



**Planning Commission
County of Louisa
Thursday, May 14, 2026
Louisa County Public Meeting Room
5:00 PM**

CALL TO ORDER

I. NEW BUSINESS

1. ORD2026 – Amendments to Chapter 86. Land Development Regulations, Add Section 86-44. Conditional Use Permits for Electric Transmission Facilities
2. CPA2026-01; Proposed Amendments to the 2040 Louisa County Comprehensive Plan
3. Campground Definition

II. OLD BUSINESS

1. Zoning methods to help reduce growth impacts

III. OTHER

ANNOUNCEMENTS AND ADJOURNMENT

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



COUNTY OF LOUISA

COMMUNITY DEVELOPMENT

Fax (540) 967-3486

(540) 967-3430

www.louisacounty.gov

TO: Planning Commission

FROM: Chris Coon, Deputy County Administrator

DATE: May 05, 2026

RE: Zoning Ordinance Amendment – CUP for Electric Transmission Facilities

Purpose

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

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

Background

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

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

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

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

Connection to Comprehensive Plan and Survey Results

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

Key findings supporting this ordinance include:

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

Collectively, these results demonstrate clear public support for:

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

Summary of Proposed Amendment

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

Key components include:

1. Applicability

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

2. General Standards

Applicants must demonstrate:

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

3. Siting and Routing Requirements

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

4. Setbacks and Buffers

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

5. Visual and Design Standards

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

6. Environmental and Agricultural Protections

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

7. Construction and Infrastructure Protections

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

8. Community Coordination

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

9. Vegetation and Long-Term Maintenance

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

10. Flexibility and Legal Consistency

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

Relationship to Comprehensive Plan Addendum

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

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

Together, they:

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

Staff Recommendation

Staff recommends that the Planning Commission:

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

DRAFT AMENDMENT

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

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

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

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

(Add the following section – currently “reserved”)

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

A. Purpose and Intent

The purpose of this section is to:

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

B. Applicability

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

C. General Standards

All applications shall demonstrate that the proposed facility:

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

D. Siting and Routing Requirements

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

E. Setbacks and Buffers

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

F. Visual and Design Standards

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

G. Environmental and Agricultural Protection

The applicant shall demonstrate efforts to:

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

H. Construction Management Plan

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

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

I. Road and Infrastructure Protection

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

J. Property Owner Coordination

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

K. Vegetation Management

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

L. Decommissioning and Maintenance

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

M. Waivers and Modifications

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

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

N. Compliance with Other Regulations

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

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



**COUNTY OF LOUISA
COMMUNITY DEVELOPMENT**

(540) 967-3430

Fax (540) 967-3486

MEMORANDUM

TO: Planning Commission

FROM: Chris Coon, Deputy County Administrator

DATE: May 05, 2026

RE: Comprehensive Plan Addendum – Electric Transmission Infrastructure

Purpose

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

Background

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

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

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

Comprehensive Plan Survey Results

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

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

Several key findings directly support the development of this policy:

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

These results demonstrate a strong public expectation that:

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

Policy Overview

The proposed addendum establishes several key principles:

1. Corridor-First Approach

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

2. Avoidance and Minimization of Impacts

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

3. Evaluation of Alternatives

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

4. Community and Infrastructure Coordination

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

5. Consistency with Growth Management Strategy

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

Relevance to Current and Future Projects

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

However, it is important to emphasize:

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

Implementation

The policy will be implemented through:

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

Recommendation:

Staff recommends that the Planning Commission:

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

LOUISA COUNTY COMPREHENSIVE PLAN ADDENDUM

Electric Transmission Infrastructure and Corridor Policy

I. PURPOSE AND INTENT

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

The purpose of this policy is to:

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

II. POLICY FRAMEWORK

A. Recognition of Regulatory Authority

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

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

III. PRIMARY SITING PRINCIPLE: USE OF EXISTING CORRIDORS

A. Corridor-First Policy

Electric transmission infrastructure shall prioritize the use of existing

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

B. Definition of Preferred Corridors

Preferred corridors include, but are not limited to:

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

C. Co-Location and Consolidation

The County strongly supports:

