



**Planning Commission
County of Louisa
Thursday, July 9, 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 - June 11, 2026

III. CONSENT AGENDA

IV. PUBLIC ADDRESS

V. UNFINISHED BUSINESS

VI. PUBLIC HEARINGS

1. Amendment to Chapter 86 Land Development Regulations – Proposed Addition – Ellisville Agricultural and Forestal District
2. Amendment to Chapter 86 Land Development Regulations – Proposed Addition – Gold Mine Creek Agricultural and Forestal District
3. Amendment to Chapter 86 Land Development Regulations – Proposed New District – Healing Springs Agricultural and Forestal District
4. REZ2026-02 R.T. Williams, III, Applicant; Shaun Brown, Owner – Rezoning Request

VII. NEW BUSINESS

VIII. DISCUSSION

IX. REPORTS

1. Upcoming BZA Public Hearing - Variance Request (Haley)
2. Upcoming BZA Public Hearing - Temporary Conditional Use Permit Request (Hockett)
3. Upcoming Public Hearing - Ellisville AFD Addition (Massie/Fred/Downing)
4. Upcoming Public Hearing - Trevilian Station AFD Addition (Amick Farm/Fletcher/Seay)
5. Upcoming Public Hearing - Gold Mine Creek AFD Addition (Kelley)
6. Upcoming Public Hearing - Indian Creek AFD Addition (Madison)
7. Upcoming Public Hearing - Patrick Henry AFD Addition (Seay)

8. Upcoming Public Hearing - South Anna AFD Addition (Miller)

ANNOUNCEMENTS AND ADJOURNMENT

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



Planning Commission
County of Louisa
Thursday, June 11, 2026
Louisa County Public Meeting Room
7:00 PM

CALL TO ORDER

Chairman Disosway called the June 11, 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	7:00 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; and Deborah Johnson, Administrative Assistant.

INVOCATION

Mr. Dickerson led the invocation.

PLEDGE OF ALLEGIANCE

Mr. Quarles led the Pledge of Allegiance.

APPROVAL OF AGENDA

On the motion of Mr. Kersey, seconded by Mr. Dickerson, which carried a vote of 7-0, the Planning Commission voted to approve the agenda of the June 11, 2026, meeting without changes.

APPROVAL OF PLANNING COMMISSION MINUTES

Planning Commission - Regular Meeting – May 14, 2026 7:00 PM

On the motion of Mr. Quarles, seconded by Mr. Kersey, which carried a vote of 6-0-1, with Mr. Goodwin abstained, the Planning Commission voted to approve the minutes of the May 14, 2026, meeting without changes.

CONSENT AGENDA

None.

PUBLIC ADDRESS

Chairman Disosway opened the public address period.

Dale Turner, Louisa District, spoke about the campground definition.

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

Chairman Disosway read an email from Mike Wilson regarding the definition of a campground and acknowledged a lengthy email from Joshua Turner.

UNFINISHED BUSINESS

None.

PUBLIC HEARINGS

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

Maggie Brakeville presented a request 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.

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. Disosway, seconded by Mr. Kersey, which carried a vote of 6-0, with Mr.

Quarles absent during the vote, 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 13-3-B2, 14-37, 15-10, and 15-11.

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 26-73 and 27-5-F, containing a total of 57.971 acres. The parcels are located east of Route 628 (Bibb Store Road) and west of Route 625 (Chalklevel Road) in the Mineral 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. Disosway, seconded by Mr. Kersey, 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 26-73 and 27-5-F.

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

Maggie Brakeville presented a request 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 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.

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. Quarles, 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 Green Springs Agricultural and Forestal District by adding tax map parcels 37-1-A1, 38-13, and 38-14.

NEW BUSINESS

None.

DISCUSSION

None.

REPORTS

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

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 June 11, 2026, meeting at 7:27 PM.

BY ORDER OF:

JOHN DISOSWAY, CHAIRMAN
PLANNING COMMISSION
LOUISA COUNTY, VIRGINIA



TO: Members, Planning Commission
 FROM: Staff, Community Development Department
 DATE: May 18, 2026
 SUBJECT: **Review Addition Request – Ellisville Agricultural and Forestal District**
Thursday, July 9, 2026 – 7:00 p.m.

This is to advise that the Louisa County Community Development Department has received the following request for review and consideration of an addition, totaling 30.8 acres, to the existing Ellisville Agricultural and Forestal District, as follows:

<u>OWNER'S NAME</u>	<u>TAX MAP PARCEL #</u>	<u>ACREAGE</u>	<u>ZONING</u>
John Massie	13-69	30.8	A-1

Location

The proposed addition is located 0.67 miles from the northernmost portion of the Ellisville Agricultural and Forestal District. The parcel is located along Route 613 (Oakland Road), west of Route 669 (Ellisville Drive), east of Route 693 (Kents Mill Road), and north of White Creek in the Louisa 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 Ellisville 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

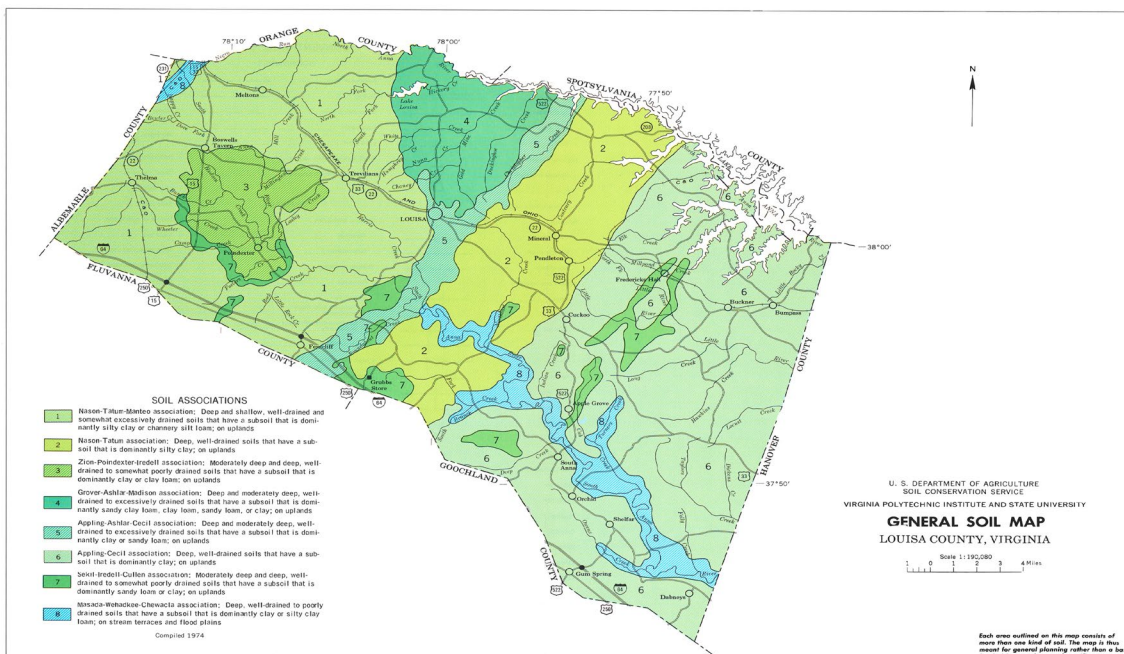
The creation of agricultural and forestal districts and subsequent additions to those districts, complements the goals identified in the Vision Statement by preserving and protecting natural resources, open space retention, compatibility between land uses, and managing growth by concentrating development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

Existing Uses

Based on information provided by the property owner, the subject parcels are used for 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 meets the statutory requirements for agricultural and forestally significant because the landowners are currently engaged in the production of timber.

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."

Staff recommends the application for addition to the existing Ellisville 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 July 2, 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 Ellisville Agricultural and Forestal District

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 in the Louisa Voting District

4. Total Acreage in the Proposed District or Addition 30.8 Acres

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>John Q. Massie</u>	<u>Tax Map 13, Parcel Number 69</u>

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

PROPERTY OWNER'S NAME: John Q. Massie

- 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# 69
- ACREAGE: 30.8 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)

production for commercial purposes of forestal products
such as saw timber, pulpwood and other wood products for sale

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

John Q. Massie

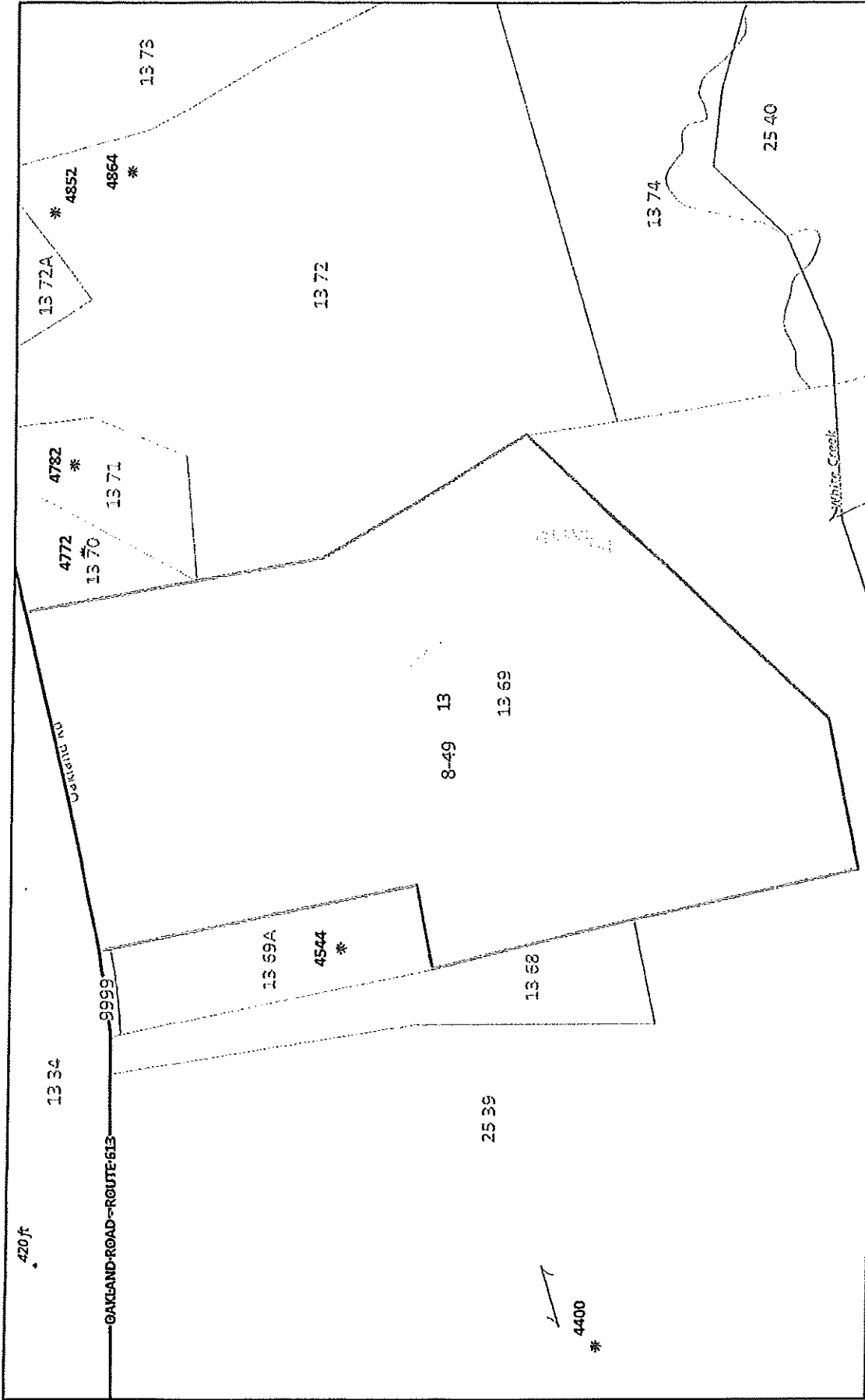
Rowen L. Massie

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.)

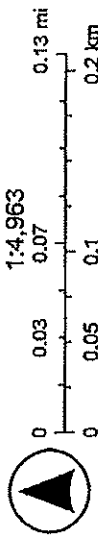
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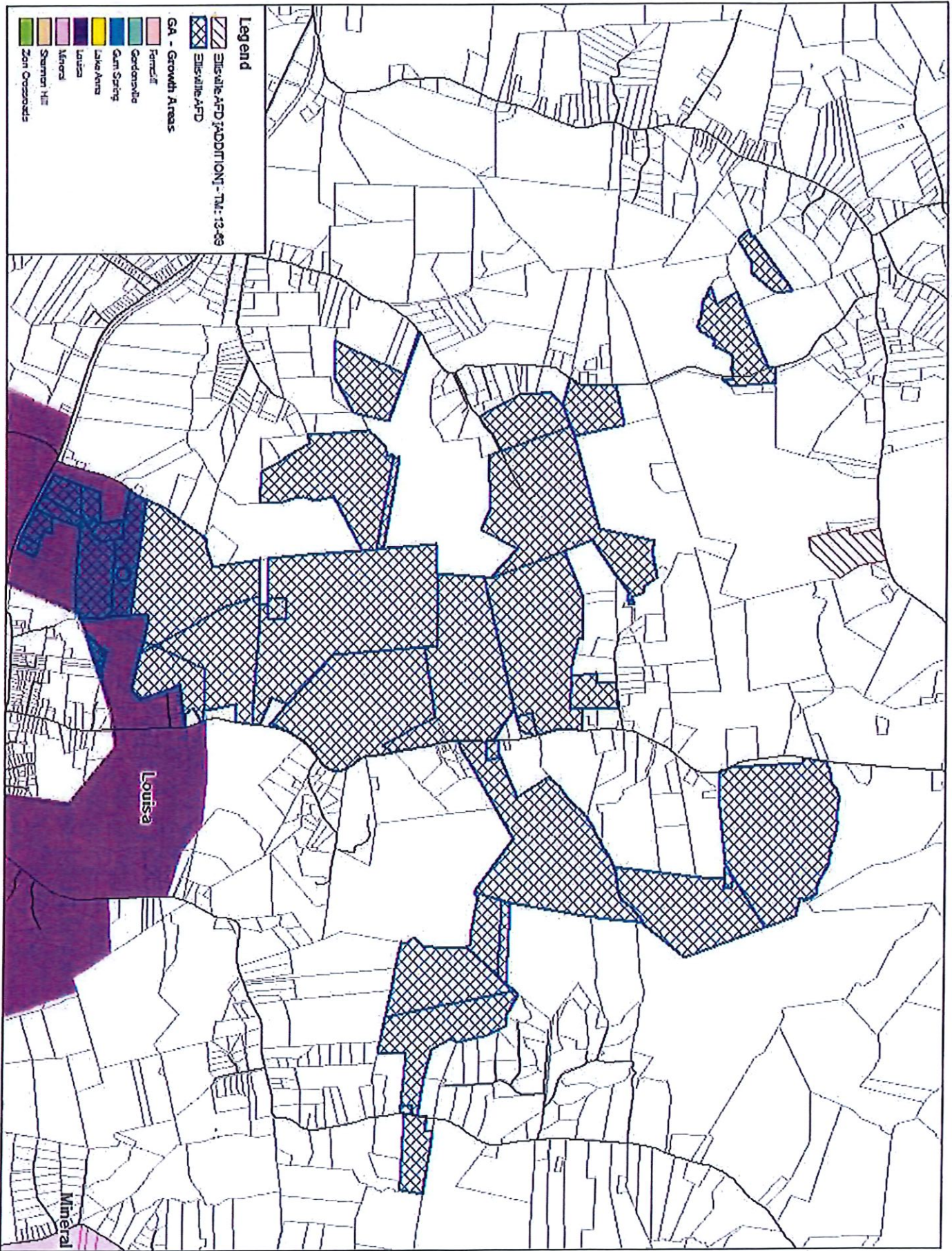
- * Addresses
- Subdivision Boundary
- Landhooks
- County
- Bridge
- Tax Map Grid
- Parcel Labels
- World_Hillshade
- Roads
- Tax Map Annotation
- Parcels

