Planning Commission
County of Louisa
Thursday, November 12, 2026
Louisa County Public Meeting Room
7:00 PM

CALL TO ORDER

ROLL CALL

INVOCATION

PLEDGE OF ALLEGIANCE

I. APPROVAL OF AGENDA

II. APPROVAL OF PLANNING COMMISSION MINUTES

1. Planning Commission - Regular Meeting - October 8, 2026

III. CONSENT AGENDA

IV. PUBLIC ADDRESS

V. UNFINISHED BUSINESS

VI. PUBLIC HEARINGS

1. Amendment to Chapter 86 Land Development Regulations – Proposed Addition – Inglewood Agricultural and Forestal District
2. Amendment to Chapter 86 Land Development Regulations – Proposed Addition – Yanceyville Agricultural and Forestal District
3. Amendment to Chapter 86 Land Development Regulations – Proposed Addition – Cuckoo Agricultural and Forestal District
4. Amendment to Chapter 86 Land Development Regulations – Proposed Withdrawal – Ellisville Agricultural and Forestal District
5. Amendment to Chapter 86 Land Development Regulations – Proposed Addition – Ellisville Agricultural and Forestal District
6. Amendment to Chapter 86 Land Development Regulations – Proposed Addition – Healing Springs Agricultural and Forestal District
7. Amendment to Chapter 86 Land Development Regulations – Proposed Addition – Mountain Road Agricultural and Forestal District
8. Amendment to Chapter 86 Land Development Regulations – Proposed Addition – Taylors Creek Agricultural and Forestal District
9. Amendment to Chapter 86 Land Development Regulations – Proposed Addition – Green Springs Agricultural and Forestal District
10. CUP2026-04 Gridline Camp LLC, Applicants; Sarah & Joseph Marshall and M & M Services, Inc, Owners – Conditional Use Permit Request
11. CUP2026-05 The Towers, LLC, Applicants; County of Louisa, Owner – 15.2-2232

Review - Conformance with the Comprehensive Plan and Conditional Use Permit Request

12. Amendments to Chapter 86. Land Development Regulations Relating to Campground Considerations
13. Amendments to Chapter 86. Land Development Regulations Relating to Electronic Message Signs

VII. NEW BUSINESS

VIII. DISCUSSION

1. Update on Growth Management and Rural Preservation
2. Draft Amendments for Review and Discussion - Various Housekeeping Items

IX. REPORTS

1. Upcoming Public Hearing - Conditional Use Permit Request - Lumberton Crossroads LLC
2. Upcoming Public Hearing - 7 AFD Additions

ANNOUNCEMENTS AND ADJOURNMENT

BY ORDER OF:
JOHN DISOSWAY, CHAIRMAN
PLANNING COMMISSION
LOUISA COUNTY, VIRGINIA

Planning Commission County of Louisa
Thursday, October 8, 2026
Louisa County Public Meeting Room
7:00 PM

CALL TO ORDER

Chairman Disosway called the October 8, 2026, regular meeting of the Louisa County Planning Commission to order at 7:00 p.m.

ROLL CALL

Attendee Name	Title	Status	Arrived
Tommy J. Barlow	Mountain Road District Supervisor	Present	7:00 PM
Todd Hicks	Commissioner	Present	7:00 PM
Ellis Quarles	Commissioner	Remote	7:00 PM
George Goodwin	Commissioner	Present	7:00 PM
John Disosway	Chairman	Present	7:00 PM
Matthew Kersey, Jr.	Commissioner	Present	7:00 PM
James Dickerson	Vice Chairman	Present	7:00 PM
Troy Painting	Commissioner	Present	7:00 PM
Ashley Michael	Town of Louisa Representative	Present	7:00 PM

Others Present: Linda Buckler, Director of Community Development; Patricia Smith, County Attorney; William Newman, Assistant County Attorney; Tom Egeland Jr., Deputy Director of Community Development; Maggie Brakeville, Land Development and Agricultural Conservation Coordinator; Paige Baker, Planning Associate; and Deborah Johnson, Administrative Assistant.

INVOCATION

Mr. Dickerson led the invocation.

PLEDGE OF ALLEGIANCE

Mr. Painting led the Pledge of Allegiance.

APPROVAL OF AGENDA

On the motion of Mr. Kersey, seconded by Mr. Dickerson, which carried a vote of 7-0, the Planning Commission voted to approve the agenda of the October 8, 2026, meeting without changes.

APPROVAL OF PLANNING COMMISSION MINUTES

Planning Commission - Regular Meeting – August 13, 2026 7:00 PM

On the motion of Mr. Goodwin, seconded by Mr. Painting, which carried a vote of 7-0, the Planning Commission voted to approve the minutes of the August 13, 2026, meeting without changes.

CONSENT AGENDA

None.

PUBLIC ADDRESS

Chairman Disosway opened the public address period.

With no one wishing to speak, Chairman Disosway closed the public address period.

UNFINISHED BUSINESS

None.

PUBLIC HEARINGS

Amendments to Chapter 86. Land Development Regulations - Proposed Addition – Cuckoo Agricultural and Forestal District

Maggie Brakeville presented a request 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.

Chairman Disosway opened the public comment period.

With no one wishing to speak, Chairman Disosway closed the public comment period and brought it back to the Planning Commission for discussion.

On the motion of Mr. Goodwin, seconded by Mr. Dickerson, which carried a vote of 7-0, the Planning Commission voted to forward a recommendation of approval to the Louisa County Board of Supervisors on the proposed amendment to Chapter 86 Land Development Regulations to amend the Cuckoo Agricultural and Forestal District by adding tax map parcels 58-39E, 59-96, 59-97, 59-98, 59-100, and 71-10-4.

Amendments to Chapter 86. Land Development Regulations - Proposed Addition – South Anna Agricultural and Forestal District

Maggie Brakeville presented a request 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.

Chairman Disosway opened the public comment period.

With no one wishing to speak, Chairman Disosway closed the public comment period and brought it back to the Planning Commission for discussion.

On the motion of Mr. Disosway, seconded by Mr. Kersey, which carried a vote of 7-0, the Planning Commission voted to forward a recommendation of approval to the Louisa County Board of Supervisors on the proposed amendment to Chapter 86 Land Development Regulations to amend the South Anna Agricultural and Forestal District by adding tax map parcels 40-55, 41-146, 57-2, 57-3, & 57-4.

Amendments to Chapter 86. Land Development Regulations - Proposed Addition – Healing Springs Agricultural and Forestal District

Maggie Brakeville presented a request to amend the Healing Springs Agricultural and Forestal District to add tax map parcels 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.

Chairman Disosway opened the public comment period.

With no one wishing to speak, Chairman Disosway closed the public comment period and brought it back to the Planning Commission for discussion.

On the motion of Mr. Hicks, seconded by Mr. Dickerson, which carried a vote of 7-0, the Planning Commission voted to forward a recommendation of approval to the Louisa County Board of Supervisors on the proposed amendment to Chapter 86 Land Development Regulations to amend the Healing Springs Agricultural and Forestal District by adding tax map parcels 102-16 and 102-36.

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

Maggie Brakeville presented a request to amend the Green Springs Agricultural and Forestal District to add tax map parcels 35-70, 38-8-A, 38-8-B, 55-16, 55-18 (Portion), and 38-77 containing a total of 160.48 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.

Chairman Disosway opened the public comment period.

With no one wishing to speak, Chairman Disosway closed the public comment period and brought it back to the Planning Commission for discussion.

On the motion of Mr. Dickerson, seconded by Mr. Goodwin, which carried a vote of 7-0, the Planning Commission voted to forward a recommendation of approval to the Louisa County Board of Supervisors on the proposed amendment to Chapter 86 Land Development Regulations to amend the Green Springs Agricultural and Forestal District by adding tax map parcels 35-70, 38-8-A, 38-8-B, 55-16, 55-18 (Portion), and 38-77.

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

Maggie Brakeville presented a request 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.

Chairman Disosway opened the public comment period.

With no one wishing to speak, Chairman Disosway closed the public comment period and brought it back to the Planning Commission for discussion.

On the motion of Mr. Kersey, seconded by Mr. Goodwin, which carried a vote of 7-0, the Planning Commission voted to forward a recommendation of approval to the Louisa County Board of Supervisors on the proposed amendment to Chapter 86 Land Development Regulations to amend the Trevilian Station Agricultural and Forestal District by adding tax map parcels 24-140 & 24-144.

Amendment to Chapter 86 Land Development Regulations – Proposed Addition – Ellisville Agricultural and Forestal District

Maggie Brakeville presented a request 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.

Chairman Disosway opened the public comment period.

With no one wishing to speak, Chairman Disosway closed the public comment period and brought it back to the Planning Commission for discussion.

On the motion of Mr. Kersey, seconded by Mr. Goodwin, which carried a vote of 7-0, the Planning Commission voted to forward a recommendation of approval to the Louisa County Board of Supervisors on the proposed amendment to Chapter 86 Land Development Regulations to amend the Ellisville Agricultural and Forestal District by adding tax map parcels 13-64 and 13-65.

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

Maggie Brakeville presented a request 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.

Chairman Disosway opened the public comment period.

With no one wishing to speak, Chairman Disosway closed the public comment period and brought it back to the Planning Commission for discussion.

On the motion of Mr. Disosway, seconded by Mr. Kersey, which carried a vote of 7-0, the Planning Commission voted to forward a recommendation of approval to the Louisa County Board of Supervisors on the proposed amendment to Chapter 86 Land Development Regulations to amend the Gold Mine Creek Agricultural and Forestal District by adding tax map parcels 28-126, 44-8-1, and 44-8-6.

Amendment to Chapter 86 Land Development Regulations – Proposed Addition – Mountain Road Agricultural and Forestal District

Maggie Brakeville presented a request 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.

Chairman Disosway opened the public comment period.

With no one wishing to speak, Chairman Disosway closed the public comment period and brought it back to the Planning Commission for discussion.

On the motion of Mr. Hicks, seconded by Mr. Dickerson, which carried a vote of 7-0, the Planning Commission voted to forward a recommendation of approval to the Louisa County Board of Supervisors on the proposed amendment to Chapter 86 Land Development Regulations to amend the Mountain Road Agricultural and Forestal District by adding tax map parcel 89-28.

Amendment to Chapter 86 Land Development Regulations – Proposed Creation and Addition – Mustang Valley Agricultural and Forestal District

Maggie Brakeville presented a request to create and amend the Mustang Valley Agricultural and Forestal District to add 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.

Chairman Disosway opened the public comment period.

With no one wishing to speak, Chairman Disosway closed the public comment period and brought it back to the Planning Commission for discussion.

On the motion of Mr. Goodwin, seconded by Mr. Hicks, which carried a vote of 7-0, the Planning Commission voted to forward a recommendation of approval to the Louisa County Board of Supervisors on the proposed amendment to Chapter 86 Land Development Regulations to create and amend the Mustang Valley Agricultural and Forestal District by adding tax map parcels 71-89, 71-92, 71-93, 71-95, 71-102, and 80-11.

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

Paige Baker, Associate Planner, presented the conditional use permit request 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.

Chairman Disosway opened the public comment period.

Chris Meyer, Project Development Manager for Ava Energy Center, gave a presentation on the proposed project.

Toni Seay, Patrick Henry District, spoke in opposition to the project.

Leslie Tyler-Perkins, Louisa District, spoke in opposition to the project.

Marty Marcum, Patrick Henry District, spoke in opposition to the project.

Michele Greep, Patrick Henry District, spoke in opposition to the project.

Skyler Zunk, representing Energy Right, provided information on the usage of battery storage.

Mr. Meyer spoke again, addressing some of the speaker's concerns.

With no one else wishing to speak, Chairman Disosway closed the public comment period and brought it back to the Planning Commission for discussion.

Mr. Quarles expressed his concerns with the proposed project, mainly addressing the possibility of a fire on site. Discussion took place between the Planning Commission and applicant related to the project and conditions. The Commission finds that these facilities raise serious concerns, including fire hazards, increased demands for emergency services, impacts on nearby properties and the environment, and long-term maintenance and removal. The current Comprehensive Plan does not adequately address these concerns.

On the motion of Mr. Quarles, seconded by Mr. Dickerson, which carried a vote of 7-0, the Planning Commission voted to forward a recommendation of denial to the Louisa County Board of Supervisors on the request of CUP2026-03, to allow a Battery Storage Facility (Utility Service, Major) in the Agricultural (A-1) zoning district.

On the motion of Mr. Quarles, seconded by Mr. Goodwin, which carried a vote of 7-0, the Planning Commission determined the proposed project is not in conformance with the adopted 2040 Comprehensive Plan and disapproved the request pursuant to Viginia Code 15.2-2232.

NEW BUSINESS

Appointment — Growth Management and Rural Preservation Workgroup

Chairman Disosway stated the purpose of the workgroup is to move forward efforts on ordinance changes to growth management and rural preservation.

On the motion of Mr. Dickerson, seconded by Mr. Kersey, which carried at vote of 7-0, the Planning Commission voted to appoint Mr. Dickerson, Mr. Goodwin, and Mr. Kersey to the Growth Management and Rural Preservation Workgroup.

DISCUSSION

Update on Growth Management and Rural Preservation

Linda Buckler, Director of Community Development, stated the first meeting of the workgroup has been advertised and will be held on Tuesday, October 13, 2026.

Ordinance Amendments Campground and Temp Workforce Lodging Considerations

On the motion of Mr. Dickerson, seconded by Mr. Goodwin, which carried a vote of 7-0, the Planning Commission voted to add Ordinance Amendments Campground and Temp Workforce Lodging Considerations as a public hearing item to the November 12, 2026, regular meeting.

REPORTS

Linda Buckler provided reports on the recent applications submitted to Community Development that include nine proposed additions and one partial withdrawal to agricultural and forestal districts, campground ordinance amendments will be added to the November agenda, and two conditional use permit requests.

ANNOUNCEMENTS AND ADJOURNMENT

On the motion of Mr. Goodwin, seconded by Mr. Dickerson, which carried a vote of 7-0, the Planning Commission voted to adjourn the October 8, 2026, meeting at 8:50 PM.

BY ORDER OF:

_____

JOHN DISOSWAY, CHAIRMAN
PLANNING COMMISSION
LOUISA COUNTY, VIRGINIA

TO: Members, Planning Commission
FROM: Staff, Community Development Department
DATE: September 4, 2026
SUBJECT: **Review Addition Request - Inglewood Agricultural and Forestal District**
Thursday, November 12, 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 addition, totaling 86.792 acres, to the existing Inglewood Agricultural and Forestal District, as follows:

OWNER'S NAME	TAX MAP PARCEL #	ACREAGE	ZONING	VOTING DISTRICT
Louis Mittelman Jr.	3-4	86.792	A-2	Louisa

Location
The proposed district addition is 2.14 miles northeast of the existing Inglewood Agricultural and Forestal District and is located along the eastern side of Route 678 (Hanback Road), north of Route 33 (South Spotswood Trail), and south of the Orange County line. The proposed addition is in the Louisa Voting District and is designated as "Rural Area" by the 2040 Louisa County Comprehensive Plan.

Zoning
The parcel proposed to be included in the Inglewood Agricultural and Forestal District is 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.

Sec. 86-151. - Statement of intent; policy guidance.
(a) The agricultural (A-2) district is provided 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. Zoning standards are also included to ensure the co-existence of these uses with each other. The creation of lots fronting on existing state roads or federal highways is strongly discouraged.

(b) Agricultural (A-2) district uses range from agricultural to neighborhood oriented commercial and community services. The use of development setbacks, shared access, reverse-front lots and roadside buffers are encouraged to retain the rural character of the county along-side the open farm activities prevalent in the county.

2040 Comprehensive Plan

The 2040 Louisa County Comprehensive Plan designates this area of Louisa County as "Rural Area."

The Vision Statement for the 2040 Comprehensive Plan states:
"We strengthen our sense of community by providing resources for residents, promoting agriculture and forestry, ensuring environmental stewardship, establishing reasonable growth areas, and maintaining our rural character."

This Plan addresses and amplifies the vision statement above, with the following eight (8) supporting goals:

- Preserve and protect our rural heritage and natural resources
- Encourage open space retention
- Safeguard historic resources
- Maintain community characteristics
- Ensure compatibility between land uses
- Manage growth by concentrating development activity
- Encourage high quality development
- Maximize returns on the investment of public resources

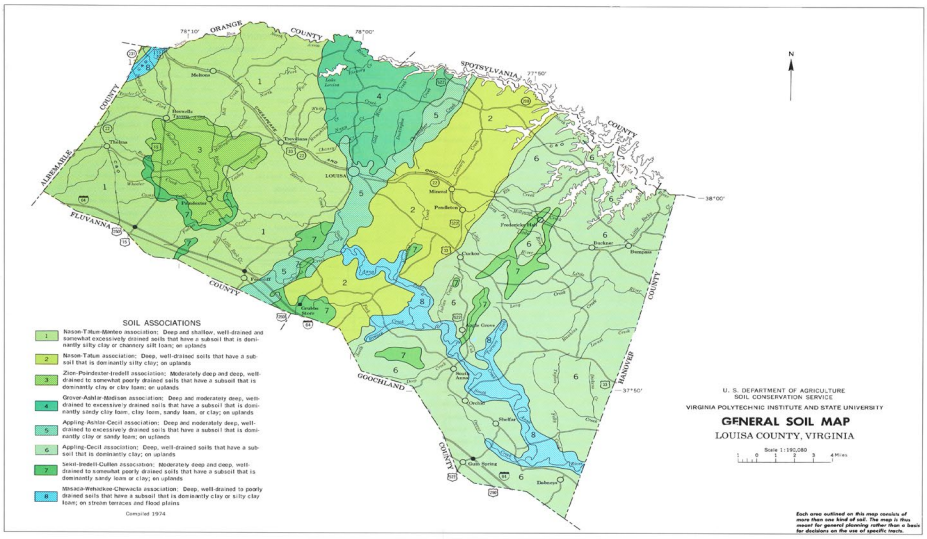
The creation of agricultural and forestal districts and subsequent additions to those districts, complements the goals identified in the Vision Statement by preserving and protecting natural resources, open space retention, compatibility between land uses, and managing growth by concentrating development activity to the designated growth areas.

Existing Uses

Based on information provided by the property owner, the subject parcel is used for timber.

Soils

Based on the 1976 Louisa County Soil Survey from the U.S. Department of Agriculture Soil Conservation Service, the soils in this area are primarily made up of the Nason-Tatum association. In summary, these soils are described as "deep, well-drained soils that have a subsoil that is dominantly silty clay; on uplands."



State Code of Virginia – Agricultural and Forestal Districts Act

§ 15.2-4302. Definitions.

"Agricultural products" means crops, livestock and livestock products, including but not limited to: field crops, fruits, vegetables, horticultural specialties, cattle, sheep, hogs, goats, horses, poultry, furbearing animals, milk, eggs and furs.

"Agricultural production" means the production for commercial purposes of crops, livestock and livestock products, and includes the processing or retail sales by the producer of crops, livestock or livestock products which are produced on the parcel or in the district.

"Agriculturally and forestally significant land" means land that has recently or historically produced agricultural and forestal products, is suitable for agricultural or forestal production or is considered appropriate to be retained for agricultural and forestal production as determined by such factors as soil quality, topography, climate, markets, farm structures, and other relevant factors.

"Forestal production" means the production for commercial purposes of forestal products and includes the processing or retail sales, by the producer, of forestal products which are produced on the parcel or in the district. "Forestal products" includes, but is not limited to, saw timber, pulpwood, posts, firewood, Christmas trees and other tree and wood products for sale or for farm use.

§ 15.2-4305. Application for creation of district in one or more localities; size and location of parcels.

"…..any owner or owners of land may submit an application to the locality for the creation of a district or addition of land to an existing district within the locality. Each district shall have a core of no less than 200 acres in one parcel or in contiguous parcels. A parcel not part of the core may be included in a district:

(i) if the nearest boundary of the parcel is within one mile of the boundary of the core,

(ii) if it is contiguous to a parcel in the district the nearest boundary of which is within one mile of the boundary of the core, or

(iii)if the local governing body finds, in consultation with the advisory committee or planning commission, that the parcel not part of the core or within one mile of the boundary of the core contains agriculturally and forestally significant land.

No land shall be included in any district without the signature on the application, or the written approval of all owners thereof…."

§ 15.2-4306. Criteria for evaluating application.

Land being considered for inclusion in a district may be evaluated by the advisory committee and the planning commission through the Virginia Land Evaluation and Site Assessment (LESA) System or, if one has been developed, a local LESA System. The following factors should be considered by the local planning commission and the advisory committee, and at any public hearing at which an application that has been filed pursuant to § 15.2-4303 is being considered:

1. The agricultural and forestal significance of land within the district or addition and in areas adjacent thereto;

2. The presence of any significant agricultural lands or significant forestal lands within the district and in areas adjacent thereto that are not now in active agricultural or forestal production;

3. The nature and extent of land uses other than active farming or forestry within the district and in areas adjacent thereto;

4. Local developmental patterns and needs;

5. The comprehensive plan and, if applicable, the zoning regulations;

6. The environmental benefits of retaining the lands in the district for agricultural and forestal uses; and

7. Any other matter which may be relevant.

In judging the agricultural and forestal significance of land, any relevant agricultural or forestal maps may be considered, as well as soil, climate, topography, other natural factors, markets for agricultural and forestal products, the extent and nature of farm structures, the present status of agriculture and forestry, anticipated trends in agricultural economic conditions and such other factors as may be relevant.

(For additional information refer to the attached information from the Department of Conservation and Recreation and the Virginia Department of Forestry.)

§ 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….

Conclusion

The proposed addition meets the statutory requirements for agricultural and forestally significant because the landowners are currently engaged in the production of timber.

In part, § 15.2-4305, states:

A parcel not part of the core may be included in a district:

> (iii) if the local governing body finds, in consultation with the advisory committee or planning commission, that the parcel not part of the core or within one mile of the boundary of the core contains agriculturally and forestally significant land.

§ 15.2-4302. Definitions provides the definition for "Agriculturally and forestally significant land," as "land that has recently or historically produced agricultural and forestal products, is suitable for agricultural or forestal production or is considered appropriate to be retained for agricultural and forestal production as determined by such factors as soil quality, topography, climate, markets, farm structures, and other relevant factors." It further provides that "forestal products includes, but is not limited to, saw timber, pulpwood, posts, firewood, Christmas trees and other tree and wood products for sale or for farm use." Additionally, "agricultural products" means crops, livestock and livestock products, including but not limited to: field crops…sheep…."

Staff recommends the application for addition to the existing Inglewood Agricultural and Forestal District be sent to the Board of Supervisors with a favorable recommendation, as consistent with the current zoning of the property 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 November 5, 2026.

COUNTY OF LOUISA
APPLICATION FOR THE CREATION OF, ADDITION TO, OR REMOVAL FROM AN AGRICULTURAL AND FORESTAL DISTRICT

Section A: To be completed by applicant or contact person for proposed district.

1. Name of District Inglewood

2. Check Applicable Action:

   ____Creation of New District
   X Addition to Existing District
   ____Removal from Existing District

3. General Location of the District or Addition (City, County or Town)

   Northwest Louisa County

4. Total Acreage in the Proposed District or Addition 86.792

5. Please read the proposed conditions for the creation of the district pursuant to Section 15.2-4309 of the Code of Virginia which is attached to this application.

6. Only for New Districts:
   Proposed Period Before the First Review (4-10 years)_____

7. Names and Tax Map Parcel Number(s) of Landowners Applying for the District:
   (Please use the parcel information sheet on page five (5), for complete parcel information):

NAME	TAX MAP & PARCEL NUMBER(S)
Louis Mittleman Jr.	3-4

NAME TAX MAP & PARCEL NUMBER(S)

PLEASE INDICATE WHO THE CONTACT PERSON WILL BE FOR THE PROPOSED DISTRICT AND A PHONE NUMBER AND EMAIL ADDRESS WHERE THEY MAY BE REACHED.

Contact Name Louis Mittleman

Phone Number

Email Address

(Please Use A Separate Sheet For Each Parcel To Be Included In The District.)

PROPERTY OWNER'S NAME: Louis Mittleman Jr

- MAILING ADDRESS: _____
- PHONE NUMBER: _____
  - TYPE OF DEVICE: MOBILE LANDLINE
- EMAIL ADDRESS: _____
- _____ Do you agree to receive email correspondence from the county related to AFDs and other types of agricultural events?

(If a landowner owns more than one parcel, the landowner needs only include their name on additional parcels so long as the information is the same.)

PARCEL INFORMATION:

- TAX MAP # 3 LOT/PARCEL# 4
- ACREAGE: 84.792 ZONING: _____
- SUBDIVISION NAME: _____
- PART OF THE CORE: YES or NO
- WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: YES or NO
- IS THE PROPERTY AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA §15.2-4302 (see page 1): YES or NO
- IS THE PROPERTY ENROLLED IN LAND USE TAXATION: YES or NO
- IS A CONSERVATION EASEMENT PLACED ON THE PROPERTY: YES or NO

(Describe in Detail the Use of the Subject Property)

Timber

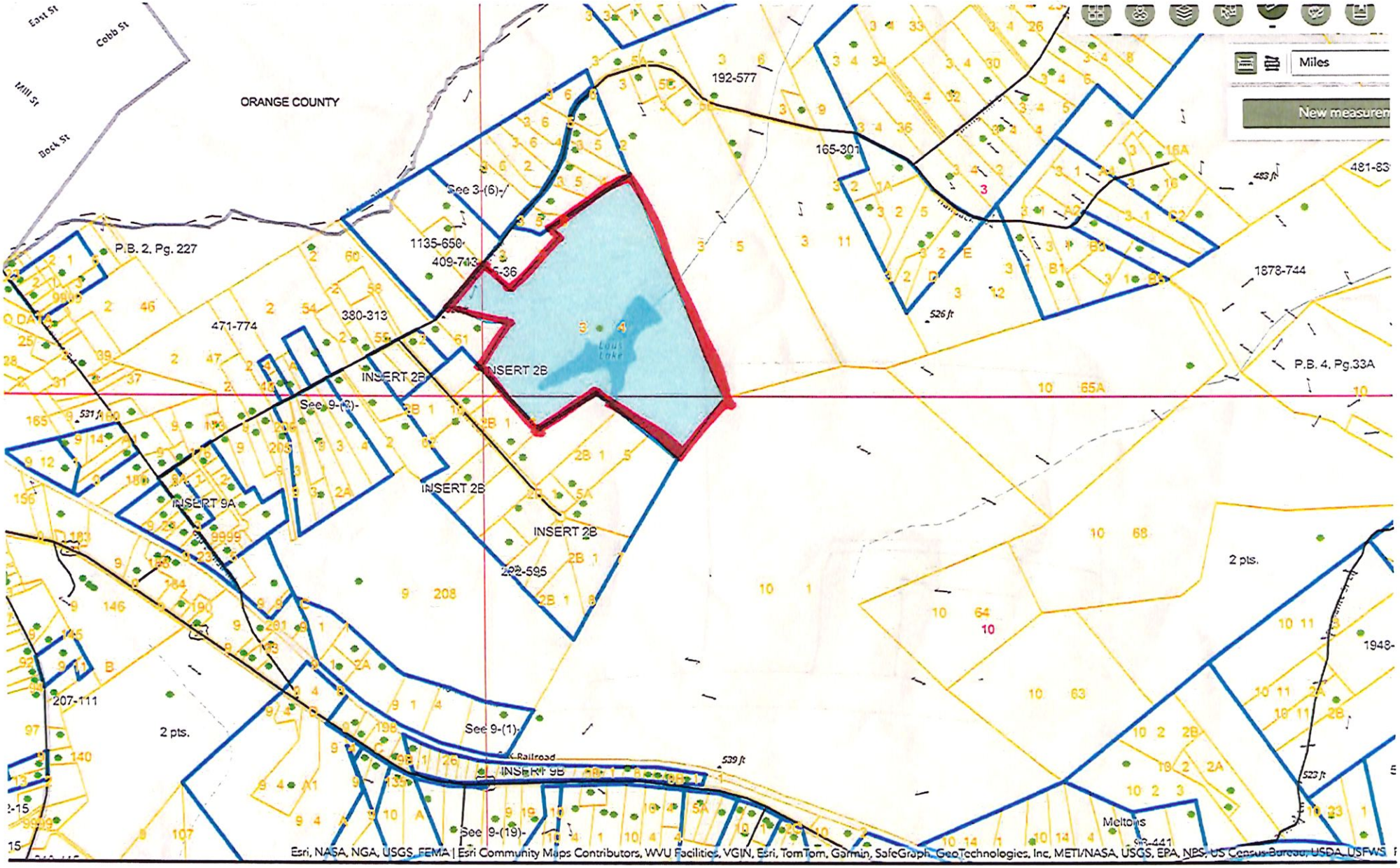
We the undersigned have read the above mentioned conditions and request the property described above be designated an Agricultural and Forestal District.

Louis Mittleman Jr

Owner(s) Signatures

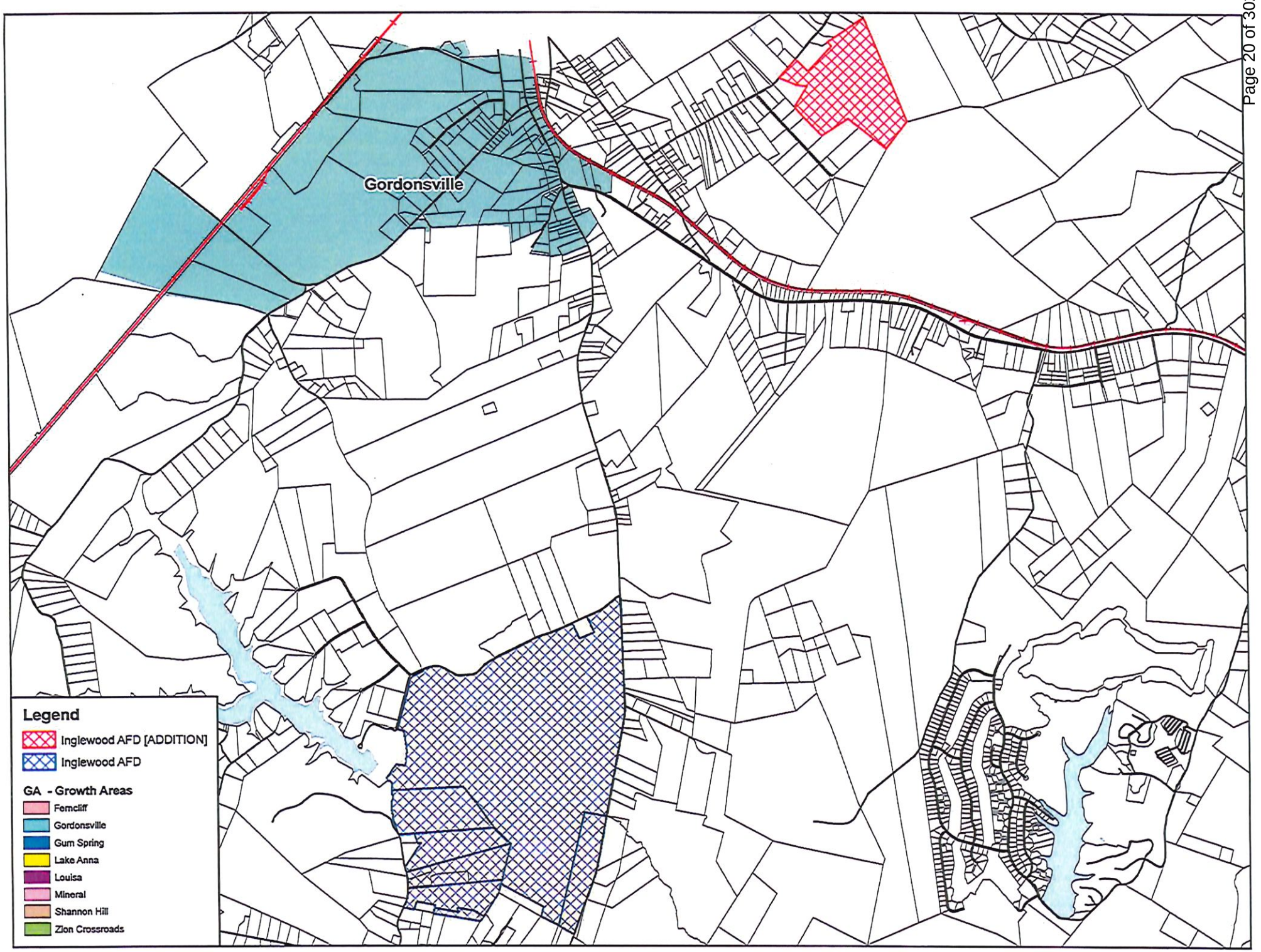
Witness

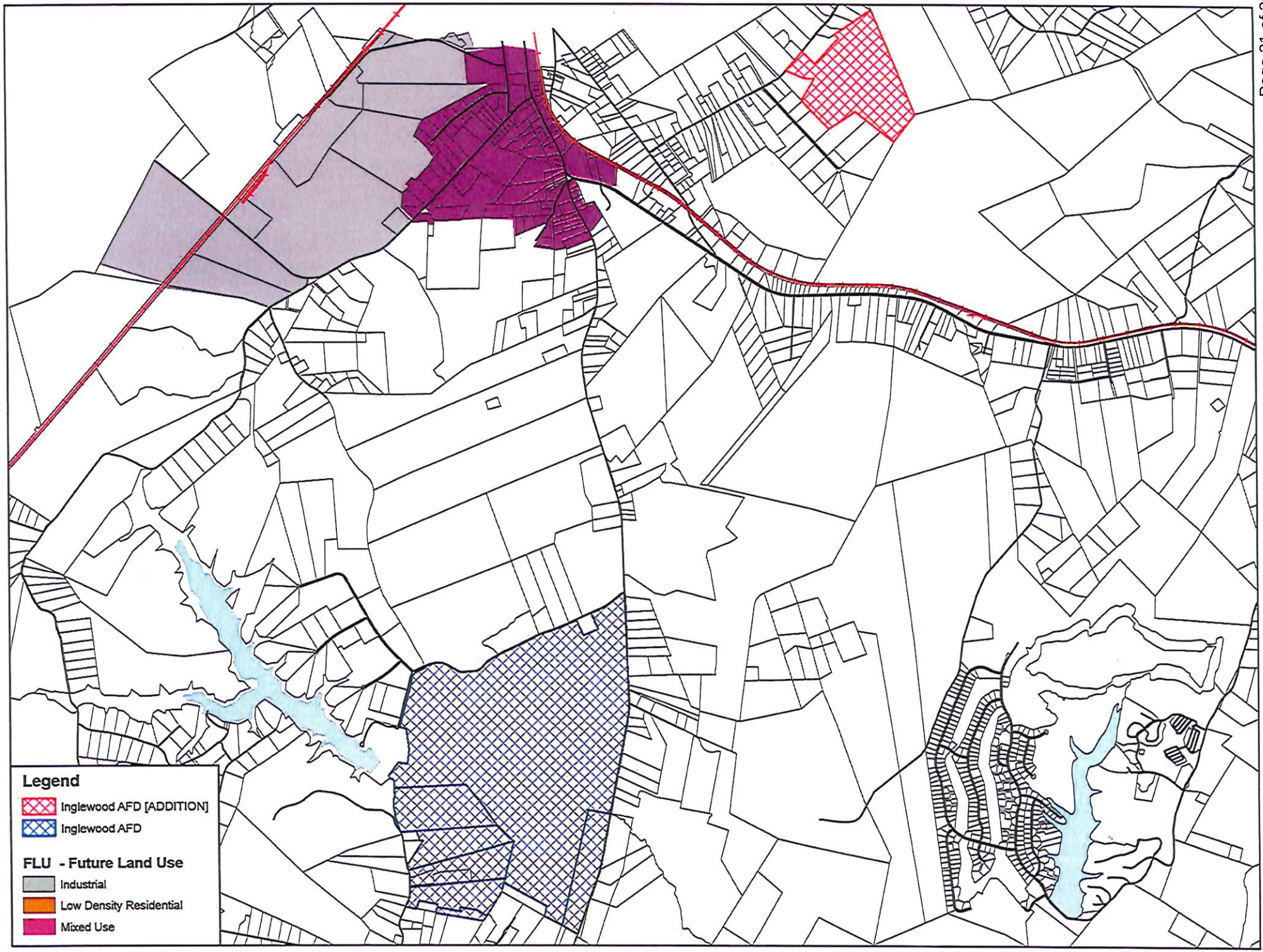
(VA Code § 15.2-4305 requires all owners to sign the application or otherwise provide written approval. Please see page 2 for additional information.)

