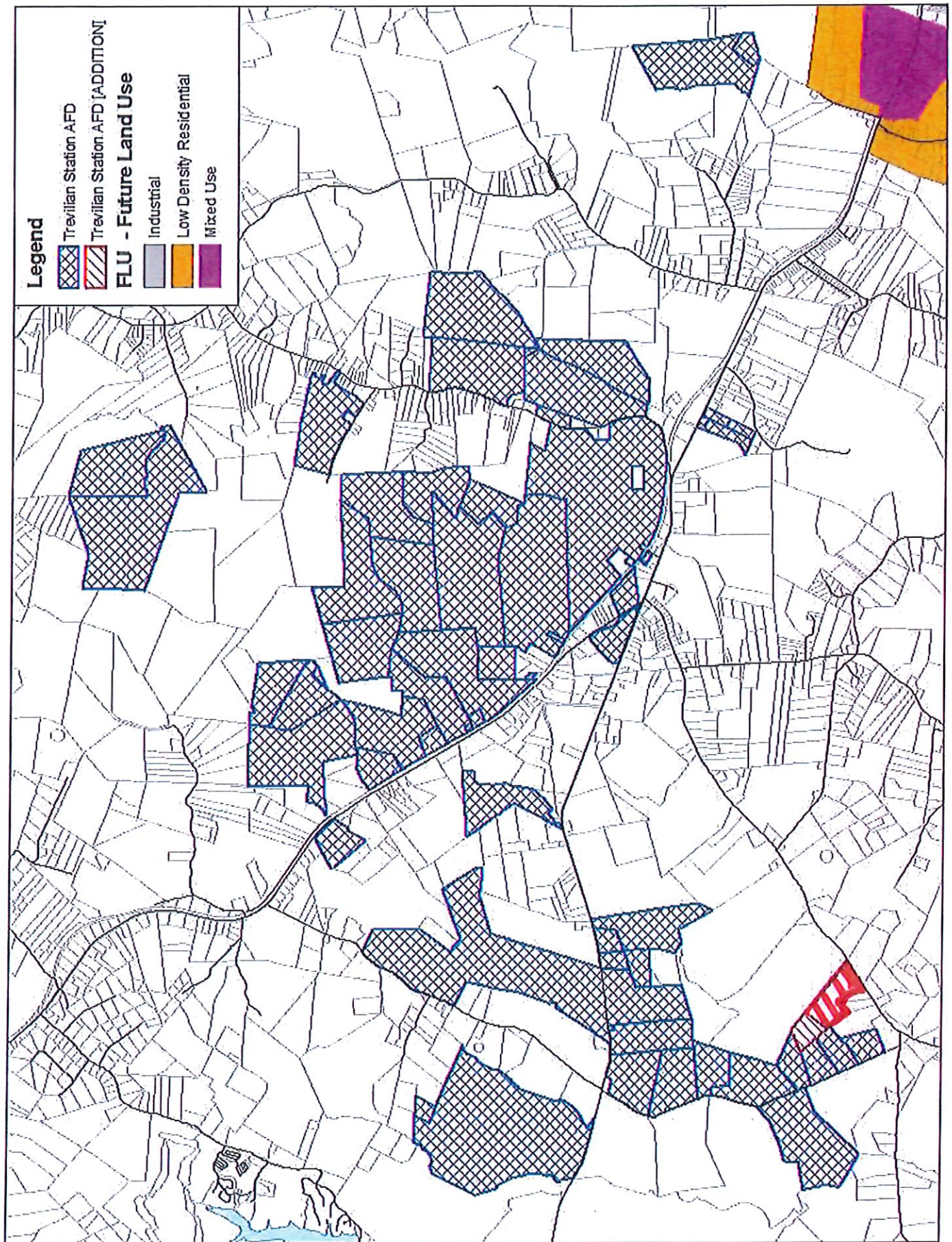
Witness

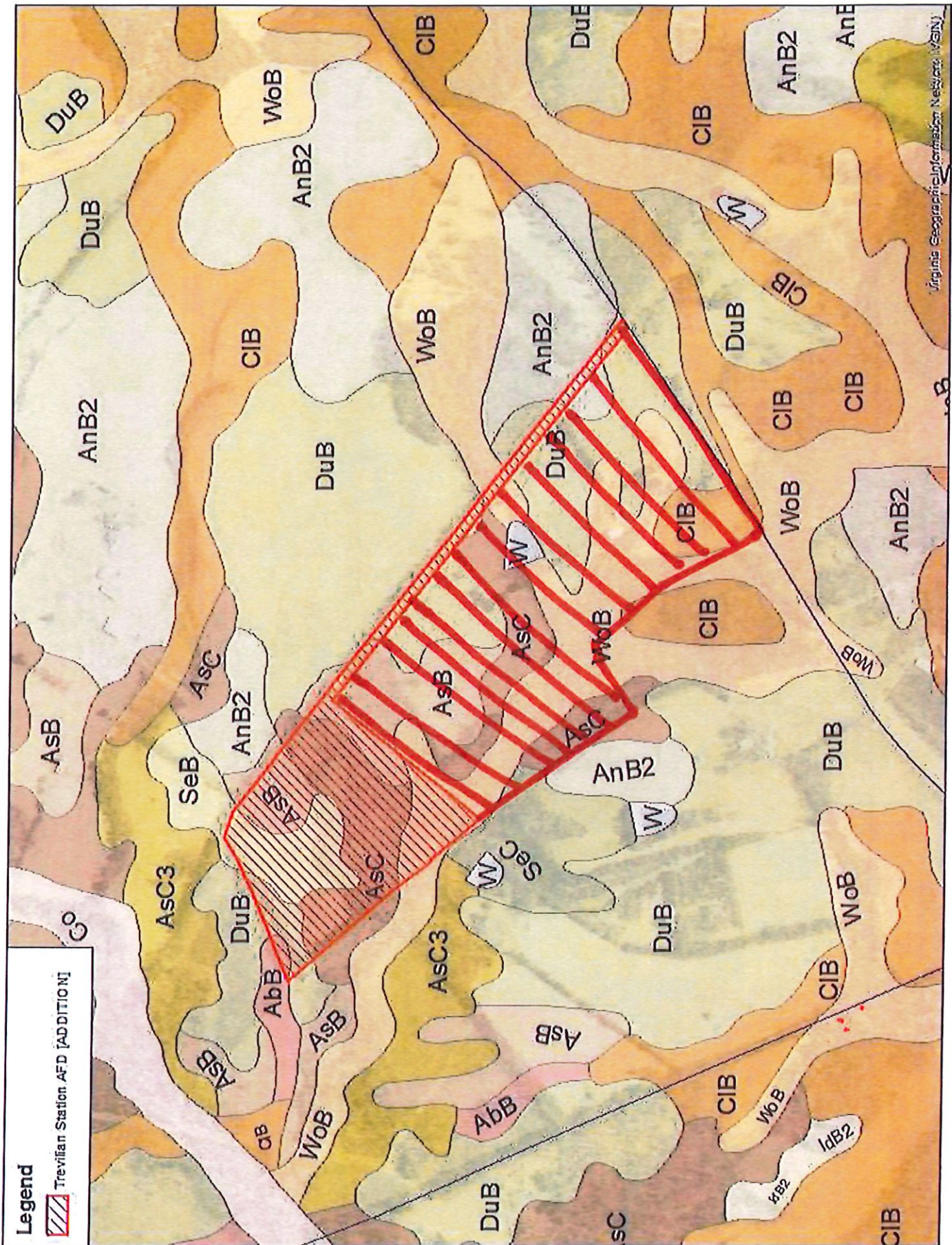
(VA Code § 15.2-4305 requires all owners to sign the application or otherwise provide written approval. Please see page 2 for additional information.)











Virginia Geographic Information Network (VGIN)

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 Trevilian Station Agricultural and Forestal District by the addition of Tax Map Parcels 38-2.

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>Trevilian Station Agricultural and Forestal District</i>	<p>24-23, 21-122, 23-139, 24-33, 24-15, 23-136, 24-2, 24-14, 24-133, 23-135, 24-13, 24-1, 24-3, 23-138, 24-16, 24-134, 24-123, 23-56, 24-124, 24-27, 24-28, 24-119, 24-4, 23-137, 24-33, 24-38, 23-140A, 23-140, 23-146, 23-14124-10-A 24-10-B, 24-10-B1, 25-84, 23-133, 24-21 23-7, 23-10-B 22-19, 22-20, 22-21, 22-23 22-17, 22-18, 37-21, 37-22, 37-23 23-41 12-13, 12-43 22-26, 22-32 24-142 23-143, 23-144, 23-145, 11-48 25-31, 25-32 37-24 23-15, 23-9 38-2, 3</p>
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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



TO: Members, Planning Commission
 FROM: Staff, Community Development Department
 DATE: March 20, 2026
 SUBJECT: **Review Addition Request – Shelton’s Mill 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 addition, totaling 157.49 acres, to the existing Shelton’s Mill Agricultural and Forestal District, as follows:

<u>OWNER’S NAME</u>	<u>TAX MAP PARCEL #</u>	<u>ACREAGE</u>	<u>ZONING</u>
Sidney Barbee Cox	99-59	25	A-2
Sidney Barbee Cox	99-60	132.49	A-1

Location

The proposed district addition is located 3.75 miles east of the existing portion of Shelton’s Mill Agricultural and Forestal District. The parcels are located along the Louisa Hanover County line on Route 604 (Hopeful Church Road), north of Route 610 (Holly Grove Drive), and south of Johnson Mill Road. The parcels are further located in the Mountain Road and Jackson Voting Districts. The 2040 Louisa County Comprehensive Plan designates this area of Louisa County as “Rural Area”.

Zoning

The parcels proposed to be included in the Shelton’s Mill 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 parcel is used 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-Cecil soil association. In summary, this soil association is described as “Deep, well-drained soils that have a subsoil that is dominantly clay; on uplands.”

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 horses.

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 “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. Additionally, the statute provides that “agricultural products” means crops...”

Staff recommends the application for addition to the existing Shelton’s Mill 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 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 May 7, 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 Sheltons Mill

2. Check Applicable Action:

- Creation of New District
- Addition to Existing District
- Removal from Existing District

3. General Location of the District or Addition (City, County or Town)

Louisa / Hanover Line

4. Total Acreage in the Proposed District or Addition 157.49

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

6. Only for New Districts:
Proposed Period Before the First Review (4-10 years) _____

7. Names and Tax Map Parcel Number(s) of Landowners Applying for the District:
(Please use the parcel information sheet on page five (5), for complete parcel information):

NAME	TAX MAP & PARCEL NUMBER(S)
<u>Sidney Barber Cox</u>	<u>99-59</u>
	<u>99-60</u>

(Please Use A Separate Sheet For Each Parcel To Be Included In The District.)

PROPERTY OWNER'S NAME: Sidney Barbee Cox

- MAILING ADDRESS: _____
- PHONE NUMBER: _____
- TYPE OF DEVICE: ___ MOBILE ___ LANDLINE
- EMAIL ADDRESS: _____

• ___ Do you agree to receive email correspondence from the county related to AFDs and other types of agricultural events?

(If a landowner owns more than one parcel, the landowner needs only include their name on additional parcels so long as the information is the same.)

PARCEL INFORMATION:

- TAX MAP # 99 LOT/PARCEL# 59
- ACREAGE: 25 ZONING: A2
- SUBDIVISION NAME: _____

- PART OF THE CORE: YES or NO
- WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: YES or NO
- IS THE PROPERTY AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA §15.2-4302 (see page 1): YES or NO
- IS THE PROPERTY ENROLLED IN LAND USE TAXATION: YES or NO
- IS A CONSERVATION EASEMENT PLACED ON THE PROPERTY: YES or NO

(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.

Sidney Barbee Cox

[Signature]

Owner(s) Signatures

Witness

(VA Code § 15.2-4305 requires all owners to sign the application or otherwise provide written approval. Please see page 2 for additional information.)

(Please Use A Separate Sheet For Each Parcel To Be Included In The District.)

PROPERTY OWNER'S NAME: Sidney Barbee Cox

- MAILING ADDRESS: _____
- PHONE NUMBER: _____
 - TYPE OF DEVICE: ___ MOBILE ___ LANDLINE
- EMAIL ADDRESS: _____
- ___ Do you agree to receive email correspondence from the county related to AFDs and other types of agricultural events?

(If a landowner owns more than one parcel, the landowner needs only include their name on additional parcels so long as the information is the same.)

PARCEL INFORMATION:

- TAX MAP # 99 LOT/PARCEL# 600
- ACREAGE: 132.49 ZONING: A1
- SUBDIVISION NAME: _____
- PART OF THE CORE: YES or NO
- WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: YES or NO
- IS THE PROPERTY AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA §15.2-4302 (see page 1): YES or NO
- IS THE PROPERTY ENROLLED IN LAND USE TAXATION: YES or NO
- IS A CONSERVATION EASEMENT PLACED ON THE PROPERTY: YES or NO

(Describe in Detail the Use of the Subject Property)