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

IV. AVOIDANCE AND MINIMIZATION OF IMPACTS

A. Residential Areas

Transmission infrastructure should:

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

B. Agricultural and Forestal Lands

Transmission projects should:

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

C. Rural Character and Scenic Resources

Transmission infrastructure should:

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

D. Environmental Resources

Projects should:

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

E. Conservation Easements

Transmission infrastructure should:

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

F. Historical and Cultural Resources

Transmission infrastructure should:

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

V. EVALUATION OF ALTERNATIVES

Applicants proposing transmission infrastructure are encouraged to:

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

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

VI. INFRASTRUCTURE AND COMMUNITY IMPACTS

A. Transportation and Public Infrastructure

Transmission projects should:

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

B. Community Engagement

The County supports:

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

VII. UNDERGROUNDING POLICY

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

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

VIII. CONSISTENCY WITH COUNTY GROWTH MANAGEMENT STRATEGY

This policy reinforces the County's broader goals to:

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

Transmission infrastructure should be planned and sited in a manner that

supports, and does not undermine, these objectives.

IX. IMPLEMENTATION

The policies contained herein shall be implemented through:

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

X. POLICY INTERPRETATION

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

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

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

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

1. IDENTIFICATION OF REQUEST:

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

- C: TEMPORARY CONDITIONAL USE: _____

- D: VARIANCE: _____

- E: PROFFER AMENDMENT: _____

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

- H: SPECIAL EXCEPTION: _____

2. APPLICANT, PROPERTY OWNER, AGENT

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

- D. MAILING ADDRESS: _____
_____ Telephone # _____

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

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

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

Planning Commission

F. ADDRESS: _____
Telephone #: _____

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

A. VOTING DISTRICT N/A B. TAX MAP # N/A

C. SUBDIVISION NAME N/A D. LOT/PARCEL# N/A

E. PROPERTY LOCATION N/A

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

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

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

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

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

N/A

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

N/A

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

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

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

9. GIVE COMPLETE NAMES AND ADDRESSES (INCLUDING ZIP CODES) OF ALL OWNERS ADJACENT, ACROSS THE ROAD OR HIGHWAY FACING THE PROPERTY AND ACROSS ANY RAILROAD RIGHT-OF-WAY, CREEK, OR RIVER FROM SUCH PROPERTY, EVEN IF SUCH PROPERTY LIES IN ANOTHER COUNTY OR TOWN. (THIS INFORMATION MUST BE OBTAINED BY THE APPLICANT).

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

MAILING ADDRESS: _____

TAX MAP # _____

SUBDIVISION NAME: _____ LOT/PARCEL# _____

ACREAGE _____ ZONING _____

* PROPERTY OWNER'S NAME: _____

MAILING ADDRESS: _____

TAX MAP # _____

SUBDIVISION NAME: _____ LOT/PARCEL# _____

ACREAGE _____ ZONING _____

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

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

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

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

*THERE IS AN ADDITIONAL CHARGE FOR PUBLIC NOTICE ADVERTISEMENT.

11. ENCLOSED WITH THIS APPLICATION IS A SITE PLAN OR TENTATIVE PLAN.

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

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

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

DATE: May 5th, 2026.

Chris Coon

SIGNATURE OF APPLICANT

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

Chris Coon

APPLICANT'S NAME

(Typed or Printed)

Chris Coon

SIGNATURE OF OWNER

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

Louisa County

OWNER'S NAME

(Typed or Printed)

SIGNATURE OF AGENT

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

AGENT'S NAME

(Typed or Printed)

NOTICE TO TEMPORARY CONDITIONAL USE PERMIT APPLICANTS

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



COUNTY OF LOUISA

COMMUNITY DEVELOPMENT Fax (540) 967-3486

www.louisacounty.gov

(540) 967-3430

To: Members, Louisa County Planning Commission
From: Staff, Community Development Department
RE: Proposed Draft Amendments – Campgrounds, Camping, Etc.
Date: April 15, 2026

Attached is a first draft of amendments related to campgrounds, camping, etc. Staff have attempted to cover items discussed internally by Community Development and Administration. Recommended language has also been incorporated from previous legal reviews of these topics.