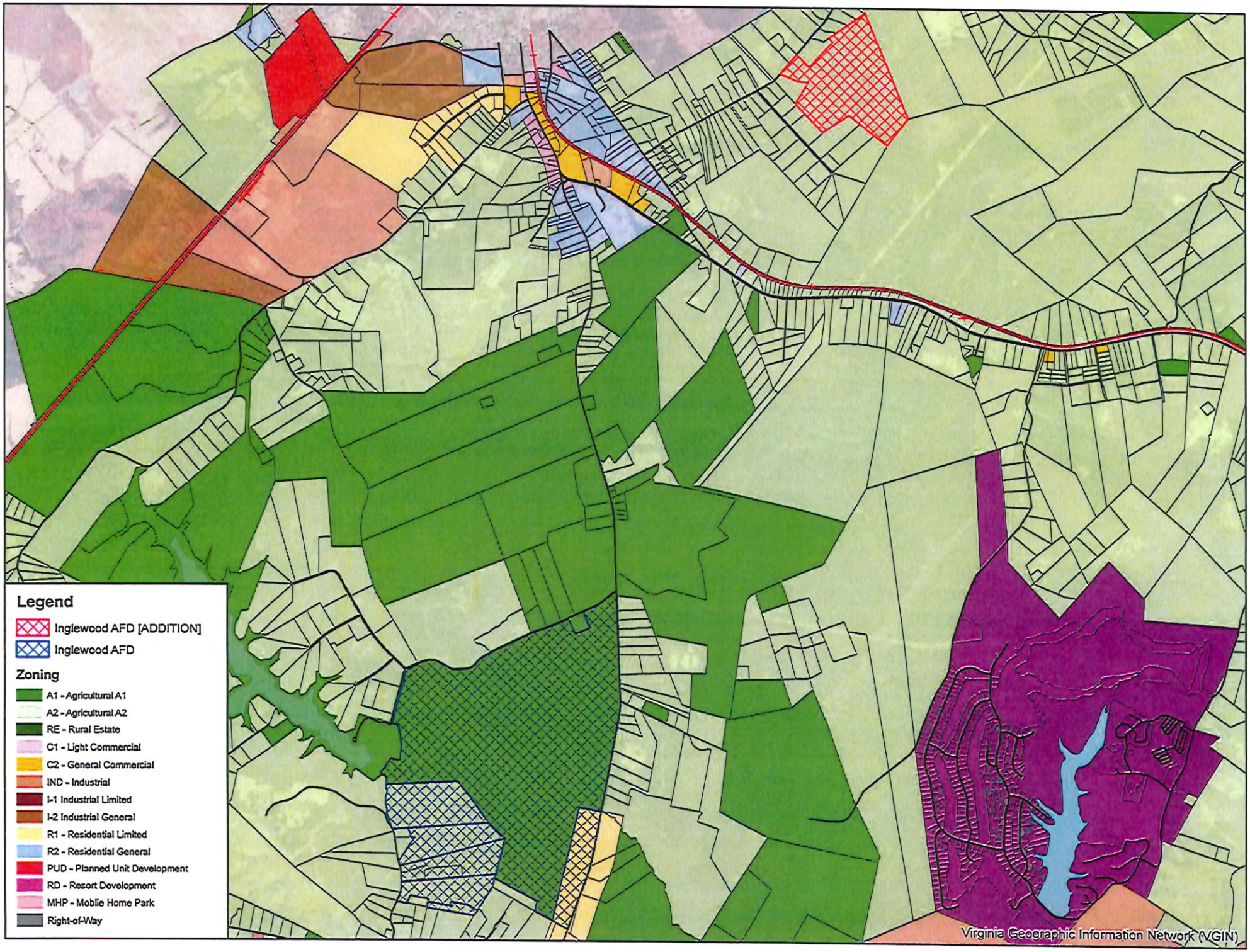


ID: 3-4
Acres: 86.792
Zoning: A-2

2.22 miles from Inglewood


Gordonsville
Legend
Inglewood AFD [ADDITION]
Inglewood AFD
GA - Growth Areas
Ferncliff
Gordonsville
Gum Spring
Lake Anna
Louisa
Mineral
Shannon Hill
Zion Crossroads


Legend
Inglewood AFD [ADDITION]
Inglewood AFD
FLU - Future Land Use
Industrial
Low Density Residential
Mixed Use


Legend
Inglewood AFD [ADDITION]
Inglewood AFD
Zoning
A1 - Agricultural A1
A2 - Agricultural A2
RE - Rural Estate
C1 - Light Commercial
C2 - General Commercial
IND - Industrial
I-1 Industrial Limited
I-2 Industrial General
R1 - Residential Limited
R2 - Residential General
PUD - Planned Unit Development
RD - Resort Development
MHP - Mobile Home Park
Right-of-Way
Virginia Geographic Information Network (VGIN)

AMENDMENT

Amendment to Article II. Zoning Ordinance and Maps; Division 7. Agricultural and Forestal Districts of the Louisa County Land Development Regulations (Chapter 86) to amend the Inglewood Agricultural and Forestal District by the addition of Tax Map Parcel 3-4.

Article II. Zoning Ordinance and Maps; Division 7. Agricultural and Forestal Districts

Sec. 86-501. - Districts described.

There are hereby established agricultural and forestal districts within the county as follows:

Inglewood District	**3-4;** 21-(11)A, (11)A1, (11)B, (11)C, (11)D; 9-39

(Only the district affected by this ordinance is listed.)

TEXT LEGEND

Bolded Text = To Be Added Regular Text = To Remain ~~Strikethrough Text~~ = To Be Removed

Red Text – For Information Purposes Only

TO: Members, Planning Commission
FROM: Staff, Community Development Department
DATE: September 4, 2026
SUBJECT: **Review Addition Request - Yanceyville Agricultural and Forestal District**
Thursday, November 12, 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 addition, totaling 45.419 acres, to the existing Yanceyville Agricultural and Forestal District, as follows:

OWNER'S NAME	TAX MAP PARCEL #	ACREAGE	ZONING	VOTING DISTRICT
John C. Thomas & Paula Barnard	69-62B	45.419	A-2	Mountain Road

Location
The proposed district addition is 0.67 miles northwest of an existing portion of the Yanceyville Agricultural and Forestal District and is located along the eastern side of Route 604 (Roundabout Road), west of Route 697 (Vigor Road), and north of Route 640 (West Old Mountain Road). The proposed addition is in the Mountain Road Voting District and is designated as "Rural Area" by the 2040 Louisa County Comprehensive Plan.

Zoning
The parcel proposed to be included in the Yanceyville Agricultural and Forestal District is 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.

Sec. 86-151. - Statement of intent; policy guidance.
(a) The agricultural (A-2) district is provided 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. Zoning standards are also included to ensure the co-existence of these uses with each other. The creation of lots fronting on existing state roads or federal highways is strongly discouraged.

(b) Agricultural (A-2) district uses range from agricultural to neighborhood oriented commercial and community services. The use of development setbacks, shared access, reverse-front lots and roadside buffers are encouraged to retain the rural character of the county along-side the open farm activities prevalent in the county.

2040 Comprehensive Plan

The 2040 Louisa County Comprehensive Plan designates this area of Louisa County as "Rural Area."

The Vision Statement for the 2040 Comprehensive Plan states:
"We strengthen our sense of community by providing resources for residents, promoting agriculture and forestry, ensuring environmental stewardship, establishing reasonable growth areas, and maintaining our rural character."

This Plan addresses and amplifies the vision statement above, with the following eight (8) supporting goals:

- Preserve and protect our rural heritage and natural resources
- Encourage open space retention
- Safeguard historic resources
- Maintain community characteristics
- Ensure compatibility between land uses
- Manage growth by concentrating development activity
- Encourage high quality development
- Maximize returns on the investment of public resources

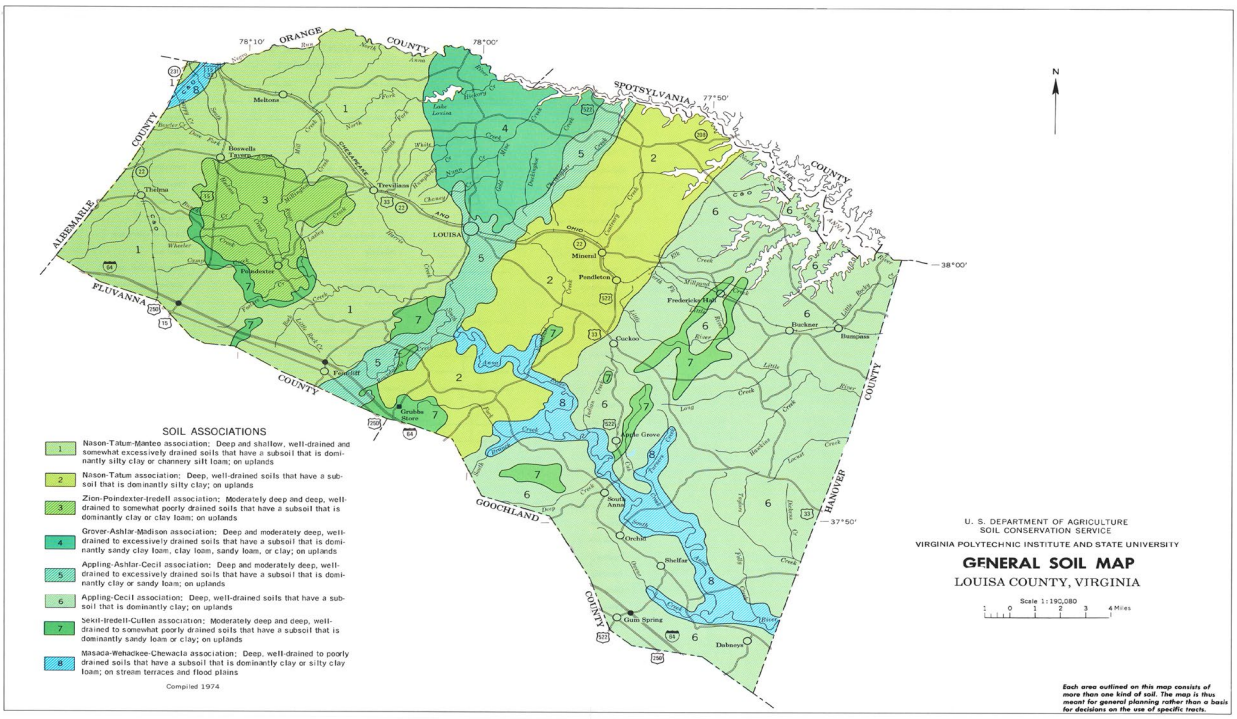
The creation of agricultural and forestal districts and subsequent additions to those districts, complements the goals identified in the Vision Statement by preserving and protecting natural resources, open space retention, compatibility between land uses, and managing growth by concentrating development activity to the designated growth areas.

Existing Uses

Based on information provided by the property owner, the subject parcel is used for timber.

Soils

Based on the 1976 Louisa County Soil Survey from the U.S. Department of Agriculture Soil Conservation Service, the soils in this area are primarily made up of the Nason-Tatum association. In summary, these soils are described as "deep, well-drained soils that have a subsoil that is dominantly silty clay; on uplands."



State Code of Virginia – Agricultural and Forestal Districts Act

§ 15.2-4302. Definitions.

"Agricultural products" means crops, livestock and livestock products, including but not limited to: field crops, fruits, vegetables, horticultural specialties, cattle, sheep, hogs, goats, horses, poultry, furbearing animals, milk, eggs and furs.

"Agricultural production" means the production for commercial purposes of crops, livestock and livestock products, and includes the processing or retail sales by the producer of crops, livestock or livestock products which are produced on the parcel or in the district.

"Agriculturally and forestally significant land" means land that has recently or historically produced agricultural and forestal products, is suitable for agricultural or forestal production or is considered appropriate to be retained for agricultural and forestal production as determined by such factors as soil quality, topography, climate, markets, farm structures, and other relevant factors.

"Forestal production" means the production for commercial purposes of forestal products and includes the processing or retail sales, by the producer, of forestal products which are produced on the parcel or in the district. "Forestal products" includes, but is not limited to, saw timber, pulpwood, posts, firewood, Christmas trees and other tree and wood products for sale or for farm use.

§ 15.2-4305. Application for creation of district in one or more localities; size and location of parcels.

"…..any owner or owners of land may submit an application to the locality for the creation of a district or addition of land to an existing district within the locality. Each district shall have a core of no less than 200 acres in one parcel or in contiguous parcels. A parcel not part of the core may be included in a district:

(i) if the nearest boundary of the parcel is within one mile of the boundary of the core,

(ii) if it is contiguous to a parcel in the district the nearest boundary of which is within one mile of the boundary of the core, or

(iii)if the local governing body finds, in consultation with the advisory committee or planning commission, that the parcel not part of the core or within one mile of the boundary of the core contains agriculturally and forestally significant land.

No land shall be included in any district without the signature on the application, or the written approval of all owners thereof…."

§ 15.2-4306. Criteria for evaluating application.

Land being considered for inclusion in a district may be evaluated by the advisory committee and the planning commission through the Virginia Land Evaluation and Site Assessment (LESA) System or, if one has been developed, a local LESA System. The following factors should be considered by the local planning commission and the advisory committee, and at any public hearing at which an application that has been filed pursuant to § 15.2-4303 is being considered:

1. The agricultural and forestal significance of land within the district or addition and in areas adjacent thereto;

2. The presence of any significant agricultural lands or significant forestal lands within the district and in areas adjacent thereto that are not now in active agricultural or forestal production;

3. The nature and extent of land uses other than active farming or forestry within the district and in areas adjacent thereto;

4. Local developmental patterns and needs;

5. The comprehensive plan and, if applicable, the zoning regulations;

6. The environmental benefits of retaining the lands in the district for agricultural and forestal uses; and

7. Any other matter which may be relevant.

In judging the agricultural and forestal significance of land, any relevant agricultural or forestal maps may be considered, as well as soil, climate, topography, other natural factors, markets for agricultural and forestal products, the extent and nature of farm structures, the present status of agriculture and forestry, anticipated trends in agricultural economic conditions and such other factors as may be relevant.

(For additional information refer to the attached information from the Department of Conservation and Recreation and the Virginia Department of Forestry.)

§ 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….

Conclusion

The proposed addition is located within one mile of the land that currently makes up the Yanceyville Agricultural and Forestal District. The current use of the property consists of timber which supports the intent of the agricultural and forestal districts.

Staff recommends the application for addition to the existing Yanceyville 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 November 5, 2026.

COUNTY OF LOUISA
APPLICATION FOR THE CREATION OF, ADDITION TO, OR REMOVAL FROM AN AGRICULTURAL AND FORESTAL DISTRICT

Section A: To be completed by applicant or contact person for proposed district.

1. Name of District Yanceyville

2. Check Applicable Action:

   ____Creation of New District
   _✓_Addition to Existing District
   ____Removal from Existing District

3. General Location of the District or Addition (City, County or Town)
   Louisa VA

4. Total Acreage in the Proposed District or Addition 45.419

5. Please read the proposed conditions for the creation of the district pursuant to Section 15.2-4309 of the Code of Virginia which is attached to this application.

6. Only for New Districts:
   Proposed Period Before the First Review (4-10 years)_____

7. Names and Tax Map Parcel Number(s) of Landowners Applying for the District:
   (Please use the parcel information sheet on page five (5), for complete parcel information):

NAME	TAX MAP & PARCEL NUMBER(S)
John C. Thomas + Paula Barnard	69-62B

NAME TAX MAP & PARCEL NUMBER(S)

PLEASE INDICATE WHO THE CONTACT PERSON WILL BE FOR THE PROPOSED DISTRICT AND A PHONE NUMBER AND EMAIL ADDRESS WHERE THEY MAY BE REACHED.

Contact Name John Thomas

Phone Number

Email Address

(Please Use A Separate Sheet For Each Parcel To Be Included In The District.)

PROPERTY OWNER'S NAME: John C Thomas + Paula Barnard

- MAILING ADDRESS: _____
- PHONE NUMBER: _____
  - TYPE OF DEVICE: MOBILE LANDLINE
- EMAIL ADDRESS: _____
- _____ Do you agree to receive email correspondence from the county related to AFDs and other types of agricultural events?

(If a landowner owns more than one parcel, the landowner needs only include their name on additional parcels so long as the information is the same.)

PARCEL INFORMATION:

- TAX MAP # 69 LOT/PARCEL# 62B
- ACREAGE: 45.419 ZONING: A-2
- SUBDIVISION NAME: _____
- PART OF THE CORE: YES or NO
- WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: YES or NO
- IS THE PROPERTY AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA §15.2-4302 (see page 1): YES or NO
- IS THE PROPERTY ENROLLED IN LAND USE TAXATION: YES or NO
- IS A CONSERVATION EASEMENT PLACED ON THE PROPERTY: YES or NO

(Describe in Detail the Use of the Subject Property)

Timber

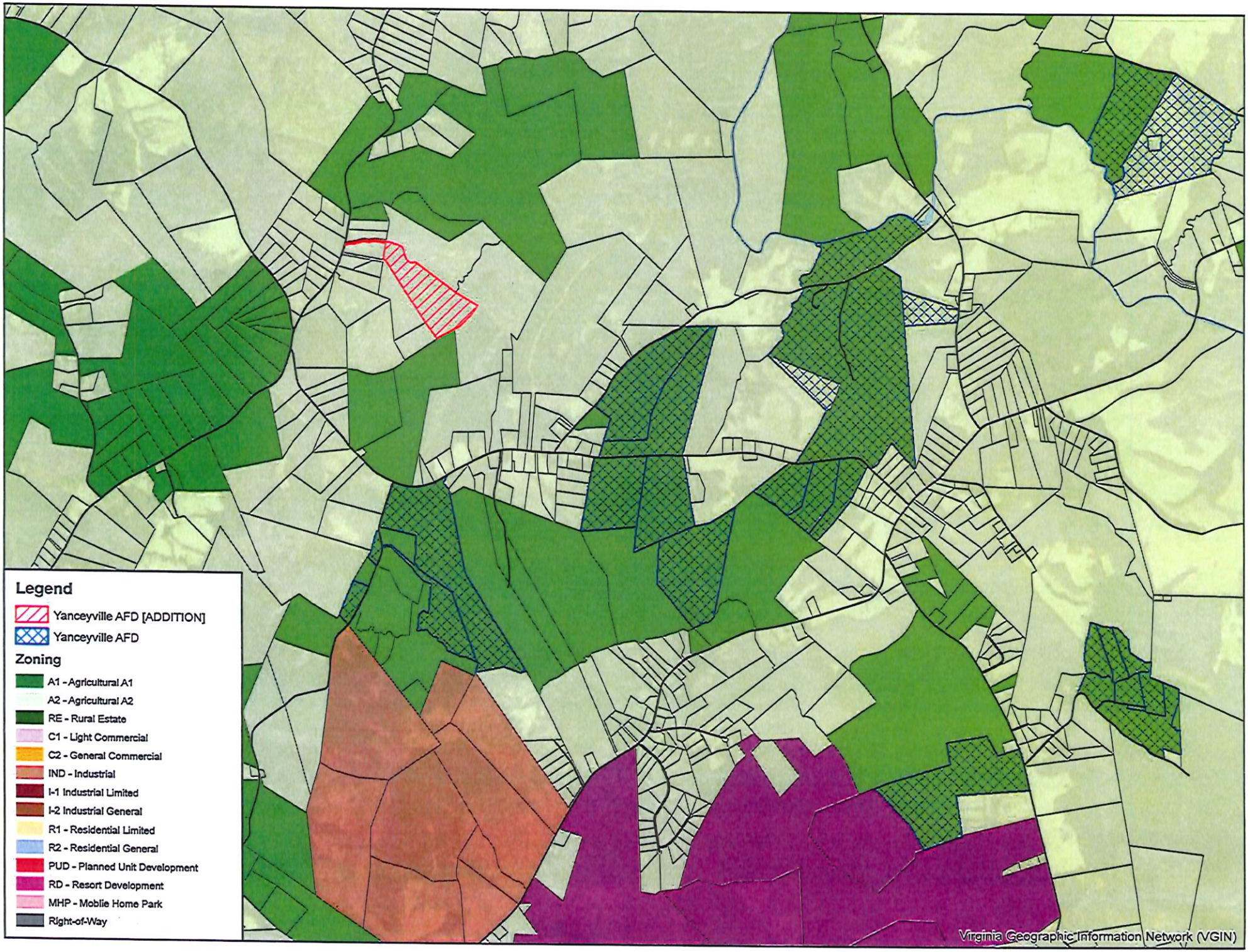
We the undersigned have read the above mentioned conditions and request the property described above be designated an Agricultural and Forestal District.

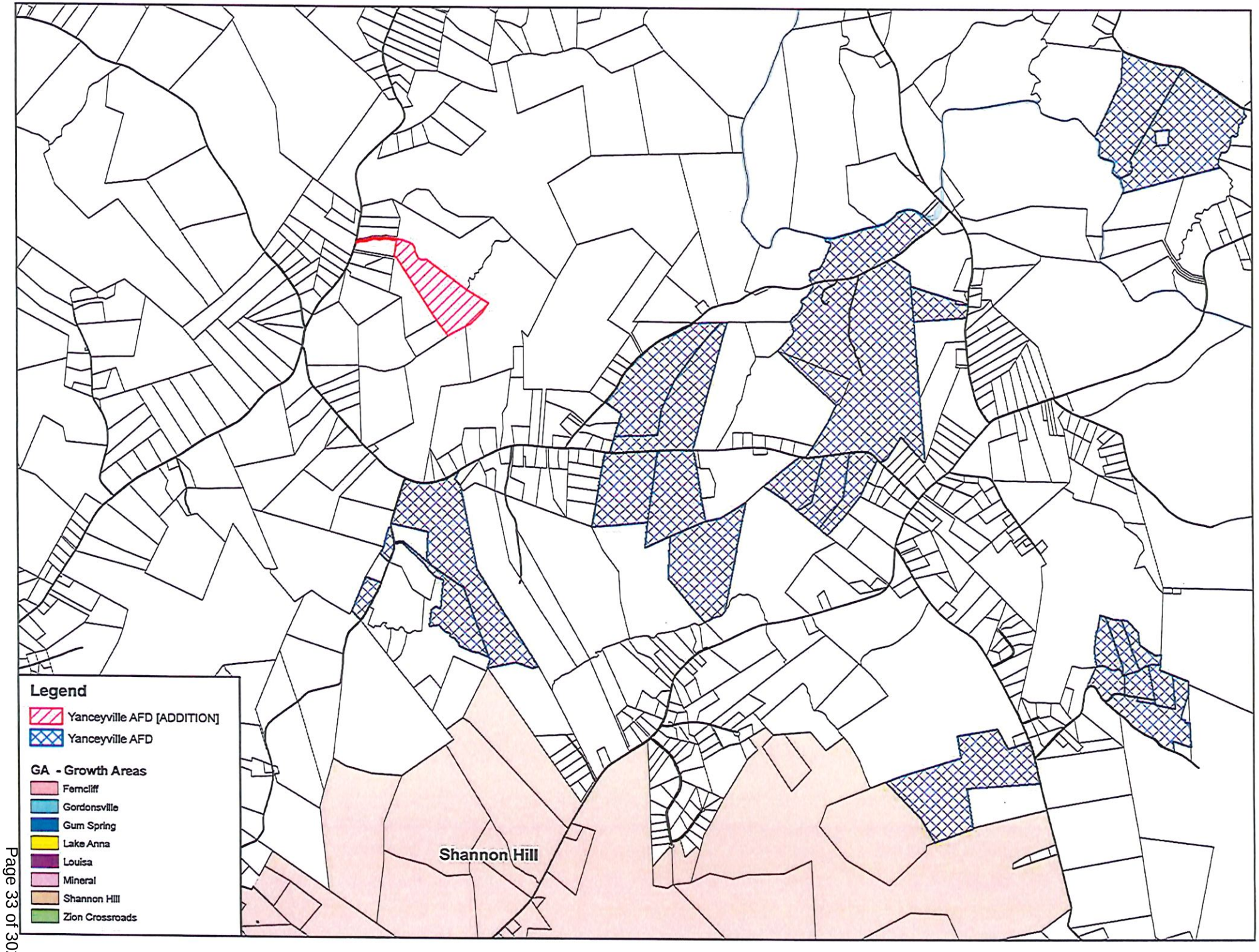
Owner(s) Signatures

Witness

(VA Code § 15.2-4305 requires all owners to sign the application or otherwise provide written approval. Please see page 2 for additional information.)

0.67 Yanceyville


Legend
Yanceyville AFD [ADDITION]
Yanceyville AFD
Zoning
A1 - Agricultural A1
A2 - Agricultural A2
RE - Rural Estate
C1 - Light Commercial
C2 - General Commercial
IND - Industrial
I-1 Industrial Limited
I-2 Industrial General
R1 - Residential Limited
R2 - Residential General
PUD - Planned Unit Development
RD - Resort Development
MHP - Moblie Home Park
Right-of-Way
Virginia Geographic Information Network (VGIN)


Legend
Yanceyville AFD [ADDITION]
Yanceyville AFD
GA - Growth Areas
Ferncliff
Gordonsville
Gum Spring
Lake Anna
Louisa
Mineral
Shannon Hill
Zion Crossroads
Shannon Hill


Legend
Yanceyville AFD [ADDITION]
Yanceyville AFD
FLU - Future Land Use
Industrial
Low Density Residential
Mixed Use

AMENDMENT

Amendment to Article II. Zoning Ordinance and Maps; Division 7. Agricultural and Forestal Districts of the Louisa County Land Development Regulations (Chapter 86) to amend the Yanceyville Agricultural and Forestal District by the addition of Tax Map Parcel 69-62B.

Article II. Zoning Ordinance and Maps; Division 7. Agricultural and Forestal Districts

Sec. 86-501. - Districts described.

There are hereby established agricultural and forestal districts within the county as follows:

Yanceyville District	80-(4)-1; 80-(4)-2; 80-(4)-3; 80-(4)-4; 80-(6)-1; 80-(6)-2; 80-(6)-3; 80-20; 70-13; 70-24F (incl. 24F1 & F2); 70-18B; 69-29; 69-30; 79-19; 69-31; 69-43; 69-19 (A-1 port.); 79-(9)-1; 79-14; 79-8-A; 70-50; 70-51 **69-62B;**

(Only the district affected by this ordinance is listed.)

TEXT LEGEND

Bolded Text = To Be Added Regular Text = To Remain ~~Strikethrough Text~~ = To Be Removed

Red Text – For Information Purposes Only

TO: Members, Planning Commission
FROM: Staff, Community Development Department
DATE: September 8, 2026
SUBJECT: **Review Addition Request - Cuckoo Agricultural and Forestal District**
Thursday, November 12, 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 addition, totaling 41.35 acres, to the existing Cuckoo Agricultural and Forestal District, as follows:

OWNER'S NAME	TAX MAP PARCEL #	ACREAGE	ZONING	VOTING DISTRICT
Nicholas & Sharliena E. Novogradoc	75-63	41.35	A-1	Jackson

Location
The proposed district addition is located 6.98 miles east of the existing Cuckoo Agricultural and Forestal District. The parcel is located northwest of Route 701 (Belle Meade Road), east of Route 601 (Diggs Town Road), and southwest of Route 618 (Belsches Road) in the Jackson 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 Cuckoo Agricultural and Forestal District is zoned Agricultural (A-1). 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.

Sec. 86-133. - Statement of intent; policy guidance.
The agricultural (A-1) district is intended to accommodate farming, forestry, livestock maintenance and other related farm activities. Such uses are an essential part of the rural economy of the county and the agrarian character of the community. It comprises those areas dedicated to farming and agricultural use and is protected as a valuable part of the rural community. These activities shall not be compromised by development and shall be enhanced by the protection offered herein.

2040 Comprehensive Plan
The 2040 Louisa County Comprehensive Plan designates this area of Louisa County as "Rural Area" and "Low Density Residential" in the Mineral Growth Area.

The Vision Statement for the 2040 Comprehensive Plan states:
"We strengthen our sense of community by providing resources for residents, promoting agriculture and forestry, ensuring environmental stewardship, establishing reasonable growth areas, and maintaining our rural character."

This Plan addresses and amplifies the vision statement above, with the following eight (8) supporting goals:

- Preserve and protect our rural heritage and natural resources
- Encourage open space retention
- Safeguard historic resources
- Maintain community characteristics
- Ensure compatibility between land uses
- Manage growth by concentrating development activity
- Encourage high quality development
- Maximize returns on the investment of public resources

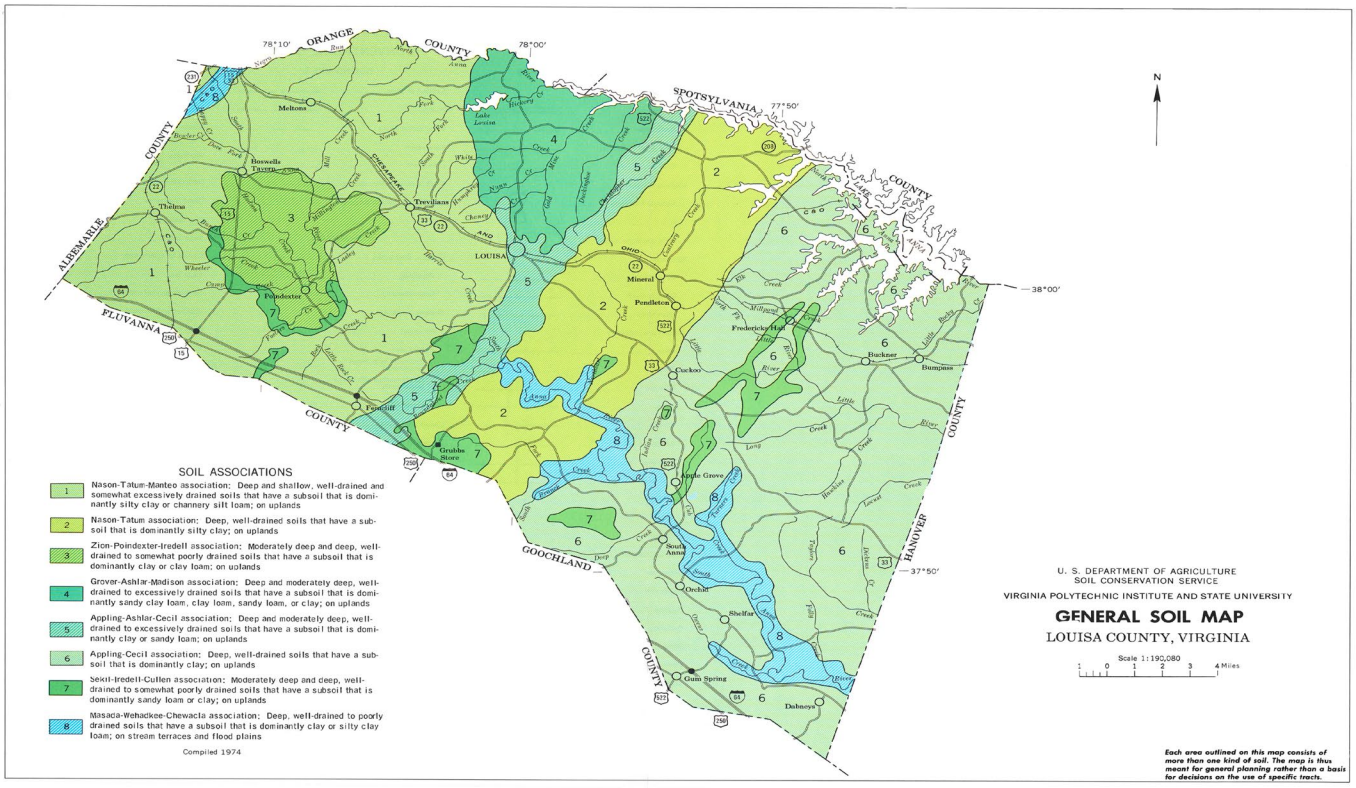
The creation of agricultural and forestal districts and subsequent additions to those districts complements the goals identified in the Vision Statement by preserving and protecting natural resources, open space retention, compatibility between land uses, and managing growth by concentrating development activity to the designated growth areas.

Existing Uses

Based on information provided by the property owners, the subject parcel is used for timber and poultry.

Soils

Based on the 1976 Louisa County Soil Survey from the U.S. Department of Agriculture Soil Conservation Service, the soils in this area are primarily made up of the Appling-Cecil association. In summary, these soils are described as "deep, well-drained soils that have a sub-soil that is dominantly clay; on uplands."



State Code of Virginia – Agricultural and Forestal Districts Act

§ 15.2-4302. Definitions.

"Agricultural products" means crops, livestock and livestock products, including but not limited to: field crops, fruits, vegetables, horticultural specialties, cattle, sheep, hogs, goats, horses, poultry, furbearing animals, milk, eggs and furs.

"Agricultural production" means the production for commercial purposes of crops, livestock and livestock products, and includes the processing or retail sales by the producer of crops, livestock or livestock products which are produced on the parcel or in the district.

"Agriculturally and forestally significant land" means land that has recently or historically produced agricultural and forestal products, is suitable for agricultural or forestal production or is considered appropriate to be retained for agricultural and forestal production as determined by such factors as soil quality, topography, climate, markets, farm structures, and other relevant factors.

"Forestal production" means the production for commercial purposes of forestal products and includes the processing or retail sales, by the producer, of forestal products which are produced on the parcel or in the district. "Forestal products" includes, but is not limited to, saw timber, pulpwood, posts, firewood, Christmas trees and other tree and wood products for sale or for farm use.

§ 15.2-4305. Application for creation of district in one or more localities; size and location of parcels.

"…..any owner or owners of land may submit an application to the locality for the creation of a district or addition of land to an existing district within the locality. Each district shall have a core of no less than 200 acres in one parcel or in contiguous parcels. A parcel not part of the core may be included in a district:

(i) if the nearest boundary of the parcel is within one mile of the boundary of the core,

(ii) if it is contiguous to a parcel in the district the nearest boundary of which is within one mile of the boundary of the core, or

(iii)if the local governing body finds, in consultation with the advisory committee or planning commission, that the parcel not part of the core or within one mile of the boundary of the core contains agriculturally and forestally significant land.

No land shall be included in any district without the signature on the application, or the written approval of all owners thereof…."

§ 15.2-4306. Criteria for evaluating application.

Land being considered for inclusion in a district may be evaluated by the advisory committee and the planning commission through the Virginia Land Evaluation and Site Assessment (LESA) System or, if one has been developed, a local LESA System. The following factors should be considered by the local planning commission and the advisory committee, and at any public hearing at which an application that has been filed pursuant to § 15.2-4303 is being considered:

1. The agricultural and forestal significance of land within the district or addition and in areas adjacent thereto;

2. The presence of any significant agricultural lands or significant forestal lands within the district and in areas adjacent thereto that are not now in active agricultural or forestal production;

3. The nature and extent of land uses other than active farming or forestry within the district and in areas adjacent thereto;

4. Local developmental patterns and needs;

5. The comprehensive plan and, if applicable, the zoning regulations;

6. The environmental benefits of retaining the lands in the district for agricultural and forestal uses; and

7. Any other matter which may be relevant.

In judging the agricultural and forestal significance of land, any relevant agricultural or forestal maps may be considered, as well as soil, climate, topography, other natural factors, markets for agricultural and forestal products, the extent and nature of farm structures, the present status of agriculture and forestry, anticipated trends in agricultural economic conditions and such other factors as may be relevant.

(For additional information refer to the attached information from the Department of Conservation and Recreation and the Virginia Department of Forestry.)

§ 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….

Conclusion

The proposed is located 6.98 miles east of the Cuckoo Agricultural and Forestal District. While the proposed addition is over one mile from the core, the parcel meets the statutory requirements for agricultural and forestally significant because the landowners are currently use the property for timber and poultry.

In part, § 15.2-4305, states:

A parcel not part of the core may be included in a district:

(iii) if the local governing body finds, in consultation with the advisory committee or planning commission, that the parcel not part of the core or within one mile of the boundary of the core contains agriculturally and forestally significant land.

§ 15.2-4302. Definitions provides the definition for "Agriculturally and forestally significant land," as "means land that has recently or historically produced agricultural and forestal products, is suitable for agricultural or forestal production or is considered appropriate to be retained for agricultural and forestal production as determined by such factors as soil quality, topography, climate, markets, farm structures, and other relevant factors." ." It further provides that "agricultural products" means crops, livestock and livestock products, including but not limited to:.. field crops,…cattle,..."

Staff recommends the application for addition to the existing Cuckoo Agricultural and Forestal District be sent to the Board of Supervisors with a favorable recommendation, as consistent with the current zoning of the property as Agricultural (A-1) and the Rural Area designation on 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 November 5, 2026.

COUNTY OF LOUISA
APPLICATION FOR THE CREATION OF, ADDITION TO, OR REMOVAL FROM AN AGRICULTURAL AND FORESTAL DISTRICT

Section A: To be completed by applicant or contact person for proposed district.

1. Name of District Cuckoo

2. Check Applicable Action:

   ____Creation of New District
   __X__Addition to Existing District
   ____Removal from Existing District

3. General Location of the District or Addition (City, County or Town)

   Louisa County

4. Total Acreage in the Proposed District or Addition 41.85

5. Please read the proposed conditions for the creation of the district pursuant to Section 15.2-4309 of the Code of Virginia which is attached to this application.

