COUNTY OF LOUISA

(540) 967-3430 **COMMUNITY DEVELOPMENT** *Fax (540) 967-3486*

www.louisacounty.gov

To: Members, Louisa County Planning Commission
From: Staff, Community Development Department
RE: Proposed Draft Amendments to Chapter 86. Land Development Regulations
Date: November 2, 2026

Below is a list of proposed code amendments that staff is recommending be reviewed by the Planning Commission for public hearing consideration.

Some amendments were placed on hold while work proceeded on the agricultural preservation and growth management ordinance. Others address issues identified during recent project reviews or matters staff were asked to evaluate and recommend action on. Because each amendment was prepared separately, the Planning Commission may advance them independently and defer any item that requires additional work.

Draft amendments attached for review include:

- ROW dedication (Amendment) – To remove the requirement for right-of-way dedication along existing state roads for divisions, subdivisions and family subdivisions
- Boundary Line Adjustments and Line Vacations (Amendment/New) – Include provisions in the ordinance for these processes
- Public Utility Setbacks (New) – To address structures that cannot meet current setbacks due to current public (County/LCWA owned) utility infrastructure locations
- PUD Clarifications (Amendment) –Clarify a mixture of residential and non-residential components required for PUD
- Motor Vehicle Towing Services (Amendment) – Review of Districts where permitted

Items still in drafting process:

- Nonconforming Residential Lots (Amendment) – Clarify application of setbacks on legally nonconforming parcels and effective date of ordinances – work copy provided for review
- Growth Area Design Standards – Ratio of Plantings and Building Materials – work copy provided for review
- Limit time between PC action and Board public hearing when applicant requests deferral after PC action –Currently being reviewed by the County Attorney's Office

If there are questions, please contact Staff.