



TO: Members, Planning Commission
FROM: Staff, Community Development Department
DATE: July 21, 2026
SUBJECT: **Review Addition Request Amendment – Patrick Henry 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 15.56 acres, to the existing Patrick Henry Agricultural and Forestal District, as follows:

<u>OWNER'S NAME</u>	<u>TAX MAP PARCEL #</u>	<u>ACREAGE</u>	<u>ZONING</u>
Patti G. Lohr	66-16-A1	15.56	A-2

Location

The proposed district addition is located 2.41 miles south of the southern portion of the Patrick Henry Agricultural and Forestal District and is located along Route 696 (Mallory Road), east of Route 696 (Cosner Road), west of Route 626 (Jordan Store Road), and north of the Fluvanna/Louisa County Line 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 Patrick Henry Agricultural and Forestal District are zoned Agricultural (A-2). In summary, 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 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 2.41 miles south of the land areas that currently make up the Patrick Henry Agricultural and Forestal District. The current use of the properties consists of timber production, which supports the intent of the agricultural and forestal districts.

Additionally, the amendments to the addition were submitted on July 21, 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 Patrick Henry 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-2) and the Rural Area designation in the 2040 Louisa County Comprehensive Plan.

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.