Timber + Crop

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

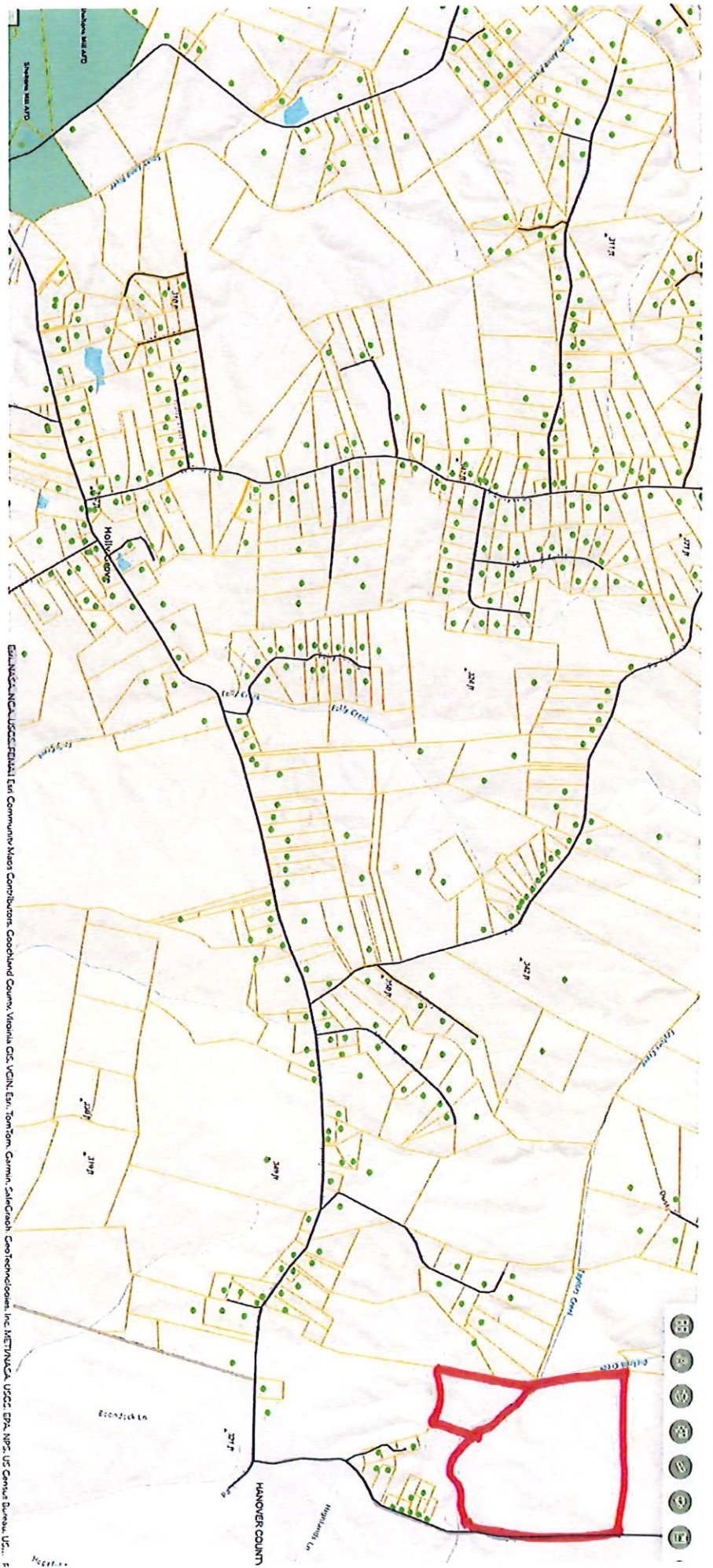
S. Barbee Cox

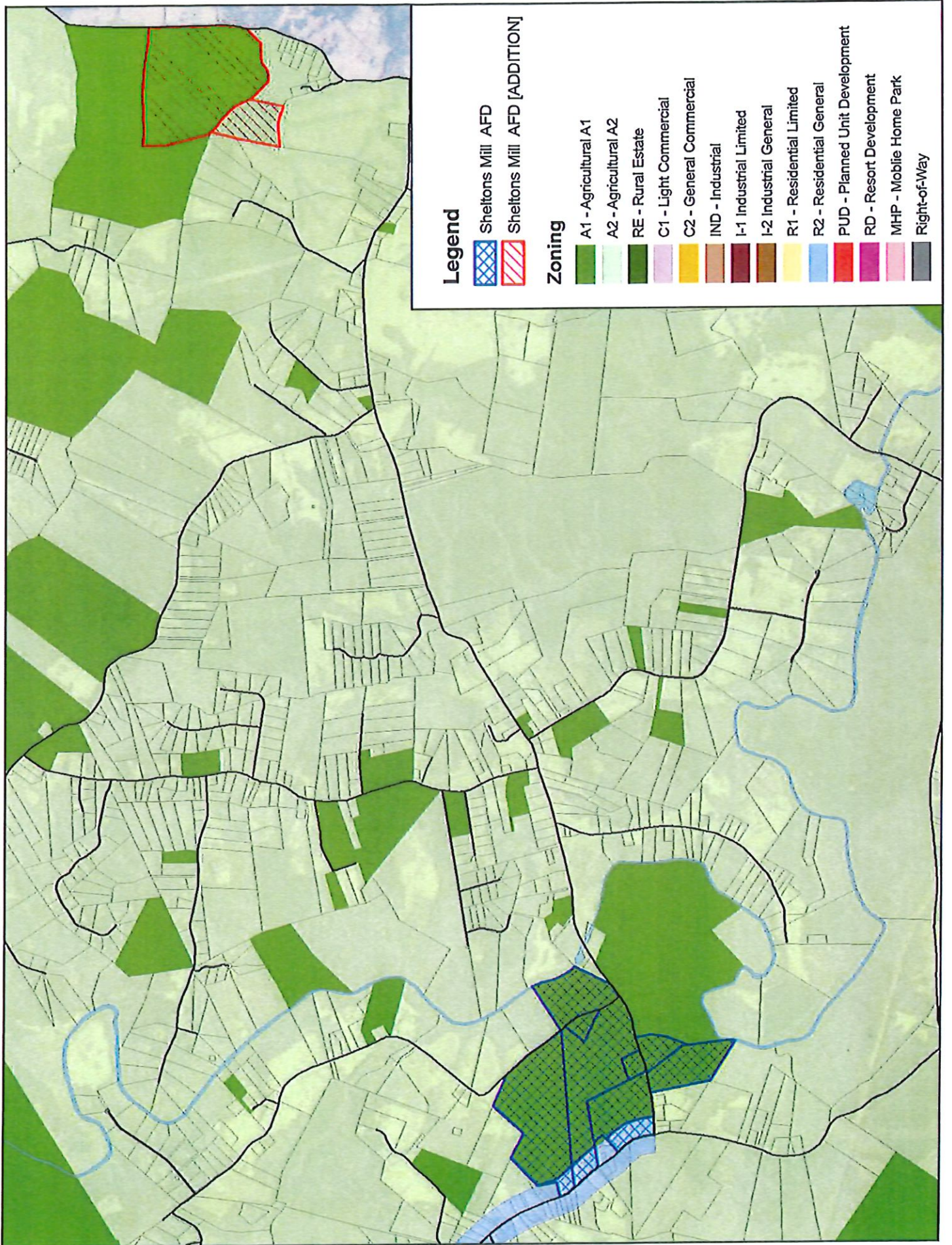
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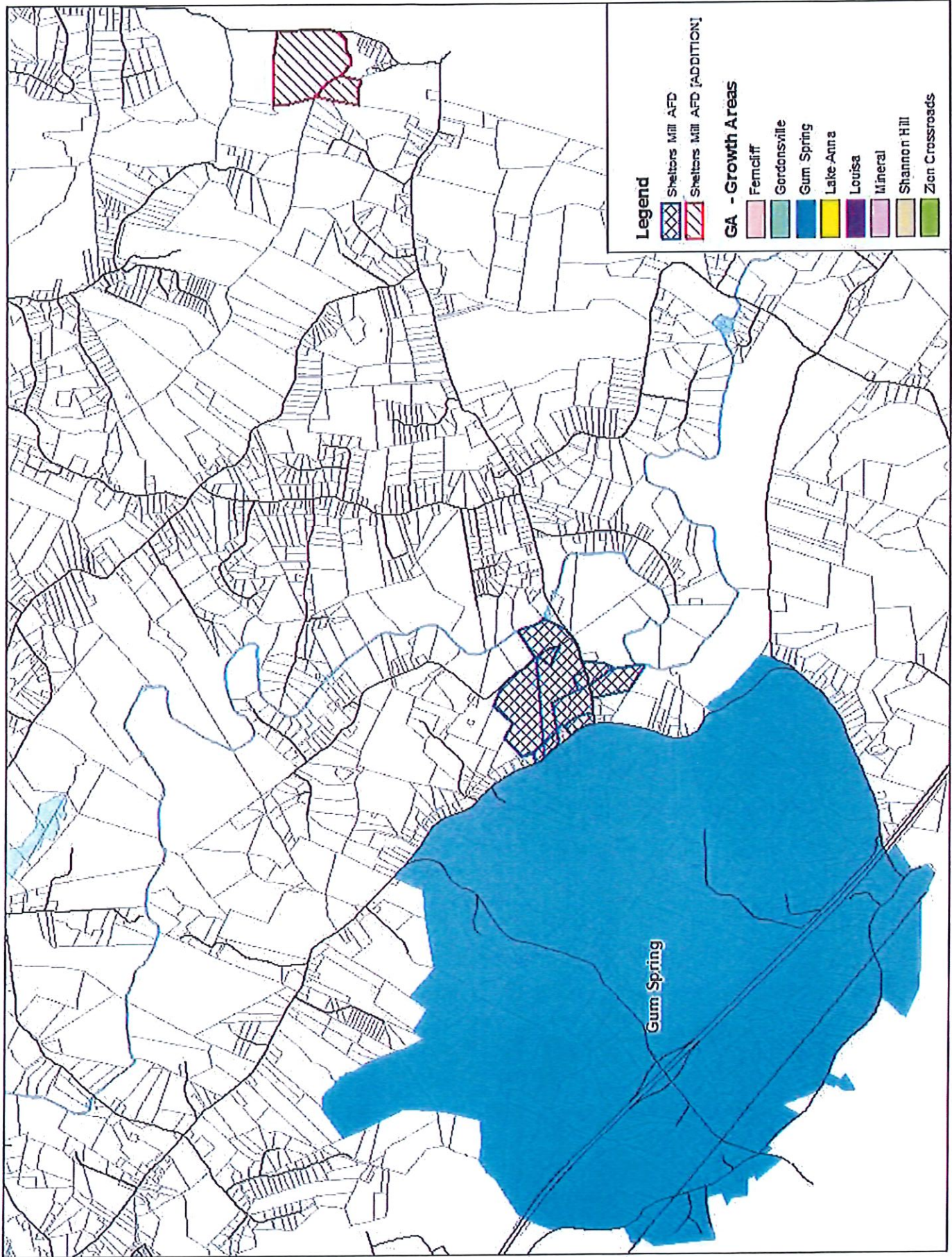
Owner(s) Signatures

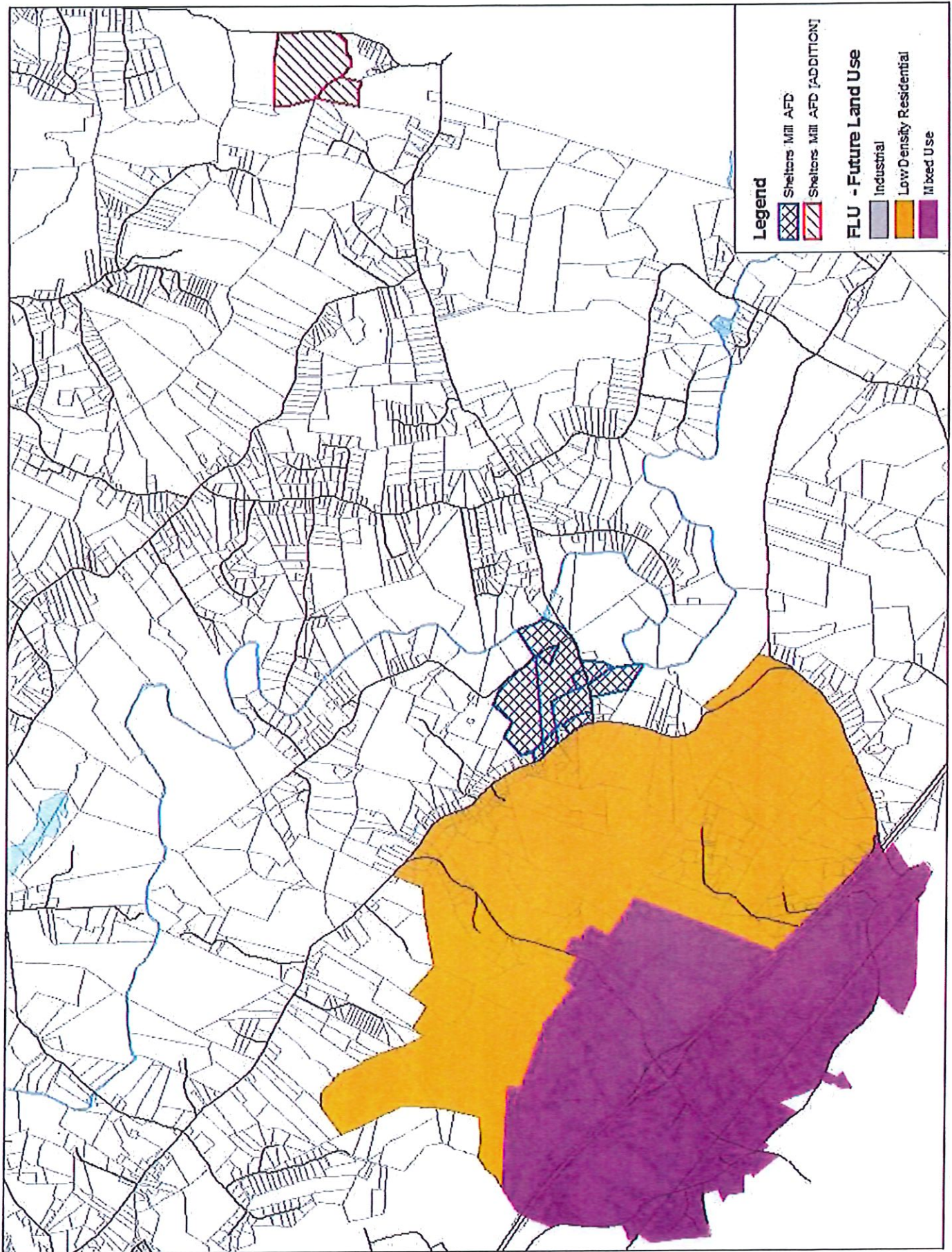
Witness

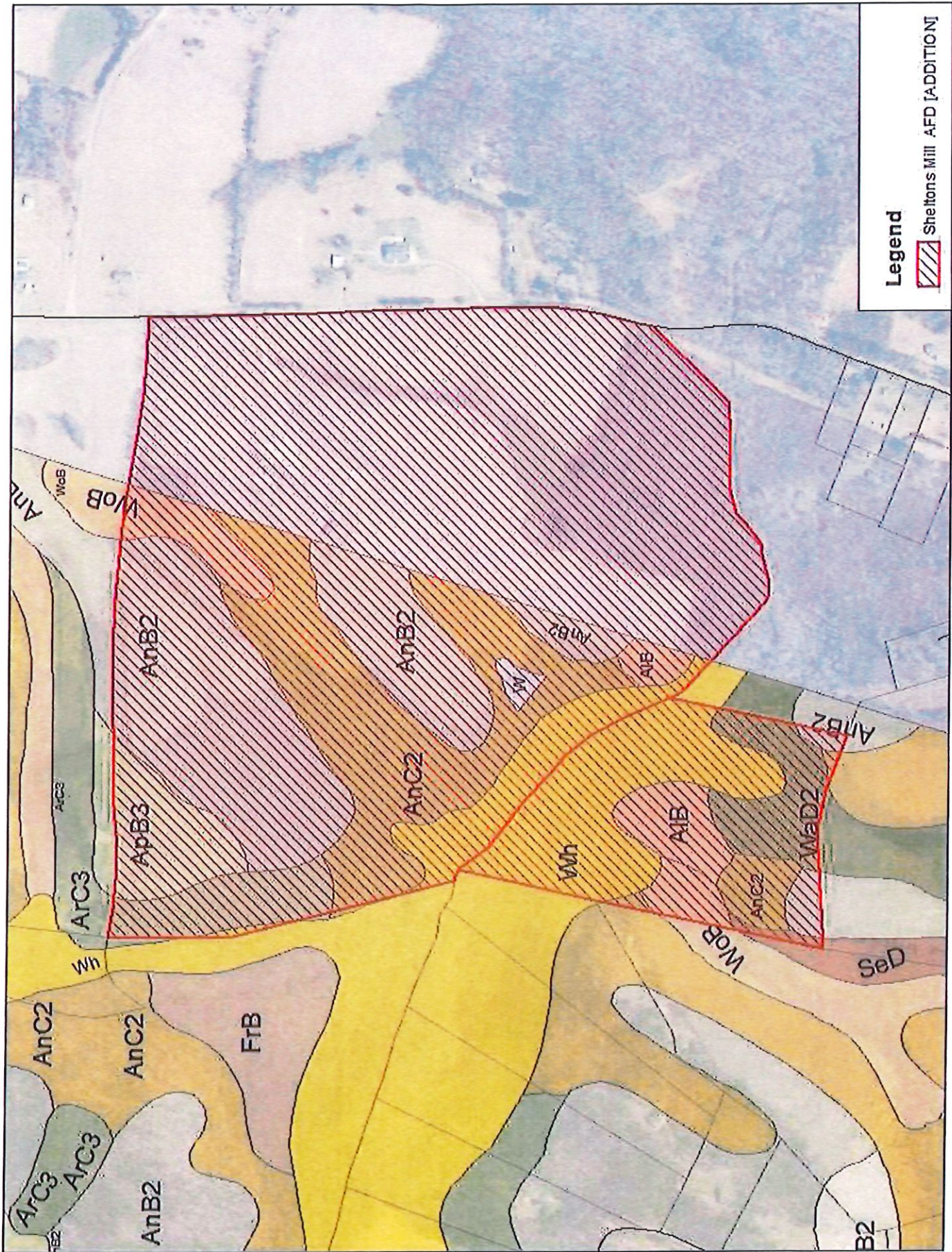
(VA Code § 15.2-4305 requires all owners to sign the application or otherwise provide written approval. Please see page 2 for additional information.)











Legend

 Sheltons Mill AFD [ADDITION]

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 Shelton’s Mill Agricultural and Forestal District by the addition of Tax Map Parcels 99-59 and 99-60.

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>Shelton’s Mill Agricultural and Forestal District</i>	97-73, 74, 75; 99-59, 60; 101-95, 96, 1-1, 9-D
--	---

(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



TO: Members, Planning Commission
 FROM: Staff, Community Development Department
 DATE: March 23, 2026
 SUBJECT: **Review Addition Request – Indian Creek 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 addition, totaling 1332.939 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>	<u>ZONING</u>
Brandi Cox Douglass, Trustee	72-36	132.50	A-1
Brandi Cox Douglass, Trustee	72-37	41.8	A-1
Sidney Barbee Cox	81-19	85	A-2
Brandi and Lindsey Cox	81-19A	5.71	A-2
Sidney Barbee Cox	81-23	338.15	A-1
SB Cox Inc.	81-20	136.64	A-2
SB Cox Inc.	81-20A	138.67	A-1
SB Cox Inc.	81-20B & C	138.44	A-2
Brandi and Lindsey Cox	82-8A	61.356	A-2
Brandi and Lindsey Cox	82-8B	55.643	A-2
Brandi Cox Douglass, Trustee	82-10	133.6	A-2
SB Cox Inc.	82-17	65.43	A-2

Location

The proposed district addition consists of two separate portions, a northern and southern addition, both located in the Cuckoo Voting District. The northern addition adjoins the northernmost corner of the existing Indian Creek Agricultural and Forestal District. The parcels are located east of Route 699 (Indian Creek Road) and along the western side of Route 522 (Cross Country Road). The southern addition adjoins the southernmost portion of the Indian Creek Agricultural and Forestal District. The parcels are located west of Route 522 (Cross Country Road), along Route 699 (Indian Creek Road), and north, east, and south of the South Anna River. The 2040 Louisa County Comprehensive Plan designates this area of Louisa County as Rural Area.