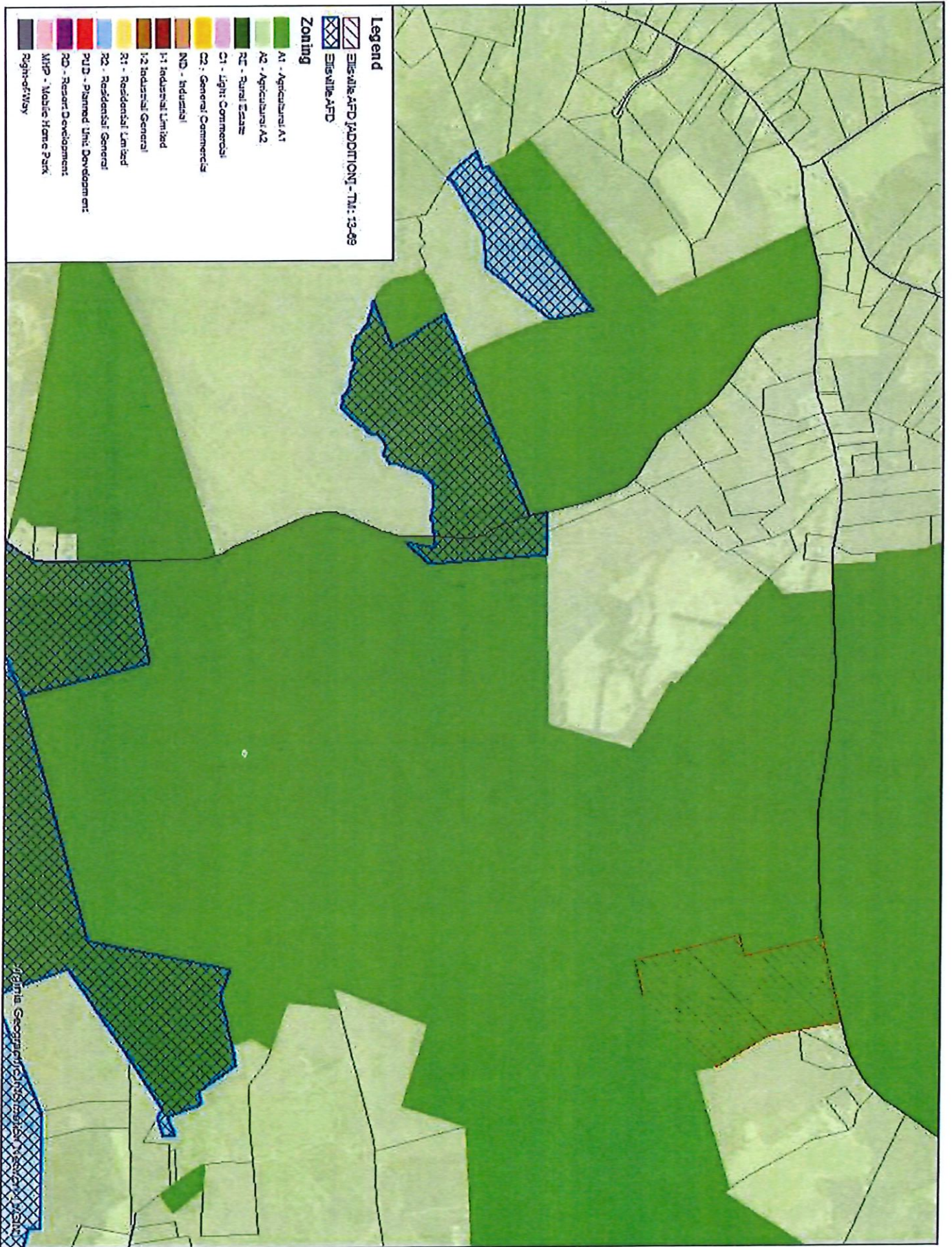
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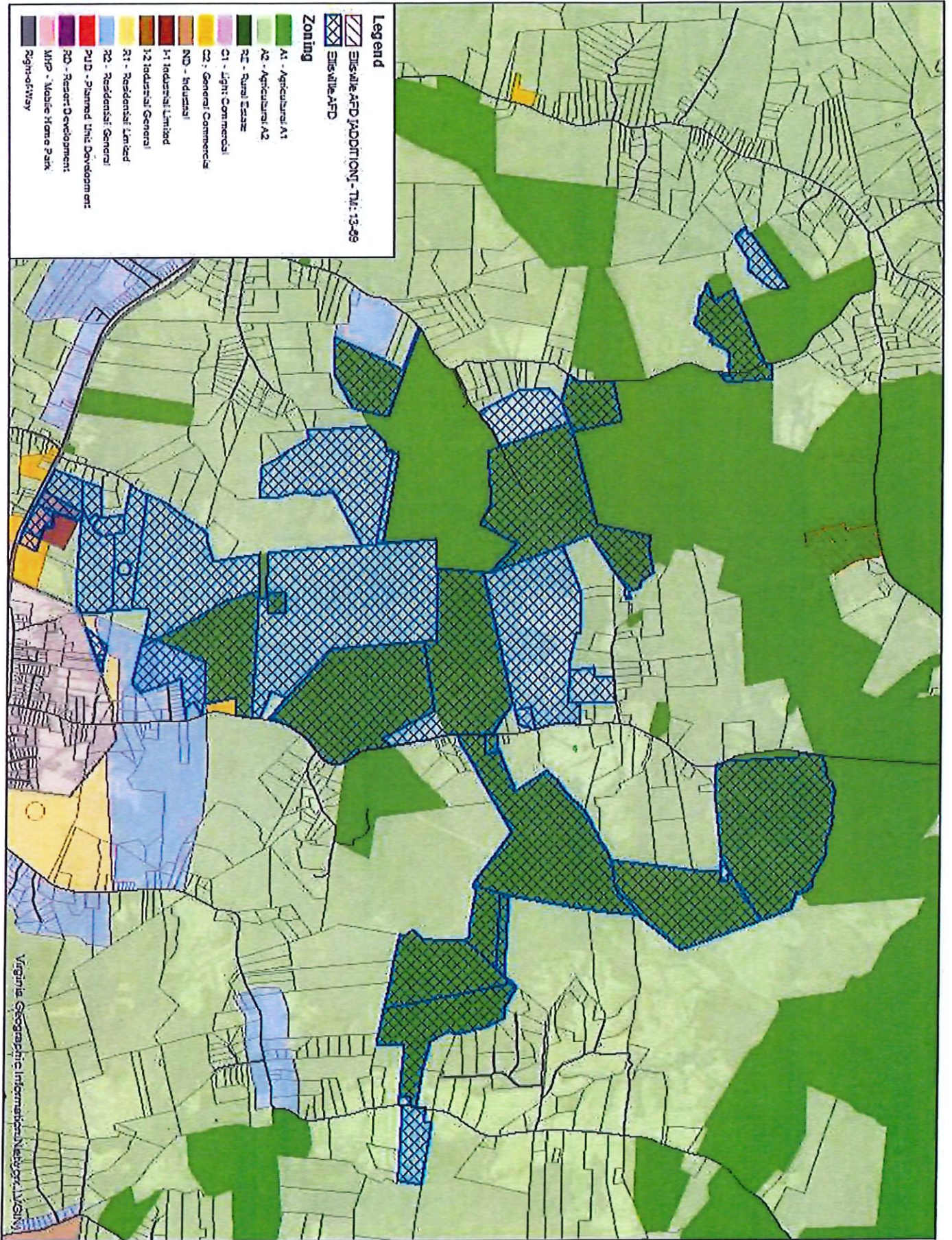


Source: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Sources: Esri, Vantor, Airbus DS.









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 Ellisville Agricultural and Forestal District by the addition of Tax Map Parcel 13-69.

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>Ellisville Agricultural and Forestal District</i>	<p>13-69, 72, 73, 74, 77 24-160; 25-2, (2)A, (2)B, (7)B, 8, (9)A, (9)B, 12, (18)4, 25, 34, 35, 37, 40, 41A, 44, 63, (72)B, 76, 77, 89, 91, 92, 98; 26-1, 2, 3, 5, 5A, 43, 44, 45, 46, 47, 71, 73; 27-(5)F 40-190, 194, 200, 202, 203, 205, 206, 215.</p>
------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

(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: May 18, 2026
SUBJECT: **Review Addition Request – Gold Mine Creek Agricultural and Forestal District
Thursday, July 9, 2026 – 7:00 p.m.**

This is to advise that the Louisa County Community Development Department has received the following request for review and consideration of an addition, totaling 33 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>
June and Linda Courtney	13-97	0.5	A-1
June and Linda Courtney	13-98	16.25	A-1
June and Linda Courtney	13-99	16.25	A-1

Location

The proposed addition adjoins the westernmost qualifying portion of the Gold Mine Creek Agricultural and Forestal District. The parcels are located along Route 669 (Ellisville Drive), south of Route 651 (Cales Drive), and northwest of Route 760 (Jones Lane) 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
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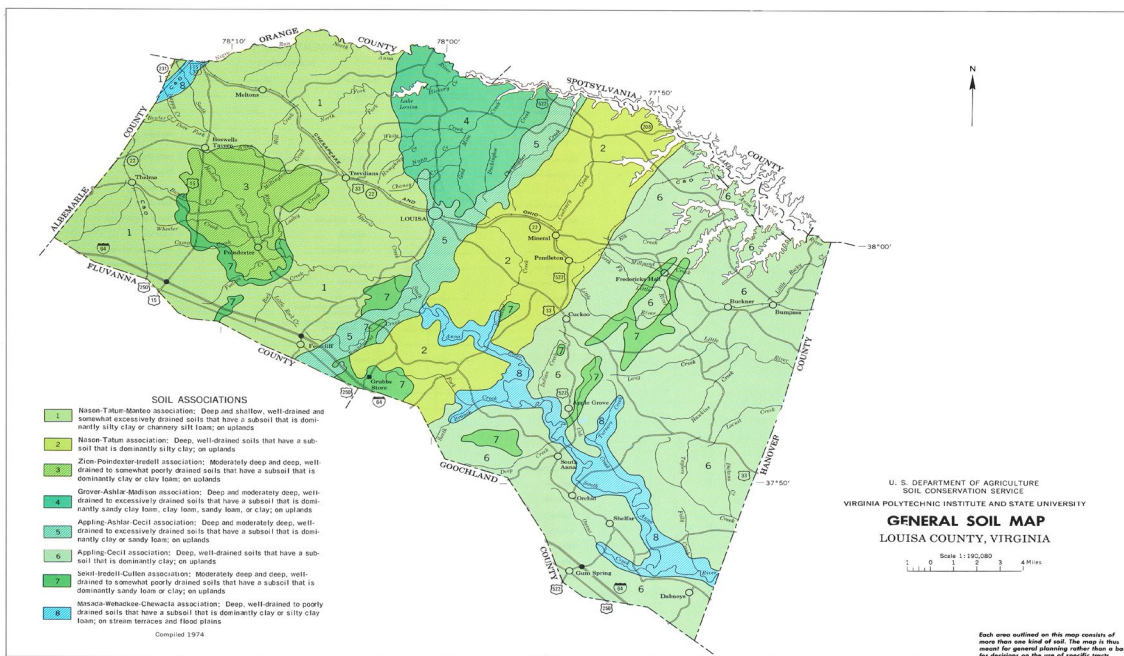
The creation of agricultural and forestal districts and subsequent additions to those districts, complements the goals identified in the Vision Statement by preserving and protecting natural resources, open space retention, compatibility between land uses, and managing growth by concentrating development activity to the designated growth areas.

Existing Uses

Based on information provided by the property owner, the subject parcels are used for 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.”



§ 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 meets the statutory requirements for agricultural and forestally significant because the landowners are currently engaged in the production of timber.

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 "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."

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 July 2, 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

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)

North Louisa County

4. Total Acreage in the Proposed District or Addition 33 acres

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>Linda + June Courtney</u>	<u>13-99, 13-97, 13-98</u>

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

PROPERTY OWNER'S NAME: JUNE P COURNEY LINDA T COURNELY

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

13-97-0.5
13-98-14.25
13-99-16.25

PARCEL INFORMATION:

- TAX MAP # 1397-1398-1399 LOT/PARCEL# _____
- ACREAGE: 33 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

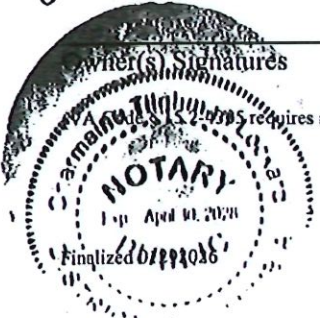
(Describe in Detail the Use of the Subject Property)

THE PROPERTY IS USED FOR AGRICULTURAL AND FORESTAL PURPOSES INCLUDING THE MAINTENANCE OF OPEN LAND AND WOODED AREAS. THE LAND SUPPORTS AGRICULTURAL AND FORESTAL ACTIVITIES CONSISTENT WITH COUNTY AND STATE GUIDELINES.

