



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: REZ2026-03, Rezoning of 3 acres from Agricultural (A-2 GAOD) to General Commercial (C-2 GAOD)

APPLICANT: Matthew Byrd

OWNER: Wayne Byrd

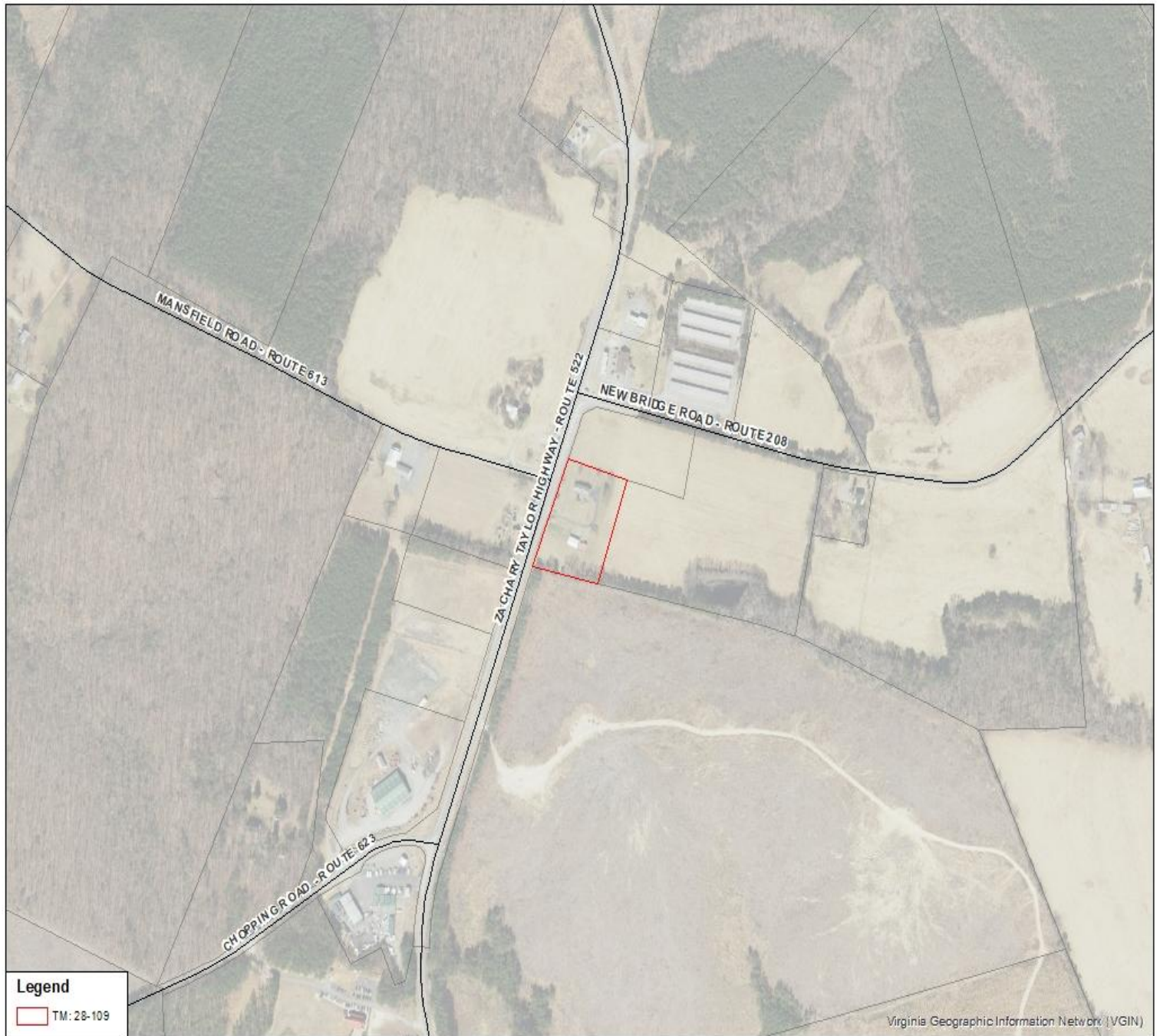
DATE: July 30th, 2026

The Planning Commission will meet to review this request on August 13th, 2026, at 7:00 P.M. in the Louisa County Public Meeting Room.