Zoning

The parcels proposed to be included in the Indian Creek 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

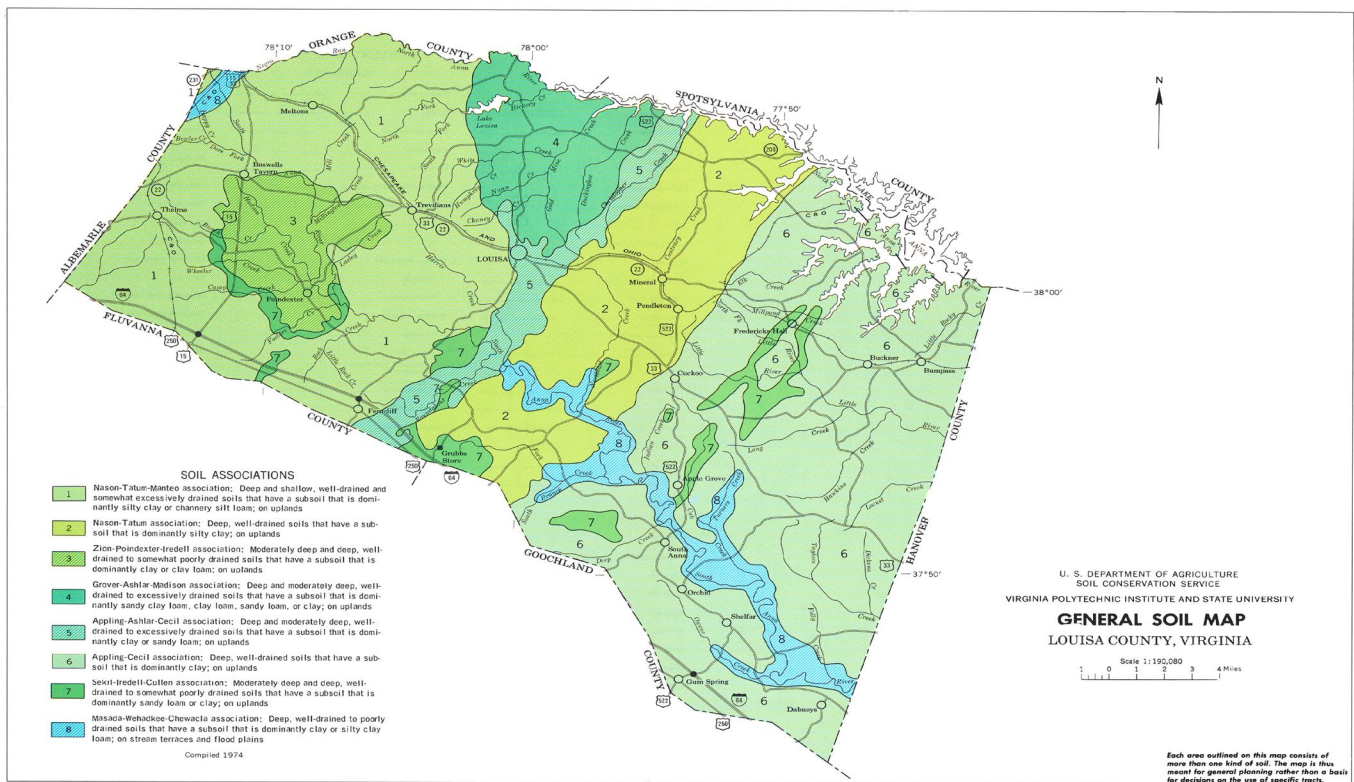
The creation of agricultural and forestal districts and subsequent additions to those districts, complements the goals identified in the Vision Statement by preserving and protecting natural resources, open space retention, compatibility between land uses, and managing growth by concentrating development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

Existing Uses

Based on information provided by the property owner, the subject parcels are used for cattle, 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-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

The proposed addition is adjacent to the Indian Creek Agricultural and Forestal District. The current use of the properties consist of cattle, pasture, timber, and crops, which supports the intent of the agricultural and forestal districts.

Staff recommends the application for addition to the existing 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-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 May 7, 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 Indian Creek

2. Check Applicable Action:

- Creation of New District
 Addition to Existing District
 Removal from Existing District

3. General Location of the District or Addition (City, County or Town)

Louisa County

4. Total Acreage in the Proposed District or Addition 1,332.939

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

6. Only for New Districts:
Proposed Period Before the First Review (4-10 years) _____

7. Names and Tax Map Parcel Number(s) of Landowners Applying for the District:
(Please use the parcel information sheet on page five (5), for complete parcel information):

NAME	TAX MAP & PARCEL NUMBER(S)
Brandi Cox Trustee	72-36, 72-37, 82-10
Barbee Cox	81-19, 81-23
Brandi & Lindsay Cox	81-19A, 82-8A, 82-8B
SB Cox Inc.	82-17, 81-20, 81-20A, 81-20B

(Please Use A Separate Sheet For Each Parcel To Be Included In The District.)

PROPERTY OWNER'S NAME: Brandi Cox Trustee

• MAILING ADDRESS: _____

• PHONE NUMBER: _____

○ TYPE OF DEVICE: _____ MOBILE _____ LANDLINE

• EMAIL ADDRESS: _____

• _____ Do you agree to receive email correspondence from the county related to AFDs and other types of agricultural events?

(If a landowner owns more than one parcel, the landowner needs only include their name on additional parcels so long as the information is the same.)

PARCEL INFORMATION:

• TAX MAP # 72

LOT/PARCEL# 36

• ACREAGE: 132.5

ZONING: A-1

• SUBDIVISION NAME: _____

• PART OF THE CORE: YES or NO

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

• IS THE PROPERTY AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA §15.2-4302 (see page 1): YES or NO

• IS THE PROPERTY ENROLLED IN LAND USE TAXATION: YES or NO

• IS A CONSERVATION EASEMENT PLACED ON THE PROPERTY: YES or NO

(Describe in Detail the Use of the Subject Property)

Pasture & Crops

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

S. Bruce Cella

[Signature]

Owner(s) Signatures

Witness

(VA Code § 15.2-4305 requires all owners to sign the application or otherwise provide written approval. Please see page 2 for additional information.)

(Please Use A Separate Sheet For Each Parcel To Be Included In The District.)

PROPERTY OWNER'S NAME: Brandi Cox Trustee

- MAILING ADDRESS: _____
- PHONE NUMBER: _____
 - TYPE OF DEVICE: _____ MOBILE _____ LANDLINE
- EMAIL ADDRESS: _____
- _____ Do you agree to receive email correspondence from the county related to AFDs and other types of agricultural events?

(If a landowner owns more than one parcel, the landowner needs only include their name on additional parcels so long as the information is the same.)

PARCEL INFORMATION:

- TAX MAP # 72 LOT/PARCEL# 37
- ACREAGE: 41.8 ZONING: A1
- SUBDIVISION NAME: _____
- PART OF THE CORE: YES or NO
- WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: YES or NO
- IS THE PROPERTY AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA §15.2-4302 (see page 1): YES or NO
- IS THE PROPERTY ENROLLED IN LAND USE TAXATION: YES or NO
- IS A CONSERVATION EASEMENT PLACED ON THE PROPERTY: YES or NO

(Describe in Detail the Use of the Subject Property)

Crops + Pasture

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

Sharon Cell

[Signature]

Owner(s) Signatures

Witness

(VA Code § 15.2-4305 requires all owners to sign the application or otherwise provide written approval. Please see page 2 for additional information.)

(Please Use A Separate Sheet For Each Parcel To Be Included In The District.)

PROPERTY OWNER'S NAME: Barbee Cox

- MAILING ADDRESS: _____
- PHONE NUMBER: _____
 - TYPE OF DEVICE: MOBILE LANDLINE
- EMAIL ADDRESS: _____
- Do you agree to receive email correspondence from the county related to AFDs and other types of agricultural events?

(If a landowner owns more than one parcel, the landowner needs only include their name on additional parcels so long as the information is the same.)

PARCEL INFORMATION:

- TAX MAP # 81 LOT/PARCEL# 19
- ACREAGE: 85 ZONING: A2
- SUBDIVISION NAME: _____
- PART OF THE CORE: YES or NO
- WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: YES or NO
- IS THE PROPERTY AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA §15.2-4302 (see page 1) YES or NO
- IS THE PROPERTY ENROLLED IN LAND USE TAXATION: YES or NO
- IS A CONSERVATION EASEMENT PLACED ON THE PROPERTY: YES or NO

(Describe in Detail the Use of the Subject Property)

Pasture

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

S. Cooper Cecil

[Signature]

Owner(s) Signatures

Witness

(VA Code § 15.2-4305 requires all owners to sign the application or otherwise provide written approval. Please see page 2 for additional information.)

(Please Use A Separate Sheet For Each Parcel To Be Included In The District.)

PROPERTY OWNER'S NAME: Brandi & Lindsey Cox

- MAILING ADDRESS: _____
- PHONE NUMBER: _____
 - TYPE OF DEVICE: ___ MOBILE ___ LANDLINE
- EMAIL ADDRESS: _____
- ___ Do you agree to receive email correspondence from the county related to AFDs and other types of agricultural events?

(If a landowner owns more than one parcel, the landowner needs only include their name on additional parcels so long as the information is the same.)

PARCEL INFORMATION:

- TAX MAP # 81 LOT/PARCEL# 19A
- ACREAGE: 5.71 ZONING: A2
- SUBDIVISION NAME: _____
- PART OF THE CORE: YES or NO
- WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: YES or NO
- IS THE PROPERTY AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA §15.2-4302 (see page 1): YES or NO
- IS THE PROPERTY ENROLLED IN LAND USE TAXATION: YES or NO
- IS A CONSERVATION EASEMENT PLACED ON THE PROPERTY: YES or NO

(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.

S. K. ...

Owner(s) Signatures

[Signature]

Witness

(VA Code § 15.2-4305 requires all owners to sign the application or otherwise provide written approval. Please see page 2 for additional information.)

(Please Use A Separate Sheet For Each Parcel To Be Included In The District.)

PROPERTY OWNER'S NAME: SB COX Inc

• MAILING ADDRESS: _____

• PHONE NUMBER: _____

○ TYPE OF DEVICE: _____ MOBILE _____ LANDLINE

• EMAIL ADDRESS: _____

• _____ Do you agree to receive email correspondence from the county related to AFDs and other types of agricultural events?

(If a landowner owns more than one parcel, the landowner needs only include their name on additional parcels so long as the information is the same.)

PARCEL INFORMATION:

• TAX MAP # 81 LOT/PARCEL# 20

• ACREAGE: 136.64 ZONING: A2

• SUBDIVISION NAME: _____

• PART OF THE CORE: YES or NO

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

• IS THE PROPERTY AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA §15.2-4302 (see page 1): YES or NO

• IS THE PROPERTY ENROLLED IN LAND USE TAXATION: YES or NO

• IS A CONSERVATION EASEMENT PLACED ON THE PROPERTY: YES or NO

(Describe in Detail the Use of the Subject Property)

Pasture

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

S. Coburn Cap 174

[Signature]

Owner(s) Signatures

Witness

(VA Code § 15.2-4305 requires all owners to sign the application or otherwise provide written approval. Please see page 2 for additional information.)

(Please Use A Separate Sheet For Each Parcel To Be Included In The District.)

PROPERTY OWNER'S NAME: SB Cox Inc.

- MAILING ADDRESS: _____
- PHONE NUMBER: _____
 - TYPE OF DEVICE: _____ MOBILE _____ LANDLINE
- EMAIL ADDRESS: _____
- _____ Do you agree to receive email correspondence from the county related to AFDs and other types of agricultural events?

(If a landowner owns more than one parcel, the landowner needs only include their name on additional parcels so long as the information is the same.)

PARCEL INFORMATION:

- TAX MAP # 81 LOT/PARCEL# 20A
- ACREAGE: 138.67 ZONING: A1
- SUBDIVISION NAME: _____
- PART OF THE CORE: YES or NO
- WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: YES or NO
- IS THE PROPERTY AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA §15.2-4302 (see page 1): YES or NO
- IS THE PROPERTY ENROLLED IN LAND USE TAXATION: YES or NO
- IS A CONSERVATION EASEMENT PLACED ON THE PROPERTY: YES or NO

(Describe in Detail the Use of the Subject Property)

PASTURE + CROPS

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

S. Kware Cep 177

[Signature]

Owner(s) Signatures

Witness

(VA Code § 15.2-4305 requires all owners to sign the application or otherwise provide written approval. Please see page 2 for additional information.)

(Please Use A Separate Sheet For Each Parcel To Be Included In The District.)

PROPERTY OWNER'S NAME: SB Cox Inc

• MAILING ADDRESS: _____

• PHONE NUMBER: _____

o TYPE OF DEVICE: _____ MOBILE _____ LANDLINE

• EMAIL ADDRESS: _____

• _____ Do you agree to receive email correspondence from the county related to AFDs and other types of agricultural events?

(If a landowner owns more than one parcel, the landowner needs only include their name on additional parcels so long as the information is the same.)

PARCEL INFORMATION:

• TAX MAP # 81

LOT/PARCEL# 20 B

• ACREAGE: 138.44

ZONING: A2

• SUBDIVISION NAME: _____

• PART OF THE CORE: YES or NO

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

• IS THE PROPERTY AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA §15.2-4302 (see page 1) YES or NO

• IS THE PROPERTY ENROLLED IN LAND USE TAXATION YES or NO

• IS A CONSERVATION EASEMENT PLACED ON THE PROPERTY: YES or NO

(Describe in Detail the Use of the Subject Property)

Pasture

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

S. Burke Oct 19

[Signature]

Owner(s) Signatures

Witness

(VA Code § 15.2-4305 requires all owners to sign the application or otherwise provide written approval. Please see page 2 for additional information.)

(Please Use A Separate Sheet For Each Parcel To Be Included In The District.)

PROPERTY OWNER'S NAME: SB Cox Inc

- MAILING ADDRESS: _____
- PHONE NUMBER: _____
 - TYPE OF DEVICE: ___ MOBILE ___ LANDLINE
- EMAIL ADDRESS: _____
- ___ Do you agree to receive email correspondence from the county related to AFDs and other types of agricultural events?

(If a landowner owns more than one parcel, the landowner needs only include their name on additional parcels so long as the information is the same.)

PARCEL INFORMATION:

- TAX MAP # B1 LOT/PARCEL# 20 C
- ACREAGE: _____ ZONING: _____
- SUBDIVISION NAME: _____
- PART OF THE CORE: YES or NO
- WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: YES or NO
- IS THE PROPERTY AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA §15.2-4302 (see page 1): YES or NO
- IS THE PROPERTY ENROLLED IN LAND USE TAXATION: YES or NO
- IS A CONSERVATION EASEMENT PLACED ON THE PROPERTY: YES or NO

(Describe in Detail the Use of the Subject Property)

Pasture

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

S. Lorne Cell 1/14

[Signature]

Owner(s) Signatures

Witness

(VA Code § 15.2-4305 requires all owners to sign the application or otherwise provide written approval. Please see page 2 for additional information.)

(Please Use A Separate Sheet For Each Parcel To Be Included In The District.)

PROPERTY OWNER'S NAME: Barbee Cox

- MAILING ADDRESS: _____
- PHONE NUMBER: _____
- TYPE OF DEVICE: MOBILE _____ LANDLINE _____
- EMAIL ADDRESS: _____
- Do you agree to receive email correspondence from the county related to AFDs and other types of agricultural events?

(If a landowner owns more than one parcel, the landowner needs only include their name on additional parcels so long as the information is the same.)

PARCEL INFORMATION:

- TAX MAP # 81 LOT/PARCEL# 23
- ACREAGE: 338.15 ZONING: A-1
- SUBDIVISION NAME: _____
- PART OF THE CORE: YES or NO
- WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: YES or NO
- IS THE PROPERTY AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA §15.2-4302 (see page 1): YES or NO
- IS THE PROPERTY ENROLLED IN LAND USE TAXATION: YES or NO
- IS A CONSERVATION EASEMENT PLACED ON THE PROPERTY: YES or NO

(Describe in Detail the Use of the Subject Property)

Beef Cattle + Crops + timber

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

S. Kevin C... [Signature]

[Signature]

Owner(s) Signatures

Witness

(VA Code § 15.2-4305 requires all owners to sign the application or otherwise provide written approval. Please see page 2 for additional information.)

(Please Use A Separate Sheet For Each Parcel To Be Included In The District.)

PROPERTY OWNER'S NAME: Brandi & Lindsey Cox

- MAILING ADDRESS: _____
- PHONE NUMBER: _____
 - TYPE OF DEVICE: _____ MOBILE _____ LANDLINE
- EMAIL ADDRESS: _____
- _____ Do you agree to receive email correspondence from the county related to AFDs and other types of agricultural events?

(If a landowner owns more than one parcel, the landowner needs only include their name on additional parcels so long as the information is the same.)

PARCEL INFORMATION:

- TAX MAP # 82 LOT/PARCEL# BA
- ACREAGE: 101.356 ZONING: A2
- SUBDIVISION NAME: _____
- PART OF THE CORE: YES or NO
- WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: YES or NO
- IS THE PROPERTY AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA §15.2-4302 (see page 1): YES or NO
- IS THE PROPERTY ENROLLED IN LAND USE TAXATION: YES or NO
- IS A CONSERVATION EASEMENT PLACED ON THE PROPERTY: YES or NO

(Describe in Detail the Use of the Subject Property)

Timber & Pasture

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

S. Lindsey Cox

[Signature]

Owner(s) Signatures

Witness

(VA Code § 15.2-4305 requires all owners to sign the application or otherwise provide written approval. Please see page 2 for additional information.)

(Please Use A Separate Sheet For Each Parcel To Be Included In The District.)

PROPERTY OWNER'S NAME: Brandi & Lindsey Cox

- MAILING ADDRESS: _____
- PHONE NUMBER: _____
 - TYPE OF DEVICE: ___ MOBILE ___ LANDLINE
- EMAIL ADDRESS: _____
- ___ Do you agree to receive email correspondence from the county related to AFDs and other types of agricultural events?

(If a landowner owns more than one parcel, the landowner needs only include their name on additional parcels so long as the information is the same.)

PARCEL INFORMATION:

- TAX MAP # 82 LOT/PARCEL# 8B
- ACREAGE: 55.443 ZONING: A2
- SUBDIVISION NAME: _____
- PART OF THE CORE: YES or NO
- WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: YES or NO
- IS THE PROPERTY AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA §15.2-4302 (see page 1): YES or NO
- IS THE PROPERTY ENROLLED IN LAND USE TAXATION: YES or NO
- IS A CONSERVATION EASEMENT PLACED ON THE PROPERTY: YES or NO

(Describe in Detail the Use of the Subject Property)

Pasture & Timber

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

S. K. ...

[Signature]

Owner(s) Signatures

Witness

(VA Code § 15.2-4305 requires all owners to sign the application or otherwise provide written approval. Please see page 2 for additional information.)

(Please Use A Separate Sheet For Each Parcel To Be Included In The District.)

PROPERTY OWNER'S NAME: Brandi Cox, Daxalass Trustee

- MAILING ADDRESS: _____
- PHONE NUMBER: _____
 - TYPE OF DEVICE: ___ MOBILE ___ LANDLINE
- EMAIL ADDRESS: _____
- ___ Do you agree to receive email correspondence from the county related to AFDs and other types of agricultural events?