6. Only for New Districts:
   Proposed Period Before the First Review (4-10 years)_____

7. Names and Tax Map Parcel Number(s) of Landowners Applying for the District:
   (Please use the parcel information sheet on page five (5), for complete parcel information):

NAME	TAX MAP & PARCEL NUMBER(S)
Nicholas + Sharliena Novogradac	75-63

NAME TAX MAP & PARCEL NUMBER(S)

PLEASE INDICATE WHO THE CONTACT PERSON WILL BE FOR THE PROPOSED DISTRICT AND A PHONE NUMBER AND EMAIL ADDRESS WHERE THEY MAY BE REACHED.

Contact Name Sharliena Novogradac

Phone Number

Email Address

(Please Use A Separate Sheet For Each Parcel To Be Included In The District.)

PROPERTY OWNER'S NAME: Nicholas + Sharliena E Novogradac

- MAILING ADDRESS: _____
- PHONE NUMBER: _____
  - TYPE OF DEVICE: ✓ MOBILE _____ LANDLINE
- EMAIL ADDRESS: _____
- _____ Do you agree to receive email correspondence from the county related to AFDs and other types of agricultural events?

(If a landowner owns more than one parcel, the landowner needs only include their name on additional parcels so long as the information is the same.)

PARCEL INFORMATION:

- TAX MAP # 75 LOT/PARCEL# 63
- ACREAGE: 41.35 ZONING: A-1
- SUBDIVISION NAME: _____
- PART OF THE CORE: YES or (NO)
- WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: YES or (NO)
- IS THE PROPERTY AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA §15.2-4302 (see page 1): (YES) or NO
- IS THE PROPERTY ENROLLED IN LAND USE TAXATION: YES or (NO)
- IS A CONSERVATION EASEMENT PLACED ON THE PROPERTY: YES or (NO)

(Describe in Detail the Use of the Subject Property)

Timber, poultry

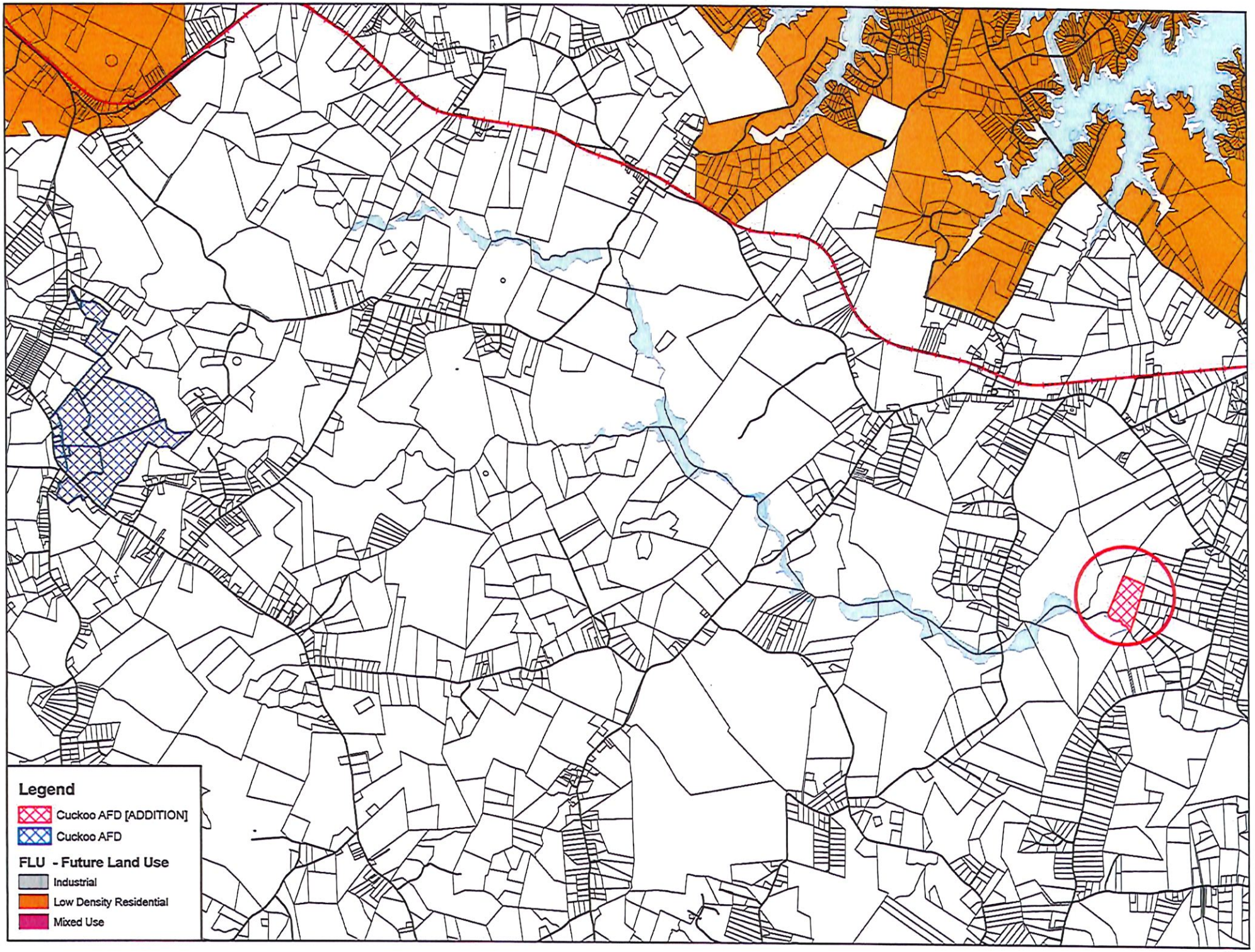
We the undersigned have read the above mentioned conditions and request the property described above be designated an Agricultural and Forestal District.

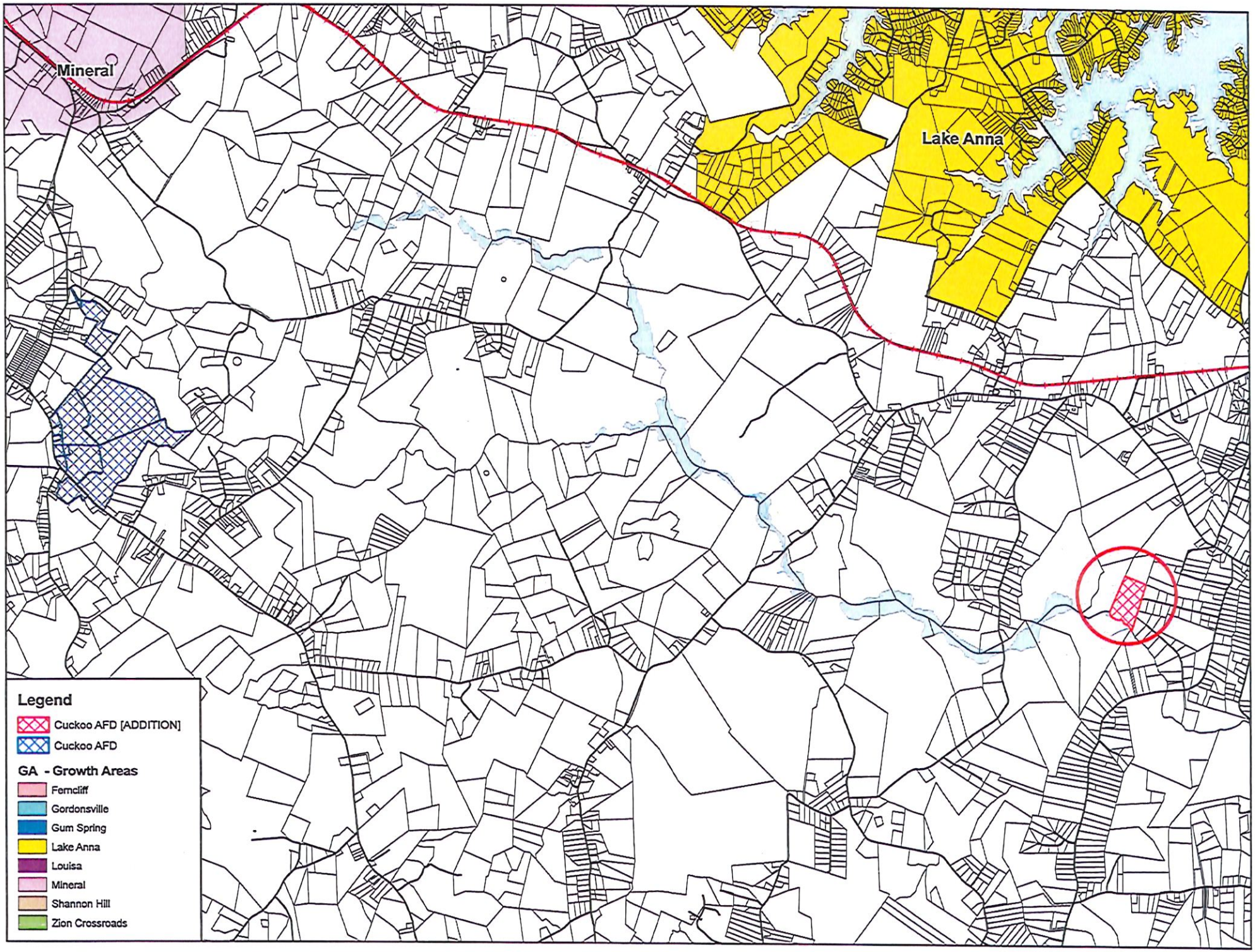
Owner(s) Signatures

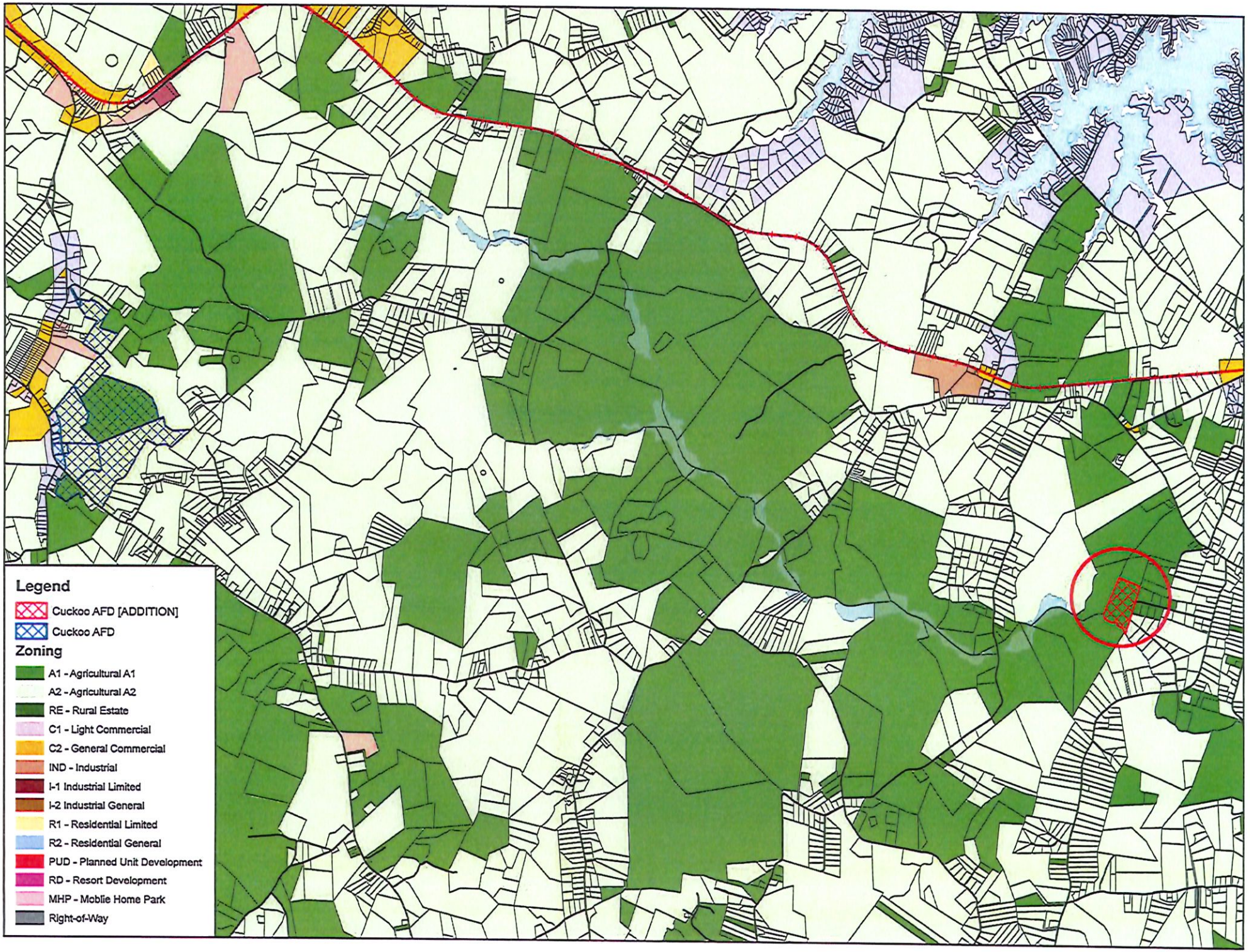
Paige Baker

Witness

(VA Code § 15.2-4305 requires all owners to sign the application or otherwise provide written approval. Please see page 2 for additional information.)


Legend
Cuckoo AFD [ADDITION]
Cuckoo AFD
FLU - Future Land Use
Industrial
Low Density Residential
Mixed Use


Mineral
Lake Anna
Legend
Cuckoo AFD [ADDITION]
Cuckoo AFD
GA - Growth Areas
Ferncliff
Gordonsville
Gum Spring
Lake Anna
Louisa
Mineral
Shannon Hill
Zion Crossroads


Legend
Cuckoo AFD [ADDITION]
Cuckoo AFD
Zoning
A1 - Agricultural A1
A2 - Agricultural A2
RE - Rural Estate
C1 - Light Commercial
C2 - General Commercial
IND - Industrial
I-1 Industrial Limited
I-2 Industrial General
R1 - Residential Limited
R2 - Residential General
PUD - Planned Unit Development
RD - Resort Development
MHP - Moblie Home Park
Right-of-Way

AMENDMENT

Amendment to Article II. Zoning Ordinance and Maps; Division 7. Agricultural and Forestal Districts of the Louisa County Land Development Regulations (Chapter 86) to amend the Cuckoo Agricultural and Forestal District by the addition of Tax Map Parcel 75-63.

Article II. Zoning Ordinance and Maps; Division 7. Agricultural and Forestal Districts

Sec. 86-501. - Districts described.

There are hereby established agricultural and forestal districts within the county as follows:

Cuckoo Agricultural and Forestal District	58-39E; 59-57, 96, 97, 98, 100; 71- (10)4, 74B; 71-74C; 72-52, 54, 55, 55A1, 55A2, 55B, 59-60 **75-63**

(Only the district affected by this ordinance is listed.)

TEXT LEGEND

Bolded Text = To Be Added Regular Text = To Remain ~~Strikethrough Text~~ = To Be Removed

Red Text – For Information Purposes Only

COUNTY OF LOUISA
COMMUNITY DEVELOPMENT

(540) 967-3430 *Fax (540) 967-3486*

www.louisacounty.com

TO: Members, Louisa County Planning Commission
FROM: Staff, Community Development Department
SUBJECT: Ellisville Agricultural and Forestal District
Request for Removal of TMP 26-44
DATE: September 18, 2026

Sarah and Joseph Marshall and M&M Services Inc., Owners; request that 18 acres of TMP 26-44, containing 97.43 acres, be removed from the existing Ellisville Agricultural and Forestal District; and the remaining 79.43 acres stay in the AFD. The property is located along and north of Route 628 (Bibb Store Road) and south of Deep Wood Road in the Mineral Voting District. The 2040 Comprehensive Plan designates this area of Louisa County as Rural.

The subject parcel is zoned Agricultural (A-1), and the acreage is being requested for removal to allow the applicants to request a conditional use permit for the purpose of putting a campground on the property.

Staff has spoken with the property owner on several occasions and advised that conditional use permits are not permitted on property in an agricultural and forestal district.

Sec. 86-500. - Development of parcels to more intensive uses.

(a) As a condition for approval of any proposed agricultural and forestal district pursuant to this chapter, any parcel in the proposed district shall not be developed to a more intensive use, other than a use resulting in more intensive agricultural or forestal production, during the period which such parcel remains within the district.

(b) For the purposes of this section, the term "more intensive use" includes any use which is not permitted by right in an agricultural (A-1 or A-2) zoning district; any division of land other than a family subdivision, as defined in this chapter; and the rental of more than one dwelling unit on any parcel, other than dwelling units occupied by members of the immediate family of any of the owners of such parcel or by persons who earn a substantial portion of their livelihood from a farm or forestry operation on such property, together with their respective families, if any.

The Ellisville Agricultural and Forestal District was reviewed and renewed May 4, 2022, for an additional ten (10) year period, until May 4, 2032, and currently consists of the following parcels:

Ellisville Agricultural and Forestal District	13-64, 65, 66, 67, 68, 72, 73, 74, 77; 14-32A, 33, 35; 24-160, 163; 25-(1)A, (1)B, 2, (2)A, (2)B, (7)B, 8, (9)A, (9)B, 12, (18)4, 25, 34, 35, 37, 38, 39, 40, 41A, 44, 63, (72)B, 76, 77, 89, 91, 92, 98; 26-1, 2, 3, 5, 5A, (14)1, 43, 44 **(portion excluding 18 acres)**, 45, 46, 47, 71, 73; 27-(5)F; 40-190, 194, 200, 202, 203, 205, 206, 215.

The Ellisville Agricultural and Forestal District contains approximately 2,587 acres. It does not appear that removal of this portion of the subject parcel from the existing agricultural and forestal district would have an effect on the overall district requirement of a 200-acre core.

While the Louisa County Comprehensive Plan supports the formation and continuation of Agricultural and Forestal Districts in the County, removing land from an Agricultural and Forestal District to facilitate a non-agricultural or non-forestal commercial venture such as a campground conflicts with the intent of the "Agricultural and Forestal District Act" (Virginia Code § 15.2-4301) to protect agricultural and forestal production and preserve these lands as vital economic, environmental, and open-space resources. Such conversion also conflicts with Louisa County's 2040 Comprehensive Plan goals of preserving rural heritage, protecting agricultural and forestal lands, retaining open space, and maintaining the County's rural character.

Staff will provide a verbal recommendation at the Planning Commission Meeting as the Agricultural, Forestal, and Rural Preservation Committee does not meet until November 5, 2026.

Should you have any questions, please contact our office.

COUNTY OF LOUISA
APPLICATION FOR THE CREATION OF, ADDITION TO, OR REMOVAL FROM AN AGRICULTURAL AND FORESTAL DISTRICT

Section A: To be completed by applicant or contact person for proposed district.

1. Name of District Ellisville

2. Check Applicable Action:

   ____Creation of New District
   ____Addition to Existing District
   _X_ Removal from Existing District

3. General Location of the District or Addition (City, County or Town)

   Louisa County

4. Total Acreage in the Proposed District or Addition Remove 18 acres

5. Please read the proposed conditions for the creation of the district pursuant to Section 15.2-4309 of the Code of Virginia which is attached to this application.

6. Only for New Districts:
   Proposed Period Before the First Review (4-10 years)_____

7. Names and Tax Map Parcel Number(s) of Landowners Applying for the District:
   (Please use the parcel information sheet on page five (5), for complete parcel information):

NAME	TAX MAP & PARCEL NUMBER(S)
Sarah + Joseph Marshall + M+M Services	20-44

NAME TAX MAP & PARCEL NUMBER(S)

PLEASE INDICATE WHO THE CONTACT PERSON WILL BE FOR THE PROPOSED DISTRICT AND A PHONE NUMBER AND EMAIL ADDRESS WHERE THEY MAY BE REACHED.

Contact Name Sarah Marshall

Phone Number

Email Address

(Please Use A Separate Sheet For Each Parcel To Be Included In The District.)

PROPERTY OWNER'S NAME: Sarah + Joseph Marshall. M+M Services

- MAILING ADDRESS: _____
- PHONE NUMBER: _____
  - TYPE OF DEVICE: ✓ MOBILE ____ LANDLINE
- EMAIL ADDRESS: _____
- ✓ Do you agree to receive email correspondence from the county related to AFDs and other types of agricultural events?

(If a landowner owns more than one parcel, the landowner needs only include their name on additional parcels so long as the information is the same.)

PARCEL INFORMATION:

- TAX MAP #_____ LOT/PARCEL# 26-44
- ACREAGE: 97.93 (remove ~18) ZONING: A1
- SUBDIVISION NAME: _____
- PART OF THE CORE: YES or NO
- WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: YES or NO
- IS THE PROPERTY AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA §15.2-4302 (see page 1): YES or NO
- IS THE PROPERTY ENROLLED IN LAND USE TAXATION: YES or NO
- IS A CONSERVATION EASEMENT PLACED ON THE PROPERTY: YES or NO

(Describe in Detail the Use of the Subject Property)
Agricultural production - crops

We the undersigned have read the above mentioned conditions and request the property described above be designated an Agricultural and Forestal District.

SMA Sarah Marshall _____

Joseph Marshall _____

M+M Services _____

Owner(s) Signatures

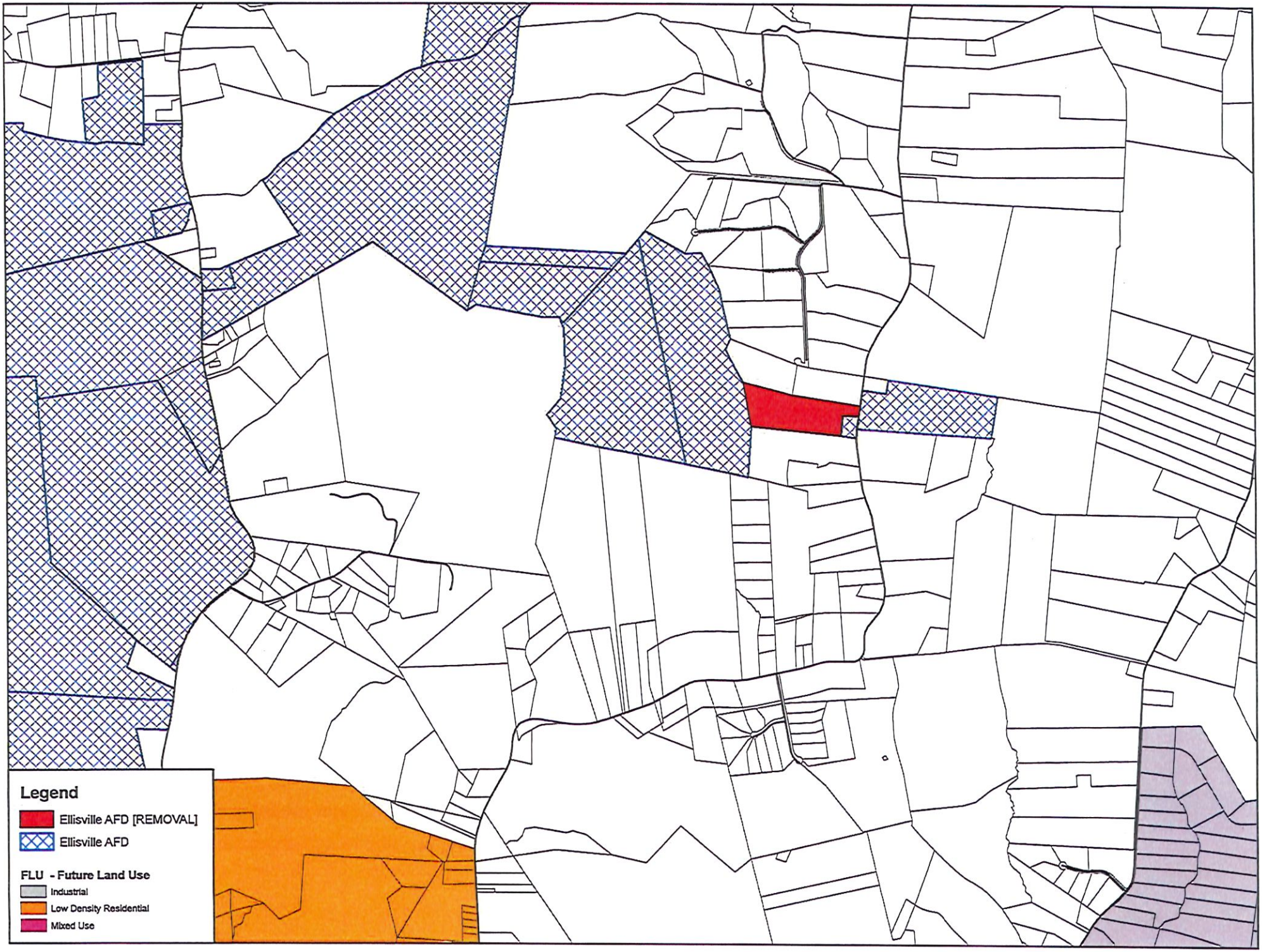
Witness

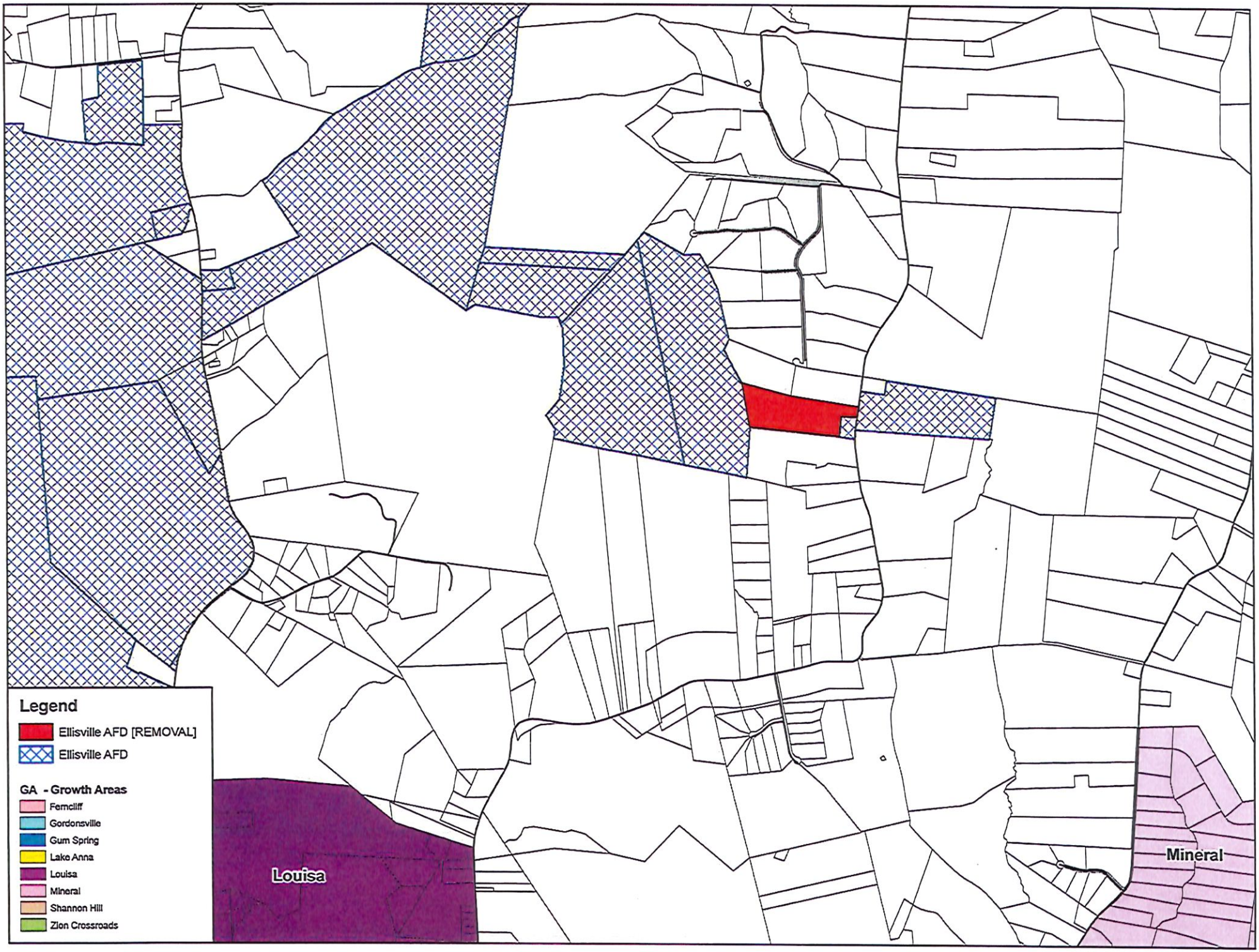
(VA Code § 15.2-4305 requires all owners to sign the application or otherwise provide written approval. Please see page 2 for additional information.)



Area in white denoting ~18 acres. Same ~18 acres to be subject to AFD partial withdrawal application approval.

BANNISTER
TOWN
ROAD
WILD
FLOWER
DRIVE
DEEP
WOODS
ROAD
ROAD


Legend
Ellisville AFD [REMOVAL]
Ellisville AFD
FLU - Future Land Use
Industrial
Low Density Residential
Mixed Use


Legend
Ellisville AFD [REMOVAL]
Ellisville AFD
GA - Growth Areas
Ferncliff
Gordonsville
Gum Spring
Lake Anna
Louisa
Mineral
Shannon Hill
Zion Crossroads
Louisa
Mineral


Legend
Ellisville AFD [REMOVAL]
Ellisville AFD
Zoning
A1 - Agricultural A1
A2 - Agricultural A2
RE - Rural Estate
C1 - Light Commercial
C2 - General Commercial
IND - Industrial
I-1 Industrial Limited
I-2 Industrial General
R1 - Residential Limited
R2 - Residential General
PUD - Planned Unit Development
RD - Resort Development
MHP - Mobile Home Park
Right-of-Way
Virginia Geographic Information Network (VGIN)

TO: Members, Planning Commission
FROM: Staff, Community Development Department
DATE: September 3, 2026
SUBJECT: **Review Addition Request – Ellisville Agricultural and Forestal District**
Thursday, November 12, 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 addition, totaling 107.03 acres, to the existing Ellisville Agricultural and Forestal District, as follows:

OWNER'S NAME	TAX MAP PARCEL #	ACREAGE	ZONING	VOTING DISTRICT
Sarah & Joseph Marshall	26-13-2	58.083	A-2	Louisa/Mineral
Alan L. & Joann B. Marshall	26-61	9.002	A-2	Mineral
Alan L. & Joann B. Marshall	26-62	11.89	A-2	Mineral
Alan L. & Joann B. Marshall	26-63A	28.055	A-2	Mineral

Location
The proposed district addition adjoins an existing portion of the Ellisville Agricultural and Forestal District and is located west of Route 628 (Bibb Store Road), east of Route 669 (Ellisville Drive), and South of Route 613 (Goldmine Road) in the Louisa and Mineral Voting Districts. The 2040 Louisa County Comprehensive Plan designates this area of Louisa County as "Rural Area."

Zoning
The parcels proposed to be included in the Ellisville 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.

Sec. 86-151. - Statement of intent; policy guidance.
(a) The agricultural (A-2) district is provided 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. Zoning standards are also included to ensure the co-existence of these uses with each other. The creation of lots fronting on existing state roads or federal highways is strongly discouraged.

(b) Agricultural (A-2) district uses range from agricultural to neighborhood oriented commercial and community services. The use of development setbacks, shared access, reverse-front lots and roadside buffers are encouraged to retain the rural character of the county along-side the open farm activities prevalent in the county.

2040 Comprehensive Plan

The 2040 Louisa County Comprehensive Plan designates this area of Louisa County as "Rural Area."

The Vision Statement for the 2040 Comprehensive Plan states:
"We strengthen our sense of community by providing resources for residents, promoting agriculture and forestry, ensuring environmental stewardship, establishing reasonable growth areas, and maintaining our rural character."

This Plan addresses and amplifies the vision statement above, with the following eight (8) supporting goals:

- Preserve and protect our rural heritage and natural resources
- Encourage open space retention
- Safeguard historic resources
- Maintain community characteristics
- Ensure compatibility between land uses
- Manage growth by concentrating development activity
- Encourage high quality development
- Maximize returns on the investment of public resources

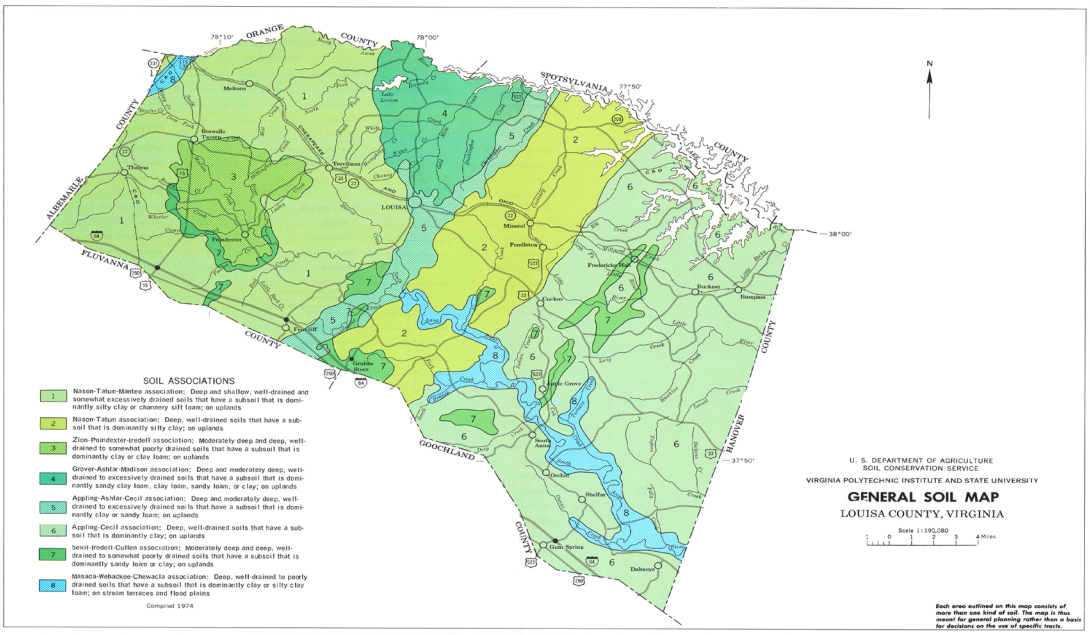
The creation of agricultural and forestal districts and subsequent additions to those districts, complements the goals identified in the Vision Statement by preserving and protecting natural resources, retaining open space, ensuring compatibility between land uses, and managing growth by concentrating development activity to the designated growth areas.

Existing Uses

Based on information provided by the property owner, the subject parcels are used for crops, vegetables, and Christmas tree production.

Soils

Based on the 1976 Louisa County Soil Survey from the U.S. Department of Agriculture Soil Conservation Service, the soils in this area are primarily made up of the Grover-Ashlar-Madison association. These soils are described, respectively, as "deep and moderately deep, well-drained to excessively drained soils that have a subsoil that is dominantly sandy clay loam, clay loam, sandy loam, or clay, on uplands".



State Code of Virginia – Agricultural and Forestal Districts Act

§ 15.2-4302. Definitions.

"Agricultural products" means crops, livestock and livestock products, including but not limited to: field crops, fruits, vegetables, horticultural specialties, cattle, sheep, hogs, goats, horses, poultry, furbearing animals, milk, eggs and furs.

"Agricultural production" means the production for commercial purposes of crops, livestock and livestock products, and includes the processing or retail sales by the producer of crops, livestock or livestock products which are produced on the parcel or in the district.

"Agriculturally and forestally significant land" means land that has recently or historically produced agricultural and forestal products, is suitable for agricultural or forestal production or is considered appropriate to be retained for agricultural and forestal production as determined by such factors as soil quality, topography, climate, markets, farm structures, and other relevant factors.

"Forestal production" means the production for commercial purposes of forestal products and includes the processing or retail sales, by the producer, of forestal products which are produced on the parcel or in the district. "Forestal products" includes, but is not limited to, saw timber, pulpwood, posts, firewood, Christmas trees and other tree and wood products for sale or for farm use.

§ 15.2-4305. Application for creation of district in one or more localities; size and location of parcels.

"…..any owner or owners of land may submit an application to the locality for the creation of a district or addition of land to an existing district within the locality. Each district shall have a core of no less than 200 acres in one parcel or in contiguous parcels. A parcel not part of the core may be included in a district:

(i) if the nearest boundary of the parcel is within one mile of the boundary of the core,

(ii) if it is contiguous to a parcel in the district the nearest boundary of which is within one mile of the boundary of the core, or

(iii) if the local governing body finds, in consultation with the advisory committee or planning commission, that the parcel not part of the core or within one mile of the boundary of the core contains agriculturally and forestally significant land.

No land shall be included in any district without the signature on the application, or the written approval of all owners thereof…."

§ 15.2-4306. Criteria for evaluating application.