INFORMATION SUMMARY	
TAX MAP AND PARCEL #:	28-109
TOTAL ACREAGE:	3.00
ELECTION DISTRICT:	Mineral
CURRENT ZONING:	Agricultural (A-2 GAOD)
SURROUNDING ZONING:	Agricultural (A-2 GAOD), General Commercial (C-2 GAOD), Planned Unit Development (PUD)
EXISTING USE(S):	Residential
FUTURE LAND USE	Mixed Use – Lake Anna Growth Area
REQUESTED USE(S):	Rezoning 3.00 acres from A-2 GAOD to C-2 GAOD to allow for the use of existing structures as Office/Retail spaces according to the Applicant
LAND USE PERMIT(S):	N/A
APPLICANT:	Matthew Byrd
OWNER:	Wayne Byrd

PROPERTY LOCATION:

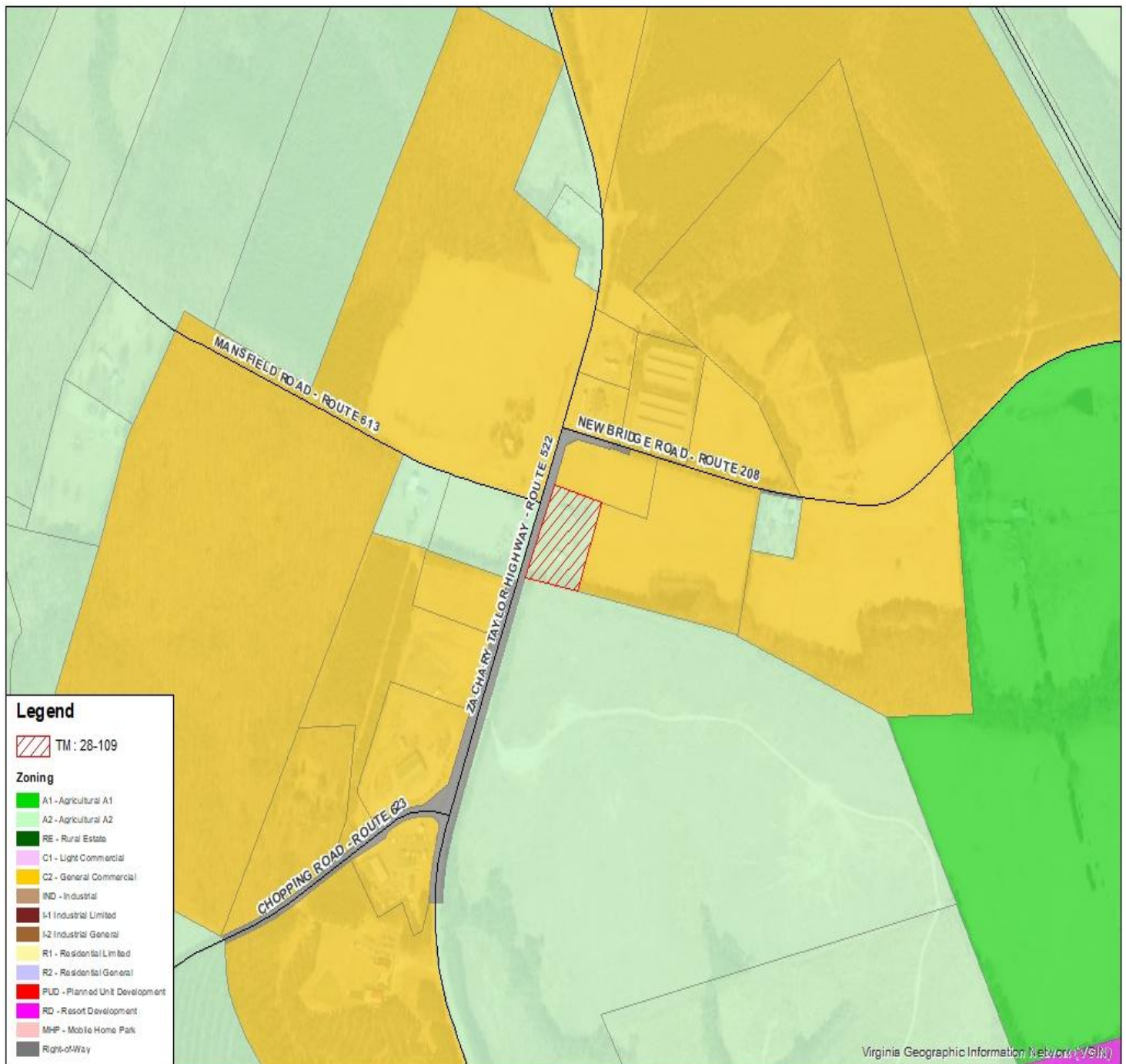
The property is located on Zachary Taylor Highway (Route 522), and is further identified as tax map parcel 28-109, in the Mineral Voting District. The 2040 Louisa Comprehensive Plan designates this area as Mixed Use, inside the Lake Anna Growth Area Overlay District.