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

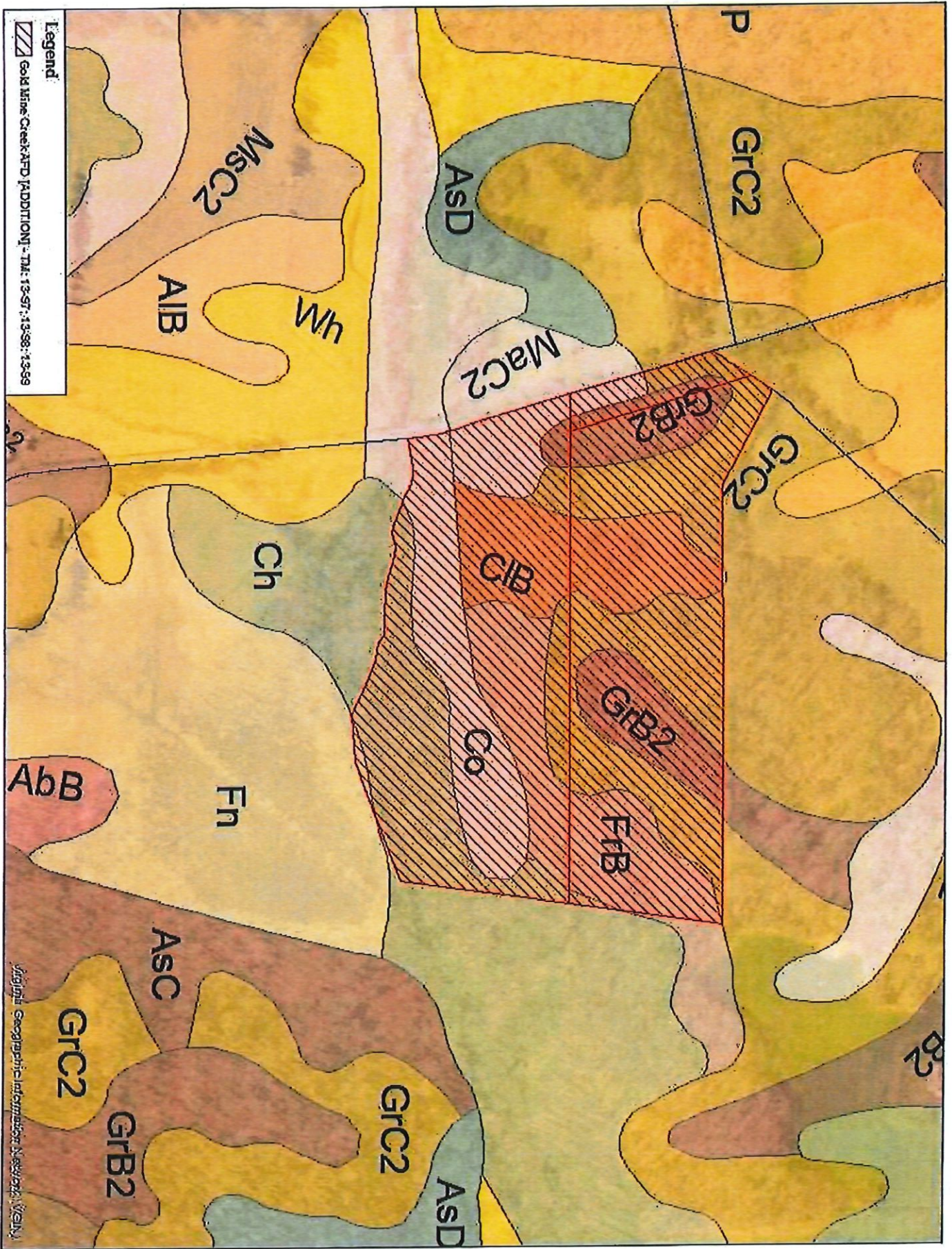
June P. Courney
Linda T. Courney

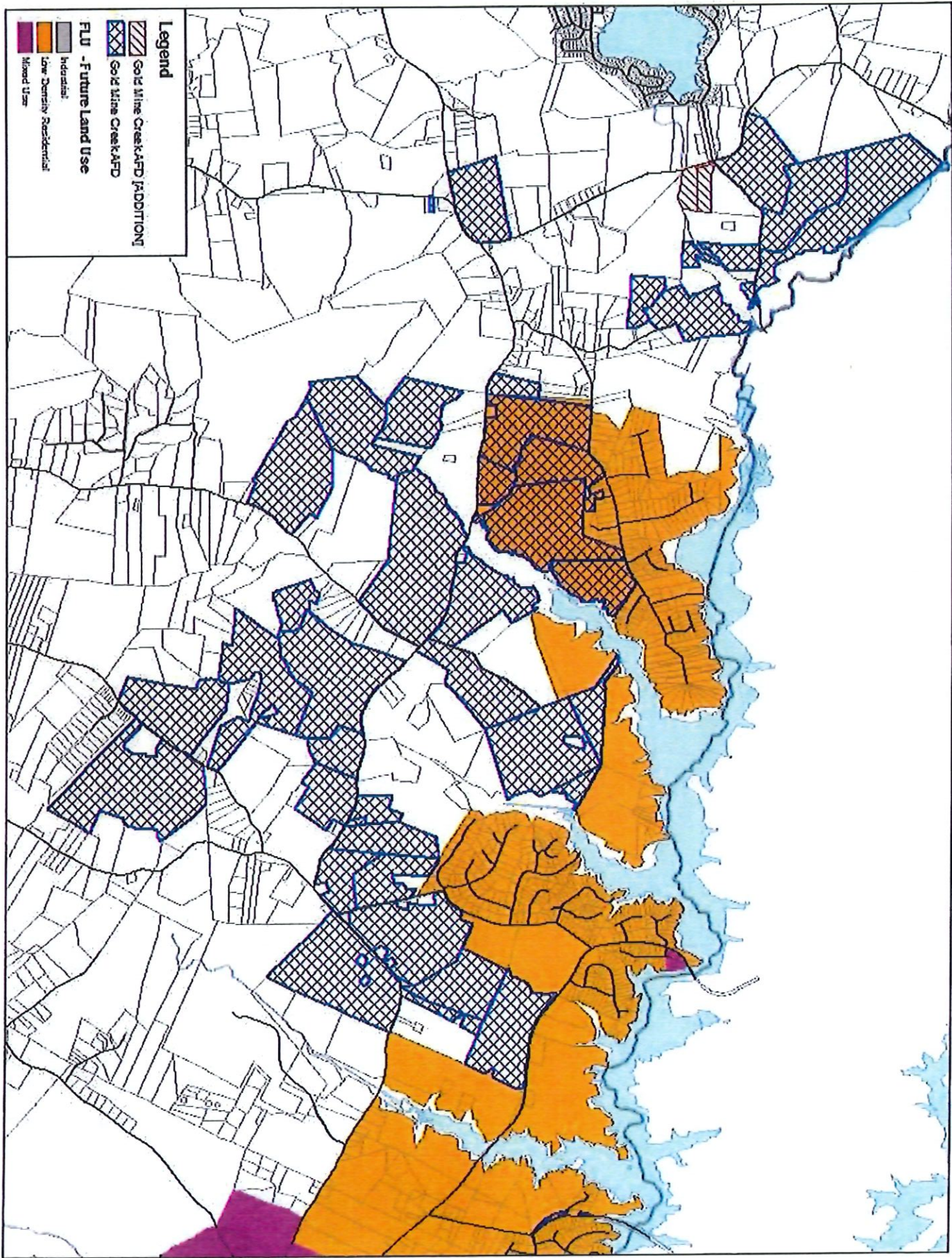
District of Columbia
Signed and sworn to (or affirmed) before me
on 4-30-26 by _____
Date Name(s) of Individual(s) making Statement
Charmaine Tilghman Lockard
Signature of Notarial Officer
Notary
Title of Office
My commission expires: April 30, 2028
Witness

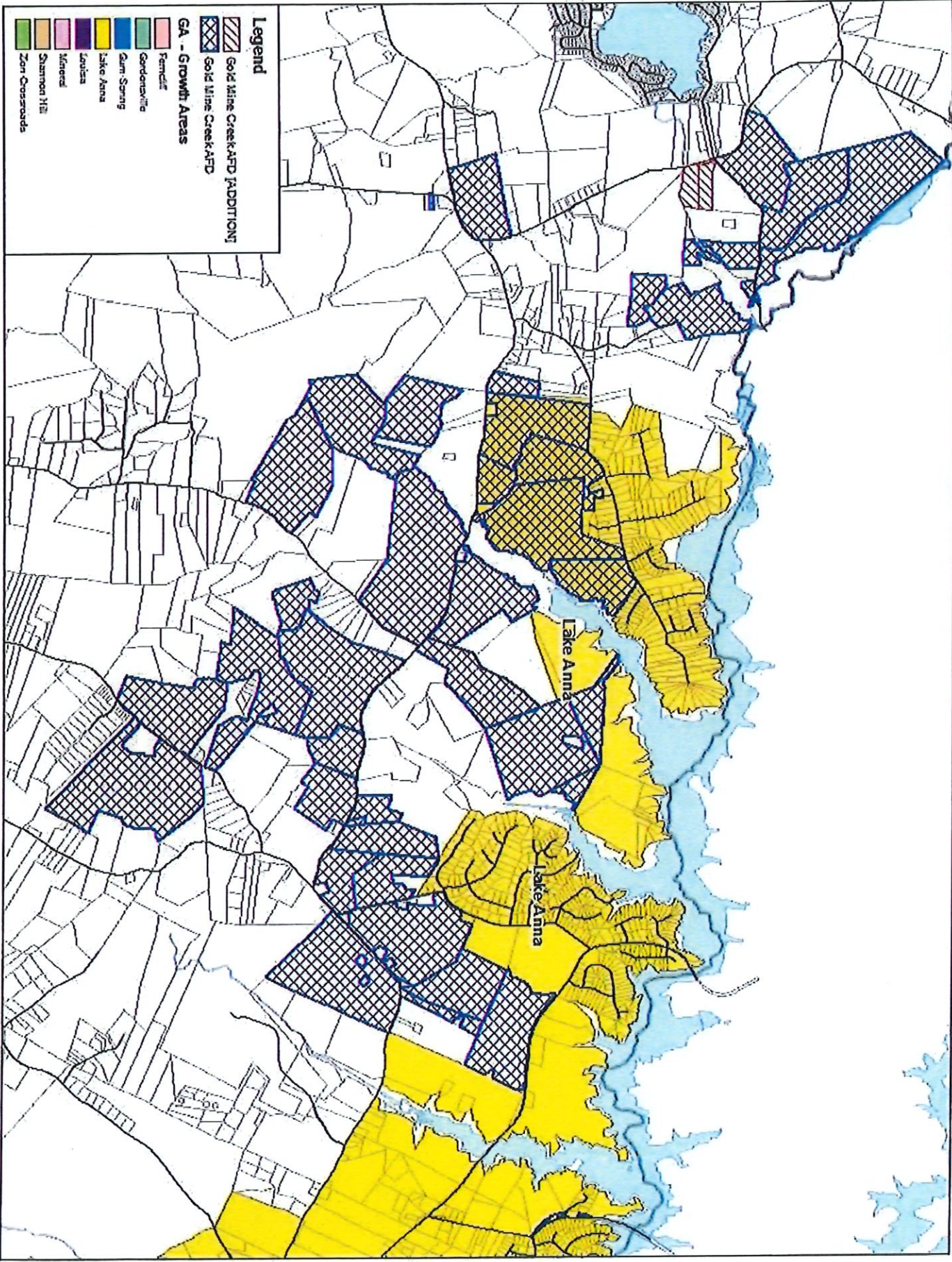


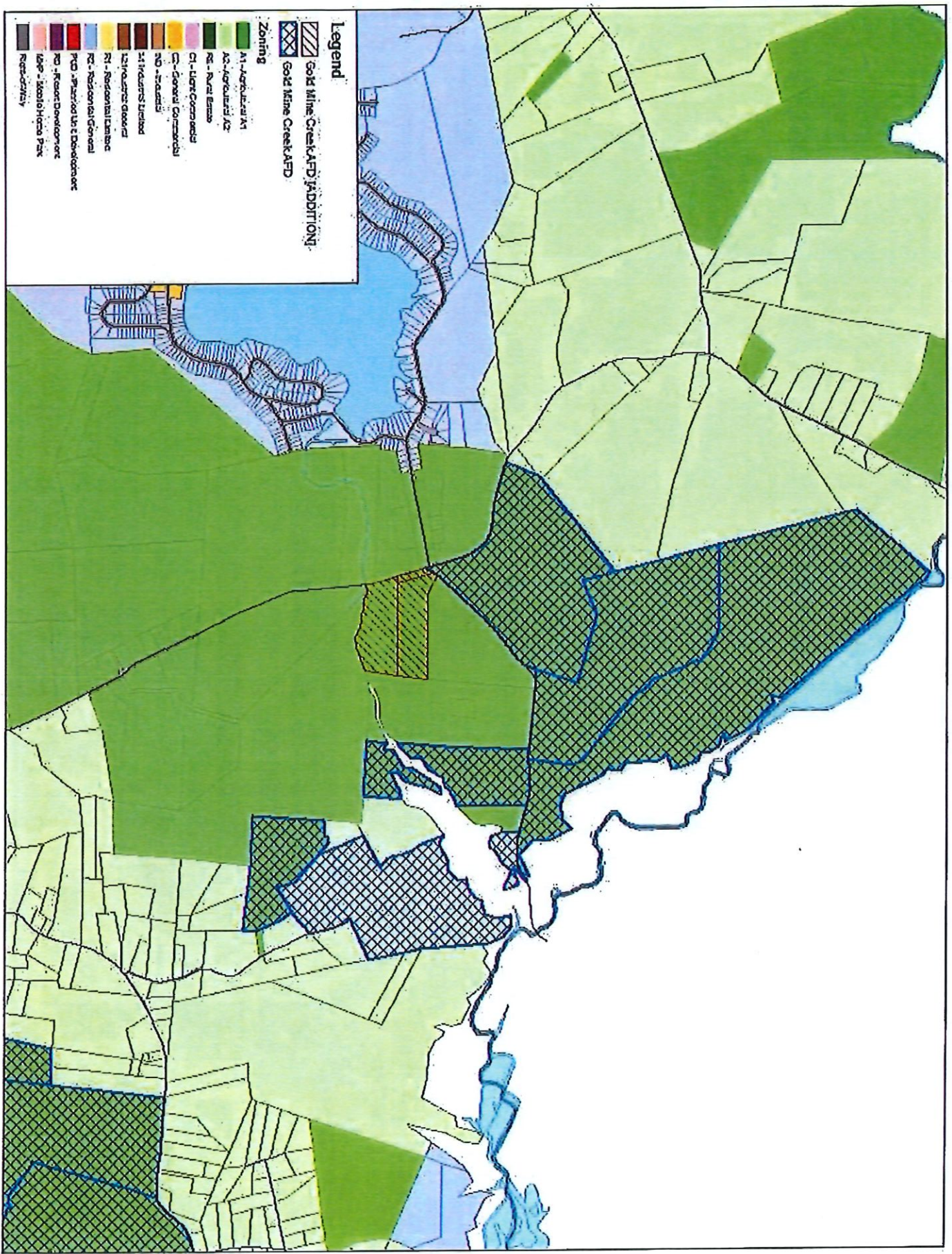
requires all owners to sign the application or otherwise provide written approval. Please see page 2 for additional information.)

