

**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, October 8, 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 – Cuckoo Agricultural and Forestal District

Mary Loudin, Michael & Sharon Dunn, and Robert & Dianna Woodson, 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 Cuckoo Agricultural and Forestal District to add tax map parcels 58-39E, 59-96, 59-97, 59-98, 59-100, and 71-10-4, containing a total of 243.448 acres. The proposed district addition consists of three separate sets of parcels. The first set is located 1.37 miles northwest of the existing Cuckoo Agricultural and Forestal District, along Route 665 (Kennon Road) and Route 725 (Thacker Road), southwest of Route 522 (Pendleton Road), in the Mineral Voting District. The second set is located 1.74 miles north of the Cuckoo Agricultural and Forestal District. The parcels are located along Route 700 (Mica Road), west of Route 522 (Pendleton Road), and south of Route 618 (Fredericks Hall Road) in the Cuckoo Voting District. The 2040 Louisa County Comprehensive Plan designates this area of Louisa County as “Rural Area” and “Low Density Residential” in the Mineral Growth Area. Lastly, the third set is located 0.84 miles west of the existing Cuckoo Agricultural and Forestal District, along Route 643 (Cuckoo Road), west of Route 522 (Jefferson Highway), and east of Route 605 (Shannon Hill Road) in the Cuckoo Voting District. The 20240 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

Michael & Donna Martin and Beatrice Fay M White & David Craig Martin, 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 40-55, 41-146, 57-2, 57-3, & 57-4, containing a total of 140.12 acres. The proposed district addition consists of two separate sets of parcels. The first set is located 0.38 miles northwest of an existing port of the South Anna Agricultural and Forestal District. The parcel is located southeast of Route 630 (Harris Creek Road) and north and northwest of Route 208 (Courthouse Road) in the Patrick Henry Voting District. The second set adjoins an existing qualifying portion of the South Anna Agricultural and Forestal District. The parcels are located south and west of Route 33 (Jefferson Highway) and east of Route 646 (Yanceyville Road) in the Mineral 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 – Healing Springs Agricultural and Forestal District

Courtney Sloan and Arthur V. & Linda R. Carpenter, 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 Healing Springs Agricultural and Forestal District to add tax map parcel 102-16 and 102-36, containing a total of 39.32 acres. The proposed addition consists of two separate parcels. The first parcel is located approximately 1.1 miles west of the existing Healing Springs Agricultural and Forestal District, along Route 635 (Factory Mill Road), south of Route 610 (Holly Grove Drive), and north of Route 611 (Octagon Church Road). The second parcel adjoins an existing qualifying portion of the Healing Springs Agricultural and Forestal District. The parcel is located along Route 611 (Octagon Church Road), west of Route 611 (Dongola Road), and east of Route 635 (Factory Mill Road). Both parcels are in the Mountain Road Voting District and are designated as “Rural Area” by the 2040 Louisa County Comprehensive Plan.

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

Martha Walton High LLC, David & Kristine Jones, and Sarah Chapin Strentz, Trust, 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 Green Springs Agricultural and Forestal District to add tax map parcels 35-70, 38-8-A, 38-8-B, 55-16, and 55-18 (Portion), containing a total of 145.58 acres. The proposed addition consists of 3 separate sets of parcels. The first set adjoins an existing qualifying portion of the Green Springs Agricultural and Forestal District and is located along Route 617 (West Green Springs Road), east of Route 615 (Columbia Road), and west of Route 15 (James Madison Highway) in the Green Springs Voting District. The second set adjoins an existing qualifying portion of the Green Springs Agricultural and Forestal District. The parcels are located along Route 637 (Brickhouse Road), west of Route 649 (Byrd Mill Road), and south of Route 613 (Poindexter Road) in the Patrick Henry Voting District. The third set is located 1.41 miles southeast of an existing portion of the Green Springs Agricultural and Forestal District. The parcels are located along Route 649 (Byrd Mill Road), northwest of Route 208 (Courthouse Road), and southwest of Route 642 (Bickley Road) in the Patrick Henry Voting District. All the parcels are designated as “Rural Area” by the 2040 Louisa County Comprehensive Plan.