Parcel Outline Map

REQUEST:

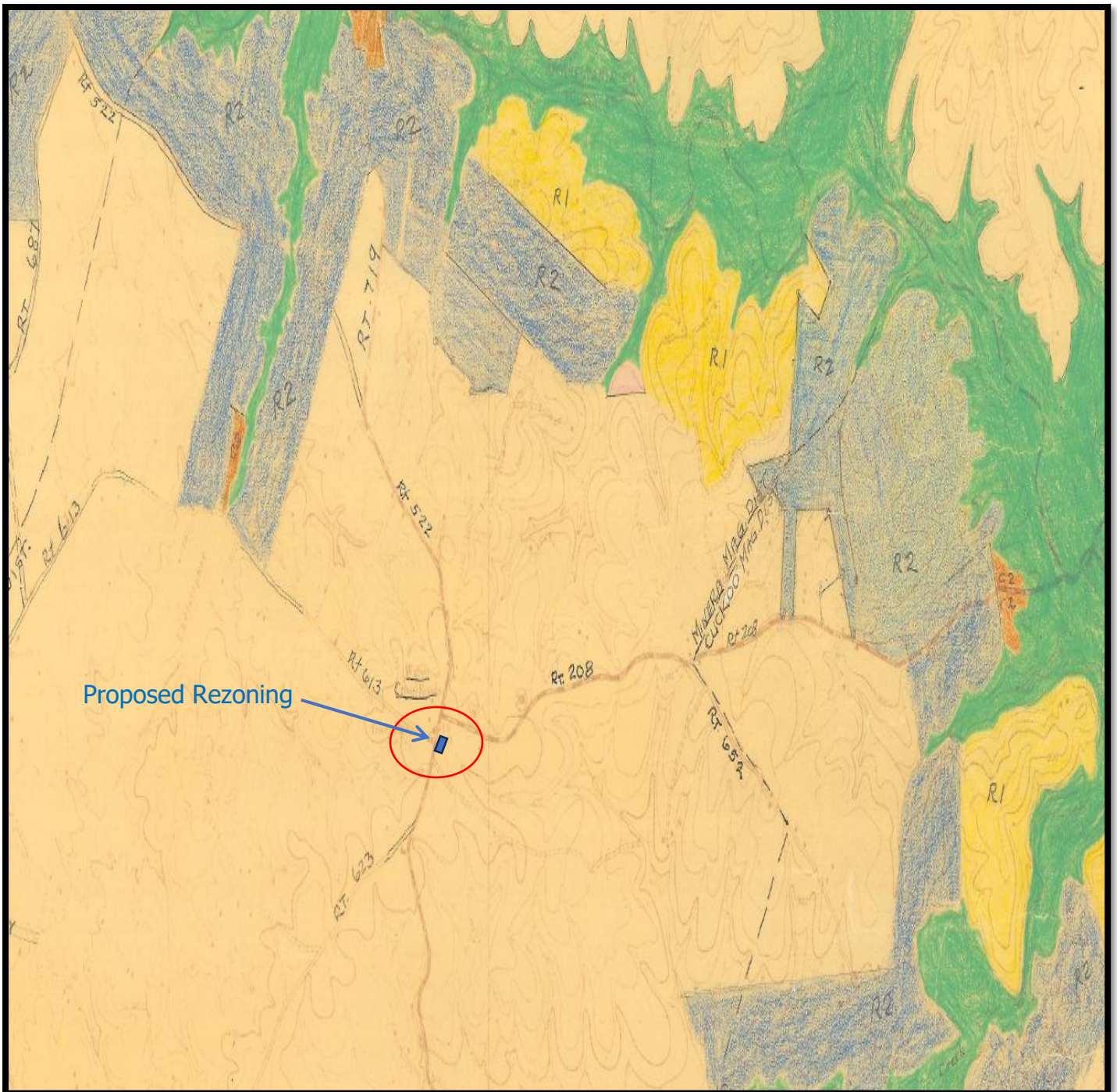
Rezone 3 acres from Agricultural (A-2 GAOD) to General Commercial (C-2 GAOD) to allow existing structures to be used for Office/Retail spaces according to the applicant. The applicant has volunteered to proffer a limited number of permitted uses if this parcel is rezoned.

Current Zoning Map



BACKGROUND:

The subject parcel and the adjacent parcels were originally zoned as Agricultural according to the 1969 Zoning map. The parcel is currently zoned Agricultural (A-2 GAOD). The parcel currently contains a Single-Family Dwelling and Non-Residential Structure.

