



TO: Members, Planning Commission
 FROM: Staff, Community Development Department
 DATE: June 26, 2026
 SUBJECT: **Review Addition Request – Gold Mine Creek Agricultural and Forestal District**
Thursday, August 13, 2026 – 7:00 p.m.

This is to advise that the Louisa County Community Development Department has received the following request for review and consideration of an addition, totaling 638.48 acres, to the existing Gold Mine Creek Agricultural and Forestal District, as follows:

<u>OWNER'S NAME</u>	<u>TAX MAP PARCEL #</u>	<u>ACREAGE</u>	<u>ZONING</u>	<u>VOTING</u>
Joyce G. Talley	13B-1-3	1.951	A-1	Louisa
John R. Miller	13B-1-4	1.557	A-1	Louisa
Joyce Talley	13B-1-5	1.556	A-1	Louisa
Joyce G. Talley	13B-1-6	1.501	A-1	Louisa
Joyce G. Talley	13B-1-7	1.501	A-1	Louisa
Joyce G. Talley	13B-1-8	1.852	A-1	Louisa
Joyce G. Talley	13B-1-9	1.841	A-1	Louisa
Joyce G. Talley	13-89	53.91	A-1	Louisa
Clifton Farm LLC	14-4-B	0.4	A-1	Mineral
Lucy Coleman Williams Et Als	14-5	13.243	A-2	Mineral
Samuel Kelley	16-2-1	4.26	R-2	Mineral
Clifton Farm LLC	16-3	170.846	R-2	Mineral
Clifton Farm LLC	16-3A	25.38	R-2	Mineral
Clifton Farm LLC	16-3B	21.38	R-2	Mineral
Mansfield LLC	16-15	164.52	R-2/C-2	Mineral
Mansfield LLC	16-18	2.393	R-2	Mineral
Clifton Farm LLC	27-89B	10.85	A-2	Mineral
Clifton Farm LLC	27-90	31.429	A-2	Mineral
Clifton Farm LLC	27-105	45.53	A-2	Mineral
Tina Wilkins & Georgie Fells Et Als	27-106	82.58	A-2	Mineral

Location

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.

Zoning

The parcels proposed to be included in the Gold Mine Creek Agricultural and Forestal District are zoned Agricultural (A-1 and A-2) Residential General (R-2), and General Commercial (C-2). In summary, the stated purpose of the A-1 zoning district is to accommodate uses that are essential to the rural economy and the agrarian character of the community. Additionally, the stated purpose of the A-2 zoning district is 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. As for the R-2 zoning district, the stated purpose is to allow for low density residential development & some open areas, that is suitable for family life. Lastly, the stated purpose of the C-2 zoning district is to serve as accessible areas where general business is conducted.

Sec. 86-133. - Statement of intent; policy guidance.

The agricultural (A-1) district is intended to accommodate farming, forestry, livestock maintenance and other related farm activities. Such uses are an essential part of the rural economy of the county and the agrarian character of the community. It comprises those areas dedicated to farming and agricultural use and is protected as a valuable part of the rural community. These activities shall not be compromised by development and shall be enhanced by the protection offered herein.

Sec. 86-151. - 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.

Sec. 86-391. - Residential general (R-2) district within the growth area overlay district—Statement of intent; policy guidance.

The residential general district (R-2) within the growth area overlay district is composed of certain quiet, low density residential uses plus certain open areas where similar development appears likely to occur. The regulations for this district are designed to stabilize and protect the essential characteristics of the district, to promote and encourage a suitable environment for family life where there are children, and to prohibit activities of a commercial nature. In order to enhance compatibility between dwellings of different types, protect the natural environment, and achieve attractive and well-coordinated designs for building groups, dwelling types other than single-family dwelling, detached are to be permitted only with a conditional use permit. Development with a mix of dwelling types or uses should be performed under the PUD district.

Sec. 86-428. - General commercial (C-2) district within the growth area overlay district—Statement of intent; policy guidance.

Generally, the general commercial district (C-2) within the growth area overlay district covers that portion of the community intended for the conduct of general business to which the public requires direct and frequent access.

2040 Comprehensive Plan

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.

