



TO: Members, Ag/Forestral and Rural Preservation Committee
FROM: Staff, Community Development Department
DATE: September 28, 2026
SUBJECT: **Review Addition Request Amendment – Green Springs Agricultural and Forestal District**
Thursday, October 1, 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 14.9 acres, to the existing Green Springs Agricultural and Forestal District, as follows:

<u>OWNER'S NAME</u>	<u>TAX MAP PARCEL #</u>	<u>ACREAGE</u>	<u>ZONING</u>
William Lawrence Moger Jr. & Rosalyn Katz Moter Trustees	38-77	14.9	A-2

Location

The proposed district addition 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 2040 Louisa County Comprehensive Plan designates this area of Louisa County as Rural Area.

Zoning

The parcel proposed to be included in the Green Springs 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 parcel is used for timber.

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 adjoins the land areas that currently make up the Green Springs Agricultural and Forestal District. The current use of the property consists of timber, which supports the intent of the agricultural and forestal districts.

Additionally, the amendment to the addition was submitted on September 25, 2026, which is within 30 days of the notice, as it was mailed out on August 27, 2026.

Staff recommends the application for amendment to the addition to the Green Springs 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-2) and the Rural Area designation in the 2040 Louisa County Comprehensive Plan.