Land being considered for inclusion in a district may be evaluated by the advisory committee and the planning commission through the Virginia Land Evaluation and Site Assessment (LESA) System or, if one has been developed, a local LESA System. The following factors should be considered by the local planning commission and the advisory committee, and at any public hearing at which an application that has been filed pursuant to § 15.2-4303 is being considered:

1. The agricultural and forestal significance of land within the district or addition and in areas adjacent thereto;

2. The presence of any significant agricultural lands or significant forestal lands within the district and in areas adjacent thereto that are not now in active agricultural or forestal production;

3. The nature and extent of land uses other than active farming or forestry within the district and in areas adjacent thereto;

4. Local developmental patterns and needs;

5. The comprehensive plan and, if applicable, the zoning regulations;

6. The environmental benefits of retaining the lands in the district for agricultural and forestal uses; and

7. Any other matter which may be relevant.

In judging the agricultural and forestal significance of land, any relevant agricultural or forestal maps may be considered, as well as soil, climate, topography, other natural factors, markets for agricultural and forestal products, the extent and nature of farm structures, the present status of agriculture and forestry, anticipated trends in agricultural economic conditions and such other factors as may be relevant.

(For additional information refer to the attached information from the Department of Conservation and Recreation and the Virginia Department of Forestry.)

§ 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….

Conclusion

The proposed addition is located within one mile of the land that currently makes up the Ellisville Agricultural and Forestal District. The current use of the properties consists of crops, vegetables, and Christmas tree production which supports the intent of the agricultural and forestal districts.

Staff recommends the application for addition to the existing Ellisville 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 November 5, 2026.

COUNTY OF LOUISA
APPLICATION FOR THE CREATION OF, ADDITION TO, OR REMOVAL FROM AN AGRICULTURAL AND FORESTAL DISTRICT

Section A: To be completed by applicant or contact person for proposed district.

1. Name of District Mineral, Ellisville AFD

2. Check Applicable Action:

   ___ Creation of New District
   _✓_ Addition to Existing District
   ___ Removal from Existing District

3. General Location of the District or Addition (City, County or Town)

   ~3-5 miles North from County Admin. Bldg. off Bibb Store Road. Louisa County, VA

4. Total Acreage in the Proposed District or (Addition) , add 107.03

5. Please read the proposed conditions for the creation of the district pursuant to Section 15.2-4309 of the Code of Virginia which is attached to this application.

6. Only for New Districts:
   Proposed Period Before the First Review (4-10 years)_____

7. Names and Tax Map Parcel Number(s) of Landowners Applying for the District:
   (Please use the parcel information sheet on page five (5), for complete parcel information):

NAME	TAX MAP & PARCEL NUMBER(S)
Alan + JoAnn Marshall	26-63A
	26-62
	26-61
Sarah + Joseph Marshall, Alan + JoAnn Marshall	26-13-2

NAME TAX MAP & PARCEL NUMBER(S)

PLEASE INDICATE WHO THE CONTACT PERSON WILL BE FOR THE PROPOSED DISTRICT AND A PHONE NUMBER AND EMAIL ADDRESS WHERE THEY MAY BE REACHED.

Contact Name Sarah Marshall

Phone Number

Email Address

(Please Use A Separate Sheet For Each Parcel To Be Included In The District.)

PROPERTY OWNER'S NAME: Sarah + Joseph Marshall. ~~Alan + JoAnn Marshall~~

- MAILING ADDRESS: _____
- PHONE NUMBER: _____
  - TYPE OF DEVICE: ✓ MOBILE ____ LANDLINE
- EMAIL ADDRESS: _____
- ✓ Do you agree to receive email correspondence from the county related to AFDs and other types of agricultural events?

(If a landowner owns more than one parcel, the landowner needs only include their name on additional parcels so long as the information is the same.)

PARCEL INFORMATION:

- TAX MAP # _____ LOT/PARCEL# 26-13-9
- ACREAGE: 58.083 ZONING: A2
- SUBDIVISION NAME: _____
- PART OF THE CORE: YES or (NO)
- WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: (YES) or NO
- IS THE PROPERTY AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA §15.2-4302 (see page 1): (YES) or NO
- IS THE PROPERTY ENROLLED IN LAND USE TAXATION: (YES) or NO
- IS A CONSERVATION EASEMENT PLACED ON THE PROPERTY: YES or (NO)

(Describe in Detail the Use of the Subject Property)

Agricultural products - crops
Agricultural production - crops
Forestal products - christmas trees

We the undersigned have read the above mentioned conditions and request the property described above be designated an Agricultural and Forestal District.

SMA sarah Marshall ~~JoAnn Marshall~~

Joseph Marshall

~~Alan Marshall~~

Owner(s) Signatures ~~Witness~~ Owner(s) Signature

(VA Code § 15.2-4305 requires all owners to sign the application or otherwise provide written approval. Please see page 2 for additional information.)

(Please Use A Separate Sheet For Each Parcel To Be Included In The District.)

PROPERTY OWNER'S NAME: Alan + JoAnn Marshall

- MAILING ADDRESS: _____
- PHONE NUMBER: _____
  - TYPE OF DEVICE: ____MOBILE ____LANDLINE
- EMAIL ADDRESS: _____
- ____ Do you agree to receive email correspondence from the county related to AFDs and other types of agricultural events?

(If a landowner owns more than one parcel, the landowner needs only include their name on additional parcels so long as the information is the same.)

PARCEL INFORMATION:

- TAX MAP #_____ LOT/PARCEL# 26-61
- ACREAGE: 9.00a ZONING: A2
- SUBDIVISION NAME: _____
- PART OF THE CORE: YES or NO
- WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: YES or NO
- IS THE PROPERTY AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA §15.2-4302 (see page 1): YES or NO
- IS THE PROPERTY ENROLLED IN LAND USE TAXATION: YES or NO
- IS A CONSERVATION EASEMENT PLACED ON THE PROPERTY: YES or NO

(Describe in Detail the Use of the Subject Property)

In CRP

We the undersigned have read the above mentioned conditions and request the property described above be designated an Agricultural and Forestal District.

Alan Marshall _____

JoAnn Marshall _____

Owner(s) Signatures

_____

_____

Witness

(VA Code § 15.2-4305 requires all owners to sign the application or otherwise provide written approval. Please see page 2 for additional information.)

(Please Use A Separate Sheet For Each Parcel To Be Included In The District.)

PROPERTY OWNER'S NAME: Alan + JoAnn Marshall

- MAILING ADDRESS: _____
- PHONE NUMBER: _____
  - TYPE OF DEVICE: ____MOBILE ____LANDLINE
- EMAIL ADDRESS: _____
- ____ Do you agree to receive email correspondence from the county related to AFDs and other types of agricultural events?

(If a landowner owns more than one parcel, the landowner needs only include their name on additional parcels so long as the information is the same.)

PARCEL INFORMATION:

- TAX MAP #_____ LOT/PARCEL# 26-62
- ACREAGE: 11.89 ZONING: A2
- SUBDIVISION NAME: _____
- PART OF THE CORE: YES or NO
- WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: YES or NO
- IS THE PROPERTY AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA §15.2-4302 (see page 1): YES or NO
- IS THE PROPERTY ENROLLED IN LAND USE TAXATION: YES or NO
- IS A CONSERVATION EASEMENT PLACED ON THE PROPERTY: YES or NO

(Describe in Detail the Use of the Subject Property)
Agricultural products - Vegetables

We the undersigned have read the above mentioned conditions and request the property described above be designated an Agricultural and Forestal District.

Alan Marshall _____

JoAnn Marshall _____

Owner(s) Signatures

Witness

(VA Code § 15.2-4305 requires all owners to sign the application or otherwise provide written approval. Please see page 2 for additional information.)

(Please Use A Separate Sheet For Each Parcel To Be Included In The District.)

PROPERTY OWNER'S NAME: Han + JoAnn Marshall

- MAILING ADDRESS:
- PHONE NUMBER: _____
  - TYPE OF DEVICE: ✓ MOBILE LANDLINE
- EMAIL ADDRESS: _____
- X Do you agree to receive email correspondence from the county related to AFDs and other types of agricultural events?

(If a landowner owns more than one parcel, the landowner needs only include their name on additional parcels so long as the information is the same.)

PARCEL INFORMATION:

- TAX MAP # _____ LOT/PARCEL# 24-63A
- ACREAGE: 28.055 ZONING: A2
- SUBDIVISION NAME: _____
- PART OF THE CORE: YES or (NO)
- WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: (YES) or NO
- IS THE PROPERTY AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA §15.2-4302 (see page 1): (YES) or NO
- IS THE PROPERTY ENROLLED IN LAND USE TAXATION: (YES) or NO
- IS A CONSERVATION EASEMENT PLACED ON THE PROPERTY: YES or (NO)

(Describe in Detail the Use of the Subject Property)
Agricultural production - Crops

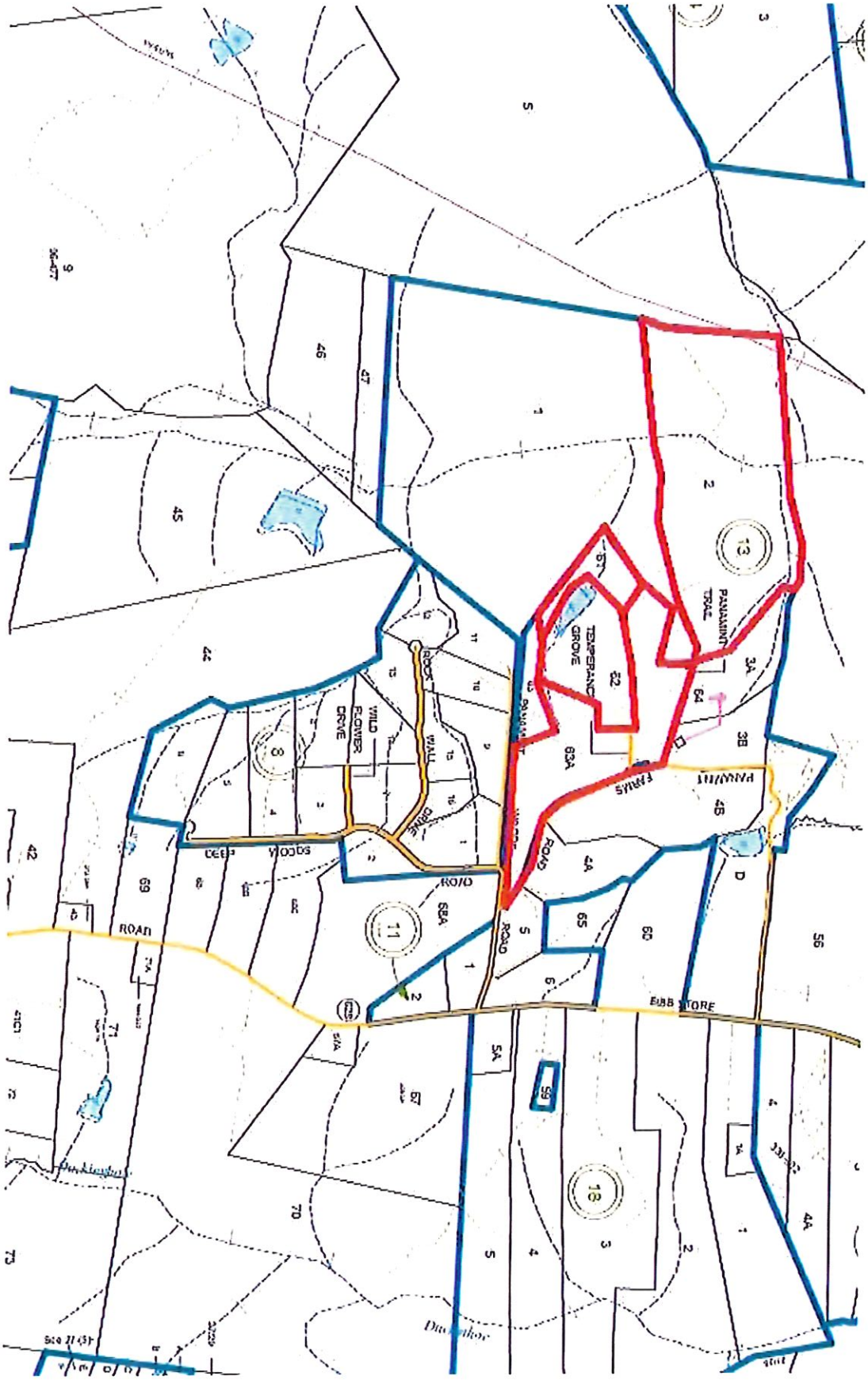
We the undersigned have read the above mentioned conditions and request the property described above be designated an Agricultural and Forestal District.

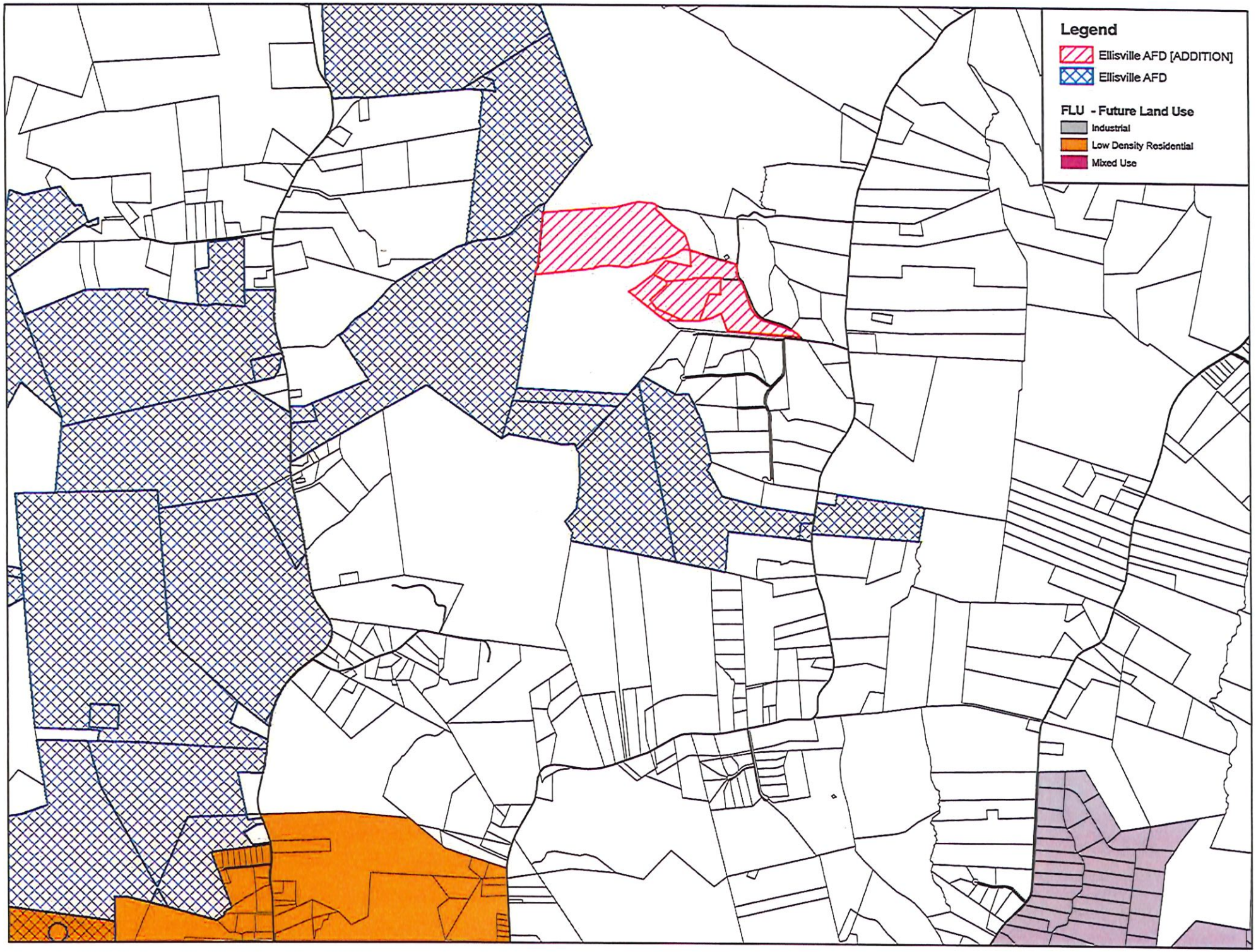
Han Marshall _____

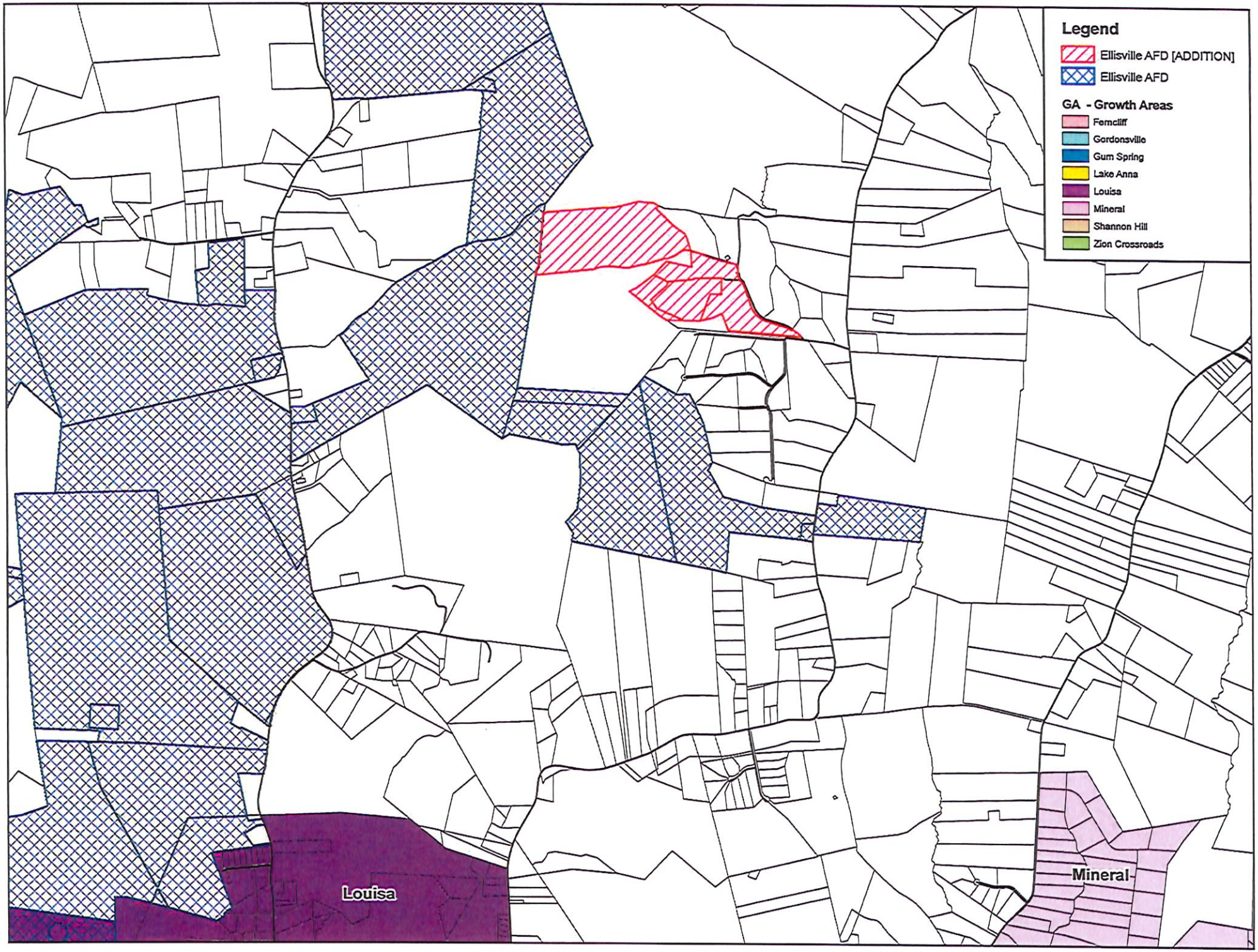
JoAnn Marshall _____

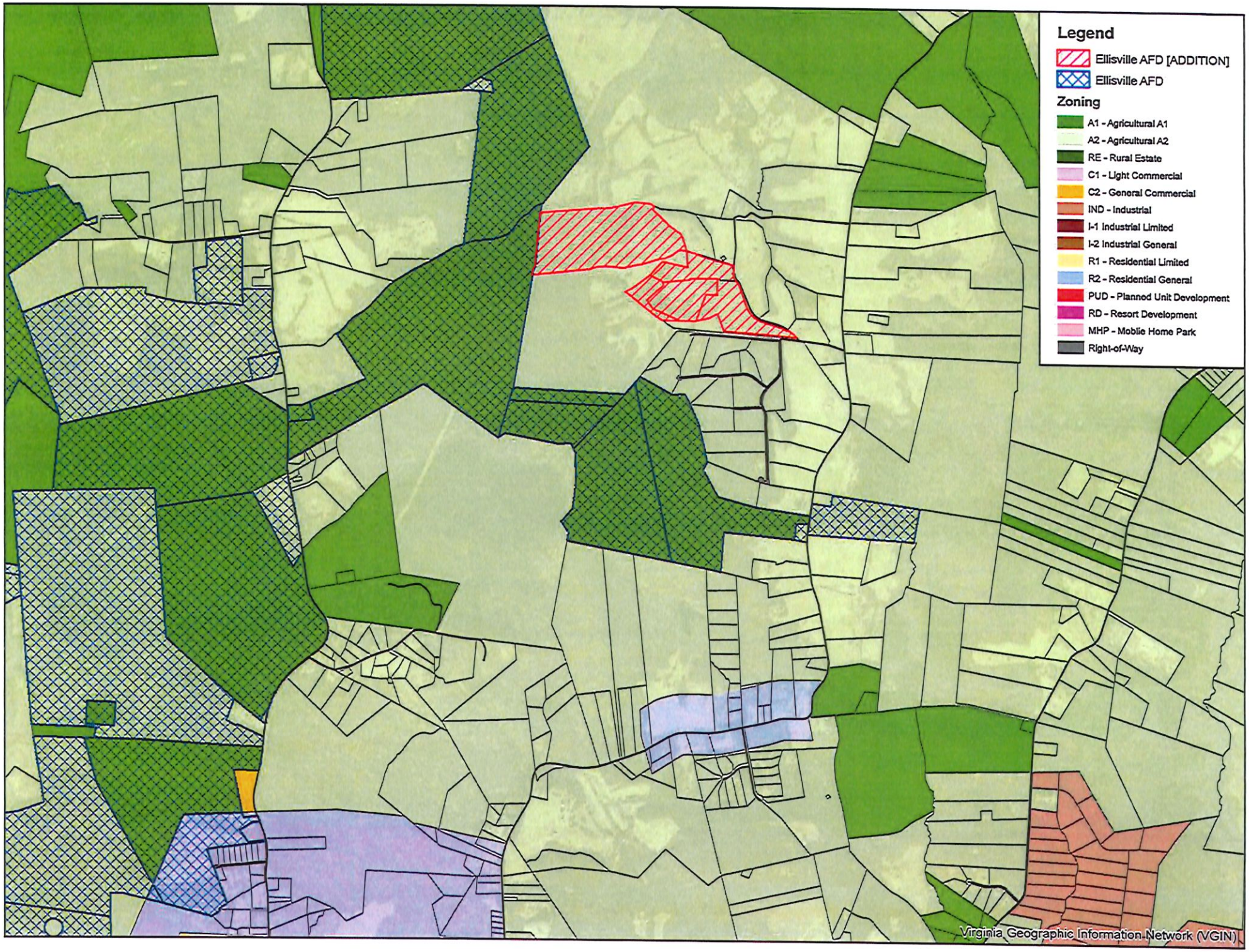
Owner(s) Signatures Witness

(VA Code § 15.2-4305 requires all owners to sign the application or otherwise provide written approval. Please see page 2 for additional information.)


TEMPERANCE GROVE
WILD FLOWER GROVE
ROCK WALL DRIVE
WOODS
ROAD
ROAD
ROAD
ROAD
FARMS
PANAMINT TRAIL
PANAMINT
EBB STORE
13
11
16
8
Dunlop


Legend
Ellisville AFD [ADDITION]
Ellisville AFD
FLU - Future Land Use
Industrial
Low Density Residential
Mixed Use


Legend
Ellisville AFD [ADDITION]
Ellisville AFD
GA - Growth Areas
Ferncliff
Gordonsville
Gum Spring
Lake Anna
Louisa
Mineral
Shannon Hill
Zion Crossroads
Louisa
Mineral


Legend
Ellisville AFD [ADDITION]
Ellisville AFD
Zoning
A1 - Agricultural A1
A2 - Agricultural A2
RE - Rural Estate
C1 - Light Commercial
C2 - General Commercial
IND - Industrial
I-1 Industrial Limited
I-2 Industrial General
R1 - Residential Limited
R2 - Residential General
PUD - Planned Unit Development
RD - Resort Development
MHP - Mobile Home Park
Right-of-Way
Virginia Geographic Information Network (VGIN)

AMENDMENT

Amendment to Article II. Zoning Ordinance and Maps; Division 7. Agricultural and Forestal Districts of the Louisa County Land Development Regulations (Chapter 86) to amend the Ellisville Agricultural and Forestal District by the addition of Tax Map Parcels 26-13-2, 26-61, 26-62, and 26-63A.

Article II. Zoning Ordinance and Maps; Division 7. Agricultural and Forestal Districts

Sec. 86-501. - Districts described.

There are hereby established agricultural and forestal districts within the county as follows:

Ellisville Agricultural and Forestal District	13-64, 65, 66, 67, 68, 72, 73, 74, 77; 14-32A, 33, 35; 24-160, 163; 25-(1)A, (1)B, 2, (2)A, (2)B, (7)B, 8, (9)A, (9)B, 12, (18)4, 25, 34, 35, 37, 38, 39, 40, 41A, 44, 63, (72)B, 76, 77, 89, 91, 92, 98; 26-1, 2, 3, 5, 5A, **(13)2,** (14)1, 43, 44, 45, 46, 47, **61, 62, 63A,** 71, 73; 27-(5)F; 40-190, 194, 200, 202, 203, 205, 206, 215.

(Only the district affected by this ordinance is listed.)

TEXT LEGEND

Bolded Text = To Be Added Regular Text = To Remain ~~Strikethrough Text~~ = To Be Removed

Red Text – For Information Purposes Only

TO: Members, Planning Commission
FROM: Staff, Community Development Department
DATE: September 4, 2026
SUBJECT: **Review Addition Request – Healing Springs Agricultural and Forestal District**
Thursday, November 12, 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 addition, totaling 8.194 acres, to the existing Healing Springs Agricultural and Forestal District, as follows:

OWNER'S NAME	TAX MAP PARCEL #	ACREAGE	ZONING	VOTING DISTRICT
HLB West LLC	102-10-10	3.182	A-2	Mountain Road
HLB West LLC	102-10-16	5.012	A-2	Mountain Road

Location
The proposed addition is approximately 0.22 miles northeast of the existing Healing Springs Agricultural and Forestal District and is located along the eastern side of Route 635 (Factory Mill Road), south of Route 610 (Holly Grove Drive), and north of Route 611 (Octagon Church Road) in the Mountain Road 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 Healing 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.

Sec. 86-151. - Statement of intent; policy guidance.
(a) The agricultural (A-2) district is provided 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. Zoning standards are also included to ensure the co-existence of these uses with each other. The creation of lots fronting on existing state roads or federal highways is strongly discouraged.

(b) Agricultural (A-2) district uses range from agricultural to neighborhood oriented commercial and community services. The use of development setbacks, shared access, reverse-front lots and roadside buffers are encouraged to retain the rural character of the county along-side the open farm activities prevalent in the county.

2040 Comprehensive Plan

The 2040 Louisa County Comprehensive Plan designates this area of Louisa County as "Rural Area."

The Vision Statement for the 2040 Comprehensive Plan states:
"We strengthen our sense of community by providing resources for residents, promoting agriculture and forestry, ensuring environmental stewardship, establishing reasonable growth areas, and maintaining our rural character."

This Plan addresses and amplifies the vision statement above, with the following eight (8) supporting goals:

- Preserve and protect our rural heritage and natural resources
- Encourage open space retention
- Safeguard historic resources
- Maintain community characteristics
- Ensure compatibility between land uses
- Manage growth by concentrating development activity
- Encourage high quality development
- Maximize returns on the investment of public resources

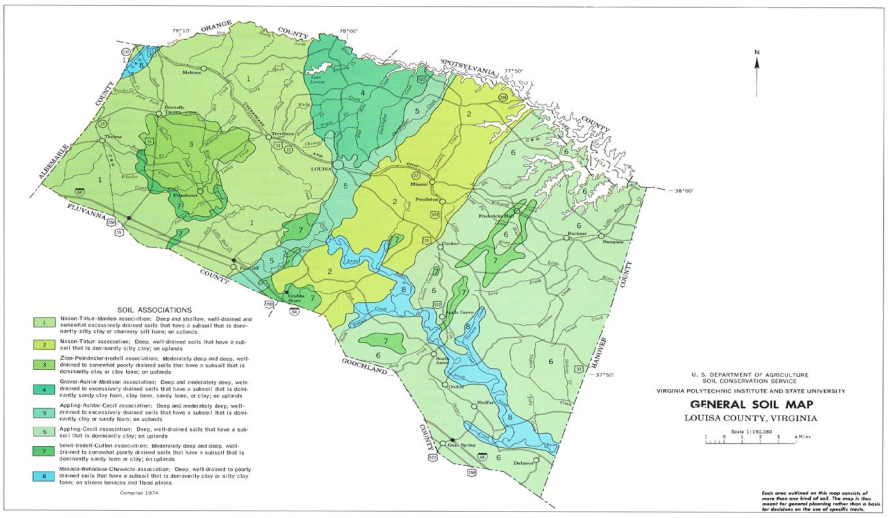
The creation of agricultural and forestal districts and subsequent additions to those districts complements the goals identified in the Vision Statement by preserving and protecting natural resources, open space retention, compatibility between land uses, and managing growth by concentrating development activity to the designated growth areas.

Existing Uses

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

Soils

Based on the 1976 Louisa County Soil Survey from the U.S. Department of Agriculture Soil Conservation Service, the soils in this area are primarily made up of two soil associations: the Appling-Cecil association and the Masada-Wehadkee-Chewacla association. In summary, these soils are described as "deep, well drained soils that have subsoil that is dominantly clay; on uplands" and "deep, well-drained to poorly drained soils that have a subsoil that is dominantly clay or silty clay loam; on stream terraces and floodplains" respectively.



State Code of Virginia – Agricultural and Forestal Districts Act

§ 15.2-4302. Definitions.

"Agricultural products" means crops, livestock and livestock products, including but not limited to: field crops, fruits, vegetables, horticultural specialties, cattle, sheep, hogs, goats, horses, poultry, furbearing animals, milk, eggs and furs.

"Agricultural production" means the production for commercial purposes of crops, livestock and livestock products, and includes the processing or retail sales by the producer of crops, livestock or livestock products which are produced on the parcel or in the district.

"Agriculturally and forestally significant land" means land that has recently or historically produced agricultural and forestal products, is suitable for agricultural or forestal production or is considered appropriate to be retained for agricultural and forestal production as determined by such factors as soil quality, topography, climate, markets, farm structures, and other relevant factors.

"Forestal production" means the production for commercial purposes of forestal products and includes the processing or retail sales, by the producer, of forestal products which are produced on the parcel or in the district. "Forestal products" includes, but is not limited to, saw timber, pulpwood, posts, firewood, Christmas trees and other tree and wood products for sale or for farm use.

§ 15.2-4305. Application for creation of district in one or more localities; size and location of parcels.

"…..any owner or owners of land may submit an application to the locality for the creation of a district or addition of land to an existing district within the locality. Each district shall have a core of no less than 200 acres in one parcel or in contiguous parcels. A parcel not part of the core may be included in a district:

(i) if the nearest boundary of the parcel is within one mile of the boundary of the core,

(ii) if it is contiguous to a parcel in the district the nearest boundary of which is within one mile of the boundary of the core, or

(iii) if the local governing body finds, in consultation with the advisory committee or planning commission, that the parcel not part of the core or within one mile of the boundary of the core contains agriculturally and forestally significant land.

No land shall be included in any district without the signature on the application, or the written approval of all owners thereof…."

§ 15.2-4306. Criteria for evaluating application.

Land being considered for inclusion in a district may be evaluated by the advisory committee and the planning commission through the Virginia Land Evaluation and Site Assessment (LESA) System or, if one has been developed, a local LESA System. The following factors should be considered by the local planning commission and the advisory committee, and at any public hearing at which an application that has been filed pursuant to § 15.2-4303 is being considered:

1. The agricultural and forestal significance of land within the district or addition and in areas adjacent thereto;

2. The presence of any significant agricultural lands or significant forestal lands within the district and in areas adjacent thereto that are not now in active agricultural or forestal production;

3. The nature and extent of land uses other than active farming or forestry within the district and in areas adjacent thereto;

4. Local developmental patterns and needs;

5. The comprehensive plan and, if applicable, the zoning regulations;

6. The environmental benefits of retaining the lands in the district for agricultural and forestal uses; and

7. Any other matter which may be relevant.

In judging the agricultural and forestal significance of land, any relevant agricultural or forestal maps may be considered, as well as soil, climate, topography, other natural factors, markets for agricultural and forestal products, the extent and nature of farm structures, the present status of agriculture and forestry, anticipated trends in agricultural economic conditions and such other factors as may be relevant.

(For additional information refer to the attached information from the Department of Conservation and Recreation and the Virginia Department of Forestry.)

§ 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….

Conclusion

The proposed addition is located within one mile of the land that currently makes up the Healing Springs Agricultural and Forestal District. The current use of the properties consists of timber which supports the intent of the agricultural and forestal districts.

Staff recommends the application for addition to the existing Healing Springs 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 November 5, 2026.

COUNTY OF LOUISA
APPLICATION FOR THE CREATION OF, ADDITION TO, OR REMOVAL FROM AN AGRICULTURAL AND FORESTAL DISTRICT

Section A: To be completed by applicant or contact person for proposed district.

1. Name of District Healing Springs

2. Check Applicable Action:

____Creation of New District
__✓__Addition to Existing District
____Removal from Existing District

3. General Location of the District or Addition (City, County or Town)

Louisa County

4. Total Acreage in the Proposed District or Addition 8.194

5. Please read the proposed conditions for the creation of the district pursuant to Section 15.2-4309 of the Code of Virginia which is attached to this application.

6. Only for New Districts:
Proposed Period Before the First Review (4-10 years)_____

7. Names and Tax Map Parcel Number(s) of Landowners Applying for the District:
(Please use the parcel information sheet on page five (5), for complete parcel information):

NAME	TAX MAP & PARCEL NUMBER(S)
HLB West LLC	102-10-10, 102-10-16

NAME TAX MAP & PARCEL NUMBER(S)

PLEASE INDICATE WHO THE CONTACT PERSON WILL BE FOR THE PROPOSED DISTRICT AND A PHONE NUMBER AND EMAIL ADDRESS WHERE THEY MAY BE REACHED.

Contact Name Diane Rigsby

Phone Number

Email Address

(Please Use A Separate Sheet For Each Parcel To Be Included In The District.)

PROPERTY OWNER'S NAME: HLB West LLC

- MAILING ADDRESS:
- PHONE NUMBER:
  - TYPE OF DEVICE: _____MOBILE _____LANDLINE
- EMAIL ADDRESS:
- _____ Do you agree to receive email correspondence from the county related to AFDs and other types of agricultural events?

(If a landowner owns more than one parcel, the landowner needs only include their name on additional parcels so long as the information is the same.)

PARCEL INFORMATION:

- TAX MAP # 102 LOT/PARCEL# 10-10
- ACREAGE: 3.18 ZONING: A-2
- SUBDIVISION NAME:
- PART OF THE CORE: YES or NO
- WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: YES or NO
- IS THE PROPERTY AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA §15.2-4302 (see page 1): YES or NO
- IS THE PROPERTY ENROLLED IN LAND USE TAXATION: YES or NO
- IS A CONSERVATION EASEMENT PLACED ON THE PROPERTY: YES or NO

(Describe in Detail the Use of the Subject Property)

Timber

We the undersigned have read the above mentioned conditions and request the property described above be designated an Agricultural and Forestal District.

Owner(s) Signatures

Witness

(VA Code § 15.2-4305 requires all owners to sign the application or otherwise provide written approval. Please see page 2 for additional information.)

HS-0.22

(Please Use A Separate Sheet For Each Parcel To Be Included In The District.)

PROPERTY OWNER'S NAME: HLB West LLC

- MAILING ADDRESS: _____
- PHONE NUMBER: _____
  - TYPE OF DEVICE: _____MOBILE _____LANDLINE
- EMAIL ADDRESS: _____
- _____ Do you agree to receive email correspondence from the county related to AFDs and other types of agricultural events?

(If a landowner owns more than one parcel, the landowner needs only include their name on additional parcels so long as the information is the same.)