The Vision Statement for the 2040 Comprehensive Plan states:

“We strengthen our sense of community by providing resources for residents, promoting agriculture and forestry, ensuring environmental stewardship, establishing reasonable growth areas, and maintaining our rural character.”

This Plan addresses and amplifies the vision statement above, with the following eight (8) supporting goals:

- Preserve and protect our rural heritage and natural resources
- Encourage open space retention
- Safeguard historic resources
- Maintain community characteristics
- Ensure compatibility between land uses
- Manage growth by concentrating development activity
- Encourage high quality development
- Maximize returns on the investment of public resources

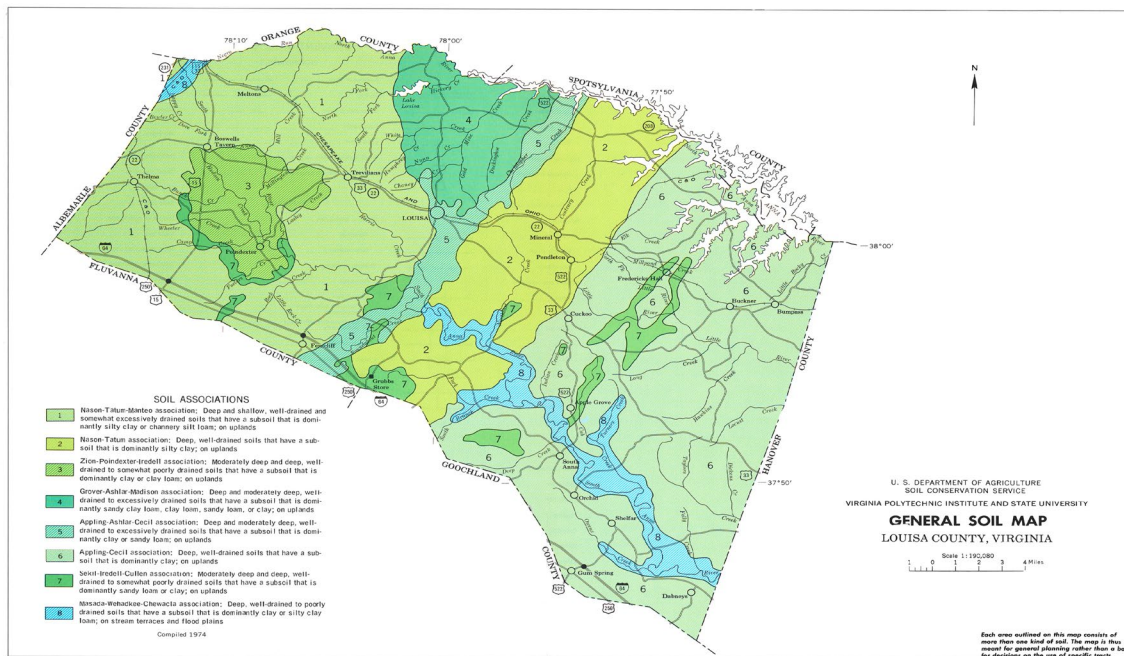
The creation of agricultural and forestal districts and subsequent additions to those districts, complements the goals identified in the Vision Statement by preserving and protecting natural resources, retaining open space, ensuring compatibility between land uses, and managing growth by concentrating development activity to the designated growth areas.

Existing Uses

Based on information provided by the property owner, the subject parcels are used for timber, fruit, and crop production.

Soils

Based on the 1976 Louisa County Soil Survey from the U.S. Department of Agriculture Soil Conservation Service, the soils in this area are primarily made up of three soil types. First, Grover-Ashlar-Madison association soils are described as “deep and moderately deep, well-drained to excessively drained soils that have a subsoil that is dominantly sandy clay loam, clay loam, sandy loam, or clay, on uplands.” Second, Nason-Tatum association soils are described as “deep, well-drained soils that have a sub-soil that is dominantly silty clay; on uplands.” Finally, Appling-Ashlar-Cecil association soils are described as “deep and moderately deep, well-drained to excessively drained soils that have a subsoil that is dominantly clay or sandy loam; on uplands.”



State Code of Virginia – Agricultural and Forestal Districts Act

§ 15.2-4302. Definitions.