Proposed amendments include:

- Revised definition of campground to include:
 - a minimum acreage requirement;
 - compliance with VDH regulations;
 - require a conditional use permit for all campgrounds; and
 - limits stays to no more than 60 days in a twelve-month period.
- Revised definition of campsite to be in an approved campground
- Added a definition of recreational shelter
- Amended the matrix table
- Amended 86-111 Use of travel trailers, campers, etc. for dwellings prohibited
- Amended 86-114 Short-term rental of a dwelling to specifically exclude the use of recreational shelters as short-term rentals
- Removed campgrounds as a conditional use in the A-1, A-2, A-1 GAOD, and A-2 GAOD districts
- Added campgrounds as a conditional use in the C-1, C-2, C-1 GAOD, and C-2 GAOD districts

At this time, staff is seeking your input on any items you would like to see revised, clarified, or removed prior to further refinement.

We appreciate your time and consideration and look forward to your input.

DRAFT AMENDMENT

Chapter 86. Land Development Regulations
Use of Travel Trailers, Campers, Etc. and Campgrounds

The purpose of this draft is to amend the definition of campground and campsite; add a definition of a recreational shelter; clarify the use of recreational shelters (tents, campers, recreational vehicles, etc.); clarify that recreational shelters may not be used as a short-term rental; and amend the zoning districts where a campground may be permitted with the issuance of a conditional use permit.

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

Section 86-13 Definitions

~~Campground. Facilities providing camping or parking areas and incidental services for travelers in recreational vehicles and/or tents.~~ **An area containing ten (10) acres or more, managed as a unit, providing only short-term accommodations for recreational shelters (tents, tent trailers, travel trailers, recreational vehicles and campers, etc.), including accessory facilities that support the principal use, such as administrative offices, laundry facilities, but not including the use of mobile/manufactured homes or trailers on a permanent year-round basis. Campgrounds must comply with regulations for sanitation imposed by the Virginia Department of Health; and a conditional use permit shall be obtained in every case. For the purposes of this section, short-term accommodations shall mean no more than 60 days in a twelve-month period.**

The overnight parking of recreational vehicles shall be a permitted accessory use at **approved** parking facilities, and shall not be classified as a campground, provided that the following criteria is met:

- (1) Recreational vehicles shall only be parked on a temporary overnight basis, and shall not be parked for more than 12 continuous hours at a time;
- (2) Parking facilities shall not provide incidental services principally for recreational vehicles, and
- (3) The parking of recreational vehicles shall not interfere with the movement of traffic or create a safety hazard.

~~Campsite. A designated plot of ground within an approved campground intended or used for the exclusive occupancy by a tent, recreational vehicle, or a vacation cottage~~ **recreation shelters (tents, tent trailers, travel trailers, recreational vehicles and campers, etc.)**

Recreational shelter. Units designed as temporary living quarters for camping and travel; including tents, tent trailers, travel trailers, recreational vehicles, campers, and similar units.

Section 86-109. Matrix table.

Proposed Amendments to <u>Section 86-109 Use Matrix</u> to amend and identify the districts in which a campground is permitted with the issuance of a conditional use permit.																			
Defined Use	A-1	A-1 GAOD	A-2	A-2 GAOD	R-1	R-1 GAOD	R-2	R-2 GAOD	C-1	C-1 GAOD	C-2	C-2 GAOD	IND	IND GAOD	I-1	I-1 GAOD	I-2	I-2 GAOD	RD
RESIDENTIAL																			
<i>Campground</i>	C-X	C-X	C-X	C-X	X	X	X	X	X-C	X-C	X-C	X-C	X	X	X	X	X	X	B
The proposed amendments affect only those uses listed above to be amended; and makes no changes to any other listed uses in Section 86-109																			
B = Allowable by-right																			
B(R) = Allowable by-right (with restrictions)																			
C = Conditional use permit																			
X = Not allowable																			

DRAFT

TEXT LEGEND

Bolded Text = To Be Added

Regular Text = To Remain

~~Strikethrough~~ = To Be Removed

Section 86-111. - Use of travel trailers, campers, etc., for dwellings prohibited.