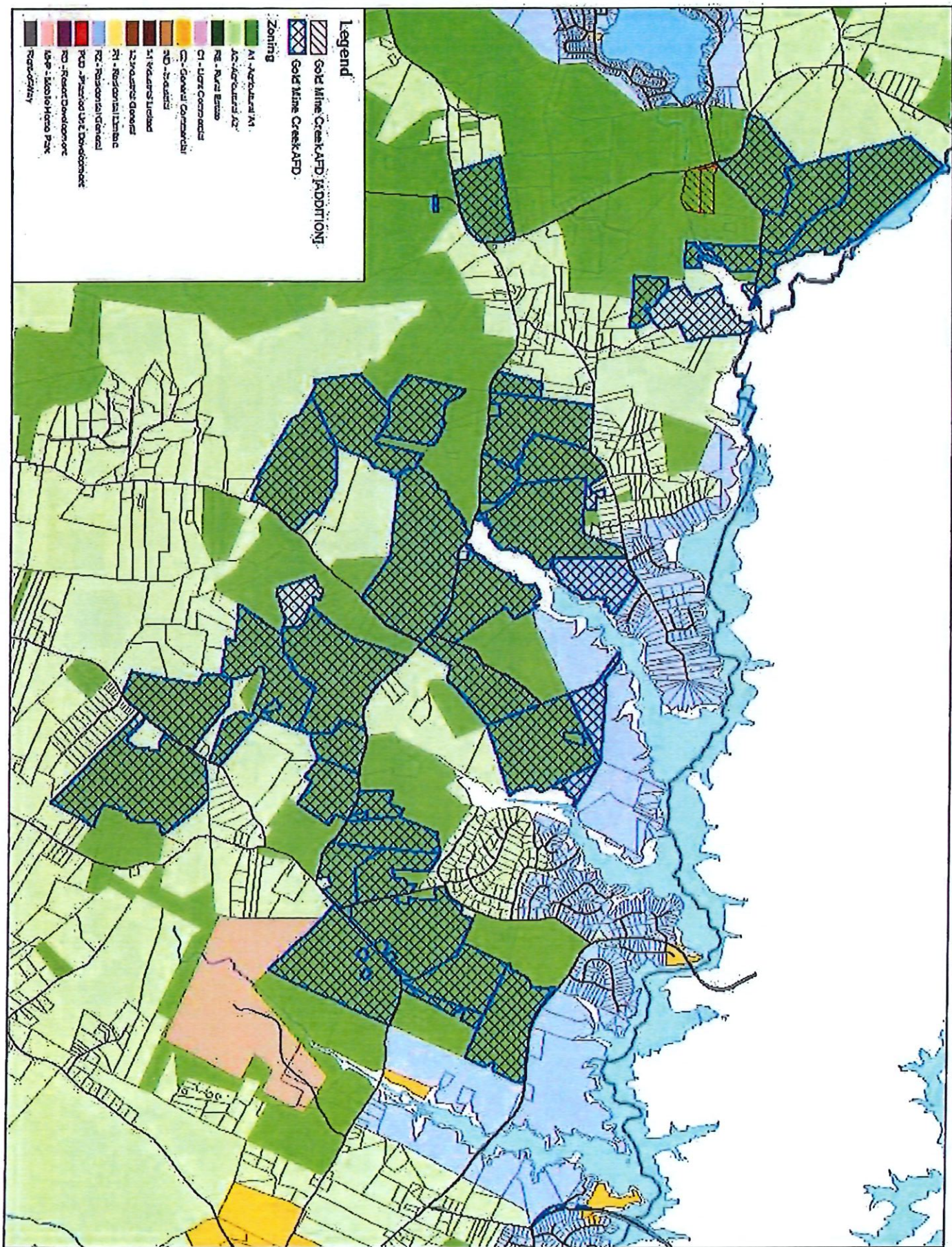
Charmaine Tilghman Lockard
Notary Public, District of Columbia
My Commission Expires April 30, 2028











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 13-97, 13-98, and 13-99.

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:

<p><i>Gold Mine Creek Agricultural and Forestal District</i></p>	<p>6-18; 7-1; 13-(3)B2, 81 (1.196 ac portion of), 84, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102; 14-1, 3, (3)80A, 6, 37, 38, 40, 55, 70, 71, 71B, 72, 77, (4)A; 15-3, 5, 9, 10, 11, 13, 21, 27, 28 (portion), 29, 32, 33, 35; 16-7, 8, 12; 23 26-50; 27-4-A, 6, 9, 22, 56</p>
------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

(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: May 18, 2026
SUBJECT: **Creation Request – Healing Springs Agricultural and Forestal District
Thursday, July 9, 2026 – 7:00 p.m.**

This is to advise that the Louisa County Community Development Department has received the following request for review and consideration of the creation of the Healing Springs Agricultural and Forestal District, totaling 826.50 acres, as follows:

<u>OWNER'S NAME</u>	<u>TAX MAP PARCEL #</u>	<u>ACREAGE</u>	<u>ZONING</u>
Healing Springs Farm LLC	102-32	826.50	A-2

Location

The proposed district is located along Route 611 (Octagon Church Road) and Route 635 (Factory Mill Road), south of the South Anna River, east of Route 663 (Owens Creek Road), slightly west of the Hanover County line, and slightly north of the Goochland County line in the Mountain Road 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 Healing Springs Agricultural and Forestal District is 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

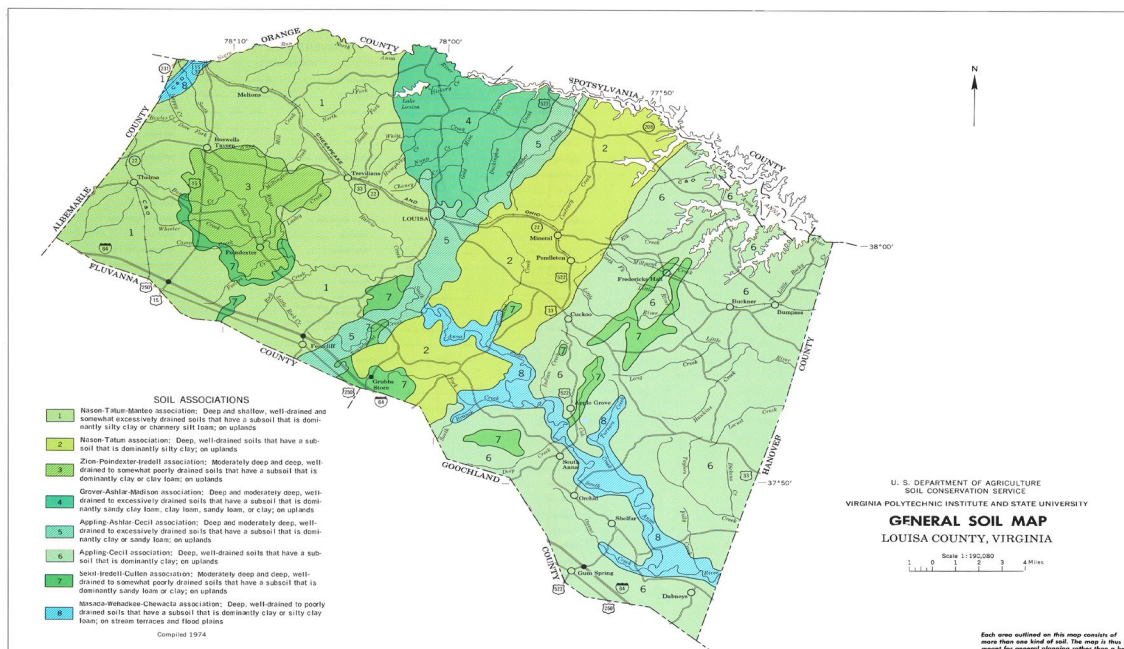
The creation of agricultural and forestal districts and subsequent additions to those districts, complements the goals identified in the Vision Statement by preserving and protecting natural resources, open space retention, compatibility between land uses, and managing growth by concentrating development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

Existing Uses

Based on information provided by the property owner, the subject parcels are used for 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 Masada-Wehadkee-Chewacla Association. In summary, these soils are described as “deep, well-drained to poorly drained soils that have a subsoil that is dominantly clay to silty clay loam; on stream terraces and flood plains.”



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 district meets the statutory requirements of 200 minimum acres for creation of a new district and the land is used for timber production.

Staff recommends the application for creation of the Healing Springs 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-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 July 2, 2026.



TO: Members, Planning Commission
 FROM: Staff, Community Development Department
 DATE: June 12, 2026
 SUBJECT: **Review Creation Request Amendment – Healing Springs Agricultural and Forestal District**
Thursday, July 9, 2026 – 7:00 p.m.

This is to advise that the Louisa County Community Development Department has received the following request for review and consideration of an amendment to the creation of the Healing Springs Agricultural and Forestal District, totaling 14.74 acres, as follows:

<u>OWNER'S NAME</u>	<u>TAX MAP PARCEL #</u>	<u>ACREAGE</u>
Aaron Schoenle, Ramya Doraisamy, Nitya Doraisamy	102-12-16	14.74

Location

The proposed district addition adjoins the northern portion of the proposed Healing Springs Agricultural and Forestal District. The parcel is located along Route 1048 (Ivy Cliff Drive), north of Route 611 (Octagon Church Road), and south of Route 635 (Factory Mill Road) in the Mountain Road 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-2). In summary, the stated purpose of the A-2 zoning district is to accommodate uses that are essential to the rural economy and the agrarian character of the community.

Existing Uses

Based on information provided by the property owner, the subject parcel is used for 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 will make up the Healing Springs Agricultural and Forestal District. The current use of the properties consists of crop production, which supports the intent of the agricultural and forestal districts.

Additionally, the amendment to the addition was submitted on June 11, 2026, which is within 30 days of the notice, as it was mailed out on May 27, 2026.

Staff recommends the application for amendment to the creation of the Healing Springs 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-2) and the Rural Area designation in the 2040 Louisa County Comprehensive Plan.



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 Healing Springs

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)

Southeastern Louisa County

4. Total Acreage in the Proposed District or Addition 824.5

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>Healing Springs Farm LLC</u>	<u>102-32</u>
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(Please Use A Separate Sheet For Each Parcel To Be Included In The District.)

PROPERTY OWNER'S NAME: Kevin Alexander Daigh Jr

- 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 # 102 32 LOT/PARCEL# _____
- ACREAGE: 826.5 ZONING: A2
- SUBDIVISION NAME: Healing Springs
- 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)

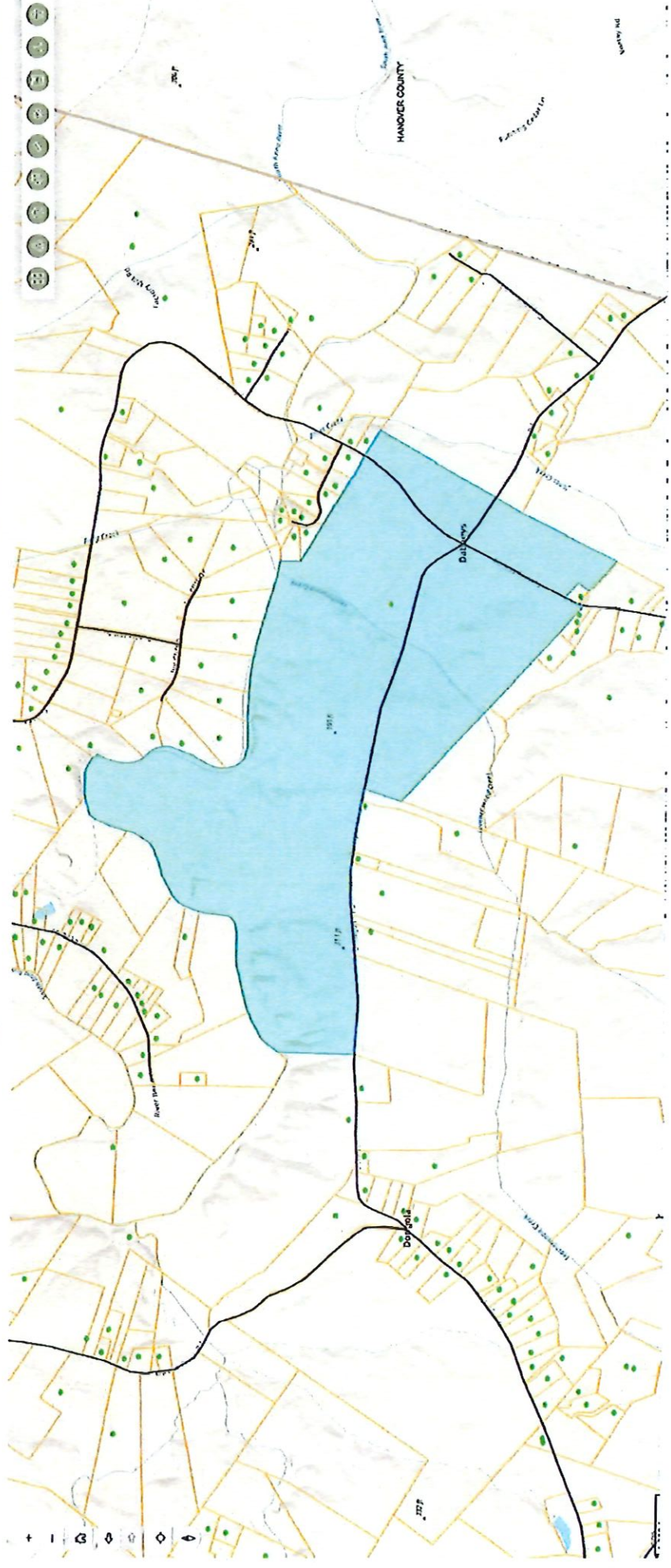
Timber farming + open space

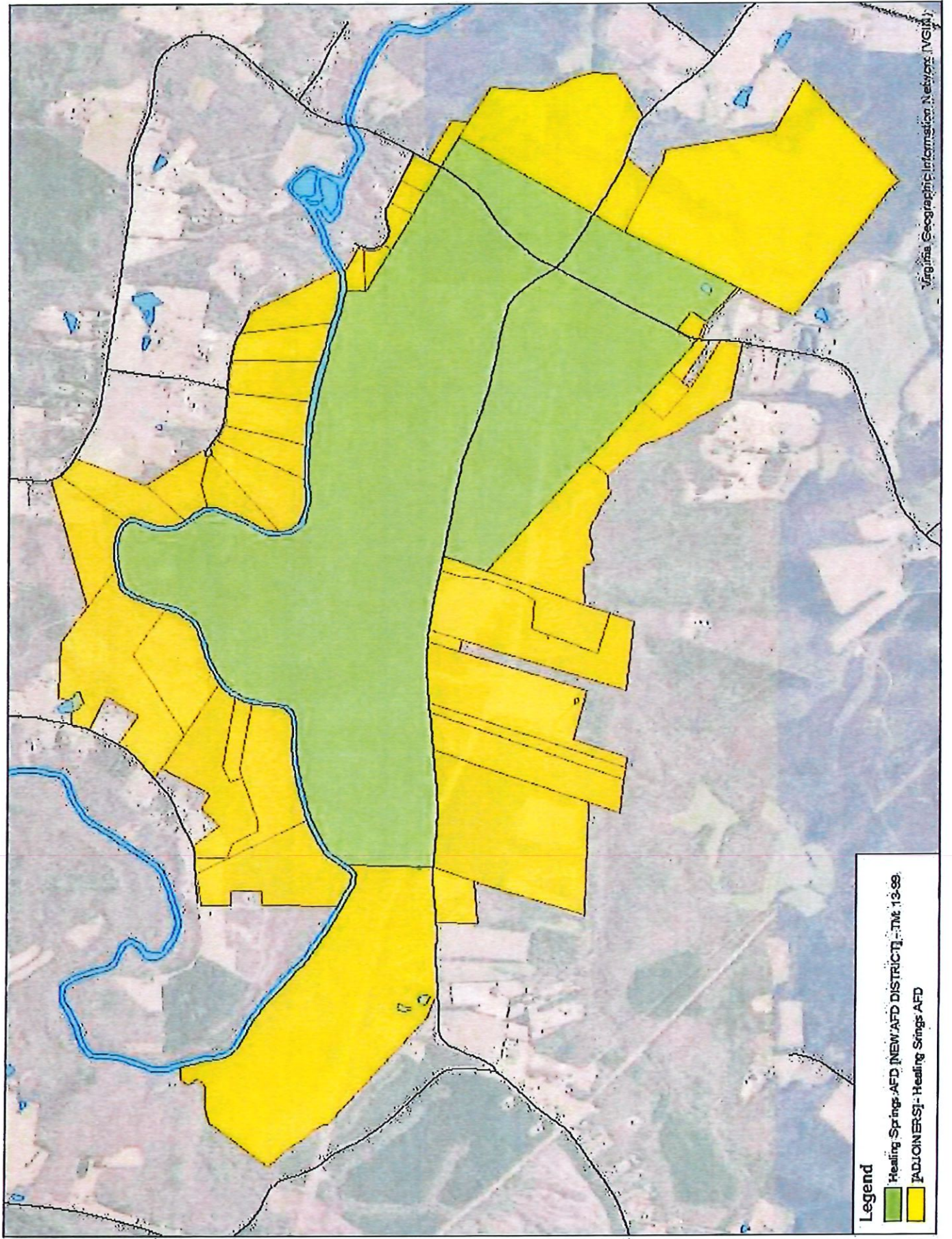
We the undersigned have read the above mentioned conditions and request the property described above be designated an Agricultural and Forestal District.

