



TO: Members, Planning Commission
FROM: Staff, Community Development Department
DATE: July 15, 2026
SUBJECT: **Review Addition Request Amendment – South Anna 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 amendment to an addition, totaling 165.846 acres, to the existing South Anna Agricultural and Forestal District, as follows:

<u>OWNER'S NAME</u>	<u>TAX MAP PARCEL #</u>	<u>ACREAGE</u>	<u>ZONING</u>
Cecil W. Bickley	55-11-1	35.48	A-1
Cecil W. Bickley	55-11-3	37.50	A-1
Anita Roberts	55-61	12.916	A-1
Anita Roberts	55-63	1.5	A-1
Cecil Bickley	55-83	9.0	A-1
Cecil Bickley	55-100	69.45	A-2

Location

The proposed district addition is located 1.41 miles west of the southern portion of the South Anna Agricultural and Forestal District and is located along and west of Route 208 (Courthouse Road), east of Route 649 (Byrd Mill Road), and north and southwest of Route 642 (Bickley Road) in the Patrick Henry Voting District. The 2040 Louisa County Comprehensive Plan designates this area of Louisa County as Rural Area.

Zoning

The parcels proposed to be included in the South Anna Agricultural and Forestal District are zoned Agricultural (A-1 and A-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.

Existing Uses

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

State Code of Virginia – Agricultural and Forestal Districts Act

§ 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....

(1) “Notify, by first-class mail, adjacent property owners, as shown on the maps of the locality used for tax assessment purposes, and where applicable, any political subdivision whose territory encompasses or is part of the district, of the application...”

(iv) “a statement that 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”

Conclusion

The proposed addition is located within one mile of the land areas that currently make up the South Anna Agricultural and Forestal District. The current use of the properties consists of timber and crop production, which supports the intent of the agricultural and forestal districts.

Additionally, the amendments to the addition were submitted on July 7, 2026 and July 17, 2026, which is within 30 days of the notice, as it was mailed out on June 27, 2026.

Staff recommends the application for amendment to the addition to the South Anna Agricultural and Forestal District be sent to the Planning Commission and Board of Supervisors with a favorable recommendation, as consistent with the current zoning of the properties as Agricultural (A-1 and A-2) and the Rural Area designation in the 2040 Louisa County Comprehensive Plan.