(If a landowner owns more than one parcel, the landowner needs only include their name on additional parcels so long as the information is the same.)

PARCEL INFORMATION:

- TAX MAP # B2 LOT/PARCEL# 10
- ACREAGE: 133.6 ZONING: A2
- SUBDIVISION NAME: _____
- PART OF THE CORE: YES or NO
- WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: YES or NO
- IS THE PROPERTY AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA §15.2-4302 (see page 1): YES or NO
- IS THE PROPERTY ENROLLED IN LAND USE TAXATION: YES or NO
- IS A CONSERVATION EASEMENT PLACED ON THE PROPERTY: YES or NO

(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.

S. D. Newberry

[Signature]

Owner(s) Signatures

Witness

(VA Code § 15.2-4305 requires all owners to sign the application or otherwise provide written approval. Please see page 2 for additional information.)

(Please Use A Separate Sheet For Each Parcel To Be Included In The District.)

PROPERTY OWNER'S NAME: SB Cox Inc.

- MAILING ADDRESS: _____
- PHONE NUMBER: _____
 - TYPE OF DEVICE: _____ MOBILE _____ LANDLINE
- EMAIL ADDRESS: _____

• _____ Do you agree to receive email correspondence from the county related to AFDs and other types of agricultural events?

(If a landowner owns more than one parcel, the landowner needs only include their name on additional parcels so long as the information is the same.)

PARCEL INFORMATION:

- TAX MAP # 82 LOT/PARCEL# 17
- ACREAGE: 65.43 ZONING: A2
- SUBDIVISION NAME: _____
- PART OF THE CORE: YES or NO
- WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: YES or NO
- IS THE PROPERTY AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA §15.2-4302 (see page 1) YES or NO
- IS THE PROPERTY ENROLLED IN LAND USE TAXATION: YES or NO
- IS A CONSERVATION EASEMENT PLACED ON THE PROPERTY: YES or NO

(Describe in Detail the Use of the Subject Property)

Crop

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

S. Rusk

[Signature]

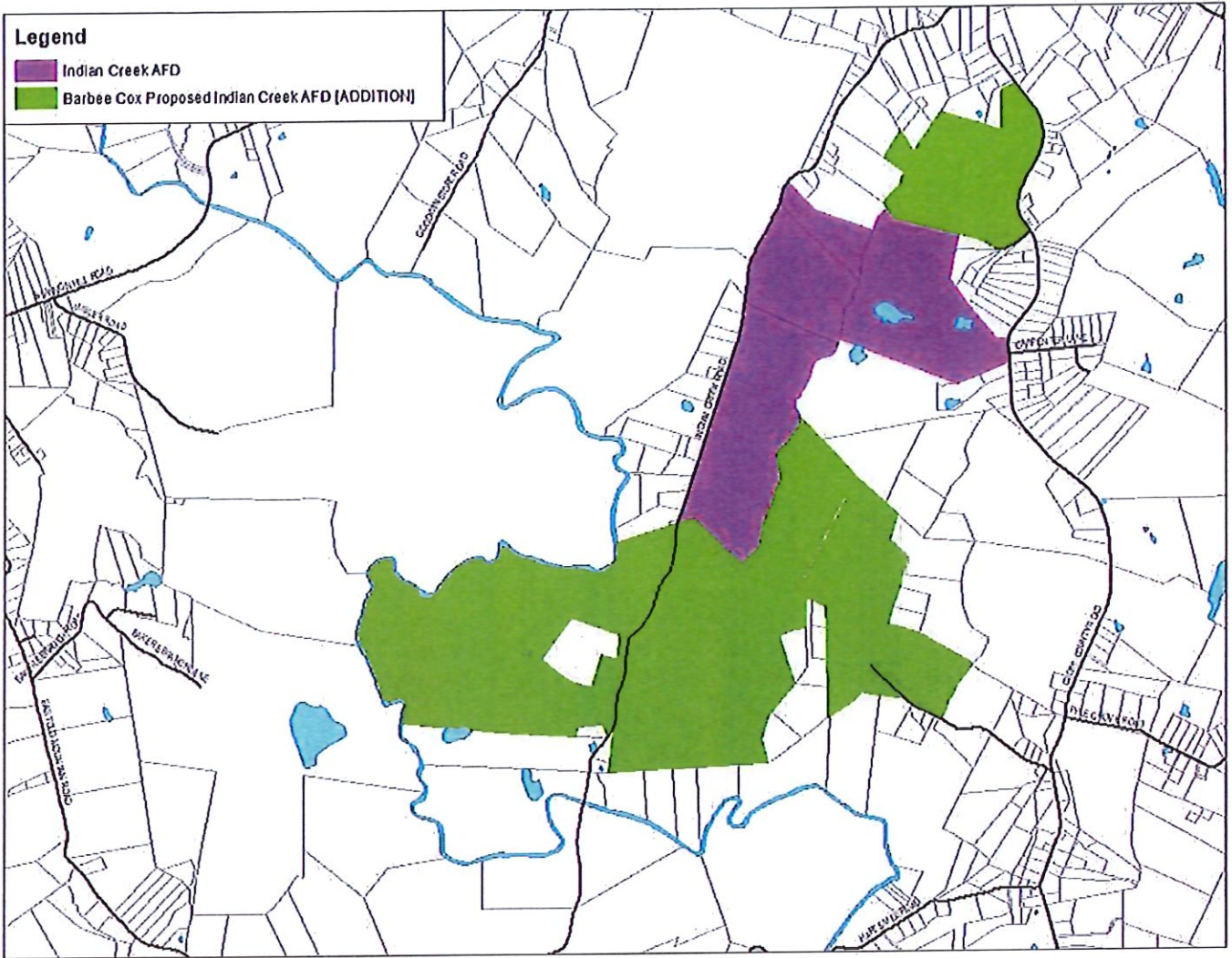
Owner(s) Signatures

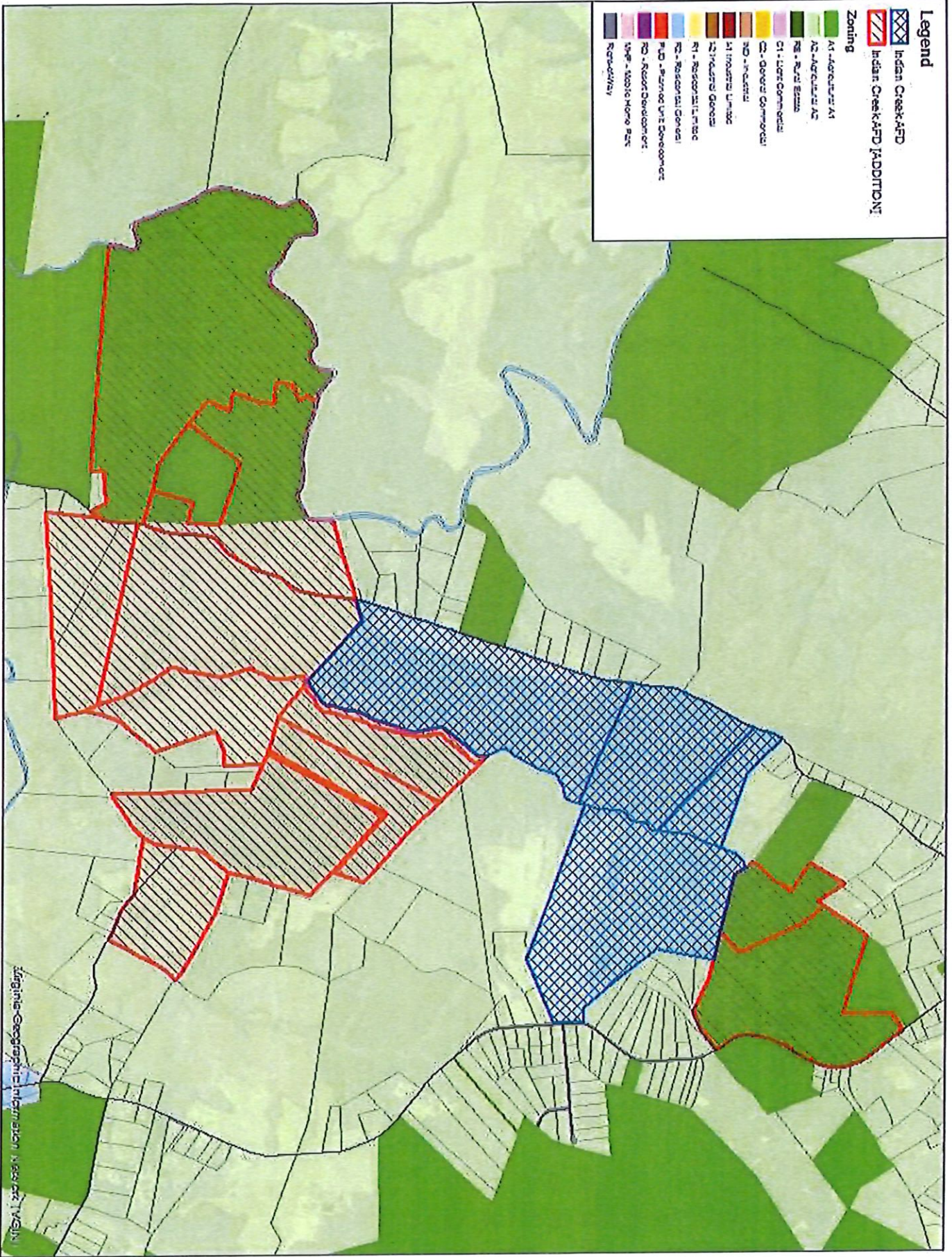
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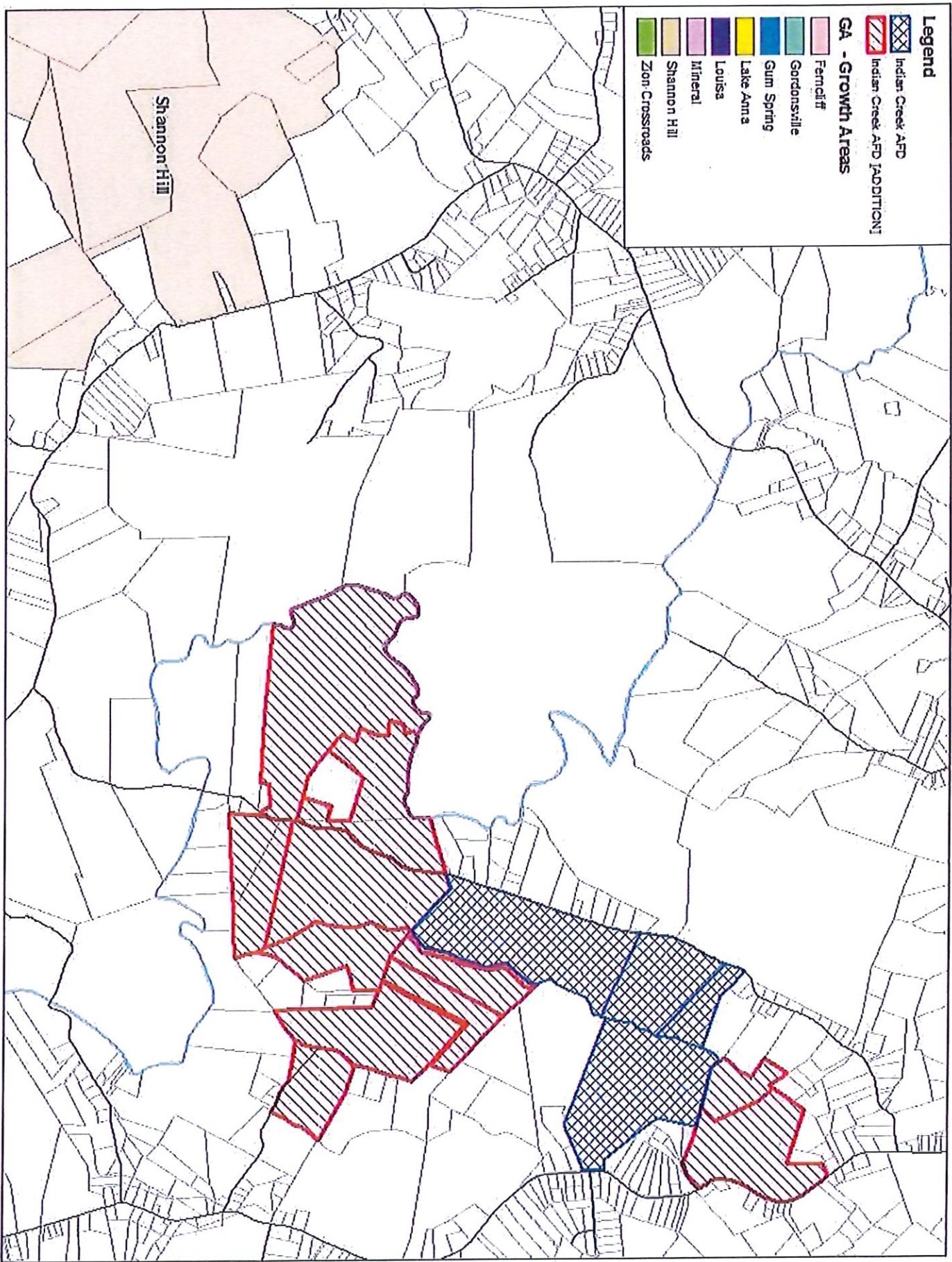
(VA Code § 15.2-4305 requires all owners to sign the application or otherwise provide written approval. Please see page 2 for additional information.)

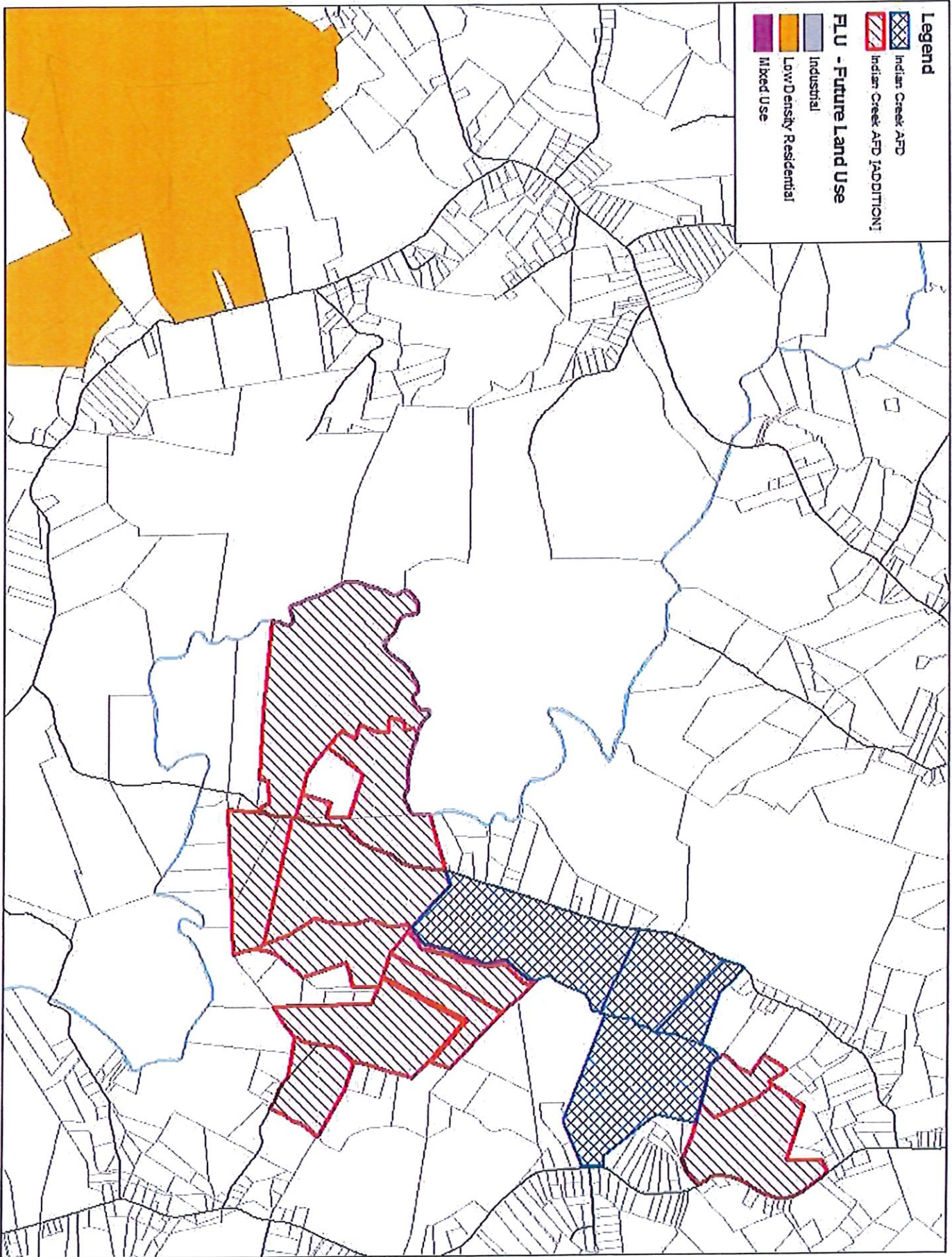
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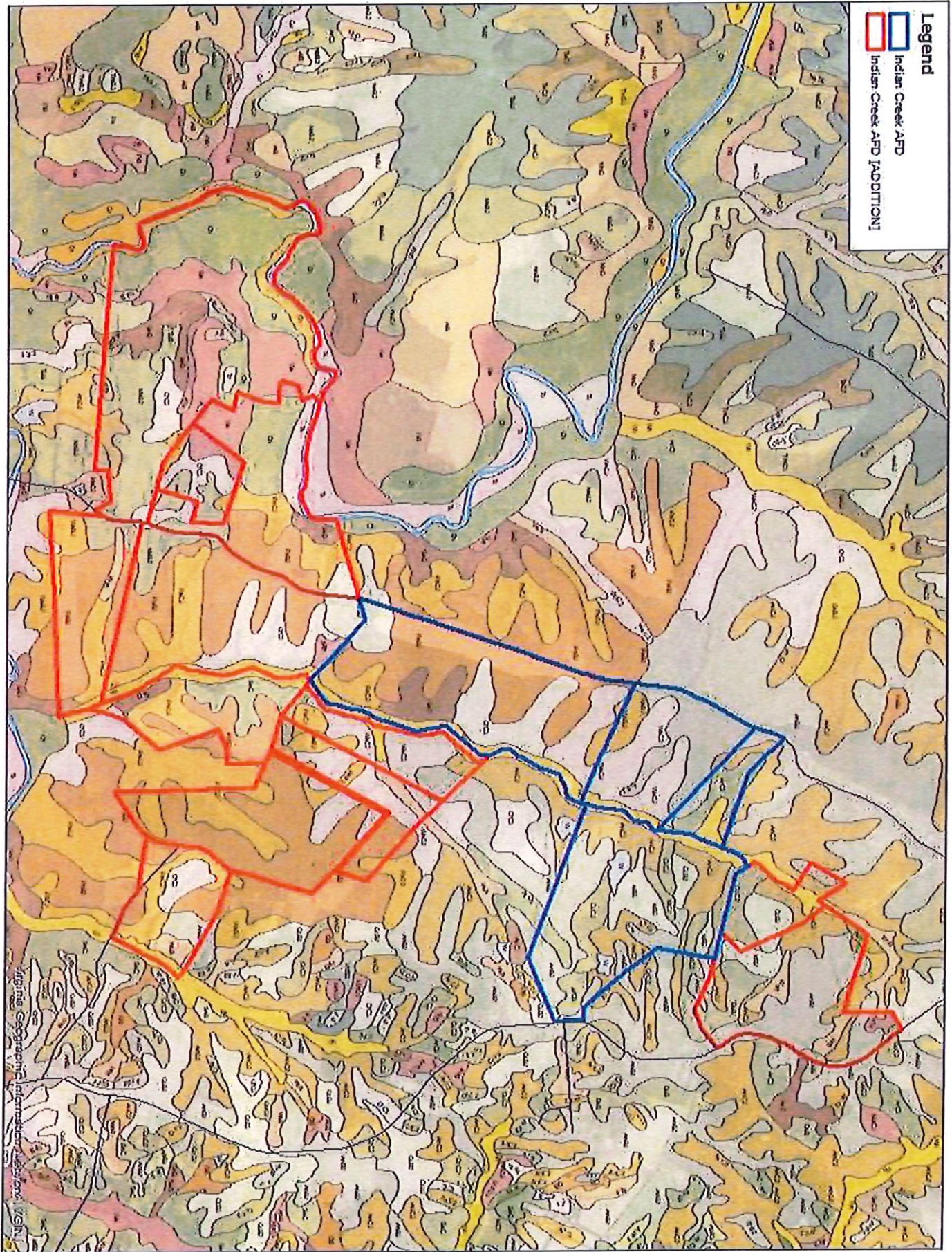
- Indian Creek AFD
- Barbee Cox Proposed Indian Creek AFD [ADDITION]