PARCEL INFORMATION:

- TAX MAP # 102 LOT/PARCEL# 10-16
- ACREAGE: 5.01 ZONING: A-2
- SUBDIVISION NAME: _____
- PART OF THE CORE: YES or NO
- WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: YES or NO
- IS THE PROPERTY AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA §15.2-4302 (see page 1) YES or NO
- IS THE PROPERTY ENROLLED IN LAND USE TAXATION: YES or NO
- IS A CONSERVATION EASEMENT PLACED ON THE PROPERTY: YES or NO

(Describe in Detail the Use of the Subject Property)

Timber

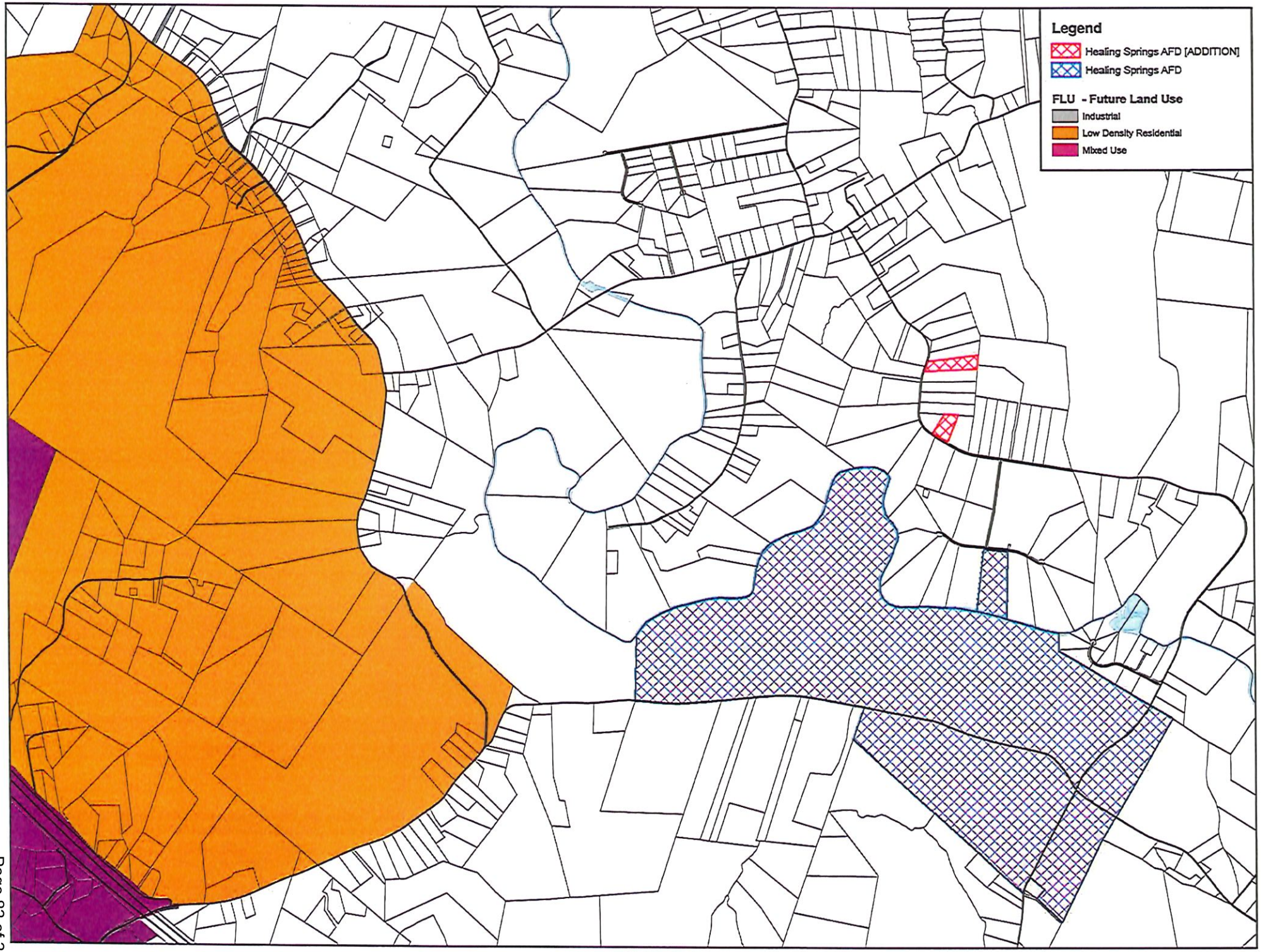
We the undersigned have read the above mentioned conditions and request the property described above be designated an Agricultural and Forestal District.

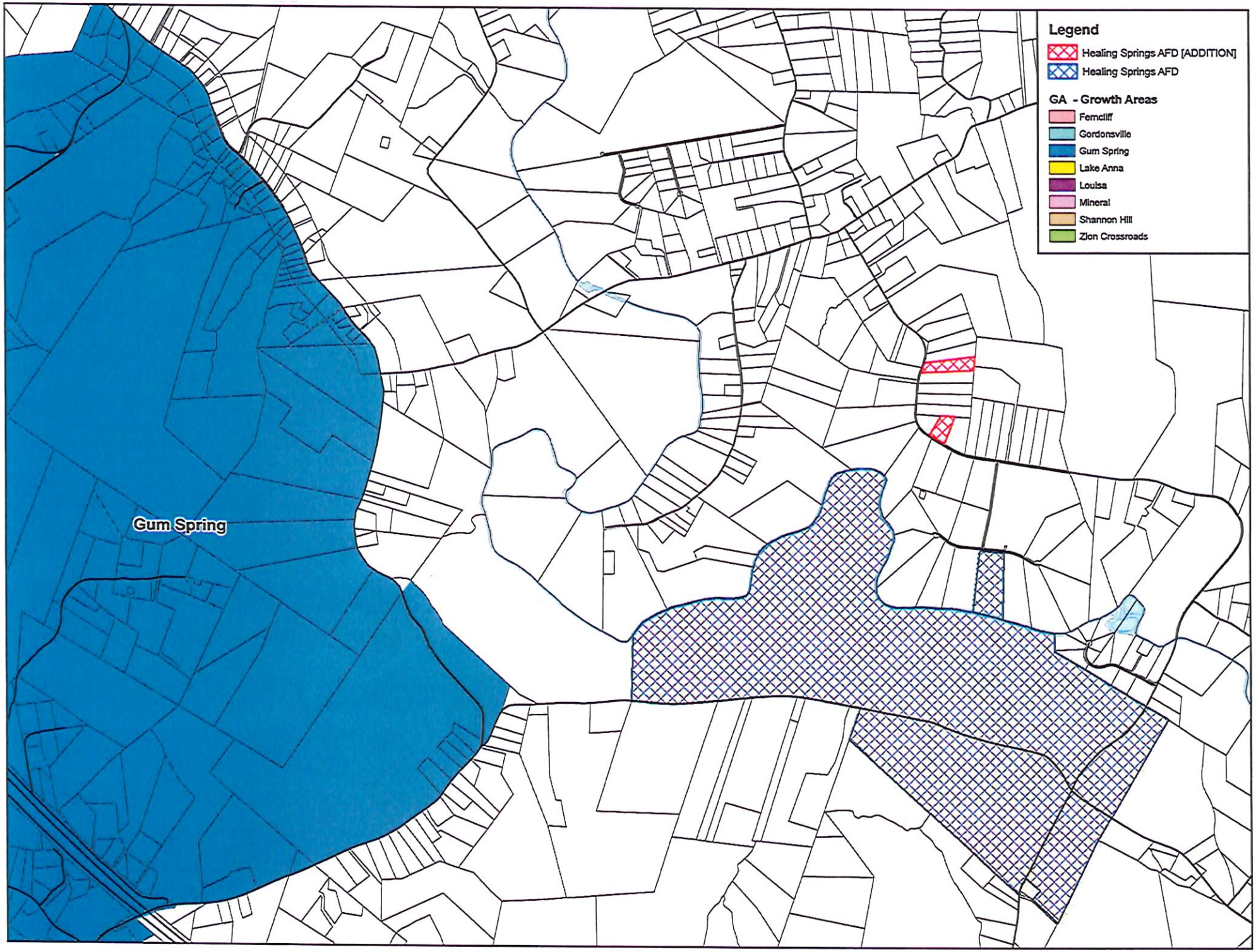
Owner(s) Signatures

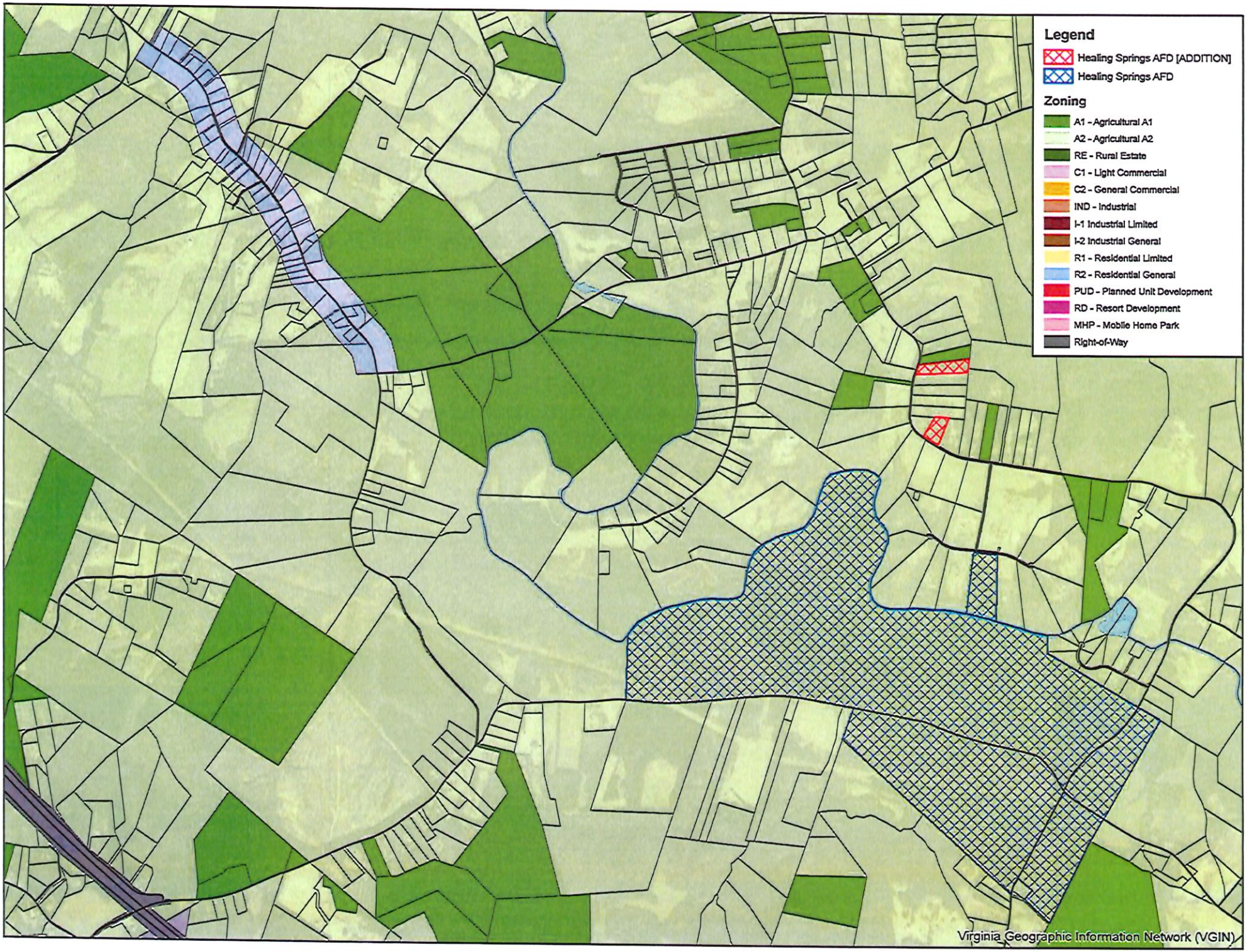
Witness

(VA Code § 15.2-4305 requires all owners to sign the application or otherwise provide written approval. Please see page 2 for additional information.)

HS - 0.38


Legend
Healing Springs AFD [ADDITION]
Healing Springs AFD
FLU - Future Land Use
Industrial
Low Density Residential
Mixed Use


Legend
Healing Springs AFD [ADDITION]
Healing Springs AFD
GA - Growth Areas
Ferncliff
Gordonsville
Gum Spring
Lake Anna
Louisa
Mineral
Shannon Hill
Zion Crossroads
Gum Spring


Legend
Healing Springs AFD [ADDITION]
Healing Springs AFD
Zoning
A1 - Agricultural A1
A2 - Agricultural A2
RE - Rural Estate
C1 - Light Commercial
C2 - General Commercial
IND - Industrial
I-1 Industrial Limited
I-2 Industrial General
R1 - Residential Limited
R2 - Residential General
PUD - Planned Unit Development
RD - Resort Development
MHP - Mobile Home Park
Right-of-Way
Virginia Geographic Information Network (VGIN)

AMENDMENT

Amendment to Article II. Zoning Ordinance and Maps; Division 7. Agricultural and Forestal Districts of the Louisa County Land Development Regulations (Chapter 86) to amend the Healing Springs Agricultural and Forestal District by the addition of Tax Map Parcels 102-10-10 and 102-10-16.

Article II. Zoning Ordinance and Maps; Division 7. Agricultural and Forestal Districts

Sec. 86-501. - Districts described.

There are hereby established agricultural and forestal districts within the county as follows:

Healing Springs Agricultural and Forestal District	102-**(10)10, (10)16,** (12)16, 16, 32, 36;

(Only the district affected by this ordinance is listed.)

TEXT LEGEND

Bolded Text = To Be Added Regular Text = To Remain ~~Strikethrough Text~~ = To Be Removed

Red Text – For Information Purposes Only

TO: Members, Planning Commission
FROM: Staff, Community Development Department
DATE: September 4, 2026
SUBJECT: **Review Addition Request - Mountain Road Agricultural and Forestal District**
Thursday, November 12, 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 addition, totaling 181.104 acres, to the existing Mountain Road Agricultural and Forestal District, as follows:

OWNER'S NAME	TAX MAP PARCEL #	ACREAGE	ZONING	VOTING DISTRICT
Rodney W. & Diane B. Rigsby	81-2	81.275	A-1	Mountain Road
Rodney W. & Diane B. Rigsby	81-3B	49.205	A-1	Mountain Road
Rodney W. & Diane B. Rigsby	81-3C	27.527	A-1	Mountain Road
Warbonnet LLC	90-5-B1	17.807	A-2	Mountain Road
HLB West LLC	90-5-12	5.29	A-2	Mountain Road

Location
The proposed district addition consists of two separate sets of parcels. The first set of parcels adjoins an existing portion of the Mountain Road Agricultural and Forestal District and is located along the northern side of Route 640 (East Old Mountain Road), west of Route 699 (Indian Creek Road), and north of Route 698 (Rolling Path Road). The second set is located 1.17 miles southeast of the Mountain Road Agricultural and Forestal District, east of Route 522 (Cross County Road), southwest of Route 648 (Gardners Road), and northwest of Route 601 (Paynes Mill Road). Both sets of parcels are in the Mountain Road Voting District and are designated as "Rural Area: by the 2040 Louisa County Comprehensive Plan.

Zoning
The parcels proposed to be included in the Mountain Road Agricultural and Forestal District are zoned Agricultural (A-1 & 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. Meanwhile, 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.

Sec. 86-133. - Statement of intent; policy guidance.
The agricultural (A-1) district is intended to accommodate farming, forestry, livestock maintenance and other related farm activities. Such uses are an essential part of the rural economy of the county and the agrarian character of the community. It comprises those areas dedicated to farming and agricultural use and is protected as a valuable part of the rural community. These activities shall not be compromised by development and shall be enhanced by the protection offered herein.

Sec. 86-151. - Statement of intent; policy guidance.
(a) The agricultural (A-2) district is provided 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. Zoning standards are also included to ensure the co-existence of these uses with each other. The creation of lots fronting on existing state roads or federal highways is strongly discouraged.

(b) Agricultural (A-2) district uses range from agricultural to neighborhood oriented commercial and community services. The use of development setbacks, shared access, reverse-front lots and roadside buffers are encouraged to retain the rural character of the county along-side the open farm activities prevalent in the county.

2040 Comprehensive Plan
The 2040 Louisa County Comprehensive Plan designates this area of Louisa County as "Rural Area."

The Vision Statement for the 2040 Comprehensive Plan states:
"We strengthen our sense of community by providing resources for residents, promoting agriculture and forestry, ensuring environmental stewardship, establishing reasonable growth areas, and maintaining our rural character."

This Plan addresses and amplifies the vision statement above, with the following eight (8) supporting goals:

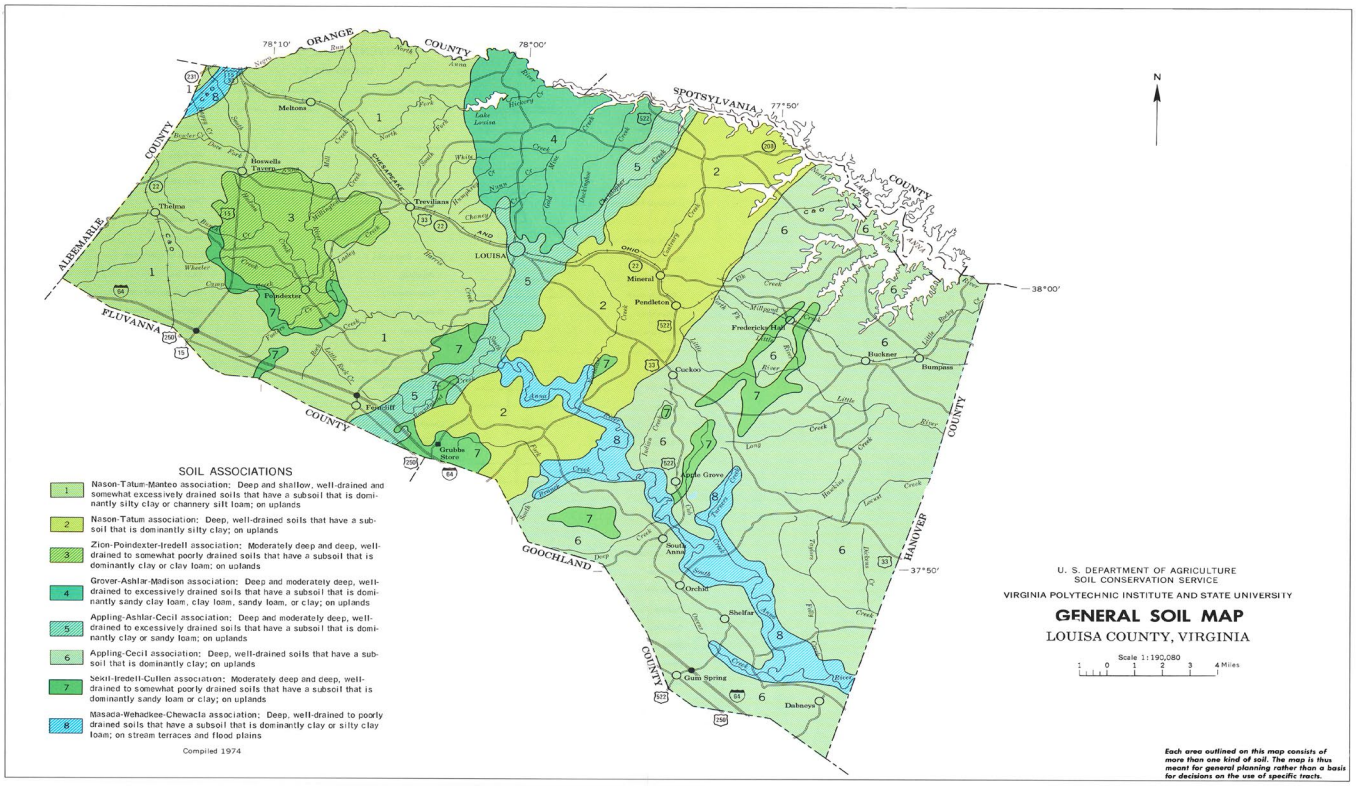
- Preserve and protect our rural heritage and natural resources
- Encourage open space retention
- Safeguard historic resources
- Maintain community characteristics
- Ensure compatibility between land uses
- Manage growth by concentrating development activity
- Encourage high quality development
- Maximize returns on the investment of public resources

The creation of agricultural and forestal districts and subsequent additions to those districts, complements the goals identified in the Vision Statement by preserving and protecting natural resources, open space retention, compatibility between land uses, and managing growth by concentrating development activity to the designated growth areas.

Existing Uses
Based on information provided by the property owner, the subject parcels are used for timber and crops.

Soils

Based on the 1976 Louisa County Soil Survey from the U.S. Department of Agriculture Soil Conservation Service, the soils in this area are primarily made up of two soil associations: the Appling-Cecil association and the Masada-Wehadkee-Chewacla association. In summary, these soils are described as “deep, well drained soils that have subsoil that is dominantly clay; on uplands” and “deep, well-drained to poorly drained soils that have a subsoil that is dominantly clay or silty clay loam; on stream terraces and floodplains” respectively.



State Code of Virginia – Agricultural and Forestal Districts Act

§ 15.2-4302. Definitions.

“Agricultural products” means crops, livestock and livestock products, including but not limited to: field crops, fruits, vegetables, horticultural specialties, cattle, sheep, hogs, goats, horses, poultry, furbearing animals, milk, eggs and furs.

“Agricultural production” means the production for commercial purposes of crops, livestock and livestock products, and includes the processing or retail sales by the producer of crops, livestock or livestock products which are produced on the parcel or in the district.

“Agriculturally and forestally significant land” means land that has recently or historically produced agricultural and forestal products, is suitable for agricultural or forestal production or is considered appropriate to be retained for agricultural and forestal production as determined by such factors as soil quality, topography, climate, markets, farm structures, and other relevant factors.

“Forestal production” means the production for commercial purposes of forestal products and includes the processing or retail sales, by the producer, of forestal products which are produced on the parcel or in the district. "Forestal products" includes, but is not limited to, saw timber, pulpwood, posts, firewood, Christmas trees and other tree and wood products for sale or for farm use.

§ 15.2-4305. Application for creation of district in one or more localities; size and location of parcels.

"…..any owner or owners of land may submit an application to the locality for the creation of a district or addition of land to an existing district within the locality. Each district shall have a core of no less than 200 acres in one parcel or in contiguous parcels. A parcel not part of the core may be included in a district:

(i) if the nearest boundary of the parcel is within one mile of the boundary of the core,

(ii) if it is contiguous to a parcel in the district the nearest boundary of which is within one mile of the boundary of the core, or

(iii)if the local governing body finds, in consultation with the advisory committee or planning commission, that the parcel not part of the core or within one mile of the boundary of the core contains agriculturally and forestally significant land.

No land shall be included in any district without the signature on the application, or the written approval of all owners thereof…."

§ 15.2-4306. Criteria for evaluating application.

Land being considered for inclusion in a district may be evaluated by the advisory committee and the planning commission through the Virginia Land Evaluation and Site Assessment (LESA) System or, if one has been developed, a local LESA System. The following factors should be considered by the local planning commission and the advisory committee, and at any public hearing at which an application that has been filed pursuant to § 15.2-4303 is being considered:

1. The agricultural and forestal significance of land within the district or addition and in areas adjacent thereto;

2. The presence of any significant agricultural lands or significant forestal lands within the district and in areas adjacent thereto that are not now in active agricultural or forestal production;

3. The nature and extent of land uses other than active farming or forestry within the district and in areas adjacent thereto;

4. Local developmental patterns and needs;

5. The comprehensive plan and, if applicable, the zoning regulations;

6. The environmental benefits of retaining the lands in the district for agricultural and forestal uses; and

7. Any other matter which may be relevant.

In judging the agricultural and forestal significance of land, any relevant agricultural or forestal maps may be considered, as well as soil, climate, topography, other natural factors, markets for agricultural and forestal products, the extent and nature of farm structures, the present status of agriculture and forestry, anticipated trends in agricultural economic conditions and such other factors as may be relevant.

(For additional information refer to the attached information from the Department of Conservation and Recreation and the Virginia Department of Forestry.)

§ 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….

Conclusion

The proposed addition meets the statutory requirements for agricultural and forestally significant because the landowners are currently engaged in the production of timber and crops.

In part, § 15.2-4305, states:

A parcel not part of the core may be included in a district:

> (iii) if the local governing body finds, in consultation with the advisory committee or planning commission, that the parcel not part of the core or within one mile of the boundary of the core contains agriculturally and forestally significant land.

§ 15.2-4302. Definitions provides the definition for "Agriculturally and forestally significant land," as "land that has recently or historically produced agricultural and forestal products, is suitable for agricultural or forestal production or is considered appropriate to be retained for agricultural and forestal production as determined by such factors as soil quality, topography, climate, markets, farm structures, and other relevant factors." It further provides that "forestal products includes, but is not limited to, saw timber, pulpwood, posts, firewood, Christmas trees and other tree and wood products for sale or for farm use." Additionally, "agricultural products" means crops, livestock and livestock products, including but not limited to: field crops…sheep…."

Staff recommends the application for addition to the existing Mountain Road 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-1 & 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 November 5, 2026.

COUNTY OF LOUISA
APPLICATION FOR THE CREATION OF, ADDITION TO, OR REMOVAL FROM AN AGRICULTURAL AND FORESTAL DISTRICT

Section A: To be completed by applicant or contact person for proposed district.

1. Name of District Mountain Road

2. Check Applicable Action:

   ____Creation of New District
   ✓ Addition to Existing District
   ____Removal from Existing District

3. General Location of the District or Addition (City, County or Town)

4. Total Acreage in the Proposed District or Addition _____

5. Please read the proposed conditions for the creation of the district pursuant to Section 15.2-4309 of the Code of Virginia which is attached to this application.

6. Only for New Districts:
   Proposed Period Before the First Review (4-10 years) 186.302

7. Names and Tax Map Parcel Number(s) of Landowners Applying for the District:
   (Please use the parcel information sheet on page five (5), for complete parcel information):

NAME	TAX MAP & PARCEL NUMBER(S)
Rooney + Diane Rigsby	81-2, 81-3B, 81-3C
HLB West LLC	90-5-12
Warbonnet LLC	90-5-B1

NAME TAX MAP & PARCEL NUMBER(S)

PLEASE INDICATE WHO THE CONTACT PERSON WILL BE FOR THE PROPOSED DISTRICT AND A PHONE NUMBER AND EMAIL ADDRESS WHERE THEY MAY BE REACHED.

Contact Name Diane Pigsley

Phone Number

Email Address

(Please Use A Separate Sheet For Each Parcel To Be Included In The District.)

PROPERTY OWNER'S NAME: Rodney W. & Diane B. Rigsby

- MAILING ADDRESS: _____
- PHONE NUMBER: _____
  - TYPE OF DEVICE: _____MOBILE _____LANDLINE
- EMAIL ADDRESS: _____
- _____ Do you agree to receive email correspondence from the county related to AFDs and other types of agricultural events?

(If a landowner owns more than one parcel, the landowner needs only include their name on additional parcels so long as the information is the same.)

PARCEL INFORMATION:

- TAX MAP # 81 LOT/PARCEL# 2
- ACREAGE: 81.28 ZONING: A-1
- SUBDIVISION NAME: _____
- PART OF THE CORE: YES or (NO)
- WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: (YES) or NO
- IS THE PROPERTY AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA §15.2-4302 (see page 1): (YES) or NO
- IS THE PROPERTY ENROLLED IN LAND USE TAXATION: (YES) or NO
- IS A CONSERVATION EASEMENT PLACED ON THE PROPERTY: YES or (NO)

(Describe in Detail the Use of the Subject Property)

Crops + Timber

We the undersigned have read the above mentioned conditions and request the property described above be designated an Agricultural and Forestal District.

Paige Baker

Owner(s) Signatures

Witness

(VA Code § 15.2-4305 requires all owners to sign the application or otherwise provide written approval. Please see page 2 for additional information.)

(Please Use A Separate Sheet For Each Parcel To Be Included In The District.)

PROPERTY OWNER'S NAME: Rodney W. & Diane B. Rigsby

- MAILING ADDRESS: _____
- PHONE NUMBER: _____
  - TYPE OF DEVICE: _____MOBILE _____LANDLINE
- EMAIL ADDRESS: _____
- _____ Do you agree to receive email correspondence from the county related to AFDs and other types of agricultural events?

(If a landowner owns more than one parcel, the landowner needs only include their name on additional parcels so long as the information is the same.)

PARCEL INFORMATION:

- TAX MAP # 81 LOT/PARCEL# 3B
- ACREAGE: 49.205 ZONING: A-1
- SUBDIVISION NAME: _____
- PART OF THE CORE: YES or (NO)
- WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: (YES) or NO
- IS THE PROPERTY AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA §15.2-4302 (see page 1): (YES) or NO
- IS THE PROPERTY ENROLLED IN LAND USE TAXATION: (YES) or NO
- IS A CONSERVATION EASEMENT PLACED ON THE PROPERTY: YES or (NO)

(Describe in Detail the Use of the Subject Property)

Crops + Timber

We the undersigned have read the above mentioned conditions and request the property described above be designated an Agricultural and Forestal District.

Diane B Rigsby

Rod

Owner(s) Signatures

Paige Baker

Witness

(VA Code § 15.2-4305 requires all owners to sign the application or otherwise provide written approval. Please see page 2 for additional information.)

(Please Use A Separate Sheet For Each Parcel To Be Included In The District.)

PROPERTY OWNER'S NAME: Rodney W. & Diane B. Rigsby

- MAILING ADDRESS:__
- PHONE NUMBER: ____ _____
  - TYPE OF DEVICE: MOBILE LANDLINE
- EMAIL ADDRESS: __ _____
- _____ Do you agree to receive email correspondence from the county related to AFDs and other types of agricultural events?

(If a landowner owns more than one parcel, the landowner needs only include their name on additional parcels so long as the information is the same.)

PARCEL INFORMATION:

- TAX MAP #81 LOT/PARCEL# 3C
- ACREAGE: 27.527 ZONING: A-1
- SUBDIVISION NAME: _____
- PART OF THE CORE: YES or (NO)
- WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: (YES) or NO
- IS THE PROPERTY AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA §15.2-4302 (see page 1): (YES) or NO
- IS THE PROPERTY ENROLLED IN LAND USE TAXATION: (YES) or NO
- IS A CONSERVATION EASEMENT PLACED ON THE PROPERTY: YES or (NO)

(Describe in Detail the Use of the Subject Property)

Crops + Timber

We the undersigned have read the above mentioned conditions and request the property described above be designated an Agricultural and Forestal District.

Paige Baker

Owner(s) Signatures

Witness

(VA Code § 15.2-4305 requires all owners to sign the application or otherwise provide written approval. Please see page 2 for additional information.)

(Please Use A Separate Sheet For Each Parcel To Be Included In The District.)

PROPERTY OWNER'S NAME: Warbonnet LLC

- MAILING ADDRESS: _____
- PHONE NUMBER: _____
  - TYPE OF DEVICE: _____MOBILE _____LANDLINE
- EMAIL ADDRESS: _____
- _____ Do you agree to receive email correspondence from the county related to AFDs and other types of agricultural events?

(If a landowner owns more than one parcel, the landowner needs only include their name on additional parcels so long as the information is the same.)

PARCEL INFORMATION:

- TAX MAP # 40 LOT/PARCEL# (5) B1
- ACREAGE: 23 ZONING: A-2
- SUBDIVISION NAME: _____
- PART OF THE CORE: YES or (NO)
- WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: YES or (NO)
- IS THE PROPERTY AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA §15.2-4302 (see page 1): (YES) or NO
- IS THE PROPERTY ENROLLED IN LAND USE TAXATION: (YES) or NO
- IS A CONSERVATION EASEMENT PLACED ON THE PROPERTY: YES or (NO)

(Describe in Detail the Use of the Subject Property)

Crops + Timber

We the undersigned have read the above mentioned conditions and request the property described above be designated an Agricultural and Forestal District.

Owner(s) Signatures

Paige Baker

Witness

(VA Code § 15.2-4305 requires all owners to sign the application or otherwise provide written approval. Please see page 2 for additional information.)

(Please Use A Separate Sheet For Each Parcel To Be Included In The District.)

PROPERTY OWNER'S NAME: HLB West LLC

- MAILING ADDRESS:
- PHONE NUMBER:
  - TYPE OF DEVICE: MOBILE LANDLINE
- EMAIL ADDRESS:
- Do you agree to receive email correspondence from the county related to AFDs and other types of agricultural events?

(If a landowner owns more than one parcel, the landowner needs only include their name on additional parcels so long as the information is the same.)

PARCEL INFORMATION:

- TAX MAP # 90 LOT/PARCEL# (5A) 12
- ACREAGE: 5.29 ZONING: A-2
- SUBDIVISION NAME:
- PART OF THE CORE: YES or (NO)
- WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: YES or (NO)
- IS THE PROPERTY AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA §15.2-4302 (see page 1): (YES) or NO
- IS THE PROPERTY ENROLLED IN LAND USE TAXATION: YES or (NO)
- IS A CONSERVATION EASEMENT PLACED ON THE PROPERTY: YES or (NO)

(Describe in Detail the Use of the Subject Property)

~~Crops~~ Timber

We the undersigned have read the above mentioned conditions and request the property described above be designated an Agricultural and Forestal District.