“Agricultural products” means crops, livestock and livestock products, including but not limited to: field crops, fruits, vegetables, horticultural specialties, cattle, sheep, hogs, goats, horses, poultry, furbearing animals, milk, eggs and furs.

“Agricultural production” means the production for commercial purposes of crops, livestock and livestock products, and includes the processing or retail sales by the producer of crops, livestock or livestock products which are produced on the parcel or in the district.

“Agriculturally and forestally significant land” means land that has recently or historically produced agricultural and forestal products, is suitable for agricultural or forestal production or is considered appropriate to be retained for agricultural and forestal production as determined by such factors as soil quality, topography, climate, markets, farm structures, and other relevant factors.

“Forestal production” means the production for commercial purposes of forestal products and includes the processing or retail sales, by the producer, of forestal products which are produced on the parcel or in the district. “Forestal products” includes, but is not limited to, saw timber, pulpwood, posts, firewood, Christmas trees and other tree and wood products for sale or for farm use.

§ 15.2-4305. Application for creation of district in one or more localities; size and location of parcels.

“.....any owner or owners of land may submit an application to the locality for the creation of a district or addition of land to an existing district within the locality. Each district shall have a core of no less than 200 acres in one parcel or in contiguous parcels. A parcel not part of the core may be included in a district:

- (i) if the nearest boundary of the parcel is within one mile of the boundary of the core,
- (ii) if it is contiguous to a parcel in the district the nearest boundary of which is within one mile of the boundary of the core, or
- (iii) if the local governing body finds, in consultation with the advisory committee or planning commission, that the parcel not part of the core or within one mile of the boundary of the core contains agriculturally and forestally significant land.

No land shall be included in any district without the signature on the application, or the written approval of all owners thereof....”

§ 15.2-4306. Criteria for evaluating application.

Land being considered for inclusion in a district may be evaluated by the advisory committee and the planning commission through the Virginia Land Evaluation and Site Assessment (LESA) System or, if one has been developed, a local LESA System. The following factors should be considered by the local planning commission and the advisory committee, and at any public hearing at which an application that has been filed pursuant to § 15.2-4303 is being considered:

1. The agricultural and forestal significance of land within the district or addition and in areas adjacent thereto;
2. The presence of any significant agricultural lands or significant forestal lands within the district and in areas adjacent thereto that are not now in active agricultural or forestal production;
3. The nature and extent of land uses other than active farming or forestry within the district and in areas adjacent thereto;
4. Local developmental patterns and needs;
5. The comprehensive plan and, if applicable, the zoning regulations;
6. The environmental benefits of retaining the lands in the district for agricultural and forestal uses; and
7. Any other matter which may be relevant.

In judging the agricultural and forestal significance of land, any relevant agricultural or forestal maps may be considered, as well as soil, climate, topography, other natural factors, markets for agricultural and forestal products, the extent and nature of farm structures, the present status of agriculture and forestry, anticipated trends in agricultural economic conditions and such other factors as may be relevant.

(For additional information refer to the attached information from the Department of Conservation and Recreation and the Virginia Department of Forestry.)

§ 15.2-4307. Review of application; notice; hearing.

Upon the receipt of an application for a district or for an addition to an existing district, the program administrator shall refer such application to the advisory committee.

The advisory committee shall review and make recommendations concerning the application or modification thereof to the local planning commission....

Conclusion

The proposed addition is located adjacent to or within one mile of existing portions of the Gold Mine Creek Agricultural and Forestal District and the landowners are currently engaged in the production of timber, fruit, and crops which supports the intent of Agricultural and Forestal Districts.

Staff recommends the application for addition to the existing Gold Mine Creek Agricultural and Forestal District be sent to the Board of Supervisors with a favorable recommendation, as consistent with the current zoning of the properties as Agricultural (A-1 and A-2), Residential General (R-2), and General Commercial (C-2) and the 2040 Louisa County Comprehensive Plan designates this area rural and low density residential in the Lake Anna Growth Area.

Recommendations of the Agricultural, Forestal, and Rural Preservation Committee

Staff will provide a verbal recommendation at the Planning Commission Meeting as the Agricultural, Forestal, and Rural Preservation Committee does not meet until August 6, 2026.