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 72-36, 72-37, 81-19, 81-19A, 81-20, 81-20A, 81-20B, 81-23, 82-8A, 82-8B, 82-10, and 82-17.

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, 36, 37 , 105, (16)B; 81-19, 19A, 20, 20A, 20B, 20C, 23; 82-8A, 8B, 10, 17; 83-3, 11(D)
--	--

(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



TO: Members, Planning Commission
 FROM: Staff, Community Development Department
 DATE: March 20, 2026
 SUBJECT: **Review Addition Request – Gold Mine Creek 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 addition, totaling 253.626 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 Kean	13-92	99	A-1
James Kean	13-93	47.7	A-1
James Kean	13-94	23.7	A-1
James Kean	13-95	15.5	A-1
James and Katherine Kean	13-96	2.936	A-1
James Kean	13-100	31.5	A-1
James Kean	13-102	32.89	A-1
James Kean	14-1	0.40	A-1

Location

The proposed district addition adjoins the northwestern portion of the existing Gold Mine Creek Agricultural and Forestal District. The parcels are located along Route 669 (Ellisville Drive), north of Route 613 (Goldmine Road), and south of Route 651 (Cales Drive) in the Mineral 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 Gold Mine Creek Agricultural and Forestal District are 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.

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.

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

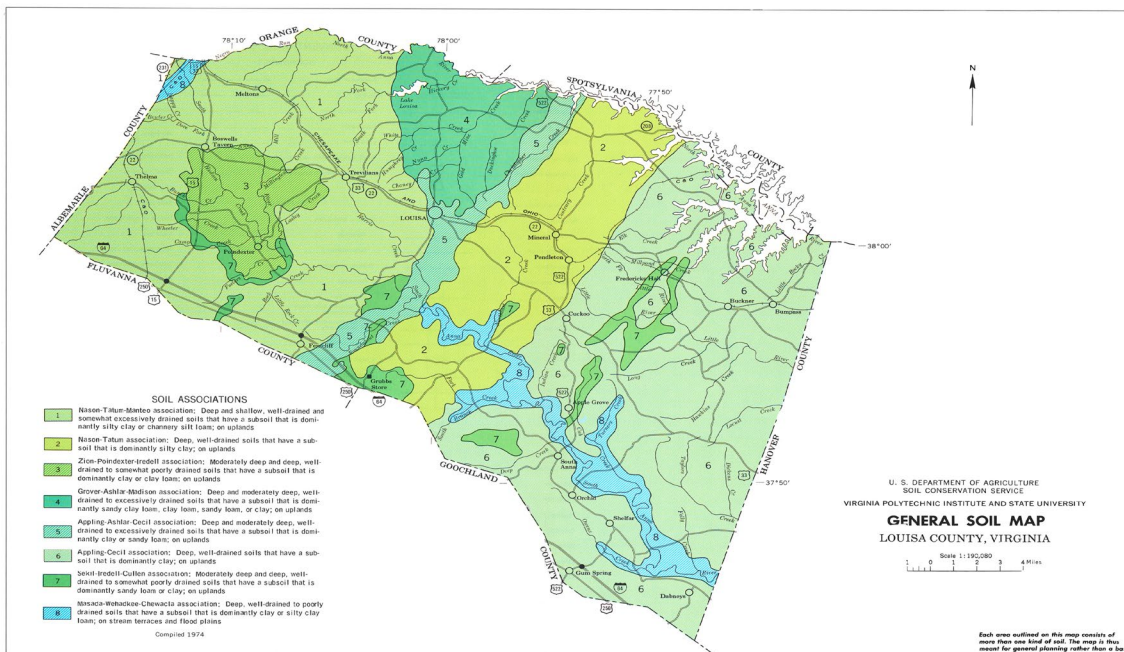
The creation of agricultural and forestal districts and subsequent additions to those districts, complements the goals identified in the Vision Statement by preserving and protecting natural resources, open space retention, compatibility between land uses, and managing growth by concentrating development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

Existing Uses

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

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 Grover-Ashlar-Madison association. In summary, these soils are described as “deep and moderately deep, well-drained to excessively drained soils that have a subsoil that is dominantly sandy clay loam, clay loam, sandy loam, or 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

The proposed addition is located adjacent to the northwestern portion of the Gold Mine Creek Agricultural and Forestal District. The current use of the properties consist of cattle, crops, hay, pasture, and timber, which supports the intent of the agricultural and forestal districts.

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



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 Gold Mine Creek AFD

2. Check Applicable Action:

- Creation of New District
 Addition to Existing District
 Removal from Existing District

3. General Location of the District or Addition (City, County or Town)

Louisa County

4. Total Acreage in the Proposed District or Addition 253.626

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

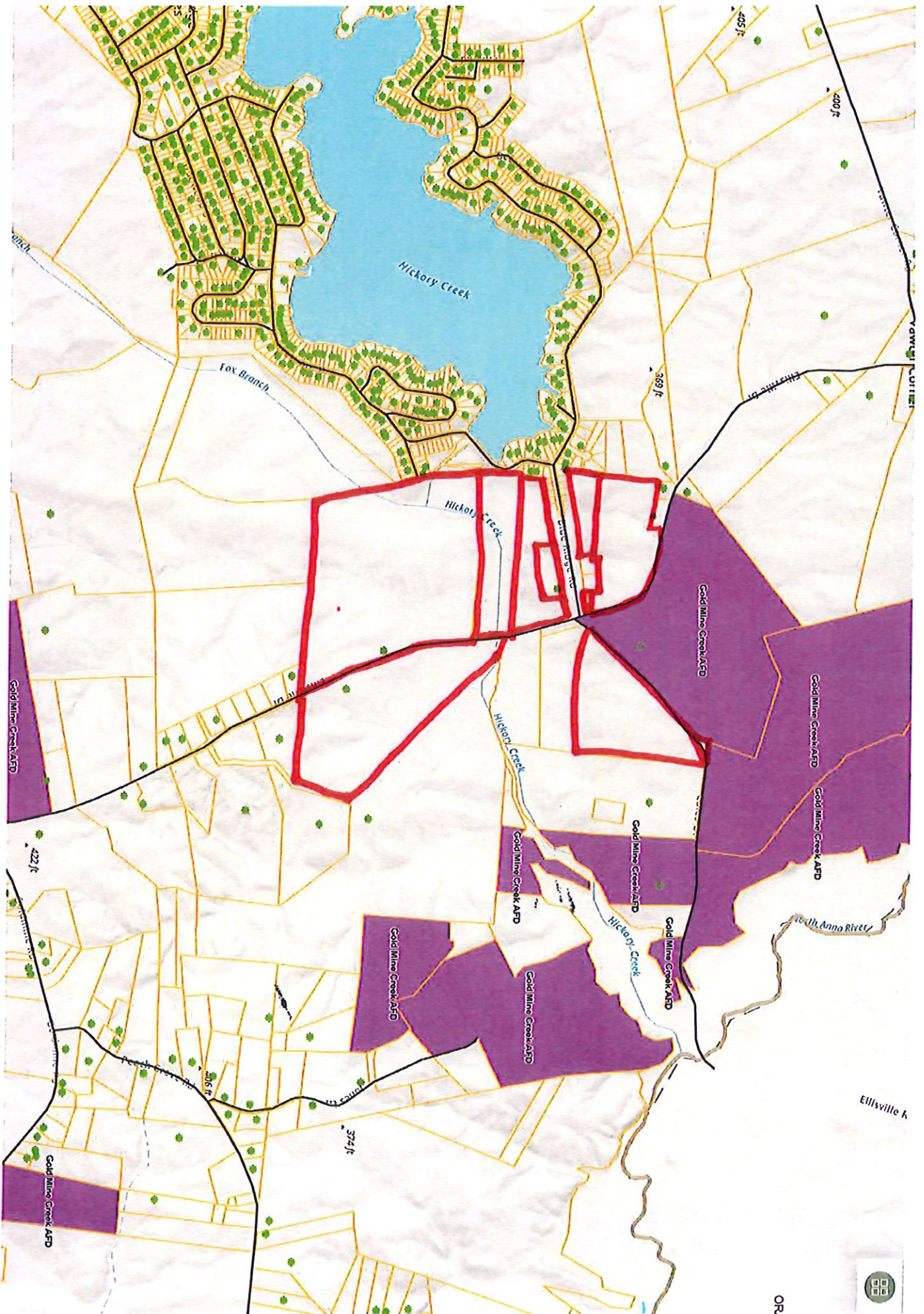
6. Only for New Districts:

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

7. Names and Tax Map Parcel Number(s) of Landowners Applying for the District:
(Please use the parcel information sheet on page five (5), for complete parcel information):

NAME	TAX MAP & PARCEL NUMBER(S)
<u>James Kean</u>	<u>13-92, 13-93, 13-94, 13-95,</u> <u>13-100, 13-102, 14-1</u>

<u>James & Katherine Kean</u>	<u>13-96</u>
-----------------------------------	--------------



OR

(Please Use A Separate Sheet For Each Parcel To Be Included In The District.)

PROPERTY OWNER'S NAME: James Franklin Kean

- MAILING ADDRESS: _____
- PHONE NUMBER: _____
 - TYPE OF DEVICE: X MOBILE _____ LANDLINE _____
- EMAIL ADDRESS: _____
- X Do you agree to receive email correspondence from the county related to AFDs and other types of agricultural events?

(If a landowner owns more than one parcel, the landowner needs only include their name on additional parcels so long as the information is the same.)

PARCEL INFORMATION:

- TAX MAP # 13 LOT/PARCEL# 92
- ACREAGE: 99 ZONING: A1
- SUBDIVISION NAME: _____
- PART OF THE CORE: YES or NO
- WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: YES or NO
- IS THE PROPERTY AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA §15.2-4302 (see page 1): YES or NO
- IS THE PROPERTY ENROLLED IN LAND USE TAXATION: YES or NO
- IS A CONSERVATION EASEMENT PLACED ON THE PROPERTY: YES or NO

(Describe in Detail the Use of the Subject Property)

Pasture, Cattle, Forest

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

James Franklin Kean

[Signature]

Owner(s) Signatures

Witness

(VA Code § 15.2-4305 requires all owners to sign the application or otherwise provide written approval. Please see page 2 for additional information.)

(Please Use A Separate Sheet For Each Parcel To Be Included In The District.)

PROPERTY OWNER'S NAME: James Franklin Kean

• MAILING ADDRESS: _____

• PHONE NUMBER: _____

○ TYPE OF DEVICE: _____ MOBILE _____ LANDLINE

• EMAIL ADDRESS: _____

• _____ Do you agree to receive email correspondence from the county related to AFDs and other types of agricultural events?

(If a landowner owns more than one parcel, the landowner needs only include their name on additional parcels so long as the information is the same.)

PARCEL INFORMATION:

• TAX MAP # 13

LOT/PARCEL# 93

• ACREAGE: 47.7

ZONING: A1

• SUBDIVISION NAME: _____

• PART OF THE CORE: YES or NO

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

• IS THE PROPERTY AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA §15.2-4302 (see page 1): YES or NO

• IS THE PROPERTY ENROLLED IN LAND USE TAXATION: YES or NO

• IS A CONSERVATION EASEMENT PLACED ON THE PROPERTY: YES or NO

(Describe in Detail the Use of the Subject Property)

Pasture, Cattle, Timber

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

James Franklin Kean

[Signature]

Owner(s) Signatures

Witness

(VA Code § 15.2-4305 requires all owners to sign the application or otherwise provide written approval. Please see page 2 for additional information.)

(Please Use A Separate Sheet For Each Parcel To Be Included In The District.)

PROPERTY OWNER'S NAME: James Franklin Kean

- MAILING ADDRESS: _____
- PHONE NUMBER: _____
 - TYPE OF DEVICE: _____ MOBILE _____ LANDLINE
- EMAIL ADDRESS: _____
- _____ Do you agree to receive email correspondence from the county related to AFDs and other types of agricultural events?

(If a landowner owns more than one parcel, the landowner needs only include their name on additional parcels so long as the information is the same.)

PARCEL INFORMATION:

- TAX MAP # 13 LOT/PARCEL# 94
- ACREAGE: 23.7 ZONING: A1
- SUBDIVISION NAME: _____
- PART OF THE CORE: YES or NO
- WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: YES or NO
- IS THE PROPERTY AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA §15.2-4302 (see page 1): YES or NO
- IS THE PROPERTY ENROLLED IN LAND USE TAXATION: YES or NO
- IS A CONSERVATION EASEMENT PLACED ON THE PROPERTY: YES or NO

(Describe in Detail the Use of the Subject Property)

Pasture, Cattle,

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

James Franklin Kean

[Signature]

Owner(s) Signatures

Witness

(VA Code § 15.2-4305 requires all owners to sign the application or otherwise provide written approval. Please see page 2 for additional information.)

(Please Use A Separate Sheet For Each Parcel To Be Included In The District.)

PROPERTY OWNER'S NAME: James Franklin Kean

- MAILING ADDRESS: _____
- PHONE NUMBER: _____
 - TYPE OF DEVICE: _____ MOBILE _____ LANDLINE
- EMAIL ADDRESS: _____
- _____ Do you agree to receive email correspondence from the county related to AFDs and other types of agricultural events?

(If a landowner owns more than one parcel, the landowner needs only include their name on additional parcels so long as the information is the same.)

PARCEL INFORMATION:

- TAX MAP # 13 LOT/PARCEL# 95
- ACREAGE: 15.5 ZONING: A1
- SUBDIVISION NAME: _____
- PART OF THE CORE: YES or NO
- WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: YES or NO
- IS THE PROPERTY AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA §15.2-4302 (see page 1): YES or NO
- IS THE PROPERTY ENROLLED IN LAND USE TAXATION: YES or NO
- IS A CONSERVATION EASEMENT PLACED ON THE PROPERTY: YES or NO

(Describe in Detail the Use of the Subject Property)

Pasture, Cattle, Timber

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

James Franklin Kean

[Signature]

Owner(s) Signatures

Witness

(VA Code § 15.2-4305 requires all owners to sign the application or otherwise provide written approval. Please see page 2 for additional information.)

(Please Use A Separate Sheet For Each Parcel To Be Included In The District.)