Kevin Alexander Daigh Jr
Alex Daigh
* Owner(s) Signatures

Elizabeth Annfield Daigh
EADaigh
* 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.)

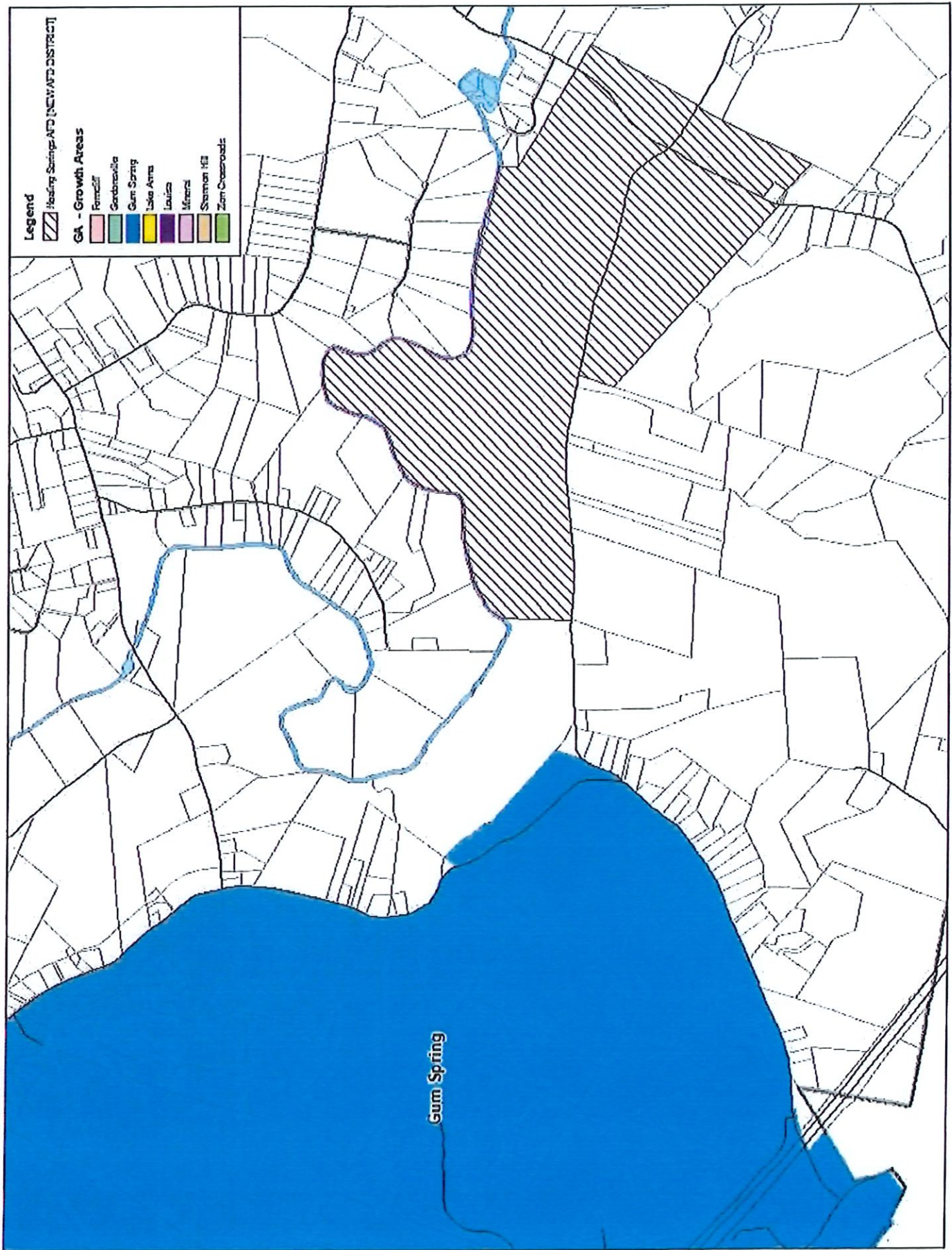


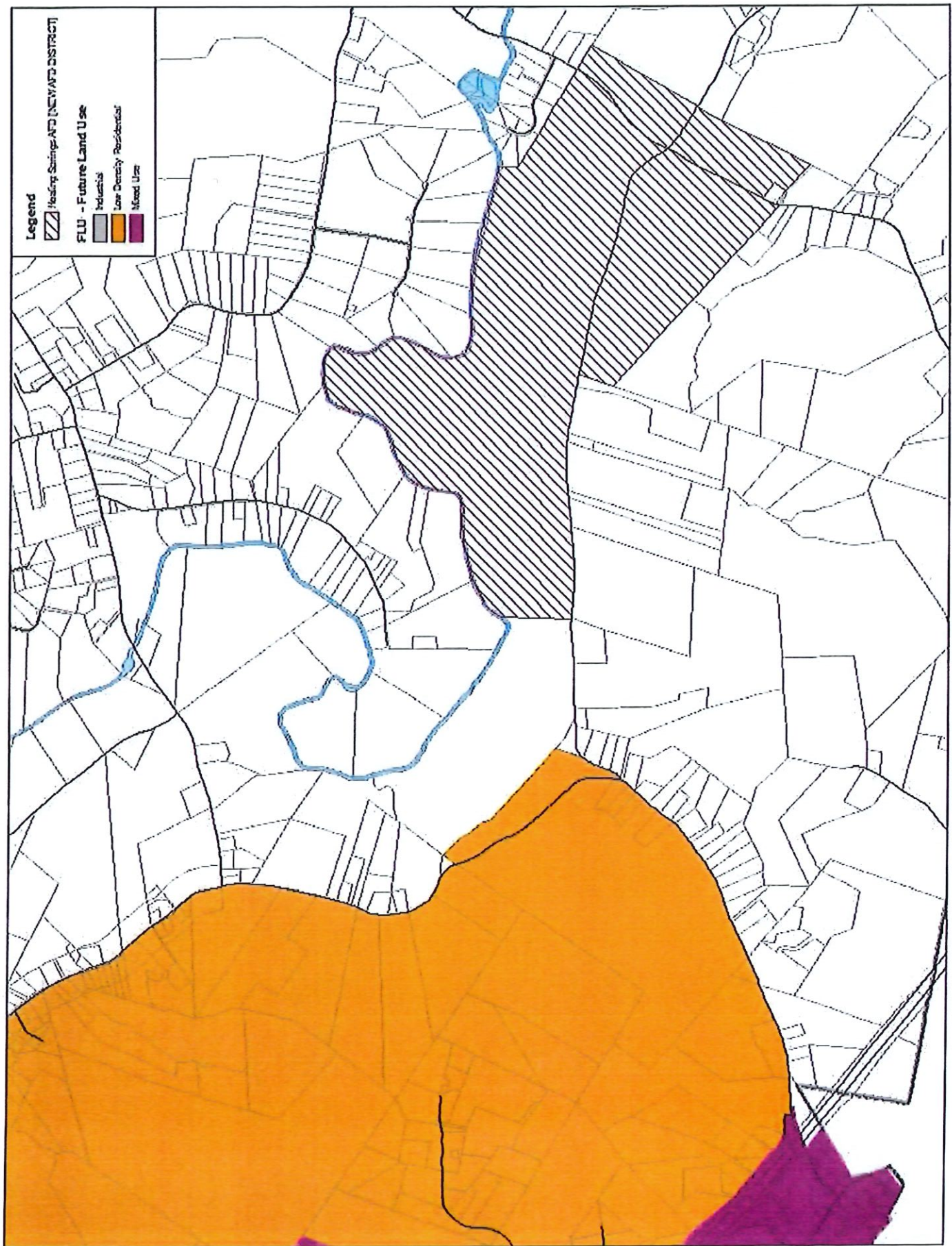


Legend

- Healing Springs AFD (NEW AFD DISTRICT) - TM 13-99
- ADJUNCTIONS - Healing Springs AFD

Virginia Geographic Information Network (VGIN)





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

PROPERTY OWNER'S NAME: Aaron Schoenle, Ramya Doraisamy, Nitya Doraisamy

- MAILING ADDRESS: _____
- PHONE NUMBER: _____
 - TYPE OF DEVICE: MOBILE LANDLINE
- EMAIL ADDRESS: _____
- **YES** 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.)

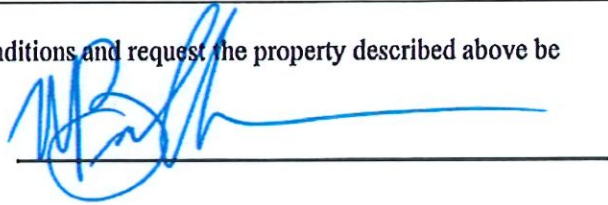
PARCEL INFORMATION:

- TAX MAP # 102-12-16 LOT/PARCEL# 16 / 102-12-16
- ACREAGE: 14.74 ZONING: A2
- SUBDIVISION NAME: IVY CLIFF
- PART OF THE CORE: YES or NO NO
- WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: YES or NO YES
- 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 YES
- IS THE PROPERTY ENROLLED IN LAND USE TAXATION: YES or NO NO
- IS A CONSERVATION EASEMENT PLACED ON THE PROPERTY: YES or NO NO

(Describe in Detail the Use of the Subject Property) Planning a flower farm, a sanctuary/rescue and planning on having livestock (Chicken, goats etc.). Currently in the process of building a home on a 1-acre home site.

