



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.