PROPERTY OWNER'S NAME: James + Katherine Kean

- MAILING ADDRESS: _____
- PHONE NUMBER: _____
 - TYPE OF DEVICE: _____ MOBILE _____ LANDLINE
- EMAIL ADDRESS: _____
- _____ Do you agree to receive email correspondence from the county related to AFDs and other types of agricultural events?

(If a landowner owns more than one parcel, the landowner needs only include their name on additional parcels so long as the information is the same.)

PARCEL INFORMATION:

- TAX MAP # 13 LOT/PARCEL# 96
- ACREAGE: 2.936 ZONING: A-1
- SUBDIVISION NAME: _____
- PART OF THE CORE: YES or (NO)
- WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: (YES) or NO
- IS THE PROPERTY AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA §15.2-4302 (see page 1): (YES) or NO
- IS THE PROPERTY ENROLLED IN LAND USE TAXATION: (YES) or NO
- IS A CONSERVATION EASEMENT PLACED ON THE PROPERTY: YES or (NO)

(Describe in Detail the Use of the Subject Property)

Cattle

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

James Kean
Katherine Kean

[Signature]

Owner(s) Signatures

Witness

(VA Code § 15.2-4305 requires all owners to sign the application or otherwise provide written approval. Please see page 2 for additional information.)

(Please Use A Separate Sheet For Each Parcel To Be Included In The District.)

PROPERTY OWNER'S NAME: James Franklin Kean

- MAILING ADDRESS: _____
- PHONE NUMBER: _____
 - TYPE OF DEVICE: _____ MOBILE _____ LANDLINE
- EMAIL ADDRESS: _____
- _____ Do you agree to receive email correspondence from the county related to AFDs and other types of agricultural events?

(If a landowner owns more than one parcel, the landowner needs only include their name on additional parcels so long as the information is the same.)

PARCEL INFORMATION:

- TAX MAP # 13 LOT/PARCEL# 100
- ACREAGE: 31.5 ZONING: A1
- SUBDIVISION NAME: _____
- PART OF THE CORE: YES or NO
- WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: YES or NO
- IS THE PROPERTY AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA §15.2-4302 (see page 1): YES or NO
- IS THE PROPERTY ENROLLED IN LAND USE TAXATION: YES or NO
- IS A CONSERVATION EASEMENT PLACED ON THE PROPERTY: YES or NO

(Describe in Detail the Use of the Subject Property)

Cattle, Pasture, Timber

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

James Franklin Kean

[Signature]

Owner(s) Signatures

Witness

(VA Code § 15.2-4305 requires all owners to sign the application or otherwise provide written approval. Please see page 2 for additional information.)

(Please Use A Separate Sheet For Each Parcel To Be Included In The District.)

PROPERTY OWNER'S NAME: James Franklin Kean

- MAILING ADDRESS: _____
- PHONE NUMBER: _____
 - TYPE OF DEVICE: _____ MOBILE _____ LANDLINE
- EMAIL ADDRESS: _____
- _____ Do you agree to receive email correspondence from the county related to AFDs and other types of agricultural events?

(If a landowner owns more than one parcel, the landowner needs only include their name on additional parcels so long as the information is the same.)

PARCEL INFORMATION:

- TAX MAP # 13 LOT/PARCEL# 102
- ACREAGE: 32.89 ZONING: A-1
- SUBDIVISION NAME: _____
- PART OF THE CORE: YES or NO
- WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: YES or NO
- IS THE PROPERTY AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA §15.2-4302 (see page 1): YES or NO
- IS THE PROPERTY ENROLLED IN LAND USE TAXATION: YES or NO
- IS A CONSERVATION EASEMENT PLACED ON THE PROPERTY: YES or NO

(Describe in Detail the Use of the Subject Property)

Timber, Crop Land

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

James Franklin Kean

[Signature]

Owner(s) Signatures

Witness

(VA Code § 15.2-4305 requires all owners to sign the application or otherwise provide written approval. Please see page 2 for additional information.)

(Please Use A Separate Sheet For Each Parcel To Be Included In The District.)

PROPERTY OWNER'S NAME: James Kean

- MAILING ADDRESS: _____
- PHONE NUMBER: _____
 - TYPE OF DEVICE: _____ MOBILE _____ LANDLINE
- EMAIL ADDRESS: _____
- _____ Do you agree to receive email correspondence from the county related to AFDs and other types of agricultural events?

(If a landowner owns more than one parcel, the landowner needs only include their name on additional parcels so long as the information is the same.)

PARCEL INFORMATION:

- TAX MAP # 14 LOT/PARCEL# 1
- ACREAGE: 0.40 ZONING: A-1
- SUBDIVISION NAME: _____
- PART OF THE CORE: YES or NO
- WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: YES or NO
- IS THE PROPERTY AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA §15.2-4302 (see page 1) YES or NO
- IS THE PROPERTY ENROLLED IN LAND USE TAXATION: YES or ~~NO~~ Yes
- IS A CONSERVATION EASEMENT PLACED ON THE PROPERTY: YES or NO

(Describe in Detail the Use of the Subject Property)

Hay

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

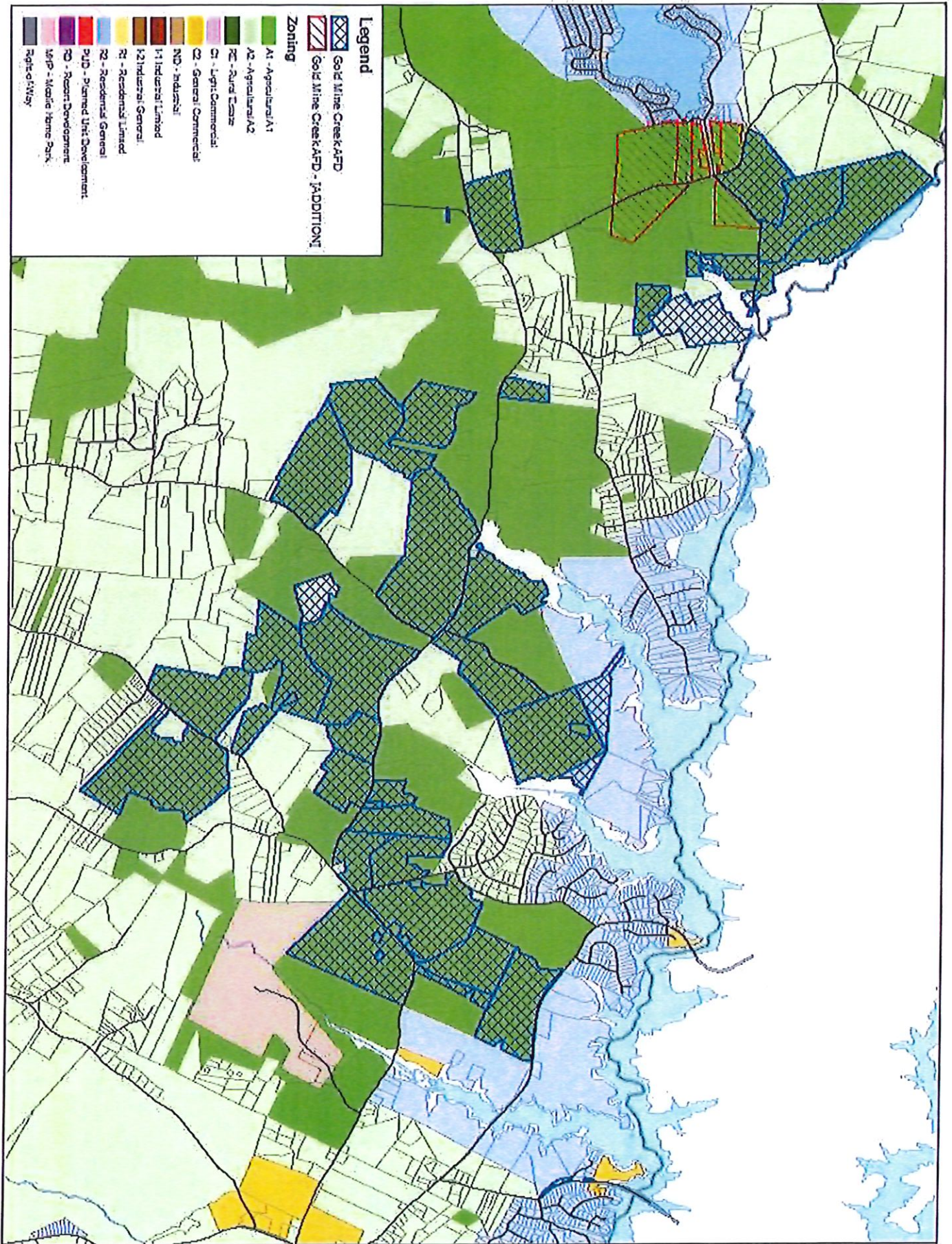
James Kean

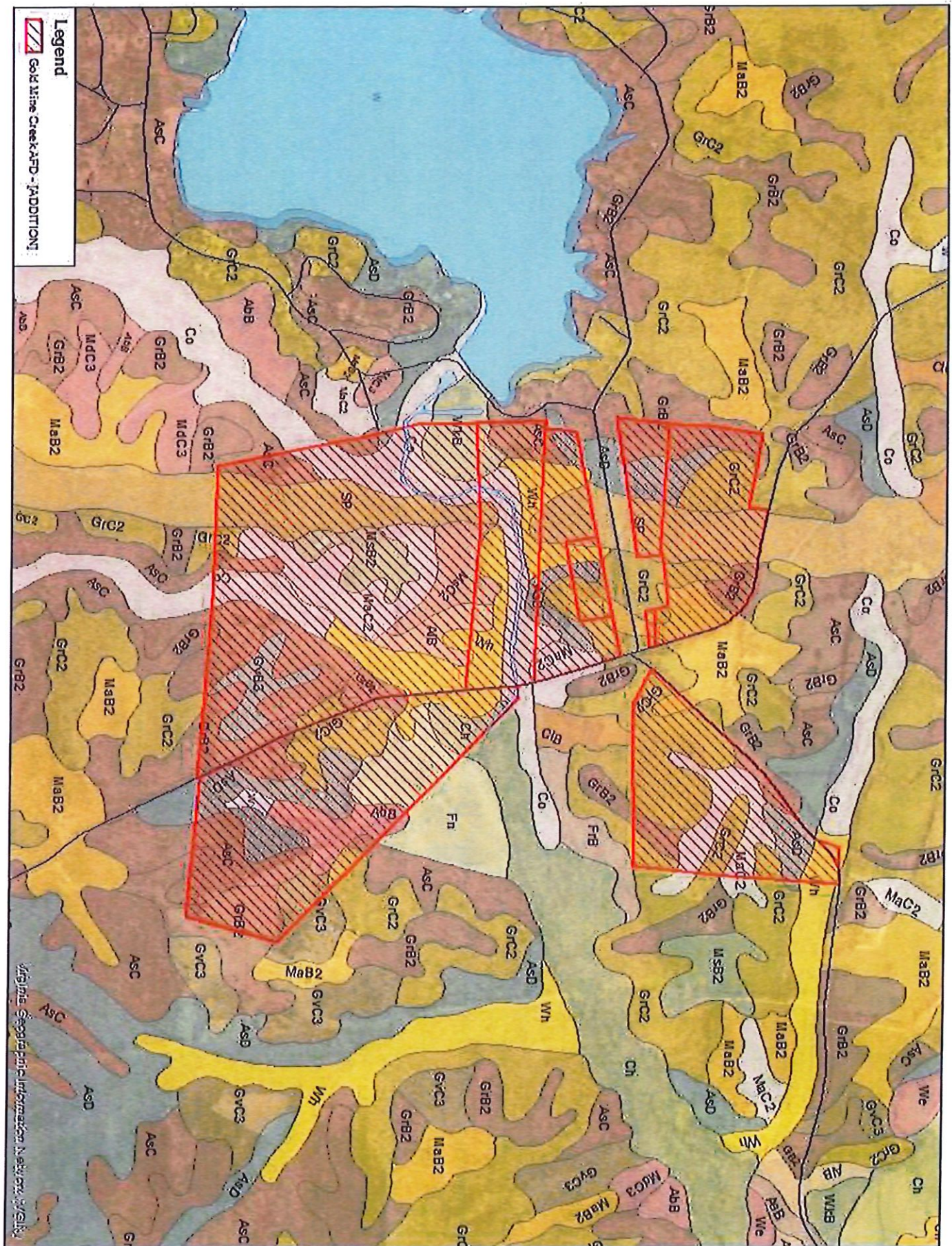
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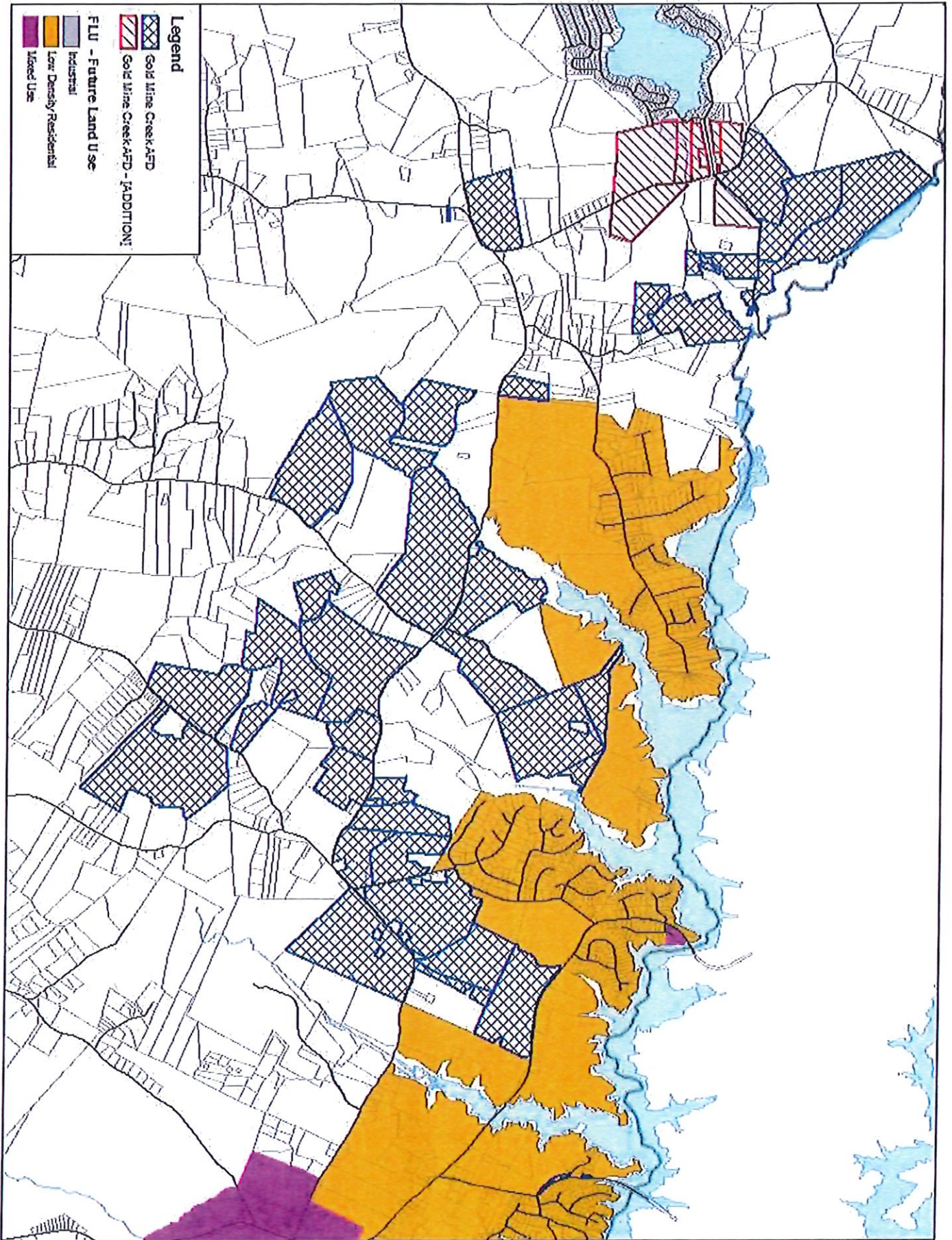
Owner(s) Signatures

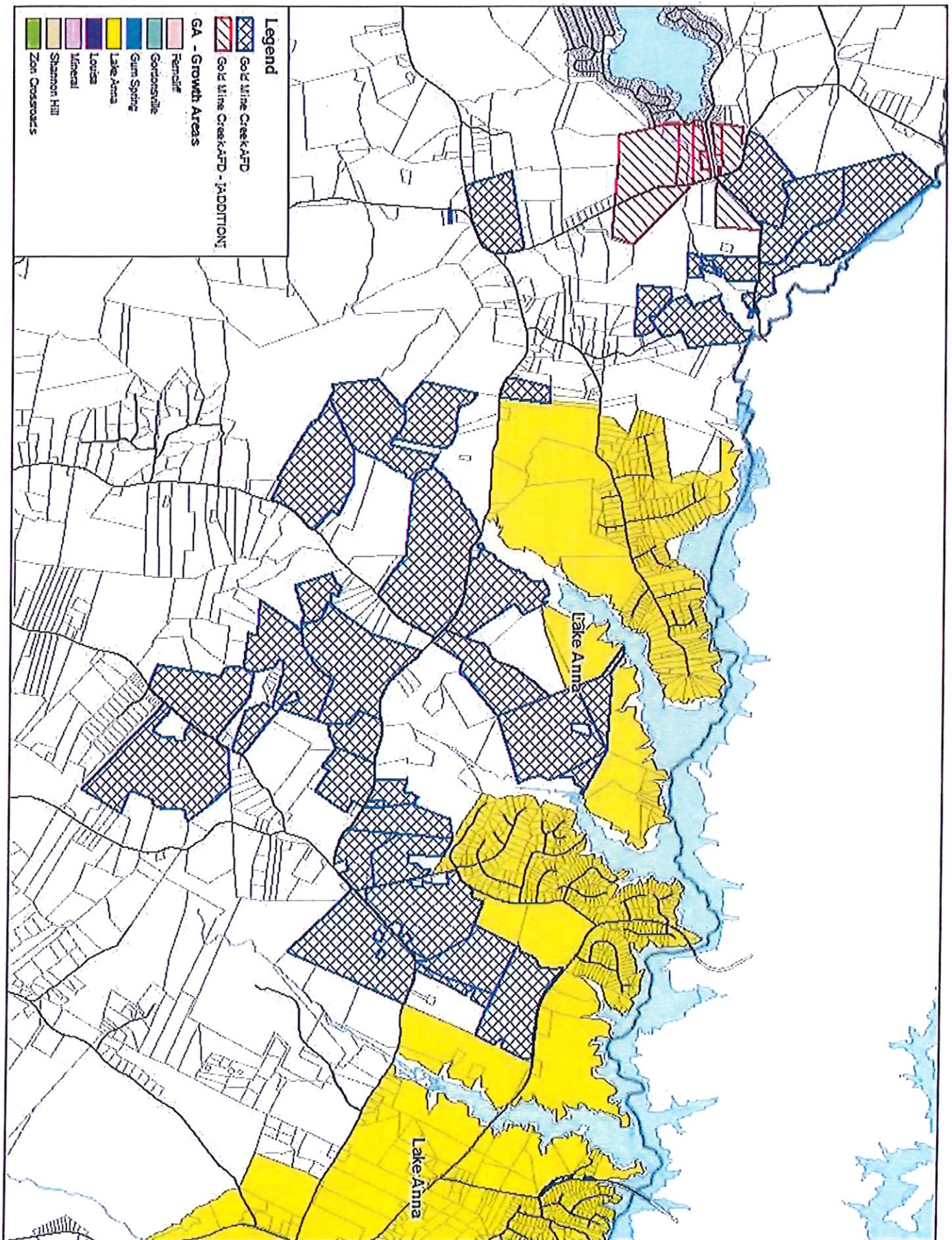
Witness

(VA Code § 15.2-4305 requires all owners to sign the application or otherwise provide written approval. Please see page 2 for additional information.)