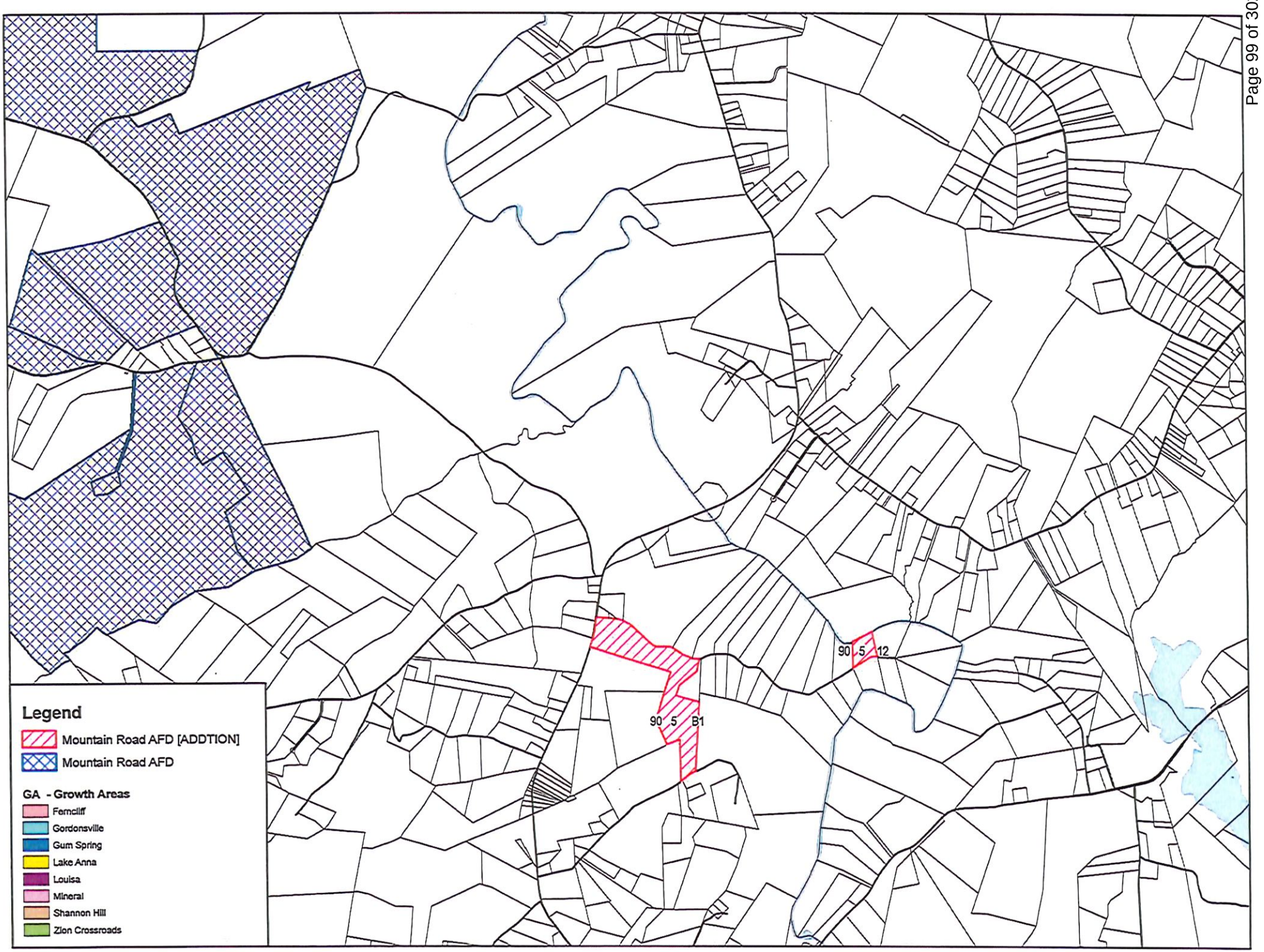
Owner(s) Signatures

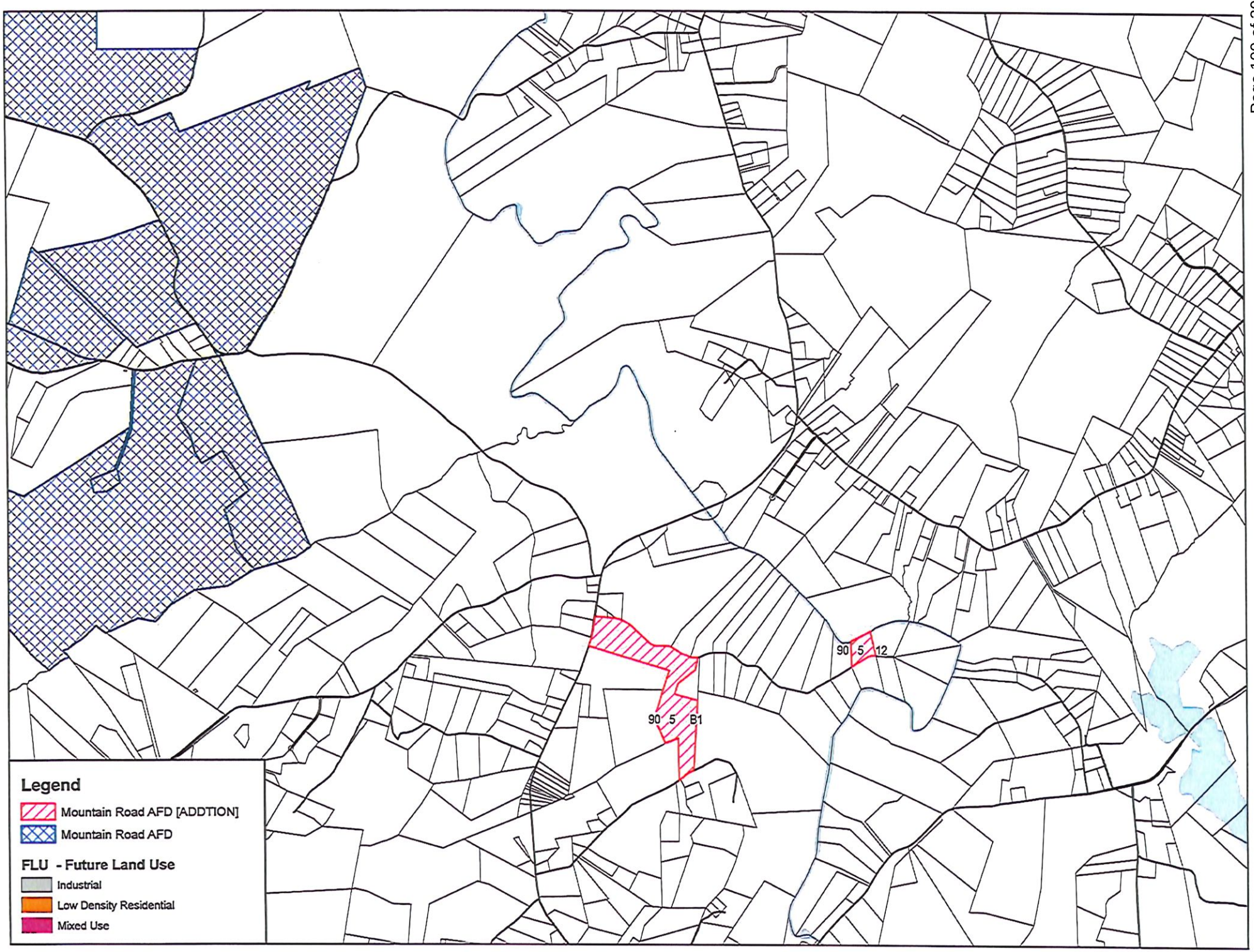
Paige Baker

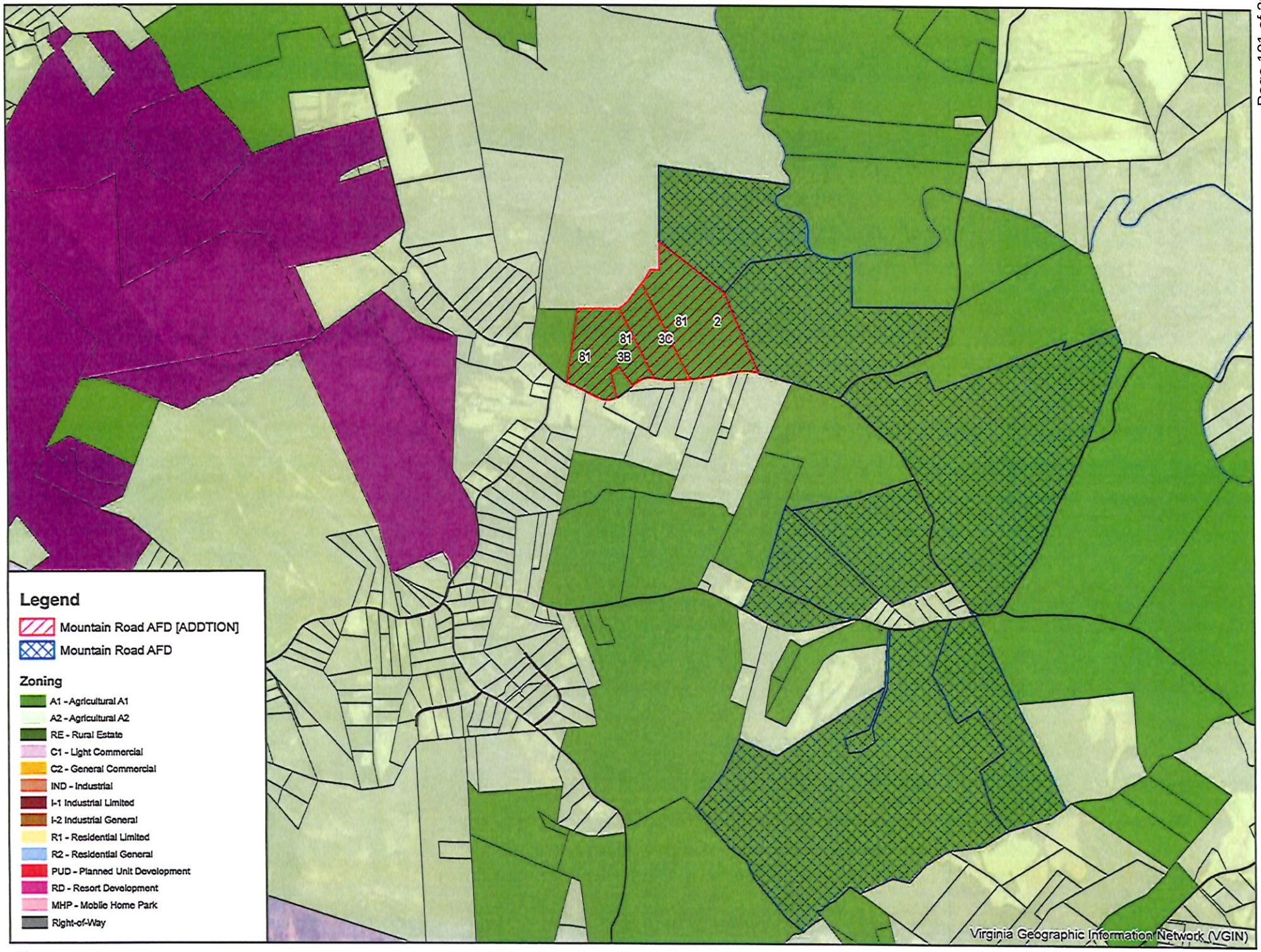
Witness

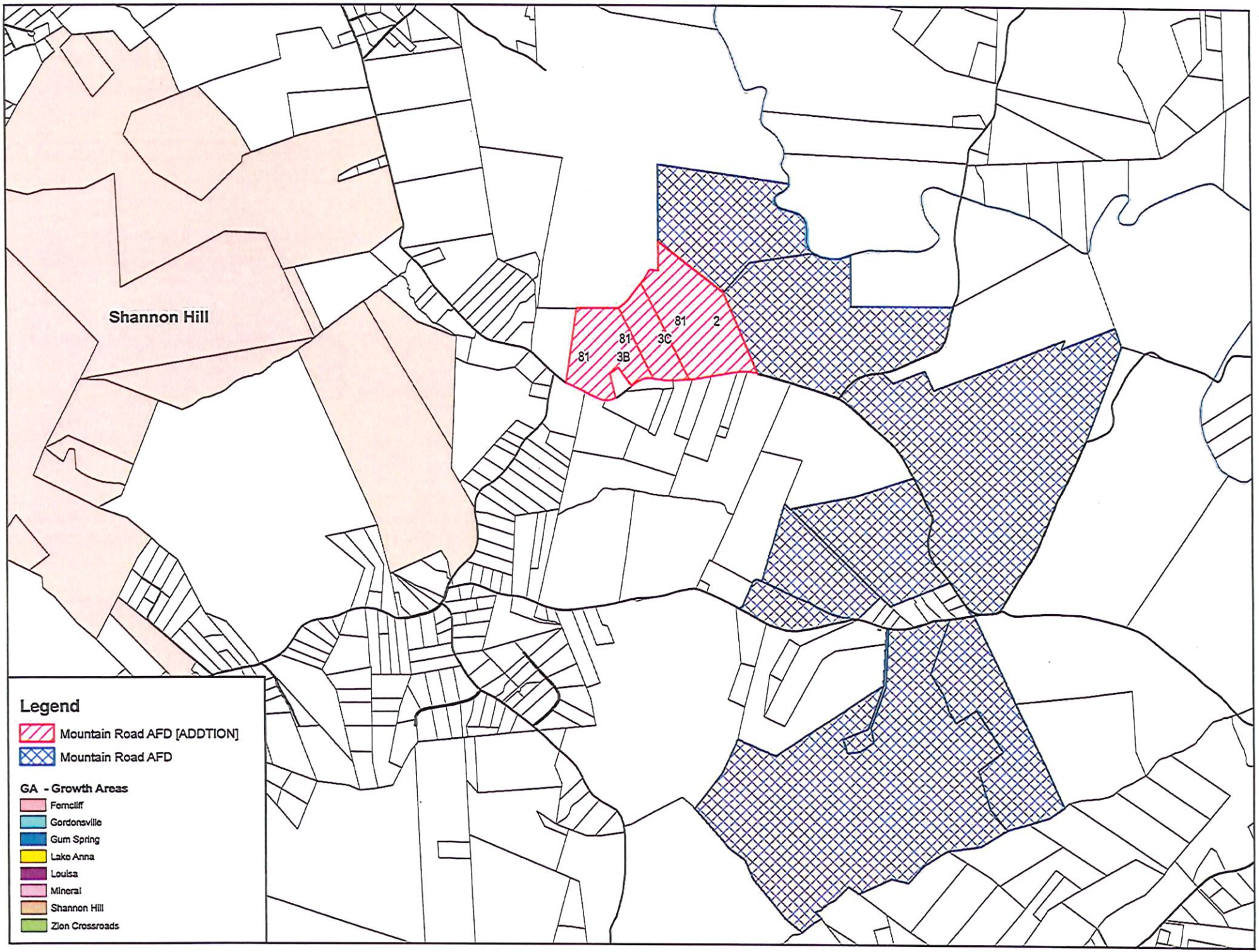
(VA Code § 15.2-4305 requires all owners to sign the application or otherwise provide written approval. Please see page 2 for additional information.)

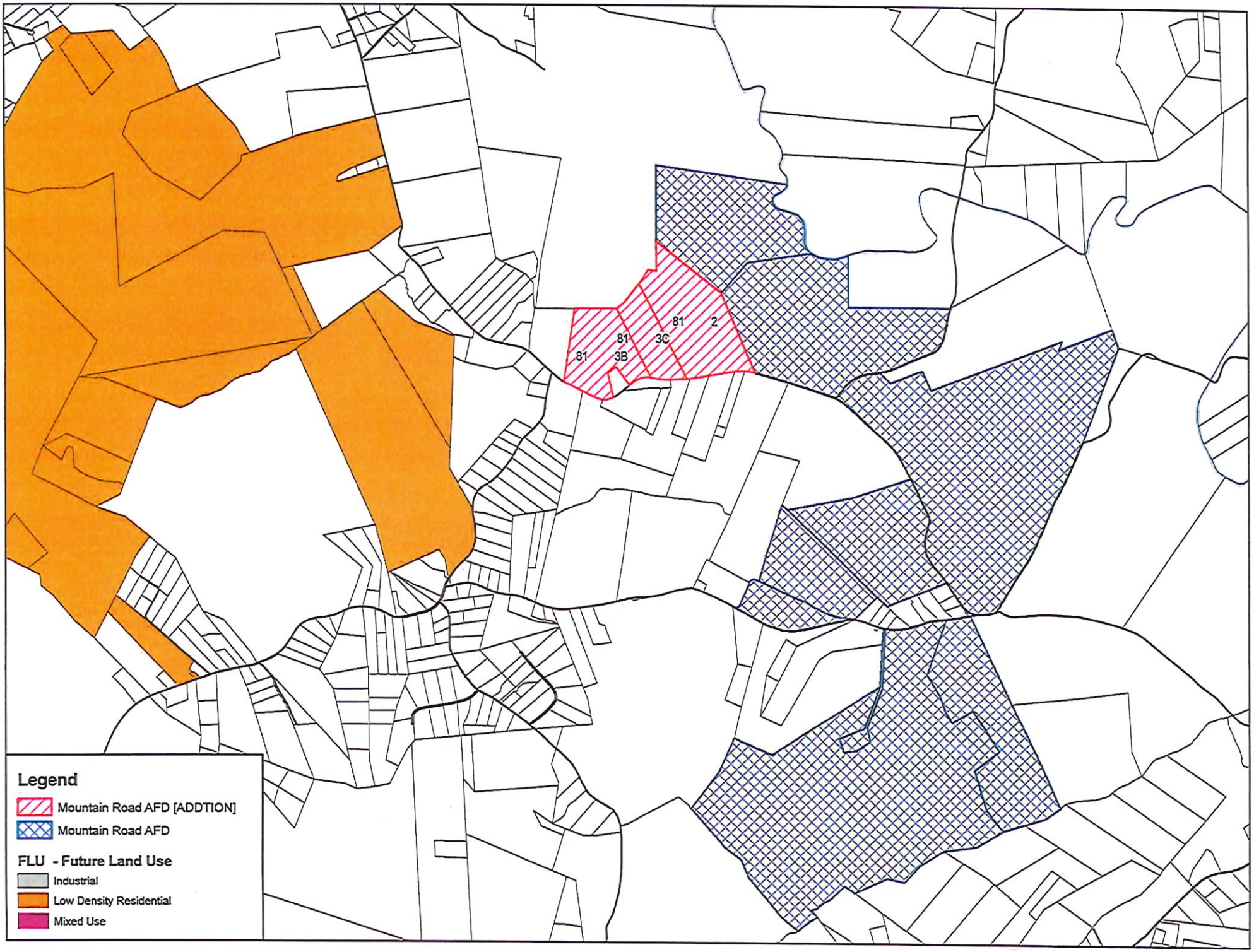

Legend
Mountain Road AFD [ADDTION]
Mountain Road AFD
Zoning
A1 - Agricultural A1
A2 - Agricultural A2
RE - Rural Estate
C1 - Light Commercial
C2 - General Commercial
IND - Industrial
I-1 Industrial Limited
I-2 Industrial General
R1 - Residential Limited
R2 - Residential General
PUD - Planned Unit Development
RD - Resort Development
MHP - Mobile Home Park
Right-of-Way
90 5 B1
90 5 12
Virginia Geographic Information Network (VGIN)


90 5 B1
90 5 12
Legend
Mountain Road AFD [ADDTION]
Mountain Road AFD
GA - Growth Areas
Ferncliff
Gordonsville
Gum Spring
Lake Anna
Louisa
Mineral
Shannon Hill
Zion Crossroads


90_5_B1
90_5_12
Legend
Mountain Road AFD [ADDTION]
Mountain Road AFD
FLU - Future Land Use
Industrial
Low Density Residential
Mixed Use


81
81
3B
3C
81
2
Legend
Mountain Road AFD [ADDTION]
Mountain Road AFD
Zoning
A1 - Agricultural A1
A2 - Agricultural A2
RE - Rural Estate
C1 - Light Commercial
C2 - General Commercial
IND - Industrial
I-1 Industrial Limited
I-2 Industrial General
R1 - Residential Limited
R2 - Residential General
PUD - Planned Unit Development
RD - Resort Development
MHP - Mobile Home Park
Right-of-Way
Virginia Geographic Information Network (VGIN)


Shannon Hill
81
3B
81
3C
81
2
Legend
Mountain Road AFD [ADDTION]
Mountain Road AFD
GA - Growth Areas
Ferncliff
Gordonsville
Gum Spring
Lake Anna
Louisa
Mineral
Shannon Hill
Zion Crossroads


81
3B
81
3C
81
2
Legend
Mountain Road AFD [ADDTION]
Mountain Road AFD
FLU - Future Land Use
Industrial
Low Density Residential
Mixed Use

AMENDMENT

Amendment to Article II. Zoning Ordinance and Maps; Division 7. Agricultural and Forestal Districts of the Louisa County Land Development Regulations (Chapter 86) to amend the Mountain Road Agricultural and Forestal District by the addition of Tax Map Parcels 81-2, 81-3B, 81-3C, 90-5-B1, and 90-5-12.

Article II. Zoning Ordinance and Maps; Division 7. Agricultural and Forestal Districts

Sec. 86-501. - Districts described.

There are hereby established agricultural and forestal districts within the county as follows:

Mountain Road District	81-1, 1A(155.686 acres), **2, 3B, 3C,** 15, 15A, 15B; 89-1, 6, 18, 18A, 18C**,** 28; **90-(5)B1, (5)12,**

(Only the district affected by this ordinance is listed.)

TEXT LEGEND

Bolded Text = To Be Added Regular Text = To Remain ~~Strikethrough Text~~ = To Be Removed

Red Text – For Information Purposes Only

TO: Members, Planning Commission
FROM: Staff, Community Development Department
DATE: September 8, 2026
SUBJECT: **Review Addition Request – Taylors Creek Agricultural and Forestal District**
Thursday, November 12, 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 addition, totaling 23.68 acres, to the existing Taylors Creek Agricultural and Forestal District, as follows:

OWNER'S NAME	TAX MAP PARCEL #	ACREAGE	ZONING	VOTING DISTRICT
Harper's Mill Farm LLC	91-40	13.14	A-1	Jackson
Harper's Mill Farm LLC	91-65	10.54	A-2	Mountain Road

Location
The proposed district addition is located approximately 0.22 miles southwest of the existing Taylors Creek Agricultural and Forestal District. The parcels are located along both sides of Route 601 (Paynes Mill Road), southeast of Route 648 (Gardners Road), and west of Roue 602 (Copper Line Road) in the Jackson and Mountain Road Voting Districts. The 2040 Louisa County Comprehensive Plan designates this area of Louisa County as rural area.

Zoning
The parcels proposed to be included in the Taylors Creek 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.

Sec. 86-133. - Statement of intent; policy guidance.

The agricultural (A-1) district is intended to accommodate farming, forestry, livestock maintenance and other related farm activities. Such uses are an essential part of the rural economy of the county and the agrarian character of the community. It comprises those areas dedicated to farming and agricultural use and is protected as a valuable part of the rural community. These activities shall not be compromised by development and shall be enhanced by the protection offered herein.

Sec. 86-151. - Statement of intent; policy guidance.
(a) The agricultural (A-2) district is provided 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. Zoning standards are also included to ensure the co-existence of these uses with each other. The creation of lots fronting on existing state roads or federal highways is strongly discouraged.

(b) Agricultural (A-2) district uses range from agricultural to neighborhood oriented commercial and community services. The use of development setbacks, shared access, reverse-front lots and roadside buffers are encouraged to retain the rural character of the county along-side the open farm activities prevalent in the county.

2040 Comprehensive Plan

The 2040 Louisa County Comprehensive Plan designates this area of Louisa County as "Rural Area."

The Vision Statement for the 2040 Comprehensive Plan states:
"We strengthen our sense of community by providing resources for residents, promoting agriculture and forestry, ensuring environmental stewardship, establishing reasonable growth areas, and maintaining our rural character."

This Plan addresses and amplifies the vision statement above, with the following eight (8) supporting goals:

- Preserve and protect our rural heritage and natural resources
- Encourage open space retention
- Safeguard historic resources
- Maintain community characteristics
- Ensure compatibility between land uses
- Manage growth by concentrating development activity
- Encourage high quality development
- Maximize returns on the investment of public resources

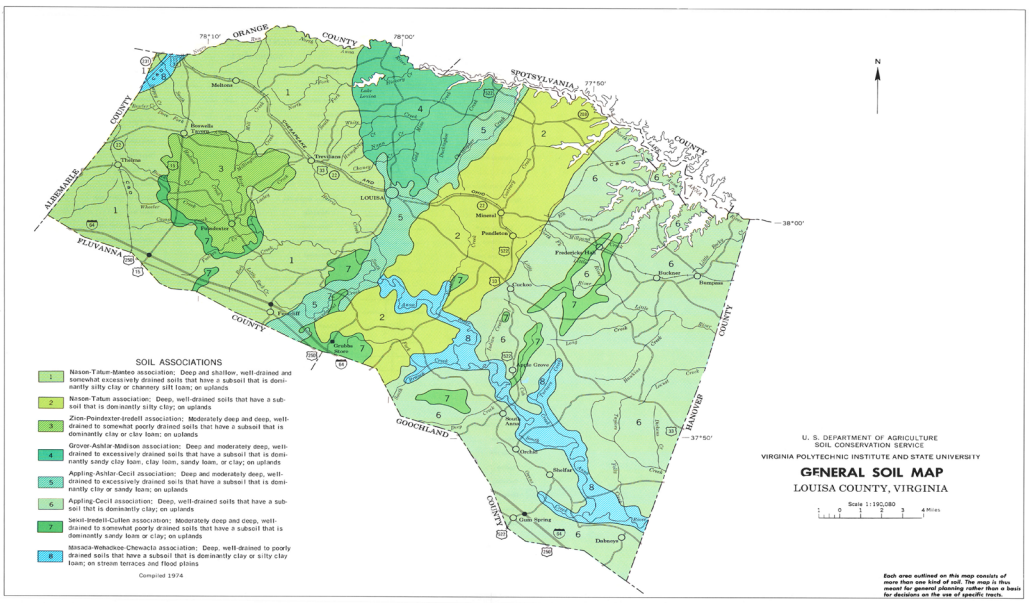
The creation of agricultural and forestal districts and subsequent additions to those districts, complements the goals identified in the Vision Statement by preserving and protecting natural resources, open space retention, compatibility between land uses, and managing growth by concentrating development activity to the designated growth areas.

Existing Uses

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

Soils

Based on the 1976 Louisa County Soil Survey from the U.S. Department of Agriculture Soil Conservation Service, the soils in this area are primarily made up of the Appling-Cecil soil association. In summary, this soil association is described as "Deep, well-drained soils that have a sub-soil that is dominantly clay; on uplands."



State Code of Virginia – Agricultural and Forestal Districts Act

§ 15.2-4302. Definitions.

"Agricultural products" means crops, livestock and livestock products, including but not limited to: field crops, fruits, vegetables, horticultural specialties, cattle, sheep, hogs, goats, horses, poultry, furbearing animals, milk, eggs and furs.

"Agricultural production" means the production for commercial purposes of crops, livestock and livestock products, and includes the processing or retail sales by the producer of crops, livestock or livestock products which are produced on the parcel or in the district.

"Agriculturally and forestally significant land" means land that has recently or historically produced agricultural and forestal products, is suitable for agricultural or forestal production or is considered appropriate to be retained for agricultural and forestal production as determined by such factors as soil quality, topography, climate, markets, farm structures, and other relevant factors.

"Forestal production" means the production for commercial purposes of forestal products and includes the processing or retail sales, by the producer, of forestal products which are produced on the parcel or in the district. "Forestal products" includes, but is not limited to, saw timber, pulpwood, posts, firewood, Christmas trees and other tree and wood products for sale or for farm use.

§ 15.2-4305. Application for creation of district in one or more localities; size and location of parcels.

"…..any owner or owners of land may submit an application to the locality for the creation of a district or addition of land to an existing district within the locality. Each district shall have a core of no less than 200 acres in one parcel or in contiguous parcels. A parcel not part of the core may be included in a district:

(i) if the nearest boundary of the parcel is within one mile of the boundary of the core,

(ii) if it is contiguous to a parcel in the district the nearest boundary of which is within one mile of the boundary of the core, or

(iii) if the local governing body finds, in consultation with the advisory committee or planning commission, that the parcel not part of the core or within one mile of the boundary of the core contains agriculturally and forestally significant land.

No land shall be included in any district without the signature on the application, or the written approval of all owners thereof…."

§ 15.2-4306. Criteria for evaluating application.

Land being considered for inclusion in a district may be evaluated by the advisory committee and the planning commission through the Virginia Land Evaluation and Site Assessment (LESA) System or, if one has been developed, a local LESA System. The following factors should be considered by the local planning commission and the advisory committee, and at any public hearing at which an application that has been filed pursuant to § 15.2-4303 is being considered:

1. The agricultural and forestal significance of land within the district or addition and in areas adjacent thereto;

2. The presence of any significant agricultural lands or significant forestal lands within the district and in areas adjacent thereto that are not now in active agricultural or forestal production;

3. The nature and extent of land uses other than active farming or forestry within the district and in areas adjacent thereto;

4. Local developmental patterns and needs;

5. The comprehensive plan and, if applicable, the zoning regulations;

6. The environmental benefits of retaining the lands in the district for agricultural and forestal uses; and

7. Any other matter which may be relevant.

In judging the agricultural and forestal significance of land, any relevant agricultural or forestal maps may be considered, as well as soil, climate, topography, other natural factors, markets for agricultural and forestal products, the extent and nature of farm structures, the present status of agriculture and forestry, anticipated trends in agricultural economic conditions and such other factors as may be relevant.

(For additional information refer to the attached information from the Department of Conservation and Recreation and the Virginia Department of Forestry.)

§ 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….

Conclusion

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

Staff recommends the application for addition to the existing Taylors Creek 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-1 and 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 November 5, 2026.

COUNTY OF LOUISA
APPLICATION FOR THE CREATION OF, ADDITION TO, OR REMOVAL FROM AN AGRICULTURAL AND FORESTAL DISTRICT

Section A: To be completed by applicant or contact person for proposed district.

1. Name of District Taylors Creek

2. Check Applicable Action:

   ____Creation of New District
   ___✓Addition to Existing District
   ____Removal from Existing District

3. General Location of the District or Addition (City, County or Town)

   _____

   _____

4. Total Acreage in the Proposed District or Addition 23.68

5. Please read the proposed conditions for the creation of the district pursuant to Section 15.2-4309 of the Code of Virginia which is attached to this application.

6. Only for New Districts:
   Proposed Period Before the First Review (4-10 years)_____

7. Names and Tax Map Parcel Number(s) of Landowners Applying for the District:
   (Please use the parcel information sheet on page five (5), for complete parcel information):

NAME	TAX MAP & PARCEL NUMBER(S)
Harpers Mill Farm LLC	91-40, 91-65

NAME TAX MAP & PARCEL NUMBER(S)

PLEASE INDICATE WHO THE CONTACT PERSON WILL BE FOR THE PROPOSED DISTRICT AND A PHONE NUMBER AND EMAIL ADDRESS WHERE THEY MAY BE REACHED.

Contact Name Diane Rigsby

Phone Number

Email Address

(Please Use A Separate Sheet For Each Parcel To Be Included In The District.)

PROPERTY OWNER'S NAME: Harpers Mill Farm LLC

- MAILING ADDRESS: _____
- PHONE NUMBER: _____
  - TYPE OF DEVICE: _____MOBILE _____LANDLINE
- EMAIL ADDRESS: _____
- _____ Do you agree to receive email correspondence from the county related to AFDs and other types of agricultural events?

(If a landowner owns more than one parcel, the landowner needs only include their name on additional parcels so long as the information is the same.)

PARCEL INFORMATION:

- TAX MAP # 91 LOT/PARCEL# 40
- ACREAGE: 13.14 ZONING: A-1
- SUBDIVISION NAME: _____
- PART OF THE CORE: YES or NO
- WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: YES or NO
- IS THE PROPERTY AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA §15.2-4302 (see page 1): YES or NO
- IS THE PROPERTY ENROLLED IN LAND USE TAXATION: YES or NO
- IS A CONSERVATION EASEMENT PLACED ON THE PROPERTY: YES or NO

(Describe in Detail the Use of the Subject Property)

Corn, Beans, Timber

We the undersigned have read the above mentioned conditions and request the property described above be designated an Agricultural and Forestal District.

Owner(s) Signatures

Witness

(VA Code § 15.2-4305 requires all owners to sign the application or otherwise provide written approval. Please see page 2 for additional information.)

0.89 mile - TC

(Please Use A Separate Sheet For Each Parcel To Be Included In The District.)

PROPERTY OWNER'S NAME: Harper's Mill Farm LLC

- MAILING ADDRESS: [redacted]
- PHONE NUMBER: [redacted]
  - TYPE OF DEVICE: _____MOBILE _____LANDLINE
- EMAIL ADDRESS: [redacted]
- _____ Do you agree to receive email correspondence from the county related to AFDs and other types of agricultural events?

(If a landowner owns more than one parcel, the landowner needs only include their name on additional parcels so long as the information is the same.)

PARCEL INFORMATION:

- TAX MAP # 91 LOT/PARCEL# 65
- ACREAGE: 10.54 ZONING: A-2
- SUBDIVISION NAME: _____
- PART OF THE CORE: YES or NO
- WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: YES or NO
- IS THE PROPERTY AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA §15.2-4302 (see page 1): YES or NO
- IS THE PROPERTY ENROLLED IN LAND USE TAXATION: YES or NO
- IS A CONSERVATION EASEMENT PLACED ON THE PROPERTY: YES or NO

(Describe in Detail the Use of the Subject Property)

Corn, Beans, Timber

We the undersigned have read the above mentioned conditions and request the property described above be designated an Agricultural and Forestal District.

Owner(s) Signatures

Witness

(VA Code § 15.2-4305 requires all owners to sign the application or otherwise provide written approval. Please see page 2 for additional information.)

1.50 mile TC


Legend
Taylors Creek AFD [ADDITION]
Taylors Creek AFD
Zoning
A1 - Agricultural A1
A2 - Agricultural A2
RE - Rural Estate
C1 - Light Commercial
C2 - General Commercial
IND - Industrial
I-1 Industrial Limited
I-2 Industrial General
R1 - Residential Limited
R2 - Residential General
PUD - Planned Unit Development
RD - Resort Development
MHP - Mobile Home Park
Right-of-Way
Virginia Geographic Information Network (VGIN)


Legend
Taylors Creek AFD [ADDITION]
Taylors Creek AFD
GA - Growth Areas
Ferncliff
Gordonsville
Gum Spring
Lake Anna
Louisa
Mineral
Shannon Hill
Zion Crossroads
Gum Spring


Legend
Taylors Creek AFD [ADDITION]
Taylors Creek AFD
FLU - Future Land Use
Industrial
Low Density Residential
Mixed Use

AMENDMENT

This amendment is to amend Chapter 86 Land Development Regulations, Section 86-501 Districts described to amend the existing Taylors Creek Agricultural and Forestal District to **add** the following properties: 91-40 and 91-65.

Sec. 86-501. - Districts described.

There are hereby established agricultural and forestal districts within the county as follows:

Taylor's Creek Agricultural and Forestal District	TAX MAP PARCEL # 92-(5)4, (5)5, (5)6, (5)7, (5)8, (5)10, (5)11, (5)12, (5)13, (5)14B, (5)15; 92-(14)C1; 92-(15)4, (15)5, (15)7A, (15)9, (15)10, (15)13, (15)14; 92-(33)-1 91-20-2, 91-20-3, 91-20-4, 91-33, 91-34, 91-34A, 91-96 92-6C, 116, 136, 137 **91-40, 65**

(Only the district affected by this ordinance is listed.)

TEXT LEGEND

Bolded Text = To Be Added Regular Text = To Remain ~~Strikethrough Text~~ = To Be Removed

Red Text – For Information Purposes Only

TO: Members, Planning Commission
FROM: Staff, Community Development Department
DATE: September 8, 2026
SUBJECT: **Review Addition Request – Green Springs Agricultural and Forestal District**
Thursday, November 12, 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 addition, totaling 58.675 acres, to the existing Green Springs Agricultural and Forestal District, as follows:

OWNER'S NAME	TAX MAP PARCEL #	ACREAGE	ZONING	VOTING DISTRICT
Thomas L. & Linda F. Tomlin	38-52	53.85	A-1	Patrick Henry
Thomas L. & Linda F. Tomlin	38-53	3	A-1	Patrick Henry
Thomas L. & Linda F. Tomlin	38-71	1.807	A-2	Patrick Henry

Location

The proposed addition adjoins an existing qualifying portion of the Green Springs Agricultural and Forestal District and is located west of Route 649 (Byrd Mill Road), north of Route 637 (Brickhouse Road), and southeast of Route 613 (Poindexter Road) in the Green Springs Voting District. This area of the County is designated as "Rural Area" by the 2040 Louisa County Comprehensive Plan.

Zoning

The parcels proposed to be included in the Green Springs Agricultural and Forestal District are zoned Agricultural (A-1 & 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.

Sec. 86-133. - Statement of intent; policy guidance.

The agricultural (A-1) district is intended to accommodate farming, forestry, livestock maintenance and other related farm activities. Such uses are an essential part of the rural economy of the county and the agrarian character of the community. It comprises those areas dedicated to farming and agricultural use and is protected as a valuable part of the rural community. These activities shall not be compromised by development and shall be enhanced by the protection offered herein.

Sec. 86-151. - Statement of intent; policy guidance.
(a) The agricultural (A-2) district is provided 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. Zoning standards are also included to ensure the co-existence of these uses with each other. The creation of lots fronting on existing state roads or federal highways is strongly discouraged.

(b) Agricultural (A-2) district uses range from agricultural to neighborhood oriented commercial and community services. The use of development setbacks, shared access, reverse-front lots and roadside buffers are encouraged to retain the rural character of the county along-side the open farm activities prevalent in the county.

2040 Comprehensive Plan
The 2040 Louisa County Comprehensive Plan designates this area of Louisa County as "Rural Area."

The Vision Statement for the 2040 Comprehensive Plan states:
"We strengthen our sense of community by providing resources for residents, promoting agriculture and forestry, ensuring environmental stewardship, establishing reasonable growth areas, and maintaining our rural character."

This Plan addresses and amplifies the vision statement above, with the following eight (8) supporting goals:

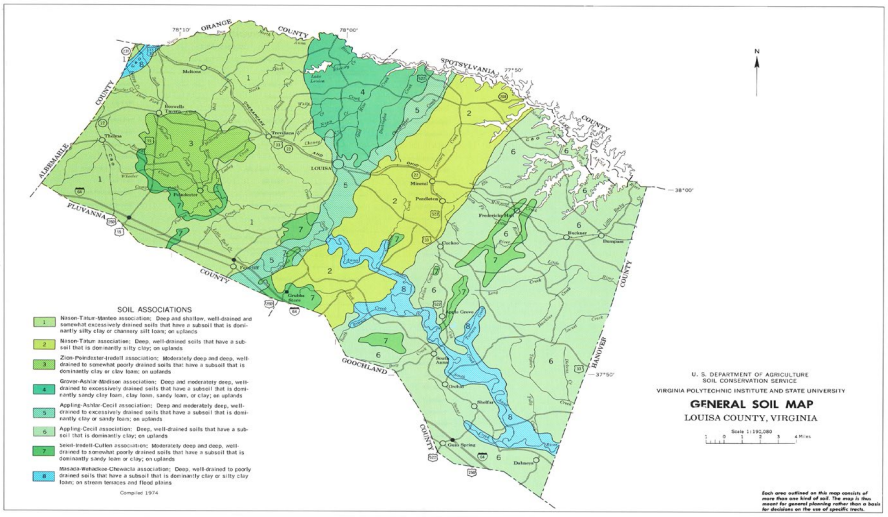
- Preserve and protect our rural heritage and natural resources
- Encourage open space retention
- Safeguard historic resources
- Maintain community characteristics
- Ensure compatibility between land uses
- Manage growth by concentrating development activity
- Encourage high quality development
- Maximize returns on the investment of public resources

The creation of agricultural and forestal districts and subsequent additions to those districts, complements the goals identified in the Vision Statement by preserving and protecting natural resources, open space retention, compatibility between land uses, and managing growth by concentrating development activity to the designated growth areas.