1969 Zoning Map

CONFORMANCE REVIEW:

1. 2040 Louisa County Comprehensive Plan

The Parcel in question is located within the Lake Anna Growth Area and is designated Mixed Use in the Louisa County Future Land Use Map. Currently zoned Agricultural (A-2 GAOD), the property is surrounded by parcels zoned Planned Unit Development (PUD), Agricultural (A-2 GAOD), and General Commercial (C-2 GAOD), with the surrounding area consisting primarily of vacant land and small businesses. Staff believes the proposed rezoning advances the broader intent the 2040 Plan has for this area, which identifies "mixed use development along the Route 208 corridor." The proposed rezoning mirrors the pattern of planned development in the surrounding area and supports the 2040 Plan's objective of "encouraging compact cluster developments in growth areas." Furthermore, the proposed rezoning falls under the 2040 Plan's guiding principle of "broadening the County's tax base through the establishment of new businesses," while recognizing that "commercial developments are integral to the County's current economic makeup." Rezoning the property to General Commercial (C-2 GAOD) is expected to have minimal impact on the area's character and is consistent with the 2040 Plan's vision for this mixed-use corridor.

2. Louisa County Land Development Regulations

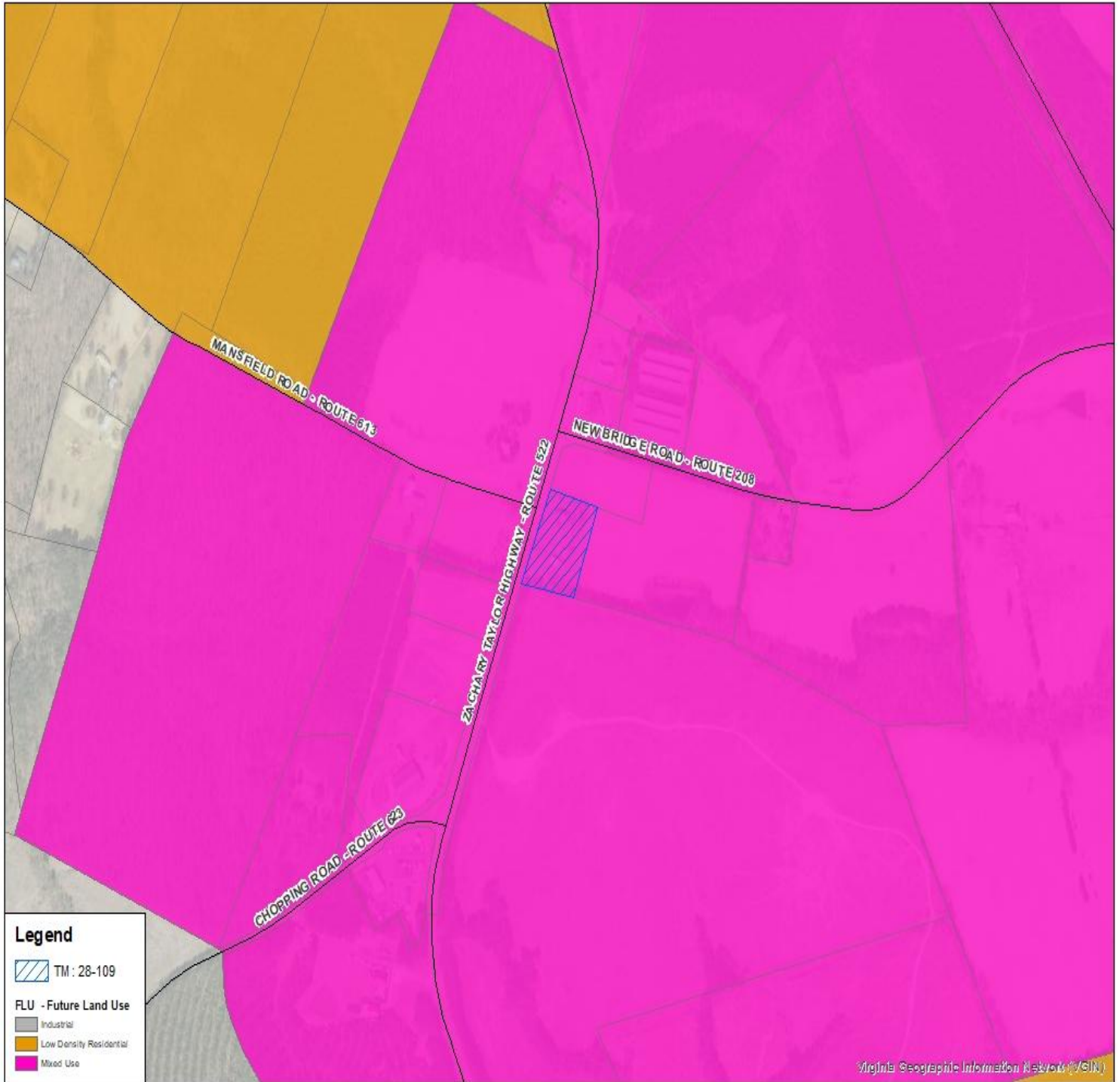
Section 86-356 Agricultural (A-2 GAOD) district within the growth area overlay district – Statement of intent, policy guidance:

- (a) The agricultural (A-2 GAOD) 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 within the growth area overlay 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.*

Section 86-428 General Commercial (C-2 GAOD) district within the growth area overlay district- Statement of intent, policy guidance:

General Commercial (C-2 GAOD) within the growth area overlay districts covers that portion of the community intended for the conduct of general business to which the public requires direct and frequent access.

Lake Anna Growth Area Future Land Use Map



3. Agricultural Preservation Review:

Although the proposed rezoning will convert approximately three acres of agricultural land to commercial use, the property is located within the County's designated Growth Area, where such development is anticipated. Directing commercial growth to designated Growth Areas supports the County's long-term agricultural preservation goals by helping to protect larger agricultural land holdings in the rural areas.

4. 2024 Public Facilities Impacts Review:

The Public Facilities Plan, adopted by the Board of Supervisors on February 20, 2024, as an amendment to the 2040 Comprehensive Plan ratified on August 5, 2019, serves as a directive to assess and mitigate the impacts of current and future development on public services. While the 2040 Comprehensive Plan provides a long-range vision for sustainable growth and development, the continued efficiency of public facilities depends upon the careful review of individual development proposals to ensure that growth remains consistent with the County's public service capacity. To support this vision, the Community Development Department reviews proposed developments on a case-by-case basis and applicants develop volunteered conditions for consideration by the Planning Commission and Board of Supervisors. Such conditions may include, but are not limited to, impact fees, community benefit initiatives, environmental preservation measures, and infrastructure improvements, as appropriate to address the specific impacts of a proposed development. This review process ensures that these proposed developments, if approved, are consistent with the objectives of the 2040 Plan and safeguard the long-term functionality, capacity, and sustainability of the County's public facilities and services.

This application has been evaluated to determine if this development impacts the following areas:

Administration

Staff believes there would be a minimum level of impact to Administration. Community Development Department staff are currently involved in the rezoning process and will be involved in future development permit reviews and inspections.

Fire & EMS

Staff does not believe the proposed rezoning would have an impact to Fire & EMS.

Law Enforcement

Staff does not believe the proposed rezoning would impact Law Enforcement.

Parks and Recreation

Staff does not believe the proposed rezoning would negatively impact Parks and Recreation.

Schools

Staff does not believe the proposed rezoning would have an impact on Louisa school systems.

Solid Waste

Community Development staff believes there would be a minimal impact to General Facilities.

5. Current Zoning Viability Analysis:

The subject parcel is currently zoned Agricultural (A-2 GAOD), which permits a variety of uses such as day care facilities, farm sales, wineries, sawmills etc.. (More in Sec.86-357). The surrounding properties are predominantly zoned Commercial (C-2 GAOD) and sparsely zoned Agricultural (A-2 GAOD). The parcel is located within the Lake Anna Growth Area Overlay District and is designated as Mixed Use on the Future Land Use Map. Additionally, the parcel is between the Cutalong Development and the proposed Lake Anna Gateway Development, two major mixed-use projects expected to serve as significant centers of future growth and economic activity.

6. Neighborhood Meeting Results:

A Neighborhood Meeting was held in the Louisa County Public Meeting Room on July 8, 2026, at 4:00PM. No citizens of Louisa County had attended the meeting. Staff and the Applicant attended this meeting alongside the owner.

7. Proffer Analysis:

The Applicant has proposed a proffer to limit the number of permitted uses if the parcel is rezoned from Agricultural (A-2 GAOD) to General Commercial (C-2 GAOD). This list can be found in Enclosure (B) of the Staff report. The highlighted uses will be proffered while the non-highlighted uses will be proffered out (Enclosure C). The proffered uses to remain range from assisted living facility, car wash, day care to medical and general offices.

Enclosures:

- A. Application
- B. Proffer Statement
- C. Highlighted Uses