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, November 12, 2026, in the Louisa County Office Building, Public Meeting Room, Main Floor, 1 Woolfolk Avenue, Louisa, Virginia.

Public Hearing – Inglewood Agricultural and Forestal District
Public hearing on a proposed amendment to Section 86-501 of the Louisa County Code to add Tax Map Parcel 3-4, totaling approximately 86.72 acres, to the Inglewood Agricultural and Forestal District.

Public Hearing – Yanceyville Agricultural and Forestal District
Public hearing on a proposed amendment to Section 86-501 of the Louisa County Code to add tax map parcel 69-62B, containing a total of 45.419 acres, to the Yanceyville Agricultural and Forestal District.

Public Hearing – Cuckoo Agricultural and Forestal District
Public hearing on a proposed amendment to Section 86-501 of the Louisa County Code to add tax map parcel 75-63, totaling approximately 41.35 acres, to the Cuckoo Agricultural and Forestal District.

Public Hearing – Ellisville Agricultural and Forestal District
Public hearing on a proposed amendment to Section 86-501 of the Louisa County Code to add 26-13-2, 26-61, 26-62, and 26-63A, containing a total of 107.03 acres, to the Ellisville Agricultural and Forestal District.

Public Hearing – Ellisville Agricultural and Forestal District
Public hearing on a proposed amendment to Section 86-501 of the Louisa County Code to remove a portion of Tax Map Parcel 26-44 totaling 18 of the 97.43 acres, from the Ellisville Agricultural and Forestal District.

Public Hearing – Healings Spring Agricultural and Forestal District
Public hearing on a proposed amendment to Section 86-501 of the Louisa County Code to add tax map parcel 102-10-10 and 102-10-16, containing a total of 8.194 acres, to the Healing Springs Agricultural and Forestal District.

Public Hearing – Mountain Road Agricultural and Forestal District
Public hearing on a proposed amendment to Section 86-501 of the Louisa County Code to add tax map parcels 81-2, 81-3B, 81-3C, 90-5-B1, and 90-5-12, containing a total of 181.104 acres, to the Mountain Road Agricultural and Forestal District.

Public Hearing – Taylor's Creek Agricultural and Forestal District
Public hearing on a proposed amendment to Section 86-501 of the Louisa County Code to add tax map parcels 91-40 and 91-65, containing a total of 23.68 acres, to the Taylor's Creek Agricultural and Forestal District.

Public Hearing – Green Springs Agricultural and Forestal District

Public hearing on a proposed amendment to Section 86-501 of the Louisa County Code to add tax map parcels 38-52, 38-53, and 38-71, containing a total of 58.675 acres, to the Green Springs Agricultural and Forestal District.

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.

CUP2026-04 Gridline Camp LLC, Applicants; Sarah & Joseph Marshall and M & M Services, Inc, Owners – Conditional Use Permit Request

Gridline Camp LLC, Applicants; Sarah & Joseph Marshall and M & M Services, Inc, Owners request issuance of a Conditional Use Permit to allow a campground on approximately 18 acres of 97.93 total acres in the Agricultural (A-1) zoning district, in accordance with Section 86-136 - Permitted uses with a conditional use permit of Chapter 86 Land Development Regulations. The property is located on Bibb Store Road (Route 628) and is further identified as tax map parcel 26-44, in the Mineral Election District. The 2040 Louisa Comprehensive Plan designates this area of Louisa County as Rural, outside of any designated growth area.

CUP2026-05 The Towers, LLC, Applicants; County of Louisa, Owner – 15.2-2232 Review - Conformance with the Comprehensive Plan and Conditional Use Permit Request

The Towers, LLC, Applicants; County of Louisa, Owner request issuance of a Conditional Use Permit to allow a 195-foot Broadcasting or communication tower with a four-foot lightning rod for a total height of 199 feet, in the Agricultural (A-2) zoning district, in accordance with Section 86-154 - Permitted uses with a conditional use permit of Chapter 86 Land Development Regulations. Additionally, a Freestanding Wireless Communication Facility >100 feet in height in accordance with Section 86-665 Permitted uses table of Division 5. Telecommunications Regulations. The request requires a 15.2-2232 Review for Conformance with the Comprehensive Plan. The property is approximately 2.5 acres, located on Poindexter Road (Route 613) and is further identified as tax map parcel 52-53, 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.

Public Hearing – Amendments to Chapter 86. Land Development Regulations Relating to Campground Considerations

Proposed amendments to Chapter 86. Land Development Regulations to establish separate regulations for recreational campgrounds and Temporary Workforce Lodging; establish density, setback, buffering, recreational amenity, health and safety, occupancy, reporting, and approval standards; clarify the use of recreational shelters; preserve existing lawful vested and nonconforming rights as provided by law; and amend the zoning districts in which these uses may be permitted. Code Sections to be affected by this amendment include 86-13 Definitions; 86-109 Matrix table; 86-111 Use of travel trailers, campers, etc. for dwellings prohibited; 86-114 Short-term rental of a dwelling; Sec. 86-136. - Permitted uses with a conditional use permit (A-1); Sec. 86-154. - Permitted uses with a conditional use permit (A-2); Sec. 86-206. - Permitted uses with a conditional use permit (C-1); Sec. 86-224. - Permitted uses with a conditional use permit (C-2); Sec. 86-295. - Permitted uses – Generally (RD); Sec. 86-339. - Permitted uses with a conditional use permit (A-1 Growth Area Overlay District); Sec. 86-359. - Permitted uses with a conditional use permit (A-2 Growth Area Overlay District); Sec. 86-412. - Permitted uses with a conditional use permit (C-1 Growth Area Overlay District); and Sec. 86-431. - Permitted uses with a conditional use permit (C-2 Growth Area Overlay District). **THESE REGULATIONS APPLY THROUGHOUT ALL OF LOUISA COUNTY**; and are proposed pursuant to Va. Code §§ 15.2-2285 and 15.2-2286.

Public Hearing – Amendments to Chapter 86. Land Development Regulations Relating to Electronic Message Signs

Proposed amendments to Chapter 86. Land Development Regulations to consider a process for review of electronic message sign in the Agricultural and Residential Zoning Districts. Any entity requesting to place an electronic message sign in the referenced zoning districts would be subject to a Special Exception through the Board of Supervisors. Code Sections proposed to be affected by this amendment include 86-684 Signs permitted in the agricultural (A-1 and A-2) districts; 86-685 Signs permitted in the residential (R-1 and R-2) districts; and 86-689 Waivers. **THESE REGULATIONS APPLY THROUGHOUT ALL OF LOUISA COUNTY**; and are proposed pursuant to Va. Code §§ 15.2-2285 and 15.2-2286.

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