Existing Uses
Based on information provided by the property owner, the subject parcels are used for timber, pasture, and livestock.

Soils

Based on the 1976 Louisa County Soil Survey from the U.S. Department of Agriculture Soil Conservation Service, the soils in this area are primarily made up of two soil association. First, Nason-Tatum-Manteo association soils are “deep and shallow, well-drained and somewhat excessively drained soils that have a subsoil that is dominantly silty clay or channery silt loam; on uplands.” Second, Zion-Poindexter-Iredell association soils are “moderately deep and deep, well-drained to somewhat poorly drained soils that have a subsoil that is dominantly clay or clay loam; on uplands.”



State Code of Virginia – Agricultural and Forestal Districts Act

§ 15.2-4302. Definitions.

“Agricultural products” means crops, livestock and livestock products, including but not limited to: field crops, fruits, vegetables, horticultural specialties, cattle, sheep, hogs, goats, horses, poultry, furbearing animals, milk, eggs and furs.

“Agricultural production” means the production for commercial purposes of crops, livestock and livestock products, and includes the processing or retail sales by the producer of crops, livestock or livestock products which are produced on the parcel or in the district.

“Agriculturally and forestally significant land” means land that has recently or historically produced agricultural and forestal products, is suitable for agricultural or forestal production or is considered appropriate to be retained for agricultural and forestal production as determined by such factors as soil quality, topography, climate, markets, farm structures, and other relevant factors.

“Forestal production” means the production for commercial purposes of forestal products and includes the processing or retail sales, by the producer, of forestal products which are produced on the parcel or in the district. "Forestal products" includes, but is not limited to, saw timber, pulpwood, posts, firewood, Christmas trees and other tree and wood products for sale or for farm use.

§ 15.2-4305. Application for creation of district in one or more localities; size and location of parcels.

“…..any owner or owners of land may submit an application to the locality for the creation of a district or addition of land to an existing district within the locality. Each district shall have a core of no less than 200 acres in one parcel or in contiguous parcels. A parcel not part of the core may be included in a district:

(i) if the nearest boundary of the parcel is within one mile of the boundary of the core,

(ii) if it is contiguous to a parcel in the district the nearest boundary of which is within one mile of the boundary of the core, or

(iii) if the local governing body finds, in consultation with the advisory committee or planning commission, that the parcel not part of the core or within one mile of the boundary of the core contains agriculturally and forestally significant land.

No land shall be included in any district without the signature on the application, or the written approval of all owners thereof…."

§ 15.2-4306. Criteria for evaluating application.

Land being considered for inclusion in a district may be evaluated by the advisory committee and the planning commission through the Virginia Land Evaluation and Site Assessment (LESA) System or, if one has been developed, a local LESA System. The following factors should be considered by the local planning commission and the advisory committee, and at any public hearing at which an application that has been filed pursuant to § 15.2-4303 is being considered:

1. The agricultural and forestal significance of land within the district or addition and in areas adjacent thereto;

2. The presence of any significant agricultural lands or significant forestal lands within the district and in areas adjacent thereto that are not now in active agricultural or forestal production;

3. The nature and extent of land uses other than active farming or forestry within the district and in areas adjacent thereto;

4. Local developmental patterns and needs;

5. The comprehensive plan and, if applicable, the zoning regulations;

6. The environmental benefits of retaining the lands in the district for agricultural and forestal uses; and

7. Any other matter which may be relevant.

In judging the agricultural and forestal significance of land, any relevant agricultural or forestal maps may be considered, as well as soil, climate, topography, other natural factors, markets for agricultural and forestal products, the extent and nature of farm structures, the present status of agriculture and forestry, anticipated trends in agricultural economic conditions and such other factors as may be relevant.

(For additional information refer to the attached information from the Department of Conservation and Recreation and the Virginia Department of Forestry.)

§ 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….

Conclusion

The proposed addition is located within one mile of the existing district or it meets the statutory requirements for agricultural and forestally significant because the landowners are currently using the parcels for timber, pasture, and livestock.

Staff recommends the application for addition to the existing Green Springs 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-1 & 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 November 12, 2026.

COUNTY OF LOUISA
APPLICATION FOR THE CREATION OF, ADDITION TO, OR REMOVAL FROM AN AGRICULTURAL AND FORESTAL DISTRICT

Section A: To be completed by applicant or contact person for proposed district.

1. Name of District Green Springs

2. Check Applicable Action:

   ____Creation of New District
   X Addition to Existing District
   ____Removal from Existing District

3. General Location of the District or Addition (City, County or Town)

   Louisa County

4. Total Acreage in the Proposed District or Addition 58.675

5. Please read the proposed conditions for the creation of the district pursuant to Section 15.2-4309 of the Code of Virginia which is attached to this application.

6. Only for New Districts:
   Proposed Period Before the First Review (4-10 years)_____

7. Names and Tax Map Parcel Number(s) of Landowners Applying for the District:
   (Please use the parcel information sheet on page five (5), for complete parcel information):

NAME	TAX MAP & PARCEL NUMBER(S)
Thomas & Linda Tomlin	38-52, 38-53, 38-71

NAME TAX MAP & PARCEL NUMBER(S)

PLEASE INDICATE WHO THE CONTACT PERSON WILL BE FOR THE PROPOSED DISTRICT AND A PHONE NUMBER AND EMAIL ADDRESS WHERE THEY MAY BE REACHED.

Contact Name Linda Tomlin

Phone Number

Email Address

(Please Use A Separate Sheet For Each Parcel To Be Included In The District.)

PROPERTY OWNER'S NAME: Thomas L. +Linda F. Tomlin

- MAILING ADDRESS: _____
- PHONE NUMBER: _____
  - TYPE OF DEVICE: _____MOBILE _____LANDLINE
- EMAIL ADDRESS: _____
- _____ Do you agree to receive email correspondence from the county related to AFDs and other types of agricultural events?

(If a landowner owns more than one parcel, the landowner needs only include their name on additional parcels so long as the information is the same.)

PARCEL INFORMATION:

- TAX MAP # 38 LOT/PARCEL# 52
- ACREAGE: 53.85 ZONING: A-1
- SUBDIVISION NAME: _____
- PART OF THE CORE: YES or (NO)
- WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: (YES) or NO
- IS THE PROPERTY AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA §15.2-4302 (see page 1): (YES) or NO
- IS THE PROPERTY ENROLLED IN LAND USE TAXATION: (YES) or NO
- IS A CONSERVATION EASEMENT PLACED ON THE PROPERTY: YES or (NO)

(Describe in Detail the Use of the Subject Property)

Timber, pasture, livestock

We the undersigned have read the above mentioned conditions and request the property described above be designated an Agricultural and Forestal District.

Thomas L Tomlin

Linda F Tomlin

Owner(s) Signatures

Paige Baker

Witness

(VA Code § 15.2-4305 requires all owners to sign the application or otherwise provide written approval. Please see page 2 for additional information.)

(Please Use A Separate Sheet For Each Parcel To Be Included In The District.)

PROPERTY OWNER'S NAME: Thomas & Linda Tomlin

- MAILING ADDRESS: _____
- PHONE NUMBER: _____
  - TYPE OF DEVICE: _____MOBILE _____LANDLINE
- EMAIL ADDRESS: _____
- _____ Do you agree to receive email correspondence from the county related to AFDs and other types of agricultural events?

(If a landowner owns more than one parcel, the landowner needs only include their name on additional parcels so long as the information is the same.)

PARCEL INFORMATION:

- TAX MAP # 38 LOT/PARCEL# 53
- ACREAGE: 3 ZONING: A-1
- SUBDIVISION NAME: _____
- PART OF THE CORE: YES or NO
- WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: YES or NO
- IS THE PROPERTY AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA §15.2-4302 (see page 1): YES or NO
- IS THE PROPERTY ENROLLED IN LAND USE TAXATION: YES or NO
- IS A CONSERVATION EASEMENT PLACED ON THE PROPERTY: YES or NO

(Describe in Detail the Use of the Subject Property)

Livestock, Timber, Pasture

We the undersigned have read the above mentioned conditions and request the property described above be designated an Agricultural and Forestal District.

Thomas L Tomlin

Linda F Tomlin

Owner(s) Signatures

Witness

(VA Code § 15.2-4305 requires all owners to sign the application or otherwise provide written approval. Please see page 2 for additional information.)

(Please Use A Separate Sheet For Each Parcel To Be Included In The District.)

PROPERTY OWNER'S NAME: Thomas + Linda Tomlin

- MAILING ADDRESS: _____
- PHONE NUMBER: _____
  - TYPE OF DEVICE: ____MOBILE ____LANDLINE
- EMAIL ADDRESS: _____
- _____ Do you agree to receive email correspondence from the county related to AFDs and other types of agricultural events?

(If a landowner owns more than one parcel, the landowner needs only include their name on additional parcels so long as the information is the same.)

PARCEL INFORMATION:

- TAX MAP # 38 LOT/PARCEL# 71
- ACREAGE: 1.807 ZONING: A-2
- SUBDIVISION NAME: _____
- PART OF THE CORE: YES or NO
- WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: YES or NO
- IS THE PROPERTY AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA §15.2-4302 (see page 1): YES or NO
- IS THE PROPERTY ENROLLED IN LAND USE TAXATION: YES or NO
- IS A CONSERVATION EASEMENT PLACED ON THE PROPERTY: YES or NO

(Describe in Detail the Use of the Subject Property)

Pasture, Livestock, Timber

We the undersigned have read the above mentioned conditions and request the property described above be designated an Agricultural and Forestal District.

Thomas L Tomlin

Linda F Tomlin

_____

Owner(s) Signatures

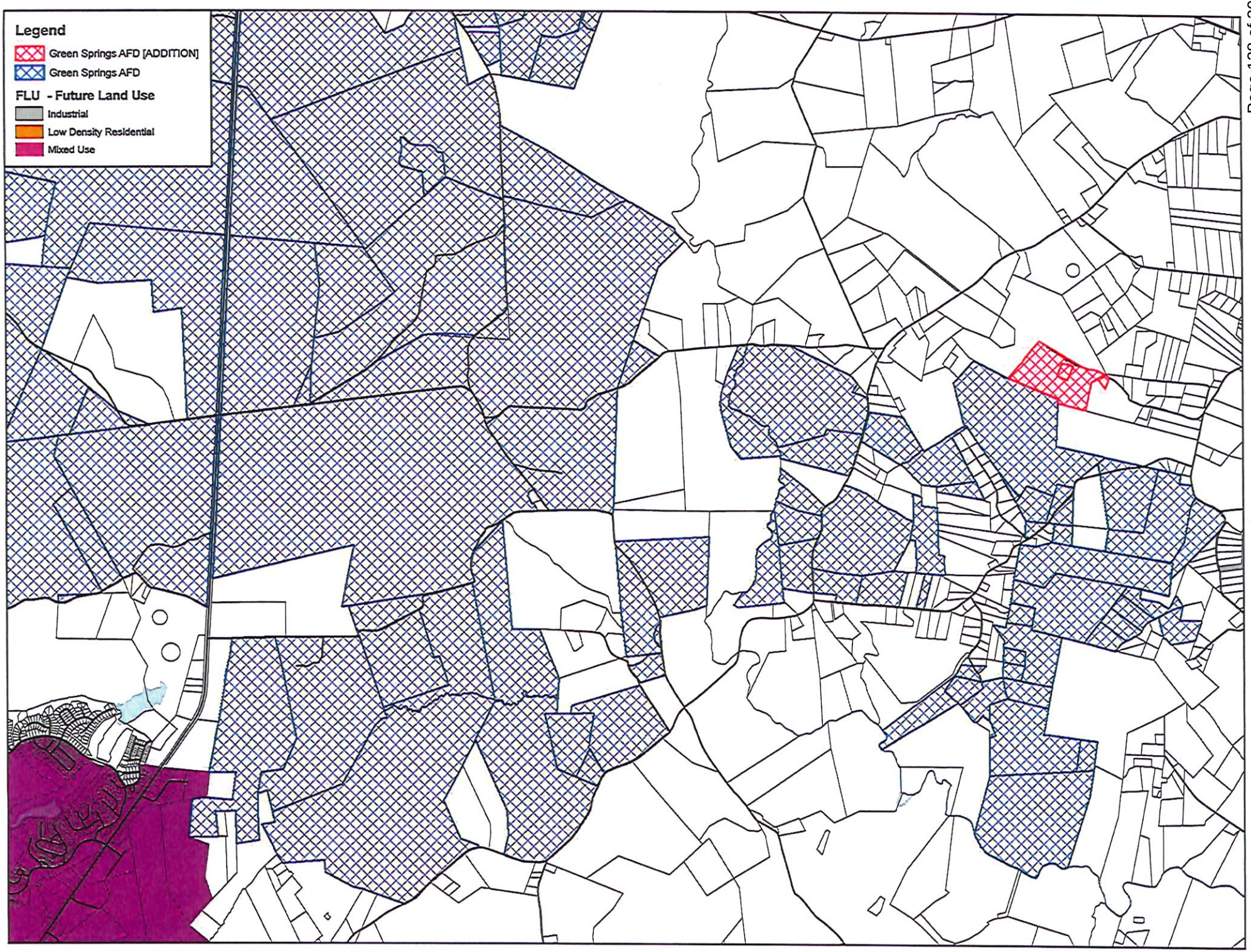
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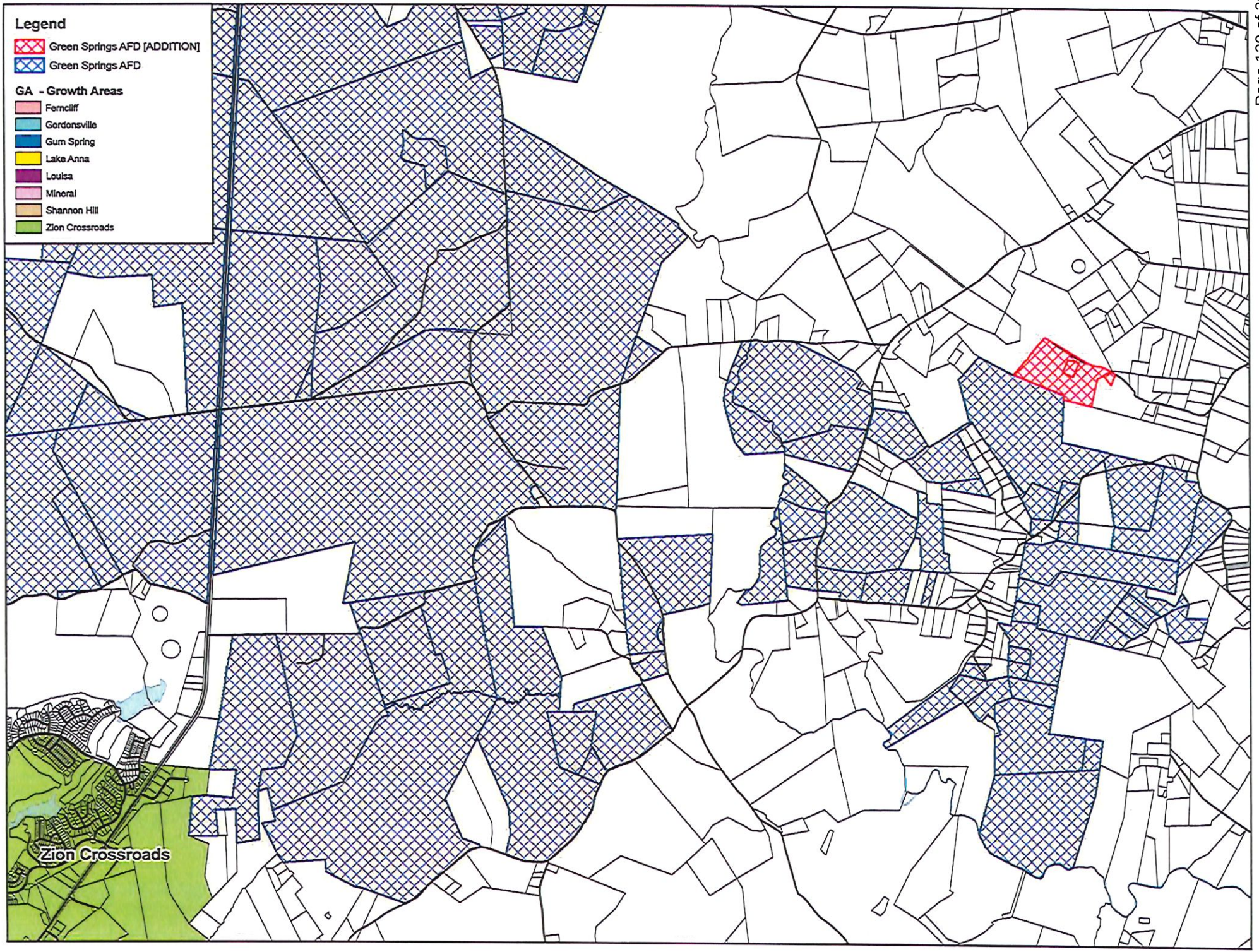
Witness

(VA Code § 15.2-4305 requires all owners to sign the application or otherwise provide written approval. Please see page 2 for additional information.)

GS - Adjoin


Legend
Green Springs AFD [ADDITION]
Green Springs AFD
Zoning
A1 - Agricultural A1
A2 - Agricultural A2
RE - Rural Estate
C1 - Light Commercial
C2 - General Commercial
IND - Industrial
I-1 Industrial Limited
I-2 Industrial General
R1 - Residential Limited
R2 - Residential General
PUD - Planned Unit Development
RD - Resort Development
MHP - Mobile Home Park
Right-of-Way


Legend
Green Springs AFD [ADDITION]
Green Springs AFD
FLU - Future Land Use
Industrial
Low Density Residential
Mixed Use


Legend
Green Springs AFD [ADDITION]
Green Springs AFD
GA - Growth Areas
Ferncliff
Gordonsville
Gum Spring
Lake Anna
Louisa
Mineral
Shannon Hill
Zion Crossroads
Zion Crossroads

AMENDMENT

Amendment to Article II. Zoning Ordinance and Maps; Division 7. Agricultural and Forestal Districts of the Louisa County Land Development Regulations (Chapter 86) to amend the Green Springs Agricultural and Forestal District by the addition of Tax Map Parcels 38-52, 38-53, and 38-71.

Sec. 86-501. - Districts described.

There are hereby established agricultural and forestal districts within the county as follows:

Green Springs I Agricultural and Forestal District	TAX MAP PARCEL # 21-59, 60, 60A, 61, 61A, 67, 95, 96, 97, 98; 22-3, 4, 7, 8B, 9, 10, 11, 12, 12A; 35-**70,** 86; 36-1A, 4, 4A, 5, 6, 18, 19, 23, 24, 25; 37-1, (1)A1, 2, 5, 8, 8A, 15A, 17, 18, 20B, 27, 27B, 28, 29, 30, 34, 47, 48; 38-(8)A, (8)B, 13, 14, 15, 27; 52-52, 76, 78, 91, 100, (9)A; 53-1, 1A, (3)B 37-13, 38-98A 20-64, 20-65 37-8 36-20, 36-21 35-11-A, 35-16, 35-17, 35-6, 35-77, 35-78, 35-80, 35-81, 35-82, 35-83, 35-84, 35C-1-14, 35C-1-15, 35C-1-16, 35C-1-17, 35C-1-18, 20-172; 35-6A; 35-85; 35-85A, 35-85B 52-91 35-3, 35-4 38-101, 38-103, 38-104, 38-105, 38-106, 38-48, 38-49 37-29A 38-24, 38-27-5 36-1, 38-108, 38-17, 38-20, 38-30, 38-31, 38-31A, 38-32, 38-50, 38-51, 38-76, 38-78, 38-79, 38-80, 38-84, 38-85, 38-86, 38-87, 38-88, 38-89, 38-90, 38-91, 54-3, 54-4, 54-6 35-6-1, 35-6-2 55-16, 18 (Portion excluding 10 acres), 39 **38-52, 38-53, 38-71**

TEXT LEGEND

Bolded Text = To Be Added Regular Text = To Remain ~~Strikethrough Text~~ = To Be Removed

Red Text – For Information Purposes Only

(Only the district affected by this ordinance is listed.)

TEXT LEGEND

Bolded Text = To Be Added Regular Text = To Remain ~~Strikethrough Text~~ = To Be Removed

Red Text – For Information Purposes Only

Phone (540) 967-3430 **COUNTY OF LOUISA** *Fax (540) 967-3486*
COMMUNITY DEVELOPMENT DEPARTMENT
www.louisacounty.com

TO: Members, Louisa County Planning Commission

FROM: Staff, Community Development Department

SUBJECT: CUP2026-04, Request of 18 acres of a total of 97.93 for a proposed campground

APPLICANT: Sarah and Joseph Marshall

OWNER: Sarah and Joseph Marshall, M & M Services Inc

DATE: November 4th, 2026

The Planning Commission will meet to review this request on November 12th, 2026, at 7:00 P.M. in the Louisa County Public Meeting Room.

INFORMATION SUMMARY	
TAX MAP AND PARCEL #:	26-44
TOTAL ACREAGE:	97.93
REQUESTED ACREAGE:	18
ELECTION DISTRICT:	Mineral
CURRENT ZONING:	Agricultural (A-1)
SURROUNDING ZONING:	Agricultural (A-2), Agricultural (A-1)
EXISTING USE(S):	Vacant
REQUESTED USE(S):	Conditional Use Permit for a Proposed Campground
LAND USE PERMIT(S):	Ellisville Agricultural Forestal District
APPLICANT:	Sarah Marshall and Joseph Marshall
OWNER:	Sarah Marshall and Joseph Marshall, M & M Services Inc

PROPERTY LOCATION:

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 County Future Land Use Map designates this area as Rural, outside of any growth area.

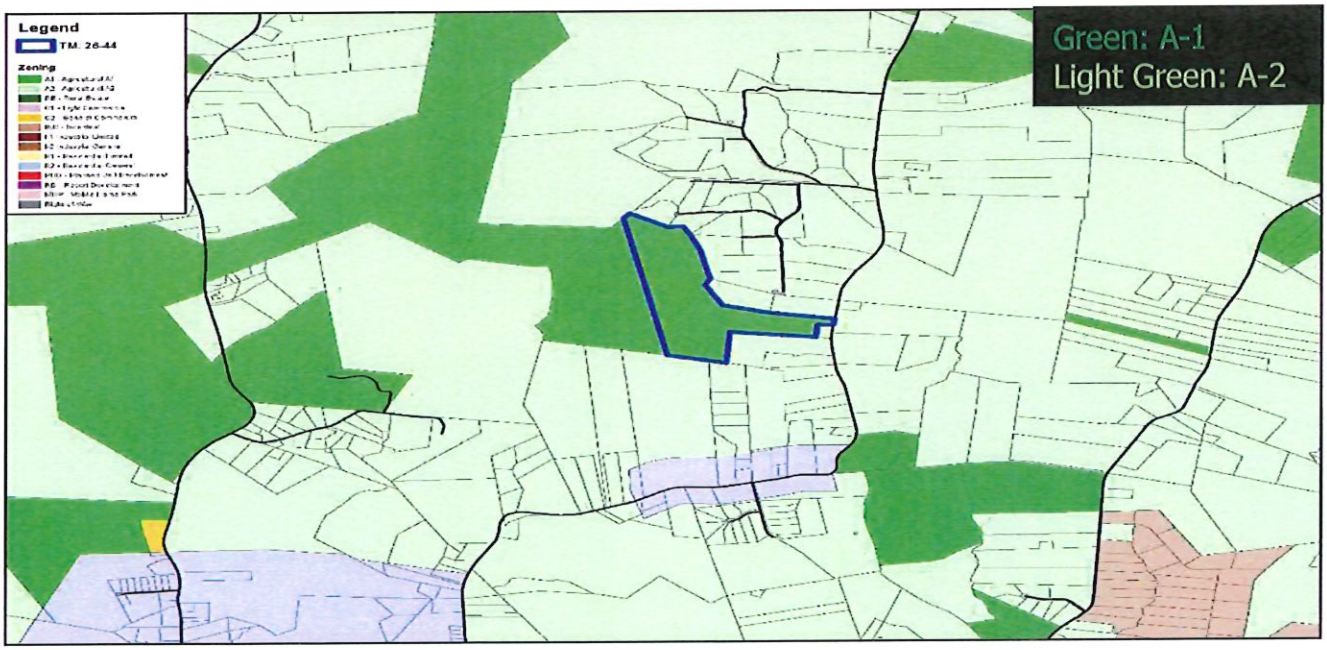
Parcel Outline Map
Exhibit A



REQUEST:

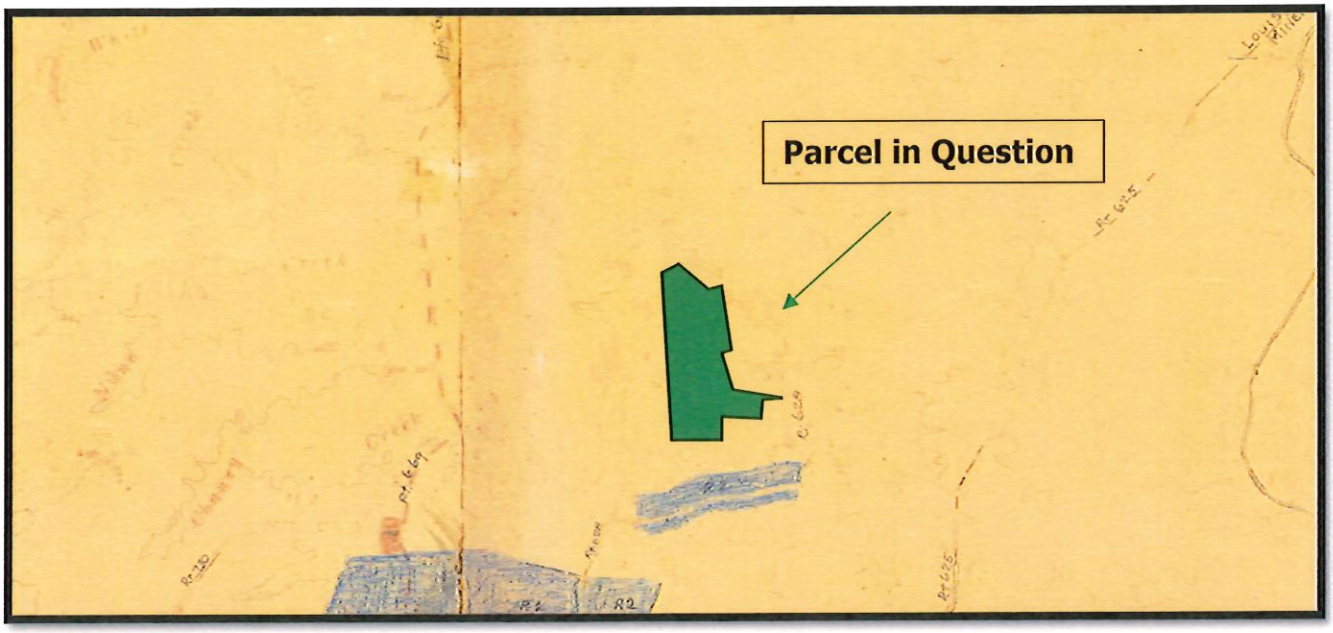
The applicant is requesting to utilize approximately 18 acres of a 97.93 acre parcel for the use of a campground consisting of up to ten (10) units. The applicant has volunteered conditions for the campground to address site operations and support compatibility with the surrounding area.

Current Zoning Map
Exhibit B



BACKGROUND:
The subject parcel and the adjacent parcels were originally zoned as Agricultural according to the 1969 Zoning map. The parcel is currently zoned Agricultural (A-1).

1969 Zoning Map
Exhibit C



CONFORMANCE REVIEW:

1. 2040 Louisa County Comprehensive Plan

The subject parcel is zoned Agricultural (A-1) and lies outside a designated growth area. The surrounding area is characterized primarily by Agricultural (A-1 and A-2) properties, along with a mix of rural and residential uses. The proposed campground would occupy approximately 18 acres of the 97.93-acre parcel and accommodate a maximum of 10 campsites. The Louisa County 2040 Plan recognizes that "commercial developments are integral to the County's current economic makeup." Conversely, the proposed campground's location outside a designated growth area may conflict with the Plan's primary goal of "directing growth away from rural areas." Additionally, the parcel is enrolled in an Agricultural and Forestal District, which is intended to "preserve, protect, and encourage the development and improvement of open spaces, agricultural and forestal land" within Louisa County. Considering the campground's limited scale and size, the proposed use may pose minimal impacts to the rural character of the surrounding area, provided appropriate conditions are established to address buffering, noise, lighting, fire safety, site access, and rural preservation concerns.

2. Louisa County Land Development Regulations

Sec. 86-133. - Agricultural (A-1) district—Statement of intent; policy guidance:

(a) Agricultural (A-1) district is intended to accommodate farming, forestry, livestock maintenance and other related farm activities. Such uses are an essential part of the rural economy of the county and the agrarian character of the community. It comprises those areas dedicated to farming and agricultural use and is protected as a valuable part of the rural community. These activities shall not be compromised by development and shall be enhanced by the protection offered herein.

Sec. 86-13. - Definitions

(b) Campground. Facilities providing camping or parking areas and incidental services for travelers in recreational vehicles and/or tents. The overnight parking of recreational vehicles shall be a permitted accessory use at parking facilities, and shall not be classified as a campground, provided that the following criteria is met:

(1) Recreational vehicles shall only be parked on a temporary overnight basis, and shall not be parked for more than 12 continuous hours at a time;

(2) Parking facilities shall not provide incidental services principally for recreational vehicles, and

(3) The parking of recreational vehicles shall not interfere with the movement of traffic or create a safety hazard.

3. Agricultural Preservation Review:

While a campground may be appropriate in certain locations, its development on land currently within an Agricultural and Forestal District (AFD) is inconsistent with the purpose of the district. Removing land from the AFD to accommodate a commercial venture would displace land intended for agricultural and forestal preservation. This conflicts with Virginia Code § 15.2-4301, which recognizes these lands as vital economic, environmental, and open-space resources, as well as the Louisa County 2040 Comprehensive Plan, which designates this area as Rural and emphasizes preserving the County's agricultural heritage, open space, and rural character.

The applicant and their family's decision to add other acreage to an AFD is commendable; however, the proposed withdrawal and conditional use permit should be evaluated individually on their own merits and against the applicable statutory requirements and Comprehensive Plan goals. The addition of land elsewhere does not eliminate the need to consider the impacts of removing this property from the district and converting it to a commercial use.

4. 2024 Public Facilities Impacts Review:

The Public Facilities Plan, adopted by the Board of Supervisors on February 20, 2024, as an amendment to the 2040 Comprehensive Plan ratified on August 5, 2019, serves as a directive to assess and mitigate the impacts of current and future development on public services. While the 2040 Comprehensive Plan provides a long-range vision for sustainable growth and development, the continued efficiency of public facilities depends upon the careful review of individual development proposals to ensure that growth remains consistent with the County's public service capacity. To support this vision, the Community Development Department reviews proposed developments on a case-by-case basis and applicants develop volunteered conditions for consideration by the Planning Commission and Board of Supervisors. Such conditions may include, but are not limited to, impact fees, community benefit initiatives, environmental preservation measures, and infrastructure improvements, as appropriate to address the specific impacts of a proposed development. This review process ensures that these proposed developments, if approved, are consistent with the objectives of the 2040 Plan and safeguard the long-term functionality, capacity, and sustainability of the County's public facilities and services.

This application has been evaluated to determine if this development impacts the following areas:

Administration
Staff believes there would be a minimum level of impact to Administration. Community Development Department staff are currently involved in the CUP process and will be involved in future building permit and site plan reviews as well as inspections.

Fire & EMS
Staff believes the proposed campground would have a minimal impact to Fire & EMS. The applicant has proposed a fuel and chemical spill plan as well as an in service fire extinguisher on site.

Law Enforcement
Staff believes the proposed campground would have a minimal impact to Law Enforcement.

Parks and Recreation
Staff believe the proposed campground would not impact Parks and Recreation.

Schools
Staff does not believe the proposed campground would have an impact on Louisa school systems.

Solid Waste
Staff believes there would be a minimal impact to General Facilities.

5. Current Zoning Viability Analysis:
The subject parcel is zoned Agricultural (A-1) and is located outside a growth area overlay district. The Louisa County Future Land Use Map designates the parcel as Rural. The surrounding area consists primarily of Agricultural (A-1 and A-2) properties, with a mix of rural and residential uses. The parcel is also currently enrolled in an Agricultural Forestal District (AFD). Consideration of the Conditional Use Permit (CUP) is contingent upon the parcel's removal from the AFD. If the campground use is not approved and the parcel remains within the AFD, the Agricultural (A-1) zoning district would permit the existing uses by right, in accordance with Section 86-134, such as farming activities and a single-family dwelling.

6. Neighborhood Meeting Results:
A Neighborhood Meeting was held in the Louisa County Public Meeting Room on October 14th, 2026, at 4:00PM. Five (5) citizens of Louisa County attended this meeting. The following is a review of said meeting:

- One citizen came out in support of the application.
- Concern regarding fire emergency procedures and access to site.
- Concern regarding trash accumulation and tenant supervision.

Conditional Use Permit CUP2026-04 (Gridline Camp, LLC)
The following sixteen (13) conditions are recommended for consideration for the Conditional Use Permit to allow for a Campground:

1. A fifty (50) ft vegetative buffer shall be maintained unless a reduction is necessary to accommodate development and does not increase the visibility of the campground from adjacent properties. In no case shall the buffer be reduced to less than twenty-five (25) feet. Existing mature trees and natural vegetation within the designated buffer area shall be retained to the greatest extent possible, except where removal is necessary for safety or site access.

2. The property shall be maintained free of accumulated trash, debris, and improperly discharged wastewater.

3. Gasoline, propane cylinders, and other flammable materials shall be stored and handled in accordance with applicable fire and safety codes. Fireworks and other hazardous pyrotechnics shall be prohibited on the campground property.

4. An onsite administrative office or main entrance signage shall provide a dedicated phone number for the manager on duty, the physical address of the campground, campground layout or directional information, and emergency procedures. Campground site and landscape plans shall comply with Article IV, Supplementary Regulations, Division 1, Site Plans, and at a minimum, show campsites; access and internal roads; auxiliary buildings and facilities; water, septic/sewer, and electrical utilities; trash facilities; setbacks; landscaping/buffers; and emergency access, including internal travel ways and access points, demonstrating review and approval by the County Fire and EMS Chief or their designee. At a minimum, an Administrative Site Plan is required.

5. Spill Plan. The Property owner will maintain a fuel and chemical spill plan on site. Oil absorbent pads, booms, and quick dry materials will be stored inside a weatherproof enclosure or structure. An in-service fire extinguisher, along with instructions for use, shall be maintained on-site at all times and be located within the previously stated weatherproofed enclosure or structure. If the fire extinguisher is used or becomes inoperable, it shall be replaced with an in-service fire extinguisher within 48 hours.

6. All property lighting shall be dark sky compliant.

7. The campground shall comply with all applicable Virginia Department of Health regulations, Statewide Building Code requirements, and other applicable state and local health and safety requirements. The owner shall provide the current Louisa County Code chapters relating to noise (51) and solid waste (62) as part of rental or occupancy materials. In addition, quiet hours shall be observed between the hours of 10:00 pm and 6:00 am.

8. The parcel shall have safe and adequate access to a public road. All fire apparatus access roads, internal roads, turnarounds, vertical clearances, load capacities, grades, approach and departure angles, and other emergency-access features. The internal travel ways and access points serving the campground shall be subject to review and approval by the County Fire and EMS Chief or their designee to ensure adequate access for emergency vehicles and apparatus. Such approval shall be obtained prior to the commencement of campground operations.

9. The campground address shall not be used to establish permanent residential occupancy inconsistent with the temporary recreational nature of the use or to register students with Louisa County Public Schools. Nothing in this condition shall prohibit the property owner from using the campground address to establish permanent residential occupancy or to register students with Louisa County Public Schools.