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 Gold Mine Creek Agricultural and Forestal District by the addition of Tax Map Parcels 13-92, 13-93, 13-94, 13-95, 13-96, 13-100, 13-102, and 14-1.

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>Gold Mine Creek Agricultural and Forestal District</i>	6-18; 7-1; 13-81 (1.196 ac portion of), 84, 92, 93, 94, 95, 96, 100, 101, 102 ; 14- 1 , 3, 6, 38, 40, 55, 70, 71, 71B, 72, 77, (4)A; 15-3, 5, 9, 13, 21, 27, 28 (portion), 29, 32, 33, 35; 16-7, 8, 12; 23 26-50; 27-4-A, 6, 9, 22, 56
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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



COUNTY OF LOUISA

COMMUNITY DEVELOPMENT Fax (540) 967-3486

(540) 967-3430

www.louisacounty.gov

TO: Planning Commission

FROM: Chris Coon, Deputy County Administrator

DATE: May 05, 2026

RE: Zoning Ordinance Amendment – CUP for Electric Transmission Facilities

Purpose

The purpose of this memorandum is to present a proposed amendment to Chapter 86 of the Louisa County Land Development Regulations to establish Conditional Use Permit (CUP) requirements and performance standards for electric transmission facilities.

This amendment is intended to operationalize the recently proposed Comprehensive Plan Addendum by creating a clear, consistent regulatory framework for evaluating transmission infrastructure proposals at the local level.

Background

As regional demand for electric transmission infrastructure continues to increase, localities are increasingly impacted by large-scale infrastructure proposals that can have long-term effects on land use patterns, rural character, and community development.

While the siting and approval of electric transmission facilities ultimately fall under the jurisdiction of the Virginia State Corporation Commission and may involve the Federal Energy Regulatory Commission, local governments retain authority over land use and zoning decisions. This includes the ability to require Conditional Use Permits and establish reasonable standards to evaluate impacts on the community.

The proposed amendment ensures Louisa County has a defined, transparent, and defensible process for reviewing transmission-related infrastructure, rather than relying on case-by-case determinations without established criteria.

The amendment applies broadly to all transmission infrastructure meeting defined thresholds and is not tied to any single project. While recent regional discussions, including projects such as the Valley Link Transmission Line, highlight the importance of this framework, the ordinance is intended to provide long-term guidance for all future proposals.

Connection to Comprehensive Plan and Survey Results

This amendment is directly supported by the County's recent Comprehensive Plan survey, which received over 2,100 responses and demonstrated strong community consensus on growth management and land preservation priorities.

Key findings supporting this ordinance include:

- **Protection of Rural Character and Agricultural Lands**
 - 1,811 respondents identified preservation of farms and forestland as *very important*
 - 1,518 respondents identified rural character as a top value
- **Strategic Infrastructure Planning**
 - 1,237 respondents prioritized infrastructure improvements
 - 1,616 respondents support requiring utility usage analysis for major projects
- **Growth and Development Controls**
 - 1,610 respondents support focusing growth where infrastructure already exists
 - 1,271 respondents identified overdevelopment as a major concern
- **Expectations for Development Oversight**
 - 1,148 respondents support requiring Conditional Use Permits for developments
 - 1,749 respondents support requiring traffic impact analysis with VDOT concurrence

Collectively, these results demonstrate clear public support for:

- Careful evaluation of major infrastructure projects,
- Protection of rural and agricultural lands, and
- Stronger oversight mechanisms for large-scale development impacts.

Summary of Proposed Amendment

The proposed ordinance establishes a new section for Conditional Use Permits for Electric Transmission Facilities.

Key components include:

1. Applicability

- Requires a CUP for:
 - Substations, switching stations, and related infrastructure associated with transmission lines ≥ 69 kV
- Applies to:
 - New facilities
 - Expansions or modifications that increase capacity or footprint

2. General Standards

Applicants must demonstrate:

- Consistency with the Comprehensive Plan
- Compatibility with surrounding land uses
- Minimization of impacts to adjacent properties and communities

3. Siting and Routing Requirements

- Requires evaluation of alternative routes, including:
 - Existing transmission corridors
 - Utility easements
 - Transportation corridors
- Requires demonstration that the selected route:
 - Minimizes residential impacts
 - Avoids fragmentation of agricultural lands
 - Reduces impacts to scenic and historic resources

4. Setbacks and Buffers

- Establishes case-by-case setbacks based on:
 - Voltage
 - Structure height
 - Surrounding land use
- Encourages vegetative buffering and screening

5. Visual and Design Standards

- Requires:
 - Non-reflective materials
 - Design consistency
 - Visual impact simulations

6. Environmental and Agricultural Protections

- Requires:
 - Minimization of land disturbance
 - Protection of active agricultural operations
 - Post-construction restoration plans

7. Construction and Infrastructure Protections

- Requires a Construction Management Plan, including:
 - Traffic and haul routes
 - Noise, dust, and lighting controls
- Requires:
 - Pre-construction road condition surveys
 - Repair or replacement of damaged infrastructure
 - Potential financial assurances

8. Community Coordination

- Requires:
 - Advance notice to property owners
 - Designated local contact for issue resolution

9. Vegetation and Long-Term Maintenance

- Requires:
 - Vegetation management plans
 - Long-term maintenance responsibility identification
 - Decommissioning provisions if facilities are abandoned

10. Flexibility and Legal Consistency

- Allows for waivers where:
 - Engineering or regulatory constraints apply
- Ensures consistency with state and federal authority

Relationship to Comprehensive Plan Addendum

This ordinance amendment is the implementation tool for the Comprehensive Plan Addendum.

- The Comprehensive Plan establishes policy direction (what the County wants)
- The CUP ordinance establishes regulatory authority (how the County evaluates and conditions projects)

Together, they:

- Provide a consistent framework for decision-making
- Strengthen the County's position in state and federal proceedings
- Ensure alignment between long-term planning and day-to-day land use decisions

Staff Recommendation

Staff recommends that the Planning Commission:

1. Review the proposed zoning ordinance amendment;
2. Provide feedback and direction;
3. Authorize advertisement and referral to the Planning Commission for public hearing and recommendation; and
4. Consider adoption following the public hearing process.

DRAFT AMENDMENT

Chapter 86. Land Development Regulations
Conditional Use Permits for Electric Transmission Facilities

The purpose of this amendment is to establish conditional use permit criteria for electric transmission facilities; which is intended to accomplish the following:

1. Provide for the orderly siting of electric transmission facilities;
2. Minimize adverse impacts on residential areas, agricultural lands, and rural character;
3. Ensure compatibility with existing and planned land uses;
4. Protect public infrastructure, including roads and utilities;
5. Establish reasonable conditions for construction and operation; and
6. Ensure compliance with applicable state and federal regulations.

THESE REGULATIONS APPLY THROUGHOUT ALL OF LOUISA COUNTY; and are proposed pursuant to Va. Code §§ 15.2-2285 and 15.2-2286.

(Add the following section – currently “reserved”)

Sec. 86-44. Conditional use permits for Electric Transmission Facilities

A. Purpose and Intent

The purpose of this section is to:

1. **Provide for the orderly siting of electric transmission facilities;**
2. **Minimize adverse impacts on residential areas, agricultural lands, and rural character;**
3. **Ensure compatibility with existing and planned land uses;**
4. **Protect public infrastructure, including roads and utilities;**
5. **Establish reasonable conditions for construction and operation; and**
6. **Ensure compliance with applicable state and federal regulations.**

B. Applicability

1. **A Conditional Use Permit (CUP) shall be required for:**
 - **All associated substations, switching stations, and related infrastructure for electric transmission lines operating at 69 kilovolts (kV) or greater;**
2. **This section shall apply to:**
 - **New transmission facilities;**
 - **Expansions or modifications of existing facilities that materially increase capacity or footprint.**

C. General Standards

All applications shall demonstrate that the proposed facility:

1. **Is consistent with the Comprehensive Plan;**
2. **Minimizes impacts to adjacent properties and the surrounding community;**
3. **Is designed and located to reduce visual, environmental, and land use impacts to the maximum extent practicable;**
4. **Is compatible with existing and planned land uses in the vicinity.**

D. Siting and Routing Requirements

1. **The applicant shall evaluate and document alternative routes, including:**
 - **Use of existing transmission corridors;**
 - **Co-location within existing utility easements;**
 - **Alignment along transportation corridors where feasible.**
2. **The selected route shall demonstrate:**
 - **Minimization of impacts to residential areas;**
 - **Avoidance of unnecessary fragmentation of agricultural and forestal lands;**
 - **Reduction of impacts to scenic and historic resources.**

E. Setbacks and Buffers

1. **Transmission structures shall be located to provide reasonable separation from:**
 - **Residential dwellings;**
 - **Agricultural operations;**
 - **Schools, parks, and public facilities.**
2. **A minimum setback shall be established by the Board based on:**
 - **Voltage level;**
 - **Structure height;**
 - **Surrounding land use.**
 - **Vegetative buffering and screening shall be provided where practicable to minimize visual impacts.**

F. Visual and Design Standards

- **Structures shall utilize non-reflective materials.**
- **Structure color and finish shall be selected to minimize visual contrast with the surrounding environment.**
- **Consistency in structure type and design shall be maintained within project segments where feasible.**
- **The applicant shall provide visual simulations from key viewpoints identified by the County.**

G. Environmental and Agricultural Protection

The applicant shall demonstrate efforts to:

- **Avoid prime farmland and active agricultural operations where practicable;**
- **Minimize soil disturbance and compaction;**
- **Restore disturbed land to pre-construction or improved condition.**
- **A post-construction restoration plan shall be required.**
- **The applicant shall comply with all applicable environmental regulations and permits.**

H. Construction Management Plan

A detailed Construction Management Plan shall be submitted and approved, including:

1. **Construction schedule and phasing;**
 - **Hours of operation (with allowances for emergencies and safety requirements);**
 - **Traffic management and haul routes;**
 - **Staging areas and material storage locations;**
 - **Dust, noise, and lighting control measures;**
 - **Worker parking and access provisions.**

I. Road and Infrastructure Protection

1. **A pre-construction condition survey shall be conducted for:**
 - **Public roads;**
 - **Private roads and driveways impacted by construction.**
2. **The applicant shall repair or replace any damaged infrastructure.**
3. **The County may require financial assurance to guarantee repairs.**

J. Property Owner Coordination

1. **The applicant shall provide advance notice to affected property owners regarding:**
 - **Construction timing;**
 - **Access requirements;**
 - **Potential disruptions.**
2. **The applicant shall designate a local contact for complaint resolution.**

K. Vegetation Management

1. **A vegetation management plan shall be submitted.**
2. **Property owners shall be notified prior to vegetation clearing activities.**
3. **Vegetation management practices shall seek to minimize environmental impacts while maintaining system reliability.**

L. Decommissioning and Maintenance

- 1. The applicant shall identify the responsible party for long-term maintenance.**
- 2. In the event of abandonment, facilities shall be removed or secured in accordance with applicable regulations.**

M. Waivers and Modifications

The Board of Supervisors may modify or waive specific requirements of this section where the applicant demonstrates that:

- 1. Compliance is not feasible due to engineering, safety, or regulatory constraints; or**
- 2. Such modification is necessary to comply with requirements imposed by the Virginia State Corporation Commission or other governing authority.**

N. Compliance with Other Regulations

Nothing in this section shall be construed to conflict with or supersede the authority of:

- The Virginia State Corporation Commission;**
- The Federal Energy Regulatory Commission;**
- Any applicable state or federal law.**



**COUNTY OF LOUISA
COMMUNITY DEVELOPMENT**

(540) 967-3430

Fax (540) 967-3486

MEMORANDUM

TO: Planning Commission

FROM: Chris Coon, Deputy County Administrator

DATE: May 05, 2026

RE: Comprehensive Plan Addendum – Electric Transmission Infrastructure

Purpose

The purpose of this memorandum is to present for consideration an addendum to the Louisa County Comprehensive Plan addressing the siting and evaluation of electric transmission infrastructure. This policy establishes a clear, consistent framework to guide local decision-making and regional engagement while aligning with the County’s long-term land use, growth management, and rural preservation goals.

Background

Louisa County is experiencing continued growth pressures alongside increasing regional demand for infrastructure to support energy reliability, economic development, and emerging high-demand uses. At the same time, the County has consistently emphasized the importance of protecting its rural character, agricultural base, and existing communities.

The proposed addendum, Electric Transmission Infrastructure and Corridor Policy, is intended to proactively position the County to respond to future transmission proposals by clearly articulating local priorities, expectations, and evaluation criteria.

While recent discussions regarding potential regional transmission projects, including the Valley Link Transmission Line, highlight the relevance of this policy, the need for clear guidance is broader and long-term in nature. This addendum is not tied to any single project, but rather establishes a durable framework applicable to any future transmission infrastructure proposals affecting Louisa County.

Comprehensive Plan Survey Results

1 WOOLFOLK AVENUE, STE 201 • LOUISA, VIRGINIA • 23093 • www.louisacounty.gov • 540 • 967 • 3430

The County recently completed a comprehensive community survey with over 2,100 responses, providing clear and consistent direction from residents regarding growth, land use, and infrastructure priorities.

Several key findings directly support the development of this policy:

- **Preservation of Rural Character and Land**
 - 1,811 respondents said preserving farms and forestland is *very important*
 - 1,518 respondents identified rural character as one of the most important aspects of the County
- **Growth Management and Infrastructure Alignment**
 - 1,610 respondents support focusing growth in areas with existing water, sewer, and roads
 - 1,677 respondents support concentrating development in growth areas
- **Concern About Overdevelopment**
 - 1,271 respondents identified overdevelopment as a top concern over the next 10 years
 - 996 respondents cited loss of rural character as a major concern
- **Infrastructure Planning Expectations**
 - 1,237 respondents prioritized infrastructure improvements (roads and utilities)
 - 1,616 respondents support requiring utility usage analysis for projects

These results demonstrate a strong public expectation that:

- Growth and infrastructure should be strategically located,
- Rural lands should be protected from fragmentation, and
- Major infrastructure projects should be carefully evaluated for impacts.

Policy Overview

The proposed addendum establishes several key principles:

1. Corridor-First Approach

- Prioritizes use of existing transmission corridors, utility easements, and public rights-of-way
- Encourages co-location and consolidation of infrastructure

2. Avoidance and Minimization of Impacts

- **Protects:**
 - Residential areas
 - Agricultural and forestal lands
 - Scenic rural landscapes
 - Environmental resources
 - Conservation easements and historic resources

3. Evaluation of Alternatives

- Encourages applicants to:
 - Analyze multiple routing options
 - Demonstrate impact minimization
 - Justify creation of new corridors when proposed

4. Community and Infrastructure Coordination

- Supports:
 - Early engagement with property owners
 - Coordination with County staff and agencies
 - Alignment with transportation and infrastructure systems

5. Consistency with Growth Management Strategy

- Reinforces:
 - Directing growth into designated growth areas
 - Preserving rural lands outside those areas
 - Avoiding infrastructure decisions that undermine long-term planning goals

Relevance to Current and Future Projects

The County is aware of increasing regional interest in large-scale transmission infrastructure, including projects such as the Valley Link Transmission Line. These types of projects underscore the importance of having a clearly defined local policy framework.