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

Nitya Doraisamy



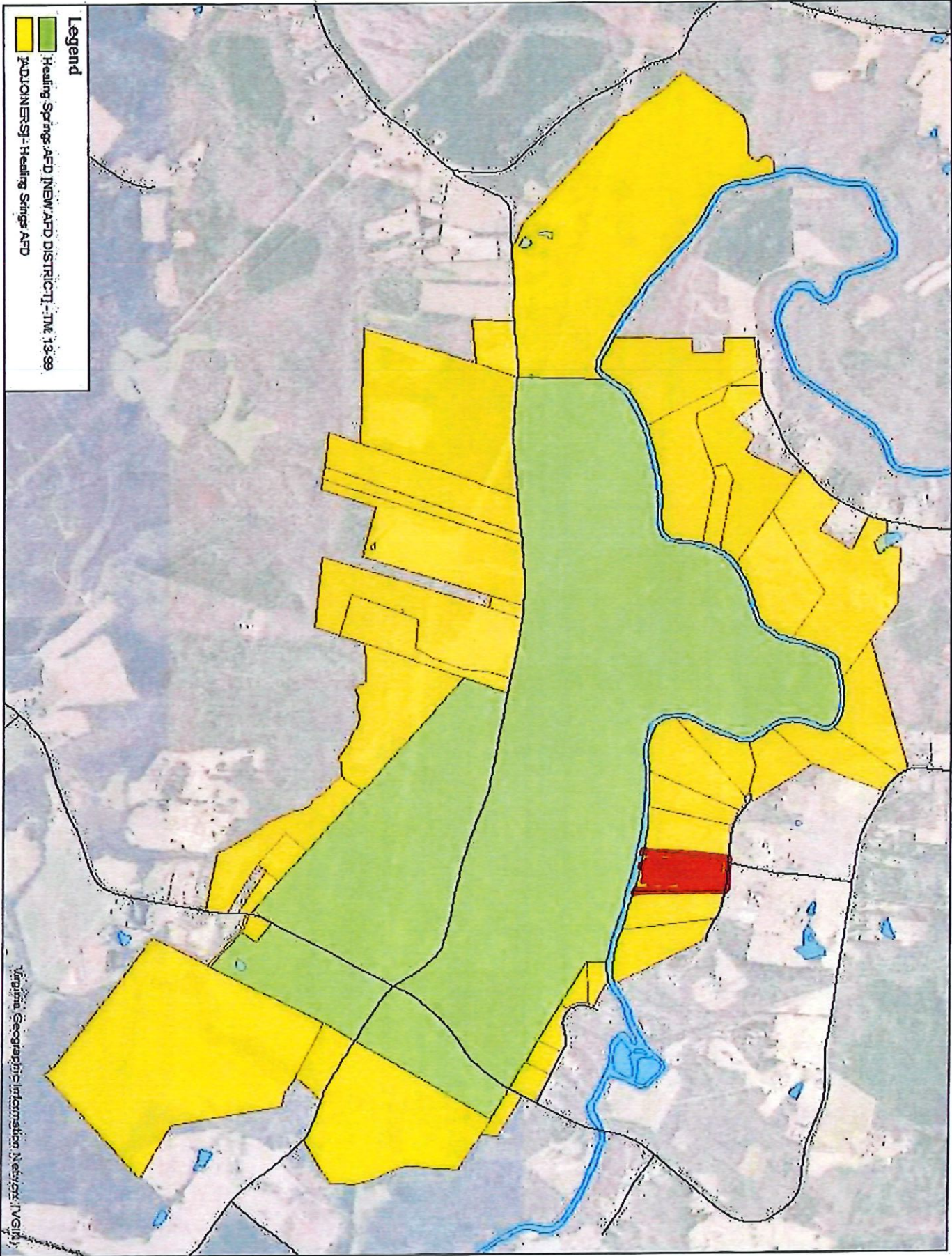
Ramya Doraisamy

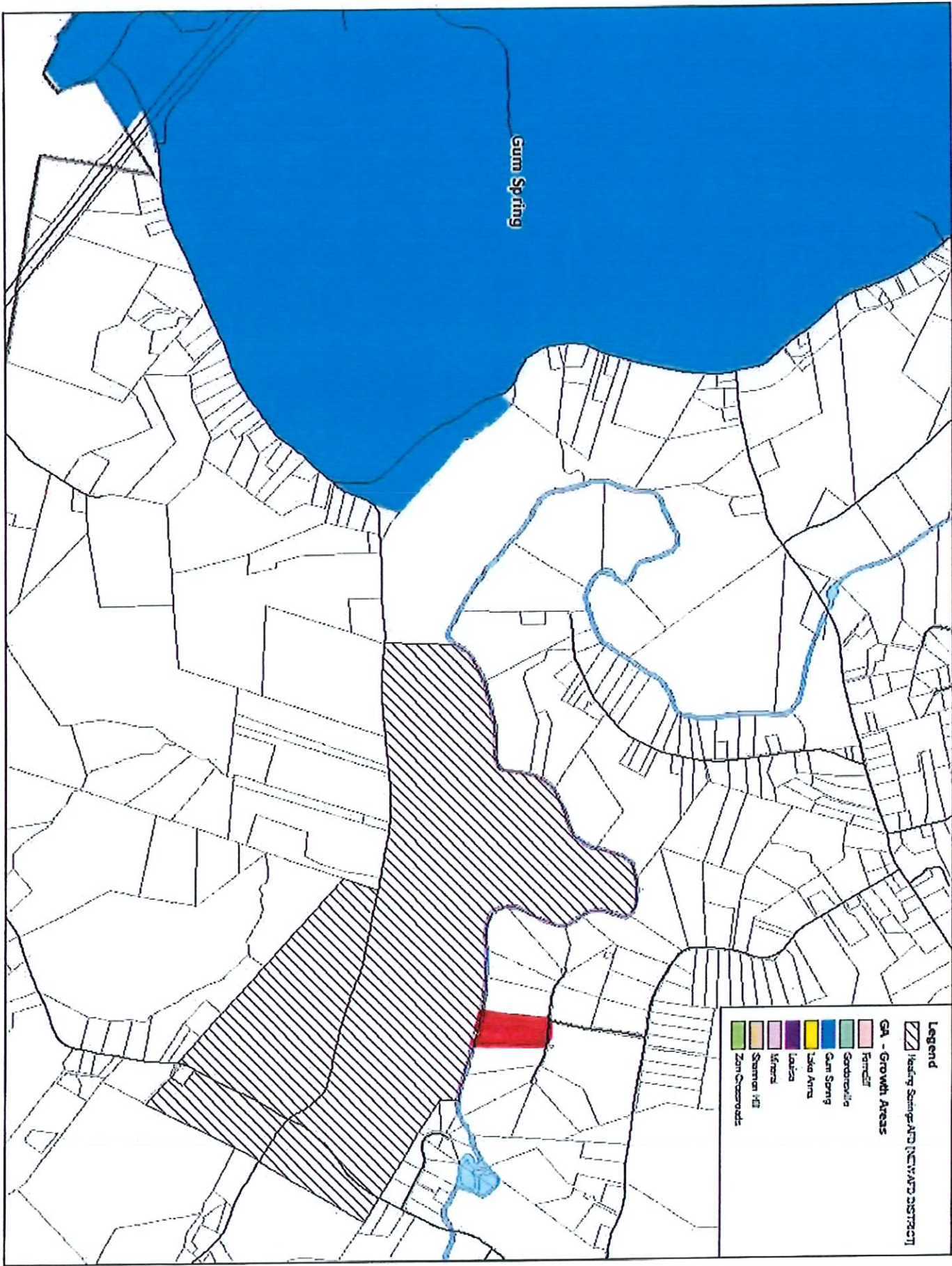
Aaron Schoenle

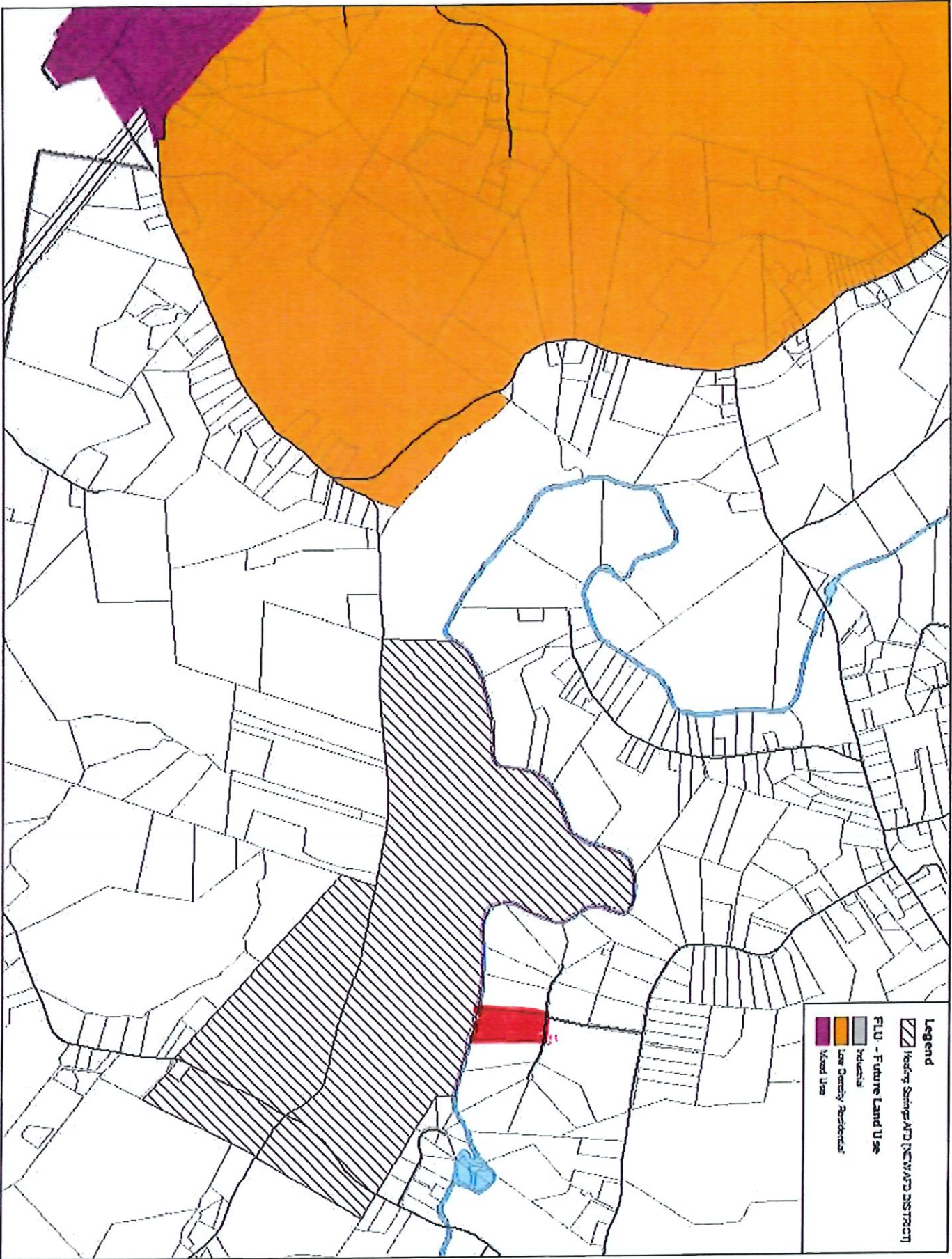
Owner(s) Signatures

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 create the Healing Springs Agricultural and Forestal District with Tax Map Parcel 102-32.

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>Healing Springs Agricultural and Forestal District</i>	102-(12)16, 32
------------------------------------------------------------------	-----------------------

(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



Phone (540) 967-3430 **COUNTY OF LOUISA** Fax (540) 967-3486
COMMUNITY DEVELOPMENT DEPARTMENT
www.louisacounty.com

TO: Members, Louisa County Planning Commission

FROM: Staff, Community Development Department

SUBJECT: REZ2026-02, Rezoning of approximately 12.98 acres from General Commercial (C-2) to Agricultural (A-2) to allow for a family subdivision

APPLICANT: R.T. “Torrey” Williams, III Esquire

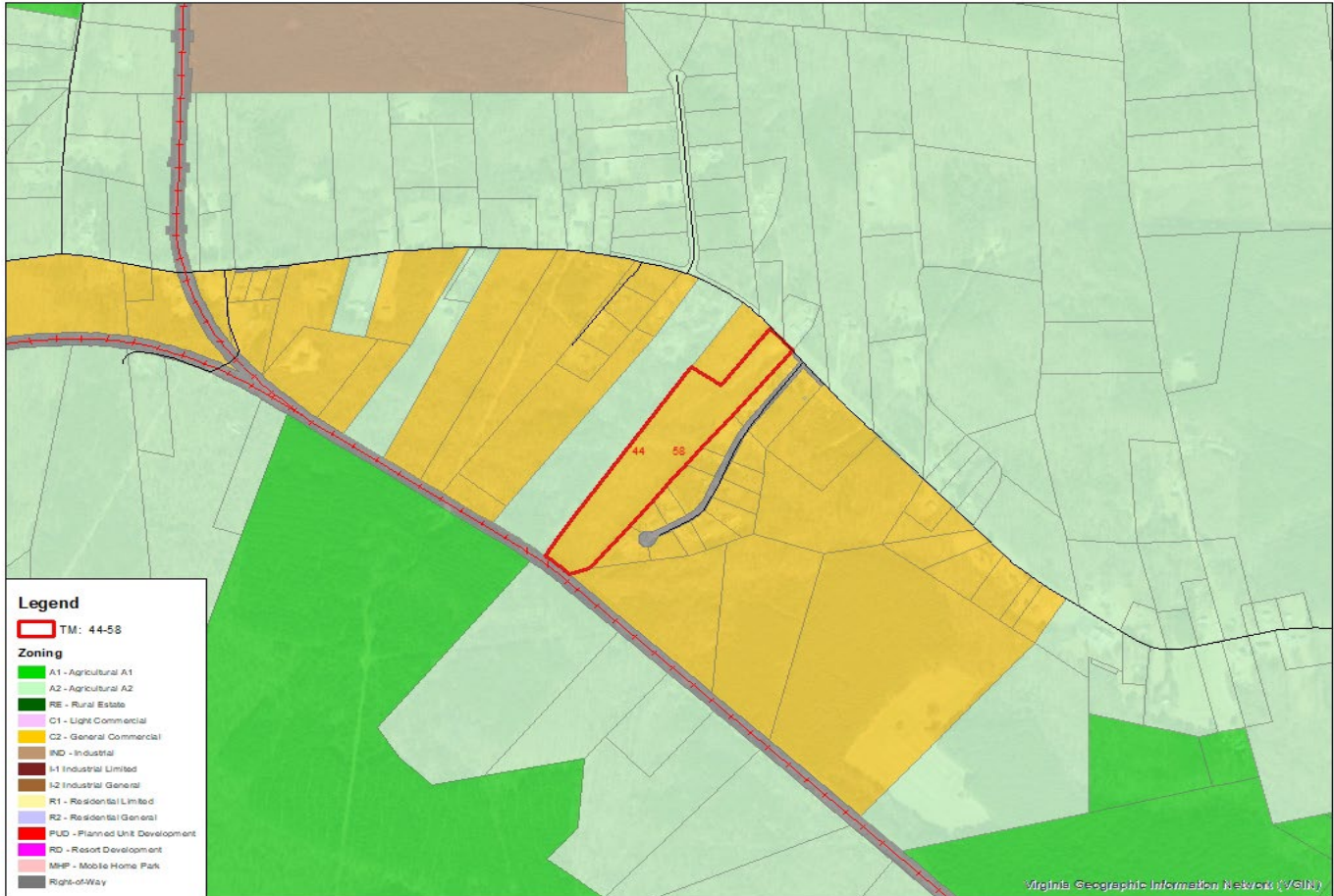
OWNER: Shaun Brown

DATE: June 29, 2026

The Planning Commission will meet to review this request on July 9, 2026, at 7:00 P.M. in the Louisa County Public Meeting Room.

INFORMATION SUMMARY	
TAX MAP AND PARCEL #:	44-58
TOTAL ACREAGE:	12.98
ELECTION DISTRICT:	Cuckoo
CURRENT ZONING:	General Commercial (C-2)
SURROUNDING ZONING:	Agricultural (A-2), General Commercial (C-2)
EXISTING USE(S):	Vacant
FUTURE LAND USE	Rural
REQUESTED USE(S):	Rezoning 12.98 acres to A-2 to allow for family divisions
EXISTING LAND USE PERMIT(S):	N/A

Exhibit A Subject Parcel and Surrounding Zoning



PROPERTY LOCATION:

The property is located on Fredericks Hall Road (Route 618), and is further identified as tax map parcel 44-58, in the Cuckoo Election District. The 2040 Louisa Comprehensive Plan designates this area of Louisa County as Rural, outside of any designated growth areas.

REQUEST:

Rezone approximately 12.98 acres from General Commercial (C-2) to Agricultural (A-2) to allow for a family subdivision. The owner wishes to create a family division for his two sons and one nephew. The owner has volunteered proffers to limit the number of family divisions to three (3) with one residue parcel and to extend the period the lots must be retained from five (5) to fifteen (15) years.

BACKGROUND:

The subject property and some of the adjacent parcels are zoned as General Commercial (C-2) according to the original 1969 rezoning map (Exhibit B). The land is currently vacant. The owner purchased the land to complete a family division. Once the applicant submitted the family division, he was informed family divisions are not permitted within C-2 zoning districts.

Exhibit C
Louisa Growth Area Future Land Use Map with Subject Property



2. Louisa County Land Development Regulations

Section 86-151 Agricultural (A-2) district – 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.

Family subdivision. Pursuant to Code of Virginia, §§ 15.2-2244(C) and 15.2-2244.2, means splitting any tract, parcel or lot of land, within the agricultural (A-1), agricultural (A-2), residential limited (R-1), or residential general (R-2) zoning districts, into two or more parts for the purpose of sale or gift to a member of the immediate family of the property owner or the beneficiary of a trust that owns the property, subject to the requirements of section 86-531 of this Code. See "immediate family" definition.

Staff believes the proposed family division would align with the current character of adjacent properties containing single-family dwellings.

3. Agricultural Preservation Review

Rezoning this property from commercial to agricultural supports the preservation of Louisa County's rural character and working lands. To further protect the property from future fragmentation and development pressures, staff recommends the applicant apply for enrollment in an Agricultural and Forestal District, demonstrating a commitment to preserving the County's rural nature, agricultural economy, and open spaces for future generations.

