



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

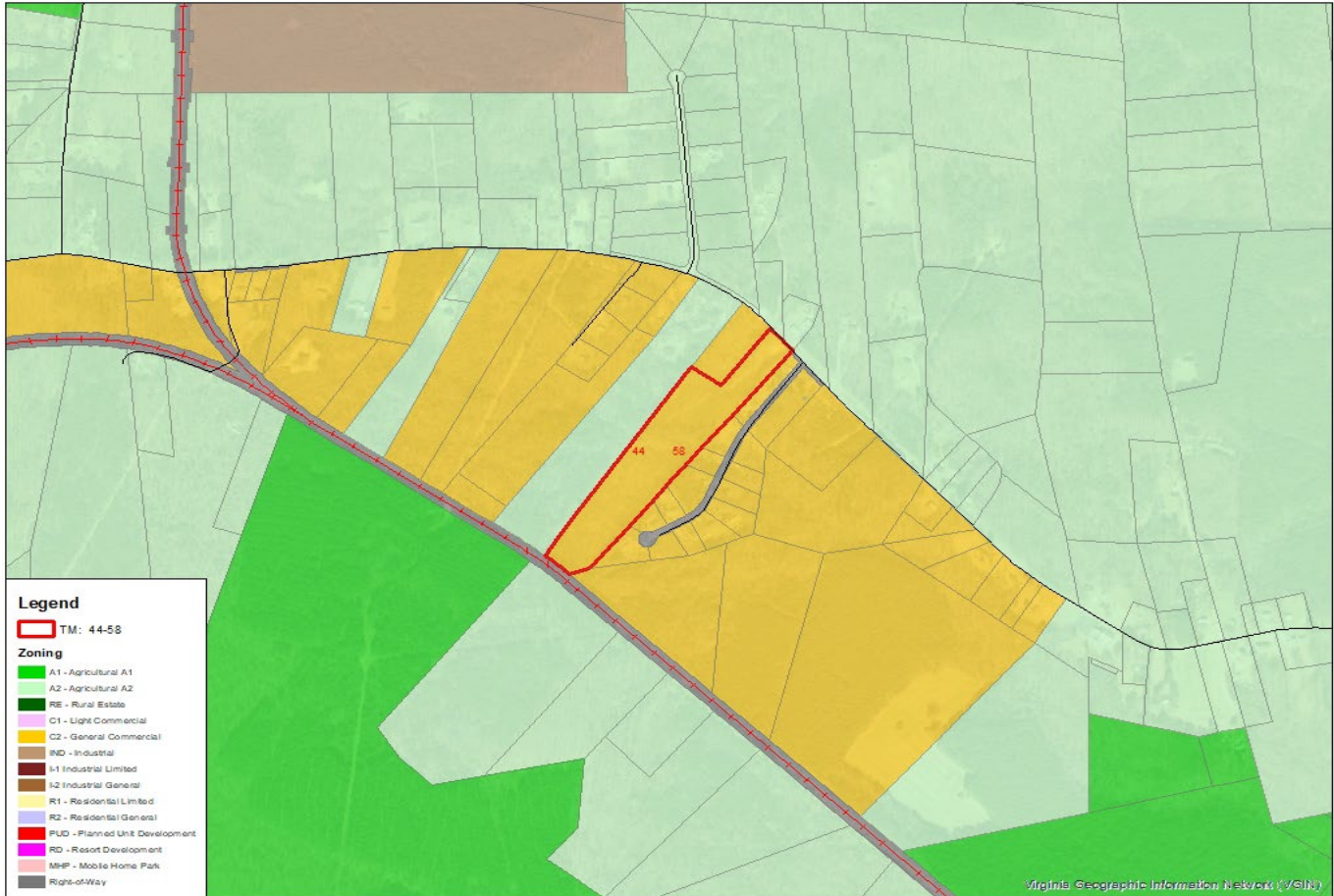
OWNER: Shaun Brown

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 B
1982 Zoning Map



CONFORMANCE REVIEW:

1. 2040 Louisa County Comprehensive Plan

The subject property is not located within any Growth Area and is designated as Rural on the 2040 Louisa County Comprehensive Plan Future Land Use Map. (Exhibit C). A major theme of the Comprehensive Plan (the “2040 Plan”) is to conserve and preserve the County’s rural character and way of life.

The subject property is currently zoned General Commercial (C-2). The adjoining parcels in this area are zoned agricultural or commercial and contain single-family dwellings or remain vacant. Rezoning the subject property from General Commercial (C-2) to Agricultural (A-2) would have little effect on the character of the surrounding area and will follow the 2040 Plan’s Rural designation.

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