Travel trailers, campers, motor homes, tents, camp cabins, **recreational vehicles**, and the like (**also known as recreational shelters**) shall not be used for permanent or full-time dwellings in any district. ~~unless otherwise permitted, whether or not connected to utilities, wells or septic systems.~~ For the purposes of this section, permanent means available for occupancy for 30 consecutive days ~~regardless of actual use.~~

For purposes of this section:

“Used as a dwelling” includes any of the following:

- 1. Occupied by any person as their primary or secondary residence;**
- 2. Occupied for sleeping purposes;**
- 3. Connected to permanent utilities (water, sewer, or electric); or**
- 4. Rented, leased, or provided for compensation to any occupant.**

“Connected to utilities” includes both physical connection and regular use of water, sewer, or electrical services via extension cords, hoses, or other temporary means.

This section does NOT prohibit:

- 1. Storage: Parking or storing a qualifying recreational shelter on private property when not occupied.**
- 2. Temporary Recreation: Using any qualifying recreational shelter on the owner’s property for recreational purposes not exceeding 10 days in any 30-day period, provided it is not used as anyone’s primary or secondary residence.**
- 3. Campgrounds: Use of a qualifying recreational shelter in properly zoned and permitted campground facilities.**

Sec. 86-114. - Short-term rental of a dwelling.

For only this section GAOD means all properties zoned residential limited (R-1); residential general (R-2); and resort development (RD) located within the boundaries of a designated growth area as shown on the 2040 comprehensive plan. The following are requirements for use in R-1 GAOD; R-2 GAOD; and the RD zoning districts:

- (1) Owners of dwellings used for short-term rental shall provide contact information for the owner and/or any authorized property manager to Louisa County and the dwelling's subdivision governing body, if one exists.
- (2) The owner shall provide the current Louisa County Code chapters relative to noise (51) and solid waste (62) as well as the definitions for special occasion facilities and gatherings as part of short-term rental contracts.
- (3) Owner must notify tenants that events, rentals, special occasion facilities and related uses are prohibited, except with valid conditional use permit according to Louisa County Code.
- (4) Owner must comply with all Virginia Department of Health regulations.
- (5) The dwelling must comply with all applicable state building code and safety regulations.
- (6) Owners unable to meet all of the above requirements shall be prohibited from operating a short-term rental of a dwelling without obtaining a conditional use permit from Louisa County Board of Supervisors.
- (7) A violation under this section shall be enforced as provided in [section 86-11](#) and [section 86-11.1](#).
- (8) Tents, tent trailers, travel trailers, recreational vehicles and campers, and the like shall not be used for short-term rental occupancy.**
- ~~(8)~~**(9)** The effective date of this Code shall be January 1, 2025.

DIVISION 6. - ZONING DISTRICTS AND LAND USES

Sec. 86-136. - Permitted uses with a conditional use permit.

The following named uses may be permitted in the agricultural (A-1) district upon issuance of a conditional use permit by the board of supervisors:

COMMERCIAL

~~Campground~~

Sec. 86-154. - Permitted uses with a conditional use permit.

The following named uses may be permitted in the agricultural (A-2) district upon issuance of a conditional use permit by the board of supervisors:

COMMERCIAL

~~Campground~~

Sec. 86-206. - Permitted uses with a conditional use permit (C-1)

COMMERCIAL

Campground

Sec. 86-224. - Permitted uses with a conditional use permit (C-2)

COMMERCIAL

Campground

Sec. 86-339. - Permitted uses with a conditional use permit.

The following named uses may be permitted in the agricultural (A-1) district within the growth area overlay upon issuance of a conditional use permit by the board of supervisors:

COMMERCIAL

~~Campground~~

Sec. 86-359. - Permitted uses with a conditional use permit.

The following named uses may be permitted in the agricultural (A-2) district within the growth area overlay upon issuance of a conditional use permit by the board of supervisors:

COMMERCIAL

~~Campground~~

Sec. 86-412. - Permitted uses with a conditional use permit (C-1 Growth Area Overlay District)

COMMERCIAL

Campground

Sec. 86-431. - Permitted uses with a conditional use permit (C-2 Growth Area Overlay District)

COMMERCIAL

Campground