4. 2024 Public Facilities Impacts Review

The Board of Supervisors adopted a Public Facilities plan on February 20, 2024, as an amendment to the 2040 Comprehensive Plan adopted August 5, 2019. Implementation of the Public Facilities plan allows the County to deliver the planned quality of life and service standards at current and planned levels by identifying the impacts of proposed development and offering the means to consider proposed mitigation(s). The Plan aims to ensure that development impacts are adequately assessed and mitigated, to promote sustainable growth and to preserve the community's well-being. As Louisa County grows, the pressure on public facilities and services intensifies. The County expects proposed developments to consider the impacts on Public Facilities and to mitigate the impacts of the development. This mitigation can take various forms, such as impact fees, infrastructure improvements, land dedication, and other items, ensuring that the burden of growth does not disproportionately fall on existing residents and businesses in the County.

This application has therefore been evaluated to determine if it impacts the following areas:

Administration

Staff believes there would be a minimum level of impact to Administration. Community Development Department staff is currently involved in the Rezoning process. Community Development Department staff would also be involved in future development permit reviews and inspections.

Fire & EMS

Staff believes there would be a minimal impact to Fire & EMS.

Law Enforcement

Staff believes the proposed use would have a minimal impact on Law Enforcement.

Parks and Recreation

Staff does not believe the proposed use would negatively impact Parks and Recreation, it may bring additional revenue if the owners use facilities.

Schools

Staff believes the proposed use would impact schools as there is potential for school age children.

Solid Waste

Community Development staff believes there would be a minimal impact to General Facilities for household waste.

5. CURRENT ZONING VIABILITY ANALYSIS:

The current zoning is General Commercial (C-2) and has permitted uses such as a “commercial kennel, car wash, restaurant, medical office... (more in Section 86-222).” The surrounding area is not currently served by public water and sewer to accommodate majority of the permitted uses. The subject property is located outside of any Growth Area designated as rural. Staff believes the rezoning of the property from (C-2) to (A-2) would support the vision of the 2040 Plan.

6. NEIGHBORHOOD MEETING RESULTS:

A Neighborhood Meeting was held in the Louisa County Public Meeting Room on June 10, 2026, at 4:00PM, at which two citizens attended. There was discussion about potential concerns of dogs barking on the property. The applicant received the citizen’s contact information for further discussion if needed.

Enclosures (3)

1. Application
2. Proffer Statement
3. Proposed Family Division Plat

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 CZ () to AZ ()
- B: CONDITIONAL USE: _____
- C: TEMPORARY CONDITIONAL USE: _____
- D: VARIANCE: _____
- E: PROFFER AMENDMENT: _____
- F: COMP PLAN AMENDMENT: _____
- G: COMP PLAN REVIEW FOR CONFORMANCE: _____
- H: SPECIAL EXCEPTION: _____

2. APPLICANT, PROPERTY OWNER, AGENT

- A. NAME OF APPLICANT: R.T "Torrey" Williams, III Esquire
If a corporation, name of agent: _____
- B: MAILING ADDRESS: _____
Telephone # _____
- C: NAME OF PRESENT OWNER OF PROPERTY ON WHICH THIS REQUEST WILL OCCUR:
Shawn Brown
- D. MAILING ADDRESS: _____
Telephone # _____

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

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: _____

F. ADDRESS: _____
Telephone #: _____

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

- A. VOTING DISTRICT CUCKOO B. TAX MAP # 44-58
- C. SUBDIVISION NAME N/A D. LOT/PARCEL# _____
- E. PROPERTY LOCATION Two miles outside of Town of Mineral, heading East on Frederickshell Rd. on Right
- F. IS PARCEL UNDER LAND USE TAXATION PROGRAM? YES NO

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

Property was purchased to build 3 houses on for 2 sons & nephew. Thought could use Family Division but cannot because zoned Commercial. Location is important to family
(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.

All surrounding properties are used for residential purposes even though zoned Commercial. All private septic & well on all lots. Property fronts on Public road. low to no impact.

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:

None to knowledge

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.

Applicant is further willing to proffer to hold any family divisions on this parcel for a period of 15 years and further agrees to limit the parcel to three total family divisions

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: March 25, 2026.



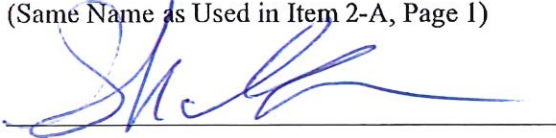
SIGNATURE OF APPLICANT

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

R.T. Williams, III Esq.

APPLICANT'S NAME

(Typed or Printed)



SIGNATURE OF OWNER

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

Shawn Brown

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.

Pettit, by deed from Martin Harmata and wife, dated March 25, 1946 and recorded in the Clerk's Office of the Circuit Court of Louisa County, Virginia, in Deed Book No. 68, page 295.

The parties of the first part covenant that they have the right to convey the said land; that they have done no act to encumber the same; that the party of the second part shall have quiet possession thereof, free from encumbrances; and that they, the parties of the first part, will execute such further assurances of and to the same as may be requisite:

WITNESS the following Signatures and Seals:

C. Pembroke Pettit (SEAL)
Nellie Mae Pettit (SEAL)

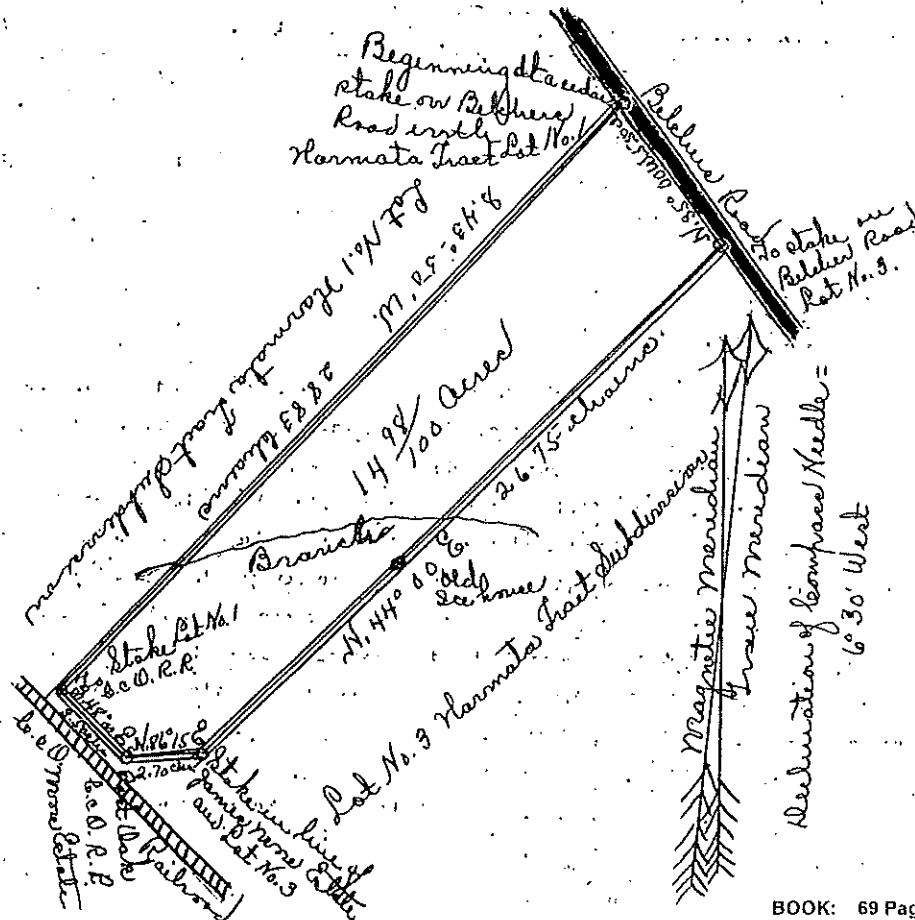
STATE OF VIRGINIA,
COUNTY OF LOUISA, to-wit:

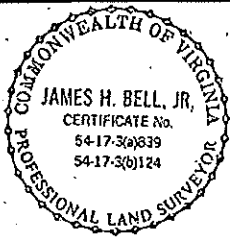
I, Ruth M. Poindexter, a Notary Public in and for the State and County aforesaid and whose commission as such will expire on the 8th day of March, 1949, do hereby certify that C. Pembroke Pettit and Nellie Mae Pettit, his wife, whose names are signed to the foregoing and hereunto annexed deed, dated the 5th day of June, 1946, have each acknowledged the same before me in my said State and County.

Given under my hand this 8th day of June, 1946.

Ruth M. Poindexter
Notary Public as aforesaid.

Plot Harmata Tract
Lot No. 2.



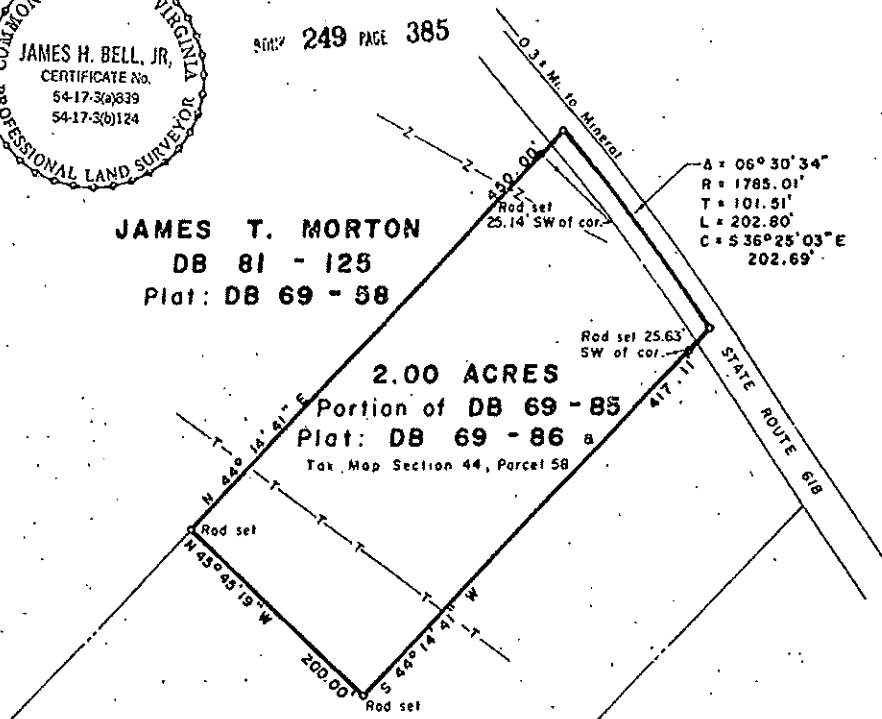


249 PAGE 385

JAMES T. MORTON
 DB 81 - 125
 Plat: DB 69 - 58

A = 06° 30' 34"
 R = 1785.01'
 T = 101.51'
 L = 202.80'
 C = S 36° 25' 03" E
 202.69'

2.00 ACRES
 Portion of DB 69 - 85
 Plat: DB 69 - 86 a
 Tax Map Section 44, Parcel 58



LORAIN COURTNEY
 DB 69 - 85
 Plat: DB 69 - 86

Plat of Survey of 2.00 Acres
 Standing in the Name of
LORAIN COURTNEY
 Cuckoo District, Louisa County, Virginia
 Scale: 1" = 100' 23 March 1981

JAMES H. BELL, JR., P.C.
 PROFESSIONAL LAND SURVEYOR

JOB NO. 930 C 81 FIELD BOOK NO. 313

AVB

... VIRGINIA: In the Clerk's Office of the Circuit Court of Louisa County, Jan. 26, 1981. This document was this day received in said office, and, upon the certificate of acknowledgment thereto annexed, admitted to record, at 10:00 o'clock A.M. after payment of \$ 2.00 tax imposed by Sec. 58-54 (b).
 Teste: James Leonard Clerk

PROFFER STATEMENT

Tax Map Parcel 44-58 Rezoning

Date of Proffer: June 2, 2026
Project Name: Tax Map Parcel 44-58 Rezoning
Owner: Shaun Brown
Existing Zoning: C2
Zoning Requested: A2
Acreage of Parcel(s): 12.98 Acres
Voting District(s): Cuckoo
Tax Map #(s): 44-58
Exhibit(s)/References: N/A

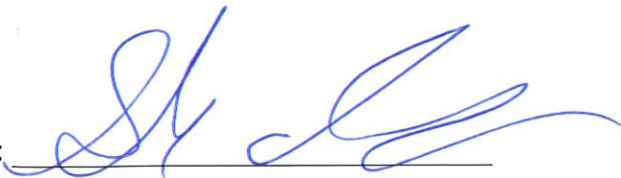
The Term "Owner" as referenced within this document shall include within its meaning the owner, or owners, of record of the Property, or properties, and their successors in interest.

The Owner hereby voluntarily proffers the conditions listed herein which shall be applied to the above-referenced property owned by Shaun Brown, provided that the Louisa County Board of Supervisors accepts these proffers and approves the rezoning of the land to the A2 Zoning district.

- 1) The property shall be limited to a maximum of three family divisions, thereby resulting in three family divisions and one residue parcel.
- 2) Each such division shall remain in the name of the qualified family member for a minimum of fifteen (15) years from the date of recordation, unless the lot is the subject of an involuntary transfer such as foreclosure, death, divorce, judicial sale, condemnation or bankruptcy.

The undersigned Owner hereby proffers that the use and development of the Property shall be in conformance with the proffers and conditions herein above. This document shall supersede all other agreements, proffers or conditions that may be found to be in conflict. The Owner agrees that all proffers shall be binding to the property, which means the proffers shall be transferred to all future property successors of the land.

Signatures to follow on the next page
The remaining of this page is intentionally left blank

Owner: 

Shaun Brown

613126

Agreed and Accepted: The County of Louisa, Virginia:

Louisa County Board of Supervisors
By _____, *Chairperson*

Disclosure Statement

-These lots are served by a privately maintained road and will not be maintained by the state or county. Any cost necessary to bring the road to a condition qualifying it for acceptance as a part of the secondary system of state highways shall be sustained from resources other than those administered by the Virginia Department of Transportation and the County of Louisa or any other public agency.

General Notes:

No current title report has been provided.

Underground utilities and subsurface facilities have not been located.

Other easements, restrictions and property rights may exist that are not shown on this plan.

By graphic determination this lot is not mapped in FEMA Flood Hazard Zone "A" per Flood Insurance Rate Map 51109C0350C, dated July 22, 2020.

Boundary shown is based on a current field survey.

