

NOTICE OF PUBLIC HEARING LOUISA COUNTY PLANNING COMMISSION

The Louisa County Planning Commission will meet to review or conduct public hearing(s) on the following item(s) at 7:00 p.m. on Thursday, August 13, 2026, in the Louisa County Office Building, Public Meeting Room, Main Floor, 1 Woolfolk Avenue, Louisa, Virginia.

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 al., Mansfield LLC, Samuel Kelley, Georgie Fells et al., 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.

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 al., 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.

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”.

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

Charles & Katie Miller, Charles Miller et al, 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.

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.

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 reference to the above six (6) public hearings for agricultural and forestal districts, and 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 - REZ2026-03 Matthew Byrd, Applicant; Wayne R. Byrd Trustee, Owner – Rezoning Request

Matthew Byrd, Applicant; Wayne R. Byrd Trustee, Owner request rezoning of approximately three (3) acres from Agricultural (A-2 GAOD) to General Commercial (C-2 GAOD). The property is located on Zachary Taylor Highway (State Route 522), .05 miles from New Bridge Road (Route

208), and is further identified as tax map parcel 28-109, in the Mineral Election District. The subject property is located in the Lake Anna Growth Area and is designated as Mixed Use on the 2040 Louisa County Comprehensive Plan Future Land Use Map.

Public Hearing – Amendment to Chapter 86. Land Development Regulations Relating to Campground Considerations; and Use of Recreational Vehicles

Proposed amendments to Chapter 86. Land Development Regulations to amend the definition of campground to add major and minor campgrounds 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. Code Sections to be affected by this amendment include 86-13 Definitions; 86-109 Matrix table; 86-111 Use of travel trailers, campers, etc. for dwellings prohibited; 86-114 Short-term rental of a dwelling; Sec. 86-134. - Permitted uses – Generally (A-1); Sec. 86-151. - Permitted uses – Generally (A-2); Sec. 86-206. - Permitted uses with a conditional use permit (C-1); Sec. 86-224. - Permitted uses with a conditional use permit (C-2); Sec. 86-295. - Permitted uses – Generally (RD); Sec. 86-337. - Permitted uses – Generally (A-1 Growth Area Overlay District); Sec. 86-357. - Permitted uses – Generally (A-2 Growth Area Overlay District); Sec. 86-412. - Permitted uses with a conditional use permit (C-1 Growth Area Overlay District); and Sec. 86-431. - Permitted uses with a conditional use permit (C-2 Growth Area Overlay District). **THESE REGULATIONS APPLY THROUGHOUT ALL OF LOUISA COUNTY**; and are proposed pursuant to Va. Code §§ 15.2-2285 and 15.2-2286.

Ways to participate:

You may join the meeting in-person to provide public comment or submit a comment in writing to PlanningZoning@louisa.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 Commission's discretion. You may also watch the meeting live online by visiting www.louisacounty.com and look for the live meetings under the Government tab.

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