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

Avis Brown, 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 24-140 & 24-144, containing a total of 6.709 acres. The proposed addition adjoins an existing qualifying portion of the Trevilian Station Agricultural and Forestal District. The parcels are located along Route 736 (Thurston Road) and Route 613 (Oakland Road) in the Louisa 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 – Ellisville Agricultural and Forestal District

Martha Evans Lowry Harlow Trustee, 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 13-64 and 13-65, containing a total of 45.01 acres. The proposed district addition is located 0.33 miles northeast of an existing portion of the Ellisville Agricultural and Forestal District and is located along the southern side of Route 613 (Oakland Road), east of Route 693 (Kents Mill Road), and west of Route 669 (Ellisville Drive). The 2040 Louisa County Comprehensive Plan designates this area of Louisa County as “Rural Area” and this area is in the Louisa Voting District.

Public Hearing – Amendment to Chapter 86 Land Development Regulations – Proposed Addition – Gold Mine Creek Agricultural and Forestal District

Martha Evans Lowry Harlow Trustee, 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 28-126, 44-8-1, and 44-8-6, containing a total of 341.082 acres. The proposed district addition is located 3.2 miles southeast of the existing Gold Mine Creek Agricultural and Forestal District. The parcels are located south of Route 720 (Hensley Road), east of Route 522 (Zachary Taylor Highway), and northwest of Route 700 (Johnson Road) in the Mineral 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 – Mountain Road Agricultural and Forestal District

Robert & Dianna Woodson, 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 Mountain Road Agricultural and Forestal District to add tax map parcel 89-28, containing a total of 2.44 acres. The proposed district addition is located 0.50 miles southeast of the Mountain Road Agricultural and Forestal District. The parcel is located along Route 629 (Cartersville Road), west of Route 522 (Cross Country Road), and southwest of Route 640 (East Old Mountain Road) in the Mountain Road 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 Creation and Addition – Mustang Valley Agricultural and Forestal District

Matha Walton High 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 create the Mustang Valley Agricultural and Forestal District with tax map parcels 71-89, 71-92, 71-93, 71-95, 71-102, and 80-11, containing a total of 919.32 acres. The proposed district consists of two separate sets of parcels. The first set is located west of Route 699 (Indian Creek Road), east of Route 677 (Goodwin Store Road), south of Route 643 (Cuckoo Road), and north of the South Anna River in the Cuckoo

Voting District. The second set is located along Route 640 (East Old Mountain Road), southeast of Route 605 (Shannon Hill Road), and northwest of the Goochland County line, in the Mountain Road voting district. The 2040 Louisa County Comprehensive Plan designates these areas of Louisa County as “Rural Area”.

In reference to the above nine (9) agricultural and forestal district applications; 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 notices.

Public Hearing - CUP2026-03 Ava Energy Center, LLC, Applicant; Betsye & Calvert Compton, Nancy & Brady Pleasants, and Cherry Family LTD Partnership, Owners; Tyler B. Cline, and Chris Meyer, Agents – 15.2-2232 Review - Conformance with the Comprehensive Plan and Conditional Use Permit Request

Ava Energy Center, LLC, Applicant; Betsye & Calvert Compton, Nancy & Brady Pleasants, and Cherry Family LTD Partnership, Owners; Tyler Cline and Chris Meyer, Agents request issuance of a Conditional Use Permit to allow a Battery Storage Facility (Utility Service, Major) in the Agricultural (A-1) zoning district. The request requires a 15.2-2232 Review for Conformance with the Comprehensive Plan. The property is located on Harris Creek Road (Route 630) and is further identified as tax map parcels 40-114 and 40-116, in the Patrick Henry Election District. The 2040 Louisa Comprehensive Plan designates this area of Louisa County as Rural, outside of any designated growth area.

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