—●— denotes iron rod set unless otherwise stated

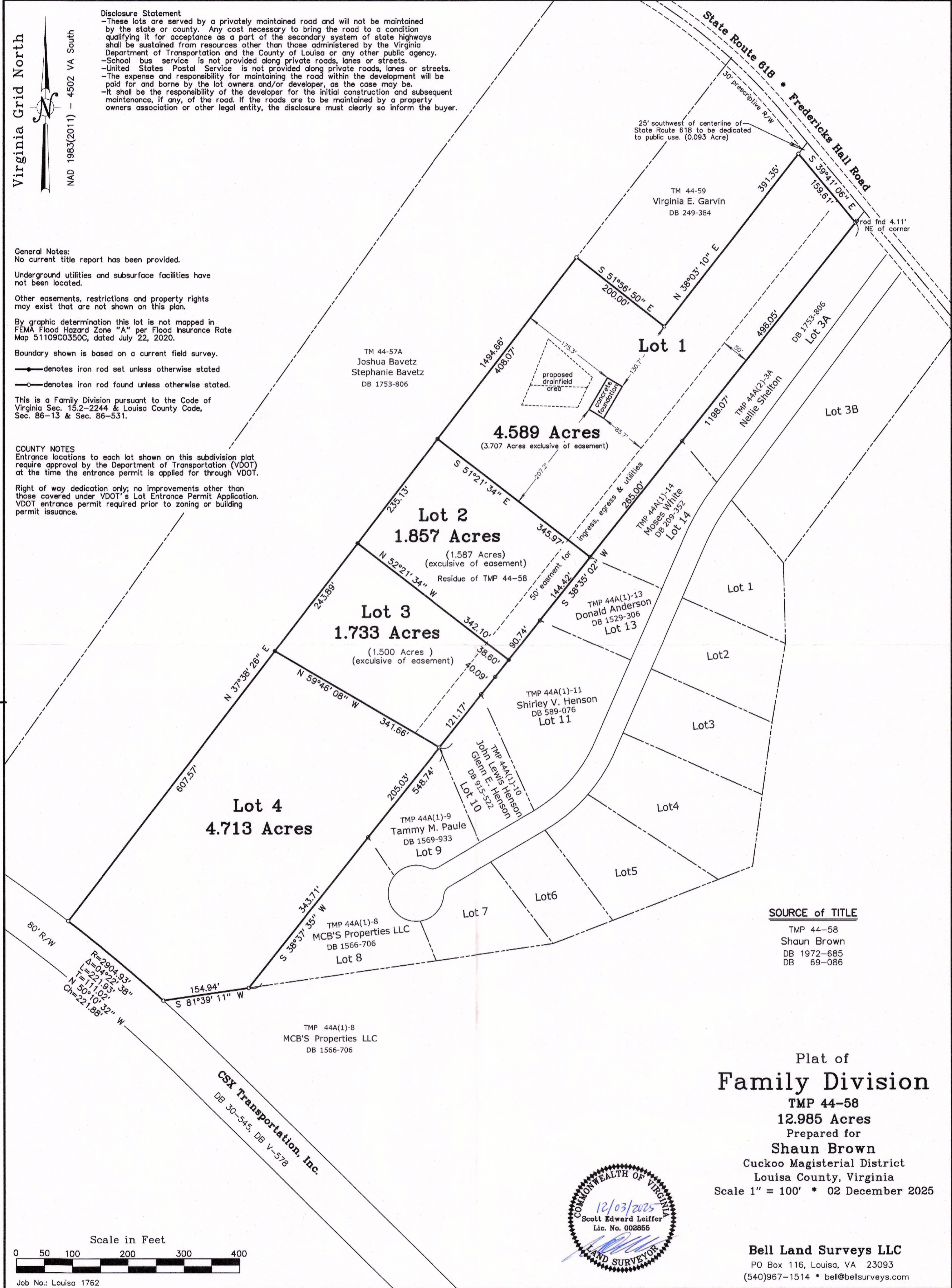
—○— denotes iron rod found unless otherwise stated.

This is a Family Division pursuant to the Code of Virginia Sec. 15.2-2244 & Louisa County Code, Sec. 86-13 & Sec. 86-531.

COUNTY NOTES

Entrance locations to each lot shown on this subdivision plat require approval by the Department of Transportation (VDOT) at the time the entrance permit is applied for through VDOT.

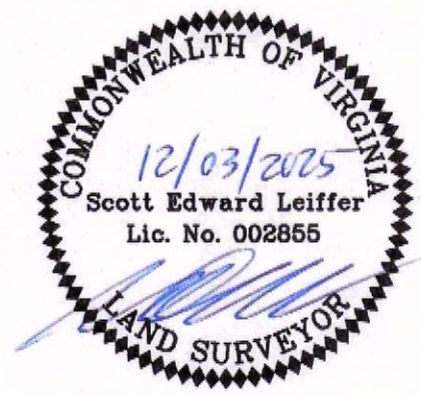
Right of way dedication only; no improvements other than those covered under VDOT's Lot Entrance Permit Application. VDOT entrance permit required prior to zoning or building permit issuance.



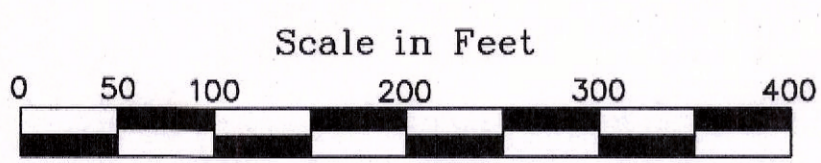
SOURCE of TITLE

TMP 44-58
Shaun Brown
DB 1972-685
DB 69-086

Plat of
Family Division
 TMP 44-58
 12.985 Acres
 Prepared for
Shaun Brown
 Cuckoo Magisterial District
 Louisa County, Virginia
 Scale 1" = 100' * 02 December 2025



Bell Land Surveys LLC
 PO Box 116, Louisa, VA 23093
 (540)967-1514 * bell@bellsurveys.com



**NOTICE OF PUBLIC HEARING
LOUISA COUNTY BOARD OF ZONING APPEALS**

The Louisa County Board of Zoning Appeals will conduct a public hearing on the following item at 7:00 p.m. on Wednesday, July 15, 2026, in the Louisa County Office Building, Public Meeting Room, Main Floor, 1 Woolfolk Avenue, Louisa, Virginia.

VAR2026-01, Sarah Elizabeth Sexton c/o Sarah Haley, Applicant/Owner – Variance Request

Sarah Elizabeth Sexton c/o Sarah Haley, Applicant/Owner, requests a variance from the requirements of Sec. 86-115(d) Setback Regulations for Buildings and Structures - generally for a 29’ setback where a 60’ setback is normally required for the continued construction of a single-family dwelling. This is a 3’ additional setback reduction to the 32’ setback granted under VAR2025-02. The property is located on Payne’s Mill Road (Route 601) and is further identified as tax map parcel 90-44B, in the Mountain Road Election District. The 2040 Louisa County Comprehensive Plan designates this area as rural, outside of the Growth Areas.

Additional information and copies of the above file are available for review in the Community Development Department during regular business hours, Monday through Friday, 8:30 a.m. to 5:00 p.m., or 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 BoardofZoningAppeals@louisacounty.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 Board of Zoning Appeal’s discretion.

BY ORDER OF:
SUSAN FLETCHER, CHAIRPERSON
BOARD OF ZONING APPEALS
LOUISA COUNTY, VIRGINIA

**NOTICE OF PUBLIC HEARING
LOUISA COUNTY BOARD OF ZONING APPEALS**

The Louisa County Board of Zoning Appeals will conduct a public hearing on the following item at 7:00 p.m. on Wednesday, July 15, 2026, in the Louisa County Office Building, Public Meeting Room, Main Floor, 1 Woolfolk Avenue, Louisa, Virginia.

TCUP2026-01, Katelyn & Ryan Hockett, Applicants/Owners – Temporary Conditional Use Permit Request

Katelyn and Ryan Hockett, Applicants/Owners, request the issuance of a temporary conditional use permit, in accordance with Section 86-91(1) Temporary conditional uses of the Louisa County Land Development Regulations, for the use of a recreational vehicle as a temporary dwelling during the construction of a new dwelling, where the original dwelling was destroyed by fire. The property is located on Willow Brook Rd (Route 635), and is further identified as tax map parcel 92-26-2, in the Jackson Election District. The 2040 Louisa County Comprehensive Plan designates this area as rural, outside of the Growth Areas.

Additional information and copies of the above file are available for review in the Community Development Department during regular business hours, Monday through Friday, 8:30 a.m. to 5:00 p.m., or 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 BoardofZoningAppeals@louisacounty.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 Board of Zoning Appeal's discretion.

BY ORDER OF:
SUSAN FLETCHER, CHAIRPERSON
BOARD OF ZONING APPEALS
LOUISA COUNTY, VIRGINIA

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

Fred & Rebecca Massie, Rebecca Massie, Lancelot Lane LLC, Fred Massie Et Als, Robert Downing, applicants/owners; request an amendment to Article II. Zoning Ordinance and Maps; Division 7. Agricultural and Forestal Districts of the Louisa County Land Development Regulations (Section 86-501 Districts Described) to amend the Ellisville Agricultural and Forestal District to add tax map parcels 13-66, 13-67, 13-68, 14-32A, 14-33, 14-35, 25-1-B, 25-38, 25-39, and 26-14-1, containing a total of 848.778 acres. The proposed district addition consists of two sets of parcels. The first set of parcels adjoins a recent addition to the Ellisville Agricultural and Forestal District and are located along and east of Route 693 (Kents Mill Road), west of Route 669 (Ellisville Drive), and along and south of Route 613 (Oakland Road). The second set of parcels adjoins existing portions of the Ellisville Agricultural and Forestal District and are located along and east of Route 669 (Ellisville Drive), south of Route 613 (Goldmine Road), and west of Route 628 (Bibb Store Road). The 2040 Louisa County Comprehensive Plan designates this area of Louisa County as “Rural Area” and are located in the Mineral and Louisa Voting Districts.

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 – Trevilian Station Agricultural and Forestal District

Amick Farm Louisa LLC, Fox Branch LLC, Steve & Amy Seay, Susan Fletcher & Duane Ryder, Charles & Stacey Fletcher, Charles E. Fletcher Jr & Stacey Fletcher, the JJP Timber Trust, and Susan Fletcher, 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 parcels 12-1-1, 12-1-3, 12-8-A1, 12-32, 12-53, 12-54, 12-55, 12-56, 13-12-B1, 13-12-B2, 13-15-3, 13-15-4, 13-15-5, 13-15-6, 13-15-7, 13-15-8, 13-15-9R, 13-15-17R, 13-22, and 39-28 containing a total of 674.68 acres. The proposed district addition consists of three separate sets of parcels. The first addition is located 0.92 miles from the existing Trevilian Station Agricultural and Forestal District, along Route 679 (Firehouse Drive), east of Route 692 (Hickory Creek Road), north of Route 613 (Oakland Road), and west of Route 669 (Ellisville Drive) in the Louisa Voting District. The second addition is located 0.90 miles from the existing Trevilian Station Agricultural and Forestal District, along and south of Route 620 (Vawter Corner Road), west of Route 692 (Hickory Creek Road), north of May Lane in the Louisa Voting District. The final addition is located 0.63 miles from the existing Trevilian Station Agricultural and Forestal District, south of Route 22 (Louisa Road), west of Route 741 (Walnut Shade Road), and along Route 745 (Tisdale 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 – Gold Mine Creek Agricultural and Forestal District

Clifton Farm LLC, Lucy Coleman Williams Et Als, Mansfield LLC, Samuel Kelley, Georgie Fells Et Als, Joyce Talley, and John R. Miller, 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 13B-1-3, 13B-1-4, 13B-1-5, 13B-1-6, 13B-1-7, 13B-1-8, 13B-1-9, 13-89, 14-4-B, 14-5, 16-2-1, 16-3, 16-3A, 16-3B, 16-15, 16-18, 27-89B, 27-90, 27-105, and 27-106, containing a total of 638.48 acres. The proposed district addition consists of four separate sets of parcels. The first addition adjoins an existing portion of the Gold Mine Creek Agricultural and Forestal District. The parcels are located south and east of Lake Anna, along and south of Route 522 (Zachary Taylor Highway), and north of Route 613 (Mansfield Road) in the Mineral Voting District. The second set of parcels are located 0.90 miles from the Gold Mine Creek Agricultural and Forestal District, east of Route 625 (Chalk Level Road), west of Route 623 (Chopping Road), and along and southwest of Route 624 (Mt. Pleasant Church Road) in the Mineral Voting District. The third set of parcels adjoin the Gold Mine Creek Agricultural and Forestal District, west of Route 760 (Jones Lane), east of Route 651 (Cales Drive), and northeast of Route 669 (Ellisville Drive) in the Mineral Voting District. The final set of parcels is located 0.56 miles from the Gold Mine Creek Agricultural and Forestal District, along Route 669 (Ellisville Drive), north of Route 613 (Oakland Road), and east of Blue Ridge Shores in the Louisa Voting District. The 2040 Louisa County Comprehensive Plan designates this area of Louisa County as rural area and low density residential in the Lake Anna Growth Area.

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

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

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 – Indian Creek Agricultural and Forestal District

Wendy Madison, 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 82-8, 82-8C, and 82-25, containing a total of 339.719 acres. The proposed addition adjoins a recent addition to the Indian Creek Agricultural and Forestal District. The parcels are located along Route 522 (Cross County Road), north of Route 647 (Harts Mill Road), west of Route 33 (Jefferson Highway), and east 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.

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 – Patrick Henry Agricultural and Forestal District

Donald & Linda Seay, Ronald & Patricia Poindexter, Ronald & Michael Poindexter, Ellen Carroll & Daniel Poindexter, Vickie Southall & Faye Stewart, Larry & Betty Hopkins, and Piney Acres Farm LLC, applicants/owners; request an amendment to Article II. Zoning Ordinance and Maps; Division 7. Agricultural and Forestal Districts of the Louisa County Land Development Regulations (Section 86-501 Districts Described) to amend the Patrick Henry Agricultural and Forestal District to add tax map parcels 54-28, 54-29, 54-30, 54-31, 66-1-1, 66-2-3, 66-2-4A, 66-3-2, 66-5-16, 66-13-1, 66-13-2, 66-13-3, 66-86, 66-87, 66-88, 66-90, 66-91, 66-102, and 66-103 containing a total of 344.0137 acres. The proposed addition consists of two separate sets of parcels located in the Patrick Henry Voting District. The first addition is located 0.38 miles from the existing Patrick Henry Agricultural and Forestal District, along Route 640 (East Jack Jouett Road), west of Route 724 (Harlow Town Road), and east of Rock Creek. The second addition is located 2.48 miles from the existing Patrick Henry Agricultural and Forestal District, along and south of Route 250 (Three Notch Road), east of Route 696 (Cosner Road), and west of Route 659 (Kents Store Road). 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 – South Anna Agricultural and Forestal District

Charles & Katie Miller, Charles Miller Et Als, Claudia Perkins, Margaret Perkins & Garyt King, Margaret Tashjian, Austin Miller, Charles A. Miller, and Walter & Ashley Madison, 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 South Anna Agricultural and Forestal District to add tax map parcels 55-1-D, 55-10, 55-11, 55-11-4, 55-23, 55-62A, 55-72, 55-73, 55-74, 55-82, 55-116, and 55-116A, containing a total of 480.53 acres. The proposed district addition is located 0.90 miles from the existing South Anna Agricultural and Forestal District, west and east of Route 208 (Courthouse Road), east of Route 649 (Byrd Mill Road), south of Route 649 (Bickley Road), and north of Route 640 (East Jack Jouette 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.