

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

The Louisa County Planning Commission will meet to review or conduct public hearing(s) on the following item(s) at 7:00 p.m. on Thursday, May 14, 2026, in the Louisa County Office Building, Public Meeting Room, Main Floor, 1 Woolfolk Avenue, Louisa, Virginia.

PUBLIC HEARINGS

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

David and Sarah Truslow, 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 Cuckoo Agricultural and Forestal District to add tax map parcels 71-74-B and 71-74-C, containing a total of 93.72 acres. 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.”

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

Charlotte W. Morford, Trustee, 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 Trevilian Station Agricultural and Forestal District to add tax map parcel 38-2, containing a total of 17.336 acres. 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.”

Public Hearing – Amendment to Chapter 86 Land Development Regulations – Proposed Addition – Shelton’s Mill Agricultural and Forestal District

Sidney Barbee Cox, 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 Shelton’s Mill Agricultural and Forestal District to add tax map parcels 99-59 and 99-60, containing a total of 157.49 acres. 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.”

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

Brandi Cox Douglass, Trustee, Sidney Barbee Cox, Brandi and Lindsey Cox, and S.B. Cox Inc., 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 Indian Creek Agricultural and Forestal District to add tax map parcels 72-36, 72-37, 81-19, 81-19A, 81-20, 81-20A, 81-20B, 81-20C, 81-23, 82-8A, 82-8B, 82-10, and 82-17, containing a total of 1332.939 acres. 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.”

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

James and Katherine Kean, 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 13-92, 13-93, 13-94, 13-95, 13-96, 13-100, 13-102, and 14-1, containing a total of 253.626 acres. 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.”

In reference to the above five (5) public hearings for agricultural and forestal districts; and 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 - ORD2026 – Amendments to Chapter 86. Land Development Regulations, Add Section 86-44. 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: provide for the orderly siting of electric transmission facilities; minimize adverse impacts on residential areas, agricultural lands, and rural character; ensure compatibility with existing and planned land uses; protect public infrastructure, including roads and utilities; establish reasonable conditions for construction and operation; and 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.

Public Hearing - CPA2026-01; Proposed Amendments to the 2040 Louisa County Comprehensive Plan

Proposed Amendments to the 2040 Louisa County Comprehensive Plan to add an appendix to the Comprehensive Plan (2040 Plan) for an Electric Transmission and Corridor Policy. 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. Proposed amendment language is available online and from the Community Development Department in-person during regular business hours, Monday through Friday, 8:30 a.m. to 5:00 p.m., and by calling (540) 967-3430.

Ways to participate:

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

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