However, it is important to emphasize:

- This policy is not reactive to a single proposal,
- It is intended to apply to all future transmission projects, and
- It ensures Louisa County can consistently advocate for its residents and land use priorities in state and federal review processes.

Implementation

The policy will be implemented through:

- Zoning ordinance provisions, including Conditional Use Permit (CUP) review
- Development application review processes
- Participation in proceedings before the Virginia State Corporation Commission and Federal Energy Regulatory Commission
- Coordination with utility providers and state agencies

Recommendation:

Staff recommends that the Planning Commission:

1. Review the proposed Comprehensive Plan Addendum;
2. Provide feedback and policy direction; and
3. Consider adoption of the addendum to strengthen the County's ability to guide and respond to future transmission infrastructure proposals.

LOUISA COUNTY COMPREHENSIVE PLAN ADDENDUM

Electric Transmission Infrastructure and Corridor Policy

I. PURPOSE AND INTENT

Louisa County recognizes the growing regional demand for electric transmission infrastructure to support economic development, energy reliability, and emerging high-demand uses. At the same time, the County places a high priority on preserving its rural character, protecting agricultural and forestal lands, and minimizing impacts to existing communities.

The purpose of this policy is to:

- Establish clear guidance for the siting of electric transmission infrastructure;
- Prioritize the use of existing corridors and previously disturbed areas;
- Avoid and minimize impacts to residential areas, agricultural operations, conservation easements, and natural resources to the greatest extent feasible;
- Provide a consistent framework for evaluating proposed transmission projects;
- Ensure alignment with the County's broader growth management and land preservation strategies.

II. POLICY FRAMEWORK

A. Recognition of Regulatory Authority

The County acknowledges that the approval and siting of electric transmission facilities is subject to review and approval by the Virginia State Corporation Commission (SCC), and may also involve federal oversight by the Federal Energy Regulatory Commission (FERC).

This policy is intended to guide local land use decisions, provide input during state and federal review processes, and ensure that local impacts are fully considered.

III. PRIMARY SITING PRINCIPLE: USE OF EXISTING CORRIDORS

A. Corridor-First Policy

Electric transmission infrastructure shall prioritize the use of existing

transmission corridors, utility easements, and public rights-of-way to the maximum extent practicable.

B. Definition of Preferred Corridors

Preferred corridors include, but are not limited to:

- Existing electric transmission line corridors;
- Utility easements for electric, gas, water, or telecommunications infrastructure;
- Public rights-of-way, including those owned or maintained by:
 - The Virginia Department of Transportation (VDOT);
 - Other state agencies;
 - Public utility providers;
- Previously disturbed or developed linear infrastructure corridors.

C. Co-Location and Consolidation

The County strongly supports:

- Co-location of new transmission infrastructure within or adjacent to existing corridors;
- Consolidation of infrastructure to reduce the proliferation of new corridors;
- Expansion or upgrade of existing corridors where feasible, rather than creation of new alignments.

IV. AVOIDANCE AND MINIMIZATION OF IMPACTS

A. Residential Areas

Transmission infrastructure should:

- Avoid routing through established residential areas where practicable;
- Maximize distance from homes and community facilities;
- Minimize visual and noise impacts.

B. Agricultural and Forestal Lands

Transmission projects should:

- Avoid bisecting large agricultural parcels;
- Minimize fragmentation of working farms;
- Maintain access for agricultural operations;
- Be aligned along parcel boundaries or existing infrastructure where possible.

C. Rural Character and Scenic Resources

Transmission infrastructure should:

- Minimize visibility from scenic rural roadways;
- Avoid ridgelines and prominent visual features where practicable;
- Maintain the visual integrity of rural landscapes.

D. Environmental Resources

Projects should:

- Avoid sensitive environmental areas where practicable;
- Minimize tree clearing and land disturbance;
- Restore disturbed areas to pre-construction or improved conditions.

E. Conservation Easements

Transmission infrastructure should:

- Avoid impacts to properties under conservation easement where no feasible alternative exists;
- Minimize encroachment on conserved lands when avoidance is not feasible;
- Coordinate with easement holders, including land trusts and public entities, early in the siting process;
- Ensure compliance with the terms and restrictions of recorded conservation easements.

F. Historical and Cultural Resources

Transmission infrastructure should:

- Avoid known historic, archaeological, and cultural resource sites where no feasible alternative exists;
- Minimize impacts to properties listed on or eligible for listing on the National Register of Historic Places;
- Consider locally significant historical and cultural resources identified;
- Coordinate with appropriate state and federal agencies regarding identified resources;
- Incorporate mitigation measures where impacts cannot be fully avoided.

V. EVALUATION OF ALTERNATIVES

Applicants proposing transmission infrastructure are encouraged to:

- Evaluate multiple routing alternatives;
- Demonstrate how the selected route minimizes impacts consistent with this policy;

- Provide clear justification when new corridors are proposed instead of using existing corridors.

VI. INFRASTRUCTURE AND COMMUNITY IMPACTS

A. Transportation and Public Infrastructure

Transmission projects should:

- Minimize impacts to public roads and infrastructure;
- Coordinate with VDOT and the County on access, construction, and restoration;
- Utilize existing transportation corridors where feasible.

B. Community Engagement

The County supports:

- Early and ongoing engagement with affected property owners;
- Transparent communication regarding project scope, timing, and impacts;
- Coordination with local officials and staff throughout project development.

VII. UNDERGROUNDING POLICY

Louisa County supports the underground placement of transmission infrastructure where it is technically feasible, economically reasonable, and results in a reduction of impacts to the community and environment.

This policy is intended as guidance and shall not be interpreted as a requirement where such placement is not practicable.

VIII. CONSISTENCY WITH COUNTY GROWTH MANAGEMENT STRATEGY

This policy reinforces the County's broader goals to:

- Direct growth into designated growth areas;
- Preserve rural character outside growth areas;
- Protect agricultural and forestal lands from fragmentation;
- Ensure infrastructure investments align with long-term land use planning.

Transmission infrastructure should be planned and sited in a manner that

supports, and does not undermine, these objectives.

IX. IMPLEMENTATION

The policies contained herein shall be implemented through:

- Zoning ordinance provisions, including Conditional Use Permit requirements;
- Review of development applications;
- Participation in state and federal regulatory proceedings;
- Coordination with utility providers and state agencies.

X. POLICY INTERPRETATION

This policy is intended to guide land use decisions and provide a framework for evaluating transmission infrastructure proposals. It shall be interpreted in a manner consistent with applicable state and federal law and shall not supersede the authority of the Virginia State Corporation Commission (SCC) or other governing entities.

Reviewer: _____ Case # _____
Fee Rcv'd: _____ Rcpt # _____
Date & Time Rcv'd: _____
Pre-App Meeting: _____

LAND USE AMENDMENT APPLICATION
Board of Supervisors of Louisa County, Virginia

The following information shall be typed or printed and completed in full. Attach additional pages where necessary.

1. IDENTIFICATION OF REQUEST:

- A: REZONING: From _____ () to _____ ()
- B: CONDITIONAL USE: _____

- C: TEMPORARY CONDITIONAL USE: _____

- D: VARIANCE: _____

- E: PROFFER AMENDMENT: _____

- F: COMP PLAN AMENDMENT: **To add an appendix to the 2040 Comprehensive Plan for an Electric Transmission Infrastructure and Corridor Policy**
- G: COMP PLAN REVIEW FOR CONFORMANCE: _____

- H: SPECIAL EXCEPTION: _____

2. APPLICANT, PROPERTY OWNER, AGENT

- A. NAME OF APPLICANT: **County of Louisa**
If a corporation, name of agent: **Chris Coon, Deputy County Administrator**
- B: MAILING ADDRESS: **1 Woolfolk Avenue, Suite 201**
Louisa Virginia 23093 Telephone # **540-967-3430**
- C: NAME OF PRESENT OWNER OF PROPERTY ON WHICH THIS REQUEST WILL OCCUR:

- D. MAILING ADDRESS: _____
_____ Telephone # _____

If the applicant is not the owner of the property in question, explain: _____

A copy of pending contract or option agreement shall be attached hereto and made a part of this application.

E. NAME OF PERSON TO BE NOTIFIED IN ADDITION TO THE APPLICANT AND/OR PROPERTY OWNER: Louisa County Board of Supervisors and Louisa County

Planning Commission

F. ADDRESS: _____
Telephone #: _____

3. **LOCATION OF PROPERTY** (Assistance will be given in obtaining the following information upon request).

A. VOTING DISTRICT N/A B. TAX MAP # N/A
C. SUBDIVISION NAME N/A D. LOT/PARCEL# N/A
E. PROPERTY LOCATION N/A

F. IS PARCEL UNDER LAND USE TAXATION PROGRAM? N/A YES _____ NO _____

4. **EXPLAIN FULLY THE PROPOSED USE, TYPE OF DEVELOPMENT, OPERATION PROGRAM, ETC., AND THE REASON OF THIS REQUEST:**

Louisa County recognizes the growing regional demand for electric transmission infrastructure to support economic development, energy reliability, and emerging high-demand uses. At the same time, the County places a high priority on preserving its rural character, protecting agricultural and forestal lands, and minimizing impacts to existing communities.

(Attach applicable plans, renderings, elevations, photographs.)

5. **STATE HOW THIS REQUEST WILL NOT BE MATERIALLY DETRIMENTAL TO ADJACENT PROPERTY, THE SURROUNDING NEIGHBORHOOD OR THE COUNTY IN GENERAL. INCLUDE, WHERE APPLICABLE, INFORMATION CONCERNING: USE OF PUBLIC UTILITIES; EFFECT OF REQUEST ON PUBLIC SCHOOLS; EFFECT ON TRAFFIC--INCLUDE MEANS OF ACCESS TO THE NEAREST PUBLIC ROAD; EFFECT ON EXISTING AND FUTURE AREA DEVELOPMENT, ETC.**

N/A

6. **EXPLAIN ANY EXISTING USE PERMIT, SPECIAL EXCEPTION, (Prior) CONDITIONAL USE PERMIT, TEMPORARY CONDITIONAL USE PERMIT OR VARIANCE PREVIOUSLY GRANTED ON THE PARCEL IN QUESTION:**

N/A

7. INDICATE THE FOLLOWING WITH RESPECT TO THE SUBJECT PARCEL:

- A. EXISTING LAND USE(S): N/A
- B. EXISTING STRUCTURE(S): N/A
- C. EXISTING ZONING: N/A
- D. ACREAGE OF REQUEST: N/A
- E. UTILITIES: N/A
(Intended use, example: public water and/or sewer; individual well and/or septic tank; other source.)
- F. IS THIS PROJECT IN OR NEAR A PINE PLANTATION? N/A
- G. IS THIS PROJECT IN AN AG/FORESTAL DISTRICT? N/A

8. IF REQUESTING A VARIANCE, EXPLAIN THE UNIQUE PHYSICAL HARDSHIP OR EXTRAORDINARY SITUATION THAT IS THE JUSTIFICATION FOR THE VARIANCE:
N/A

9. 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).

- * PROPERTY OWNER'S NAME: N/A
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# _____
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* PROPERTY OWNER'S NAME: _____
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SUBDIVISION NAME: _____ LOT/PARCEL# _____
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* PROPERTY OWNER'S NAME: _____
MAILING ADDRESS: _____
_____ TAX MAP # _____

SUBDIVISION NAME: _____ LOT/PARCEL# _____
ACREAGE _____ ZONING _____

* PROPERTY OWNER'S NAME: _____
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SUBDIVISION NAME: _____ LOT/PARCEL# _____
ACREAGE _____ ZONING _____

* PROPERTY OWNER'S NAME: _____
MAILING ADDRESS: _____

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SUBDIVISION NAME: _____ LOT/PARCEL# _____
ACREAGE _____ ZONING _____

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MAILING ADDRESS: _____

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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 _____

* PROPERTY OWNER'S NAME: _____
MAILING ADDRESS: _____

MAILING ADDRESS: _____

TAX MAP # _____

SUBDIVISION NAME: _____ LOT/PARCEL# _____

ACREAGE _____ ZONING _____

* PROPERTY OWNER'S NAME: _____

MAILING ADDRESS: _____

TAX MAP # _____

SUBDIVISION NAME: _____ LOT/PARCEL# _____

ACREAGE _____ ZONING _____

10. HERewith IS DEPOSITED THE FEE REQUIRED. CHECKS OR MONEY ORDERS MADE PAYABLE TO TREASURER, COUNTY OF LOUISA.

A. REZONING	Tiered System
B. CONDITIONAL USE PERMIT	Tiered System
C. TEMPORARY CONDITIONAL USE PERMIT	\$325.00*
Temporary Housing*	
Extension or Amendment*	
Other*	
D. VARIANCE	\$1,250.00*
E. PROFFER AMENDMENT	\$1,500.00*
F. COMP PLAN AMENDMENT	\$650.00*

*IN ADDITION TO THE STANDARD FEE, AN ADDITIONAL \$75.00 WILL BE CHARGED FOR EACH REQUEST AS A DEPOSIT ON A ZONING SIGN AND WILL BE REFUNDED UPON THE RETURN OF THE SIGN BY THE APPLICANT ONCE THE REQUEST HAS BEEN ACTED UPON.

*THERE WILL BE A \$25.00 FEE CHARGED PER ADJACENT/ADJOINING PROPERTY OWNER FOR NOTIFICATION AND ADVERTISEMENT. THERE WILL ALSO BE A RE-ADVERTISEMENT FEE EACH TIME AN APPLICATION IS DELAYED OR POSTPONED AT THE REQUEST OF THE APPLICANT OR NECESSARY DUE TO SOME FAILURE TO ACT ON THE PART OF THE APPLICANT, PLUS A \$25.00 FEE CHARGED PER ADJACENT/ADJOINING PROPERTY OWNER FOR RENOTIFICATION.

*THERE IS AN ADDITIONAL CHARGE FOR PUBLIC NOTICE ADVERTISEMENT.

11. ENCLOSED WITH THIS APPLICATION IS A SITE PLAN OR TENTATIVE PLAN.
12. ENCLOSED WITH THIS APPLICATION IS THE APPROPRIATE COUNTY TAX MAP WITH THE PROPERTY MARKED AND A SURVEYED PLAT OF THE ENTIRE PARCEL.

13. I/WE HEREBY CERTIFY THAT TO THE BEST OF MY/OUR KNOWLEDGE ALL OF THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN ANY EXHIBITS TRANSMITTED ARE TRUE AND THAT THE ADJACENT PROPERTY OWNERS LIST HEREWITH ARE THE OWNERS OF RECORD AS OF THE DATE OF APPLICATION.

NOTE: INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED. ANY REQUEST WHICH REQUIRES PLANS MUST BE ACCOMPANIED BY THOSE PLANS AT THE TIME OF SUBMISSION OF THE APPLICATION.

DATE: May 5th, 2026.

Chris Coon

SIGNATURE OF APPLICANT

(Same Name as Used in Item 2-A, Page 1)

Chris Coon

APPLICANT'S NAME

(Typed or Printed)

Chris Coon

SIGNATURE OF OWNER

(Same Name as Used in Item 2-C, Page 1)

Louisa County

OWNER'S NAME

(Typed or Printed)

SIGNATURE OF AGENT

(Name of Person Other Than, but Acting for the Applicant, Responsible for this Application)

AGENT'S NAME

(Typed or Printed)

NOTICE TO TEMPORARY CONDITIONAL USE PERMIT APPLICANTS

In accordance with Section 86-91, of the Louisa County Zoning Ordinance, any Temporary Conditional Use Permit granted shall be considered canceled if the applicant does not avail himself/herself of the privilege within ninety (90) days from the date of issuance of the Temporary Conditional Use Permit.

Public Hearing – Amendment to Chapter 86 Land Development Regulations – Proposed Addition – Green Springs Agricultural and Forestal District

Karen Hulebak and Joseph Rodricks, 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 Green Springs Agricultural and Forestal District to add tax map parcels 37-1-A1, 38-13, and 38-14 containing a total of 85.098 acres. The proposed addition adjoins an existing qualifying portion of the Green Springs Agricultural and Forestal District. The parcels are located east of Route 613 (Poindexter Road), west of Route 649 (Byrd Mill Road), and north of Route 637 (Brickhouse Road) in the Patrick Henry 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.

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

Rene Gutierrez, 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 26-73 and 27-5-F containing a total of 57.971 acres. The proposed addition adjoins the existing Ellisville Agricultural and Forestal District. The parcels are located east of Route 628 (Bibb Store Road) and west of Route 625 (Chalklevel Road) in the Mineral 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 notices.

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

Jason and Anna Anderson and Matthew Craig, 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 13-3-B2, 14-37, 15-10, and 15-11 containing a total of 284 acres. The proposed addition consists of three separate sets of parcels. The first parcel is located 1.36 miles from a qualifying portion of the Gold Mine Creek Agricultural and Forestal District, north of Hiding Place Road, south of Route 620 (Vawter Corner Road), and west of Route 669 (Ellisville Drive) in the Louisa Voting District. The second parcel adjoins a qualifying portion of the Gold Mine Creek Agricultural and Forestal District, and is located east of Route 669 (Ellisville Drive), south of Route 613 (Goldmine Road), and west of Route 628 (Bibb Store Road) in the Mineral Voting District. The final set of parcels adjoin a qualifying portion of the Gold Mine Creek Agricultural and Forestal District, and are located along Route 613 (Goldmine Road), south, southeast of Route 628 (Winston Road), and west of Route 687 (Daniel Road) in the Mineral 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 notices.