10. No more than 10 self-contained recreational vehicles shall be allowed on-site at any given time.

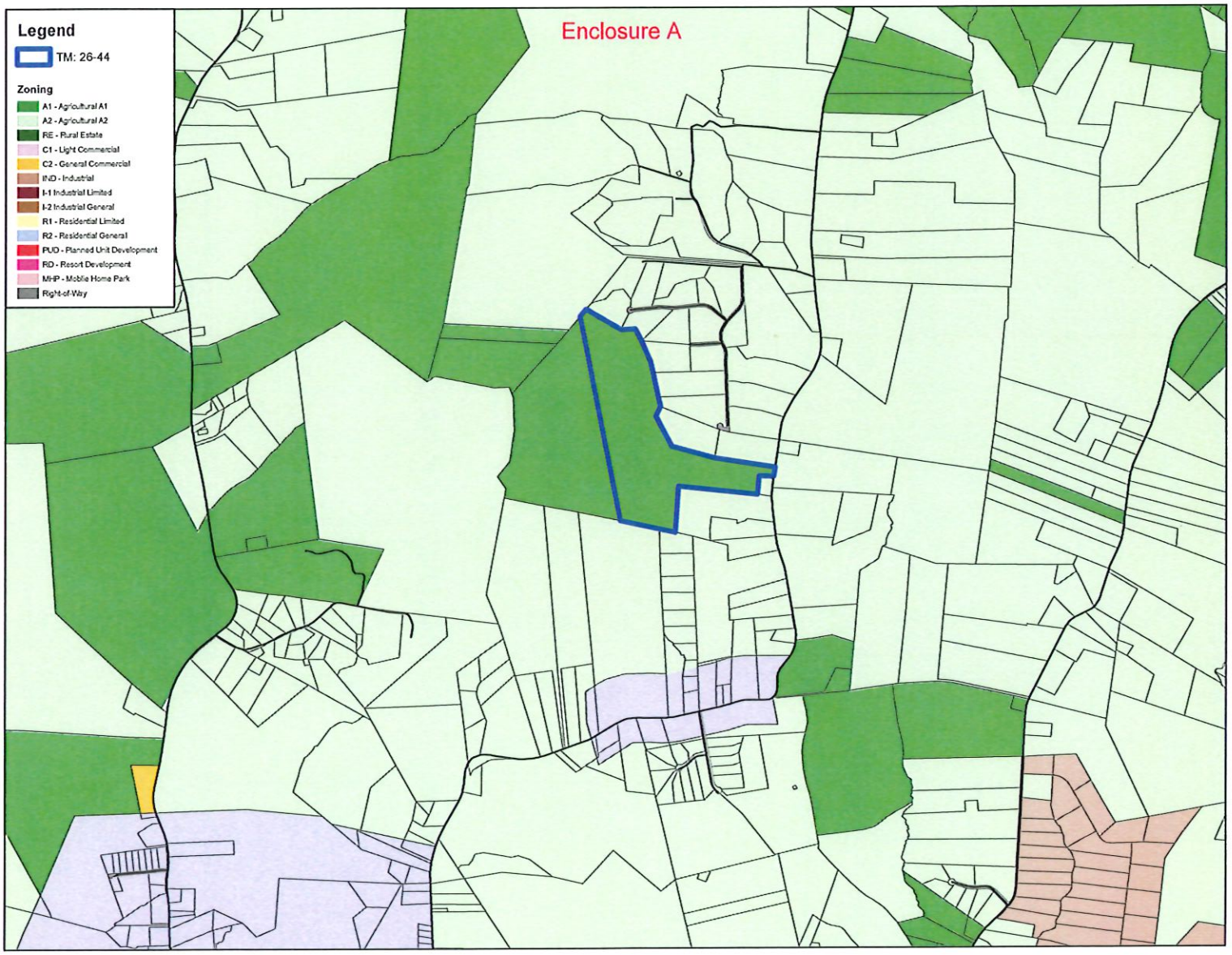
11. The owner/operator shall verify each occupant's employer and the beginning and ending dates of the temporary employment assignment before occupancy and submit occupant and employment information to the County at the beginning of each stay. A qualifying temporary employment assignment shall not exceed (365) days. Occupancy may begin no earlier than fourteen (14) days before verified employment begins and shall end no later than fourteen (14) days after verified employment ends. For a total maximum of 393 days of occupancy. No sub-leasing of self-contained recreational vehicles shall be permitted. No occupants may stay overnight in anything other than a self-contained recreational vehicle.

12. The Board of Supervisors or their designated representative reserves the right to inspect the site at any reasonable time without prior notice.

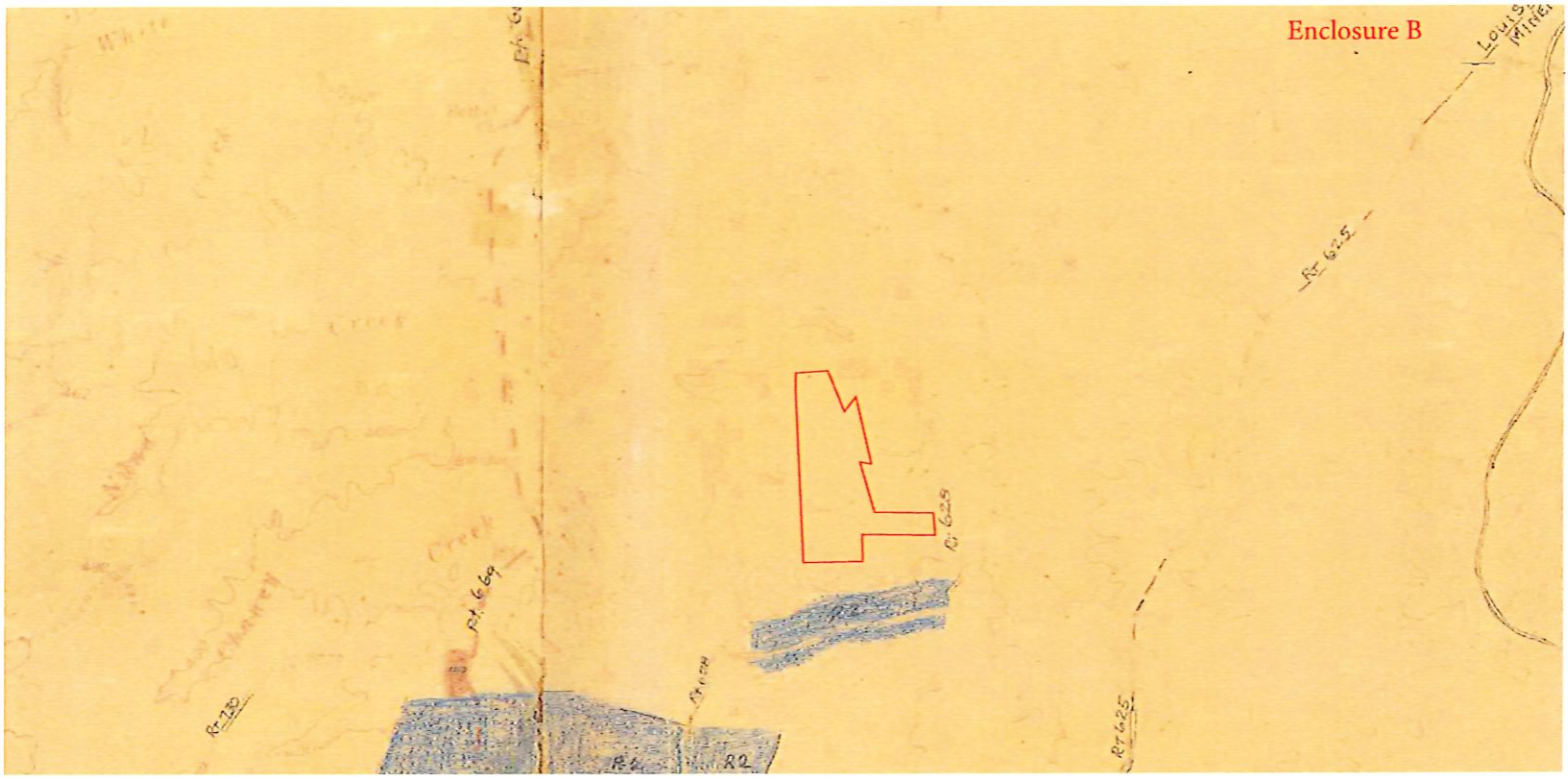
13. Violation of any condition of this permit shall be grounds for revocation of the Conditional Use Permit.

Enclosures:

A. Current Zoning Map
B. 1969 Zoning Map
C. Application
D. Voluntary Conditions Narrative
E. Draft Campground Ordinance


Legend
TM: 26-44
Zoning
A1 - Agricultural A1
A2 - Agricultural A2
RE - Rural Estate
C1 - Light Commercial
C2 - General Commercial
IND - Industrial
I-1 Industrial Limited
I-2 Industrial General
R1 - Residential Limited
R2 - Residential General
PUD - Planned Unit Development
RD - Resort Development
MHP - Mobile Home Park
Right-of-Way
Enclosure A

Enclosure B



Enclosure C

August 20, 2026

Louisa County Planning & Zoning
County of Louisa
PO Box 1600
Louisa, Virginia 23093

RE: Conditional Use Permit Application- Temporary Worker Housing Facility
Property: 26 44
Zoning: A1
Applicant: Gridline Camp, LLC
Property Owner: Sarah & Joseph Marshall

Dear Planning and Zoning Staff:

On behalf of Gridline Camp, LLC, I am submitted a Conditional Use Permit application for a temporary worker rental facility on approximately 18 acres located 3.4 miles north of the Louisa County Administration Building on the left-hand side of Bibb Store Road in Louisa County, Virginia. Parcel 26-44 is currently part of the Ellisville AFD and a partial withdrawal application is being submitted for the acreage associated with the proposed facility.

The proposed facility is intended to provide safe, sanitary, and professionally managed temporary accommodation for workers who are working in the area for limited-duration assignments. The facility is not intended to create permanent residential development, a residential subdivision, or a general-purpose campground. It is specifically designed to address the temporary housing needs of a defined workforce associated with the existing and promoted economic development in Louisa County and the area.

The proposed facility will accommodate up to ten (10) self-contained recreational vehicles (RVs), with occupancy limited to those seeking temporary workforce housing. It is anticipated that occupants will generally remain at the facility for 1-3 months, corresponding with the duration of their work assignments. It will not be offered to the general public or marketed as a recreational campground.

The proposed use has been designed to complement the existing agricultural use of the property and the rural nature of the community. The project incorporates appropriate setbacks and existing, established, natural vegetative buffers that will limit visibility to none or very minimal.

Gridline Camp, LLC respectfully requests that Louisa County review and approve the Conditional Use Permit subject to reasonable conditions necessary to protect public health and safety and to ensure compatibility with the surrounding community.

We appreciate Louisa County's consideration of this application and look forward to working collaboratively with County staff, neighboring property owners, and the community throughout the review process.

Sincerely,

Sarah A. Marshall
Owner
Gridline Camp, LLC

Reviewer: _____ Case # _____
Fee Rcv'd: _____ Rcpt # _____
Date & Time Rcv'd: _____
Pre-App Meeting: _____

LAND USE AMENDMENT APPLICATION

Board of Supervisors of Louisa County, Virginia

The following information shall be typed or printed and completed in full. Attach additional pages where necessary.

1. **IDENTIFICATION OF REQUEST:**

A: REZONING: From _____ ( ) to _____ ( )

B: CONDITIONAL USE: ~~Facility for temporary worker housing~~ 9/17/20 SMM
Campground (temporary workforce housing)

C: TEMPORARY CONDITIONAL USE: _____

D: VARIANCE: _____

E: PROFFER AMENDMENT: _____

F: COMP PLAN AMENDMENT: _____

G: COMP PLAN REVIEW FOR CONFORMANCE: _____

H: SPECIAL EXCEPTION: _____

2. **APPLICANT, PROPERTY OWNER, AGENT**

A. NAME OF APPLICANT: Gridline Camp, LLC

If a corporation, name of agent: Sarah Marshall

B: MAILING ADDRESS _____

_____ Telephone # _____

C: NAME OF PRESENT OWNER OF PROPERTY ON WHICH THIS REQUEST WILL OCCUR:

Joseph Marshall & Sarah Marshall, M&M Services

D. MAILING ADDRESS: _____

_____ Telephone # _____

If the applicant is not the owner of the property in question, explain: _____

_____

A copy of pending contract or option agreement shall be attached hereto and made a part of this application.

E. NAME OF PERSON TO BE NOTIFIED IN ADDITION TO THE APPLICANT AND/OR PROPERTY OWNER: _____

_____

F. ADDRESS: _____

_____ Telephone #: _____

3. **LOCATION OF PROPERTY** (Assistance will be given in obtaining the following information upon request).

A. VOTING DISTRICT Mineral B. TAX MAP # 26 44

C. SUBDIVISION NAME N/A D. LOT/PARCEL# _____

E. PROPERTY LOCATION 3.4 miles north of Louisa County Administration Building, on lef-hand side off Bibb Store Road

F. IS PARCEL UNDER LAND USE TAXATION PROGRAM? X YES _____ NO

4. **EXPLAIN FULLY THE PROPOSED USE, TYPE OF DEVELOPMENT, OPERATION PROGRAM, ETC., AND THE REASON OF THIS REQUEST:**

Campground 9/11/26 SmA

(Temporary worker housing facility) in the form of 10 or less self-contained recreational vehicles (RVs) on ~18 acres. ~~It is believed that this use may need a CUP as temporary worker housing is not clearly defined.~~ See Attachment #1 9/11/26 SmA

(Attach applicable plans, renderings, elevations, photographs.)

5. **STATE HOW THIS REQUEST WILL NOT BE MATERIALLY DETRIMENTAL TO ADJACENT PROPERTY, THE SURROUNDING NEIGHBORHOOD OR THE COUNTY IN GENERAL. INCLUDE, WHERE APPLICABLE, INFORMATION CONCERNING: USE OF PUBLIC UTILITIES; EFFECT OF REQUEST ON PUBLIC SCHOOLS; EFFECT ON TRAFFIC--INCLUDE MEANS OF ACCESS TO THE NEAREST PUBLIC ROAD; EFFECT ON EXISTING AND FUTURE AREA DEVELOPMENT, ETC.**

This development will have minimal, if any impact, to adjacent property, the surrounding neighborhood, or Louisa County in general. See Attachment #2

_____

_____

_____

6. **EXPLAIN ANY EXISTING USE PERMIT, SPECIAL EXCEPTION, (Prior) CONDITIONAL USE PERMIT, TEMPORARY CONDITIONAL USE PERMIT OR VARIANCE PREVIOUSLY GRANTED ON THE PARCEL IN QUESTION:**

N/A

_____

7. **INDICATE THE FOLLOWING WITH RESPECT TO THE SUBJECT PARCEL:**

A. EXISTING LAND USE(S): Agricultural

B. EXISTING STRUCTURE(S): N/A

C. EXISTING ZONING: A1

D. ACREAGE OF REQUEST: ~18 acres

E. UTILITIES: Well & Septic

(Intended use, example: public water and/or sewer; individual well and/or septic tank; other source.)

F. IS THIS PROJECT IN OR NEAR A PINE PLANTATION? No

G. IS THIS PROJECT IN AN AG/FORESTAL DISTRICT? Yes

8. **IF REQUESTING A VARIANCE, EXPLAIN THE UNIQUE PHYSICAL HARDSHIP OR EXTRAORDINARY SITUATION THAT IS THE JUSTIFICATION FOR THE VARIANCE:**

N/A

9. **GIVE COMPLETE NAMES AND ADDRESSES (INCLUDING ZIP CODES) OF ALL OWNERS ADJACENT, ACROSS THE ROAD OR HIGHWAY FACING THE PROPERTY AND ACROSS ANY RAILROAD RIGHT-OF-WAY, CREEK, OR RIVER FROM SUCH PROPERTY, EVEN IF SUCH PROPERTY LIES IN ANOTHER COUNTY OR TOWN. (THIS INFORMATION MUST BE OBTAINED BY THE APPLICANT).**

* PROPERTY OWNER'S NAME: See Attachment #3

MAILING ADDRESS:

TAX MAP #

SUBDIVISIONNAME LOT/PARCEL#

ACREAGE ZONING

* PROPERTY OWNER'S NAME:

MAILING ADDRESS:

TAX MAP #

SUBDIVISION NAME: LOT/PARCEL#

ACREAGE ZONING

* PROPERTY OWNER'S NAME:

MAILING ADDRESS:

TAX MAP #

MAILING ADDRESS:_____

_____ TAX MAP #_____

SUBDIVISION NAME:_____ LOT/PARCEL#_____

ACREAGE_____ ZONING_____

* PROPERTY OWNER'S NAME: _____

MAILING ADDRESS:_____

_____ TAX MAP #_____

SUBDIVISION NAME:_____ LOT/PARCEL#_____

ACREAGE_____ ZONING_____

10. HEREWITH IS DEPOSITED THE FEE REQUIRED. CHECKS OR MONEY ORDERS MADE PAYABLE TO TREASURER , COUNTY OF LOUISA.

A. REZONING	Tiered System
B. CONDITIONAL USE PERMIT	Tiered System
C. TEMPORARY CONDITIONAL USE PERMIT	$325.00*
Temporary Housing* Extension or Amendment* Other*	
D. VARIANCE	$1,250.00*
E. PROFFER AMENDMENT	$1,500.00*
F. COMP PLAN AMENDMENT	$650.00*

**IN ADDITION TO THE STANDARD FEE, AN ADDITIONAL $75.00 WILL BE CHARGED FOR EACH REQUEST AS A DEPOSIT ON A ZONING SIGN AND WILL BE REFUNDED UPON THE RETURN OF THE SIGN BY THE APPLICANT ONCE THE REQUEST HAS BEEN ACTED UPON.*

**THERE WILL BE A $25.00 FEE CHARGED PER ADJACENT/ADJOINING PROPERTY OWNER FOR NOTIFICATION AND ADVERTISEMENT. THERE WILL ALSO BE A RE-ADVERTISEMENT FEE EACH TIME AN APPLICATION IS DELAYED OR POSTPONED AT THE REQUEST OF THE APPLICANT OR NECESSARY DUE TO SOME FAILURE TO ACT ON THE PART OF THE APPLICANT, PLUS A $25.00 FEE CHARGED PER ADJACENT/ADJOINING PROPERTY OWNER FOR RENOTIFICATION.*

**THERE IS AN ADDITIONAL CHARGE FOR PUBLIC NOTICE ADVERTISEMENT.*

11. ENCLOSED WITH THIS APPLICATION IS A SITE PLAN OR TENTATIVE PLAN.

12. ENCLOSED WITH THIS APPLICATION IS THE APPROPRIATE COUNTY TAX MAP WITH THE PROPERTY MARKED AND A SURVEYED PLAT OF THE ENTIRE PARCEL.

****

13. I/WE HEREBY CERTIFY THAT TO THE BEST OF MY/OUR KNOWLEDGE ALL OF THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN ANY EXHIBITS TRANSMITTED ARE TRUE AND THAT THE ADJACENT PROPERTY OWNERS LIST HEREWITH ARE THE OWNERS OF RECORD AS OF THE DATE OF APPLICATION.

NOTE: INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED. ANY REQUEST WHICH REQUIRES PLANS MUST BE ACCOMPANIED BY THOSE PLANS AT THE TIME OF SUBMISSION OF THE APPLICATION.

DATE: August 20, 20 26 .

SIGNATURE OF APPLICANT (Same Name as Used in Item 2-A, Page 1)	Sarah A. Marshall APPLICANT'S NAME (Typed or Printed)
SIGNATURE OF OWNER (Same Name as Used in Item 2-C, Page 1)	Sarah A. Marshall OWNER'S NAME Joseph B. Marshall (Typed or Printed) Alan L Marshall
SIGNATURE OF AGENT (Name of Person Other Than, but Acting for the Applicant, Responsible for this Application)	Sarah A. Marshall AGENT'S NAME (Typed or Printed)

NOTICE TO TEMPORARY CONDITIONAL USE PERMIT APPLICANTS

In accordance with Section 86-91. of the Louisa County Zoning Ordinance, any Temporary Conditional Use Permit granted shall be considered canceled if the applicant does not avail himself/herself of the privilege within ninety (90) days from the date of issuance of the Temporary Conditional Use Permit.

Louisa County Community Development Department staff provides a Public Facilities evaluation in staff reports as a result of the Board of Supervisors adoption on February 20, 2024 of a Public Facilities Appendix added to the 2040 Comprehensive Plan. Please review the Public Facilities Appendix located on the Comprehensive Plan webpage and update your application as needed to address anticipated impacts to Public Facilities as listed below. If an impact is expected, you need to provide mitigation in your application. Contact information for the organizations responsible for these public facilities is included in the list below. Please contact Chris Coon Deputy County Administrator at (540) 967-3409, if you have any questions.

The following are the public facilities that impacts must be addressed in an application

* Fire & EMS
* Law Enforcement
* Parks and Recreation
* Schools
* Solid Waste
* Administration

Attachment #1
Proposed Use

Gridline Camp, LLC proposes to establish a temporary worker housing facility on approximately 18 acres of property located on Parcel # 26 44 in Louisa County, Virginia. Of that approximately 18 acres, less than one acre of land will be disturbed.

The proposed facility is intended to provide safe, sanitary, and professionally managed temporary accommodation for workers who are working in the area for limited-duration assignments. The facility is not intended to create permanent residential development, a residential subdivision, or a general-purpose campground. It is specifically designed to address the temporary housing needs of a defined workforce associated with the existing and promoted economic development in Louisa County and the area.

The proposed facility will accommodate up to ten self-contained recreational vehicles (RVs), with occupancy limited to those seeking temporary workforce housing. It is anticipated that occupants will generally remain at the facility for one-to-three months, corresponding with the duration of their work assignments. It will not be offered to the general public or marketed as a recreational campground.

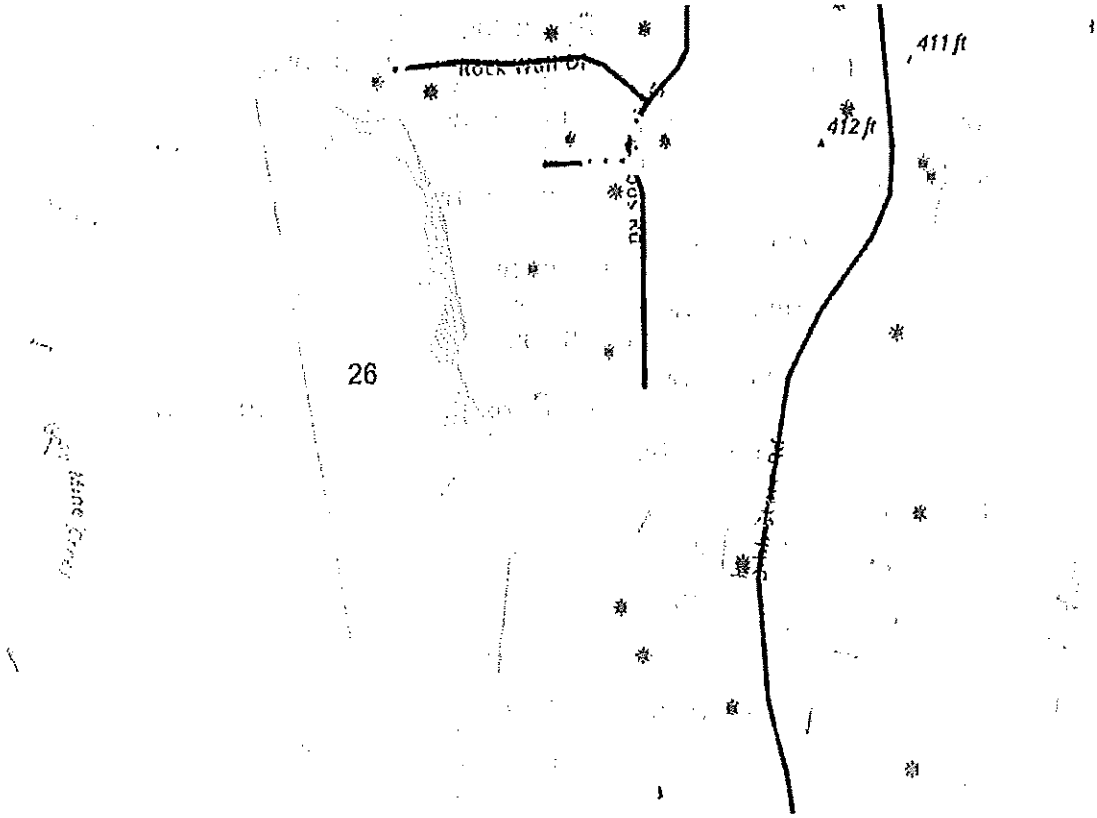
The proposed use has been designed to complement the existing agricultural use of the property and the rural nature of the community. The project incorporates appropriate setbacks and existing, established, natural vegetative buffers that will limit visibility to none or very minimal.

Attachment #1
Proposed Use



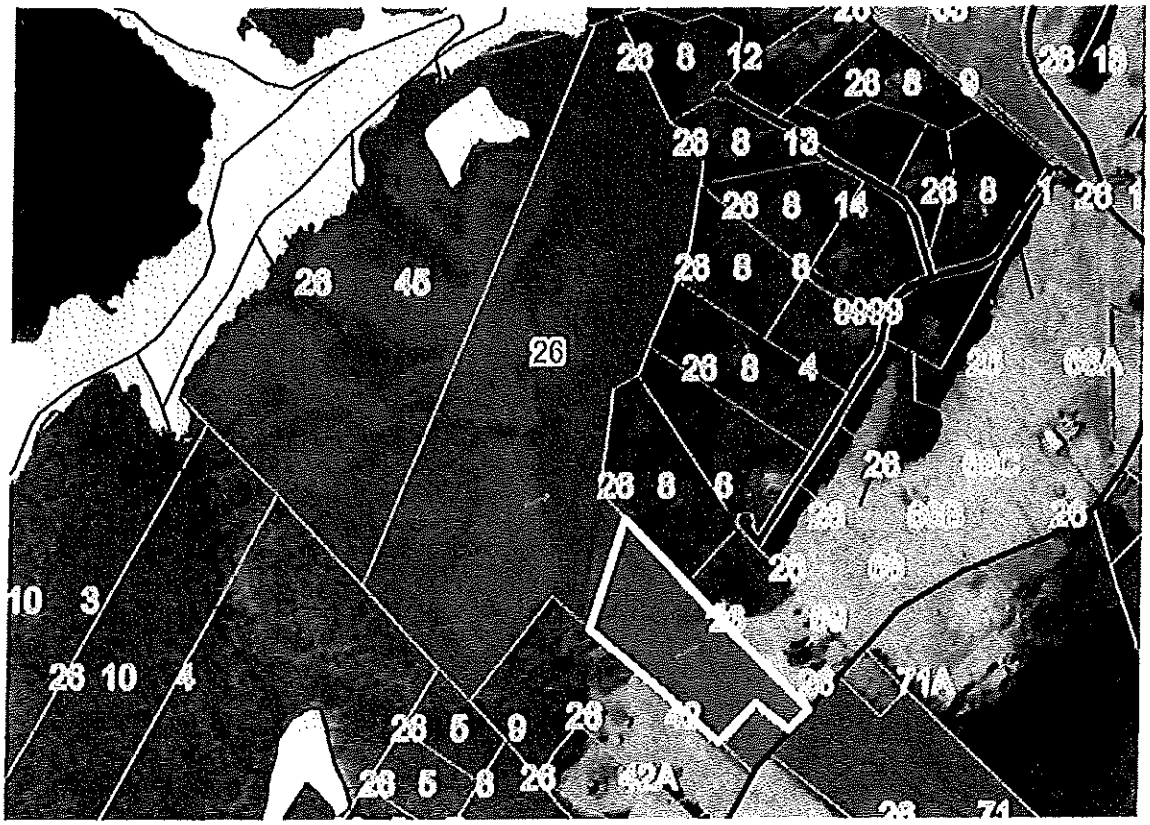
Site Plan

Attachment #1
Proposed Use



Tax Map

Attachment #1
Proposed Use



Area in white denoting ~18 acres. Same ~18 acres to be subject to AFD partial withdrawal application approval.

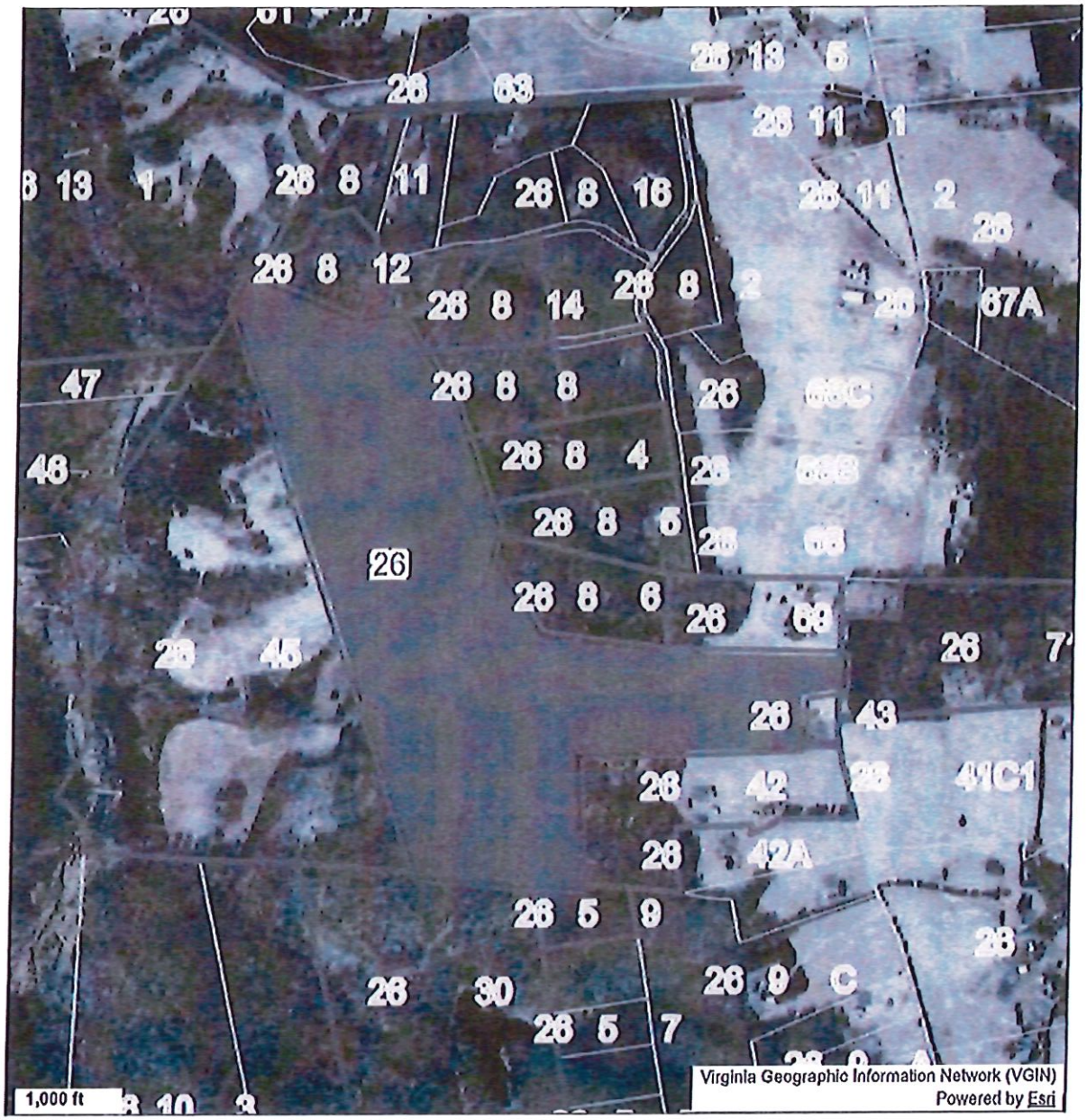
Attachment #3
Parcel Adjoiners

26-44 Adjoiners

Area of Interest (AOI) Information

Area: 4,468,157.91 ft²

Date: Mon Aug 17 2026 20:46:59 GMT-0400 (Eastern Daylight Time)



Parcels | Total count: 18

#	OBJECTID	LINK	PIN
1	404	26 30	26 30
2	629	26 30	26 30
3	4972	26 8 13	26 8 13
4	5806	26 8 12	26 8 12
5	5963	26 13 1	26 13 1
6	6208	26 8 5	26 8 5
7	7503	26 8 8	26 8 8
8	7504	26 8 14	26 8 14
9	9144	26 43	26 43
10	9145	26 43	26 43
11	9423	26 71	26 71
12	9451	26 8 6	26 8 6
13	11759	26 44	26 44
14	11882	26 8 4	26 8 4
15	12376	26 45	26 45
16	15995	26 69	26 69
17	16044	26 42	26 42
18	20281	26 5 9	26 5 9

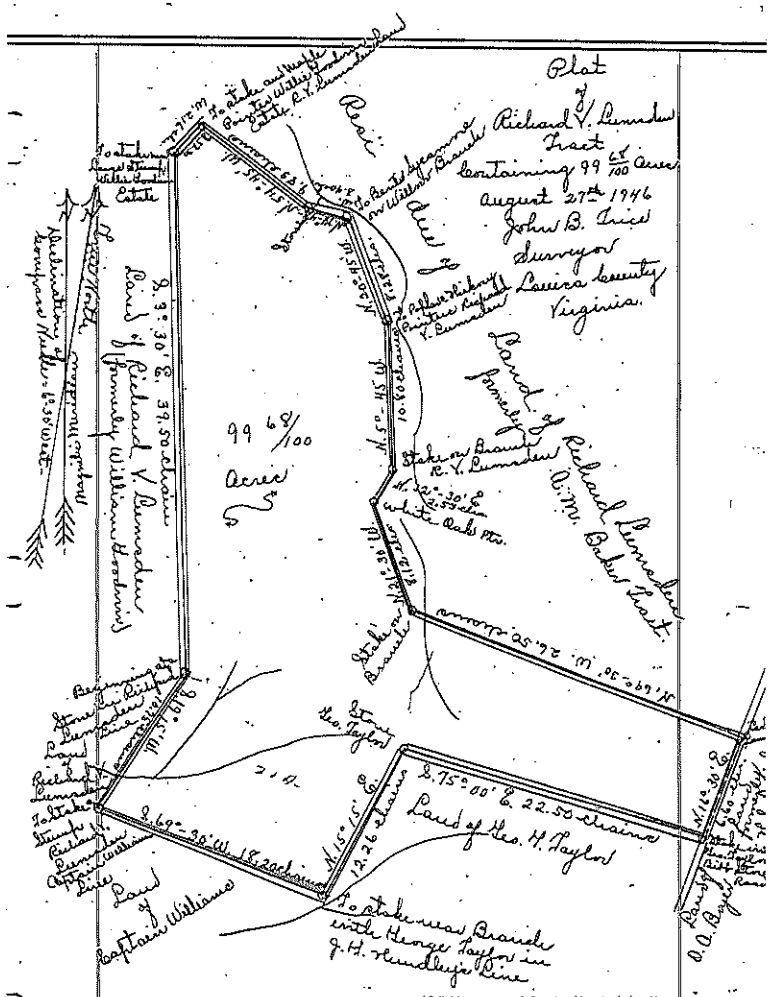
#	PARENT	ZONING	PAG
1	1	A2	26
2	1	A2	26
3	1	A2	26
4	1	A2	26
5	1	A2	26
6	1	A2	26
7	1	A2	26
8	1	A2	26
9	1	A2	26
10	1	A2	26
11	1	A2	26
12	1	A2	26
13	1	A1	26
14	1	A2	26
15	1	A1	26
16	1	A2	26
17	1	A2	26
18	1	A2	26

County Tax Map

LOUISA COUNTY



38



The above Plat represents the true form of 99 68/100 Acres of land situated in the Court House Magisterial District of LOUISA COUNTY VIRGINIA, lying on the waters of Coldmine Creek and on the Western Side of Road leading from LOUISA to Bibb's Store being a portion of lands formerly belonging to A. M. Baker according to a Survey thereof made at the instance of and in the presence of Richard V. Lumsden Esquire. Platted to the scale of one inch equals to 5.00 chains or 330 feet. Declination of the Compass Needle equals 6 deg. 30' West.

Attachment #2
Project Impacts

The proposed facility will have minimal to no impact on adjacent neighbors, the surrounding community, or Lousia County generally.

Adjacent Neighbors:
The proposed use has been designed to complement the existing agricultural use of the property and the rural nature of the community. The project incorporates appropriate setbacks and existing, established, natural vegetative buffers that will limit visibility to none or very minimal.

The facility will be required to adhere to all state and county regulations and ordinances, including noise and lighting.

Additional traffic will include up to 10 self-contained recreational vehicles (RVs) entering or leaving the facility on an approximate monthly or semi-monthly basis and approximately 10 commuter vehicles entering or exiting the facility on a daily basis.

Conditions Recommended:

- Vegetative buffer of at least 25', providing enough buffer to limit visibility to non or very minimal.
    - The intent of the delta between conditioned 25' and current proposed site plan showing 50' vegetative buffer is to allow for less than 50' buffer if needed based on final site plans and in-field development. An optional edit to this condition could be: 50' vegetative buffer required unless less than 50' is needed to support development so long as visibility is not increased.
- All lighting shall be in compliance with county regulations and ordinances and dark sky compliant.
- All noise shall be in compliance with county regulations and ordinances. In addition, quiet hours shall be observed between the hours of 10:00PM and 6:00AM.

Surrounding Community:
The proposed use has been designed to complement the existing agricultural use of the property and the rural nature of the community. The project incorporates appropriate setbacks and existing, established, natural vegetative buffers that will limit visibility to none or very minimal.

Attachment #2
Project Impacts

The facility will be required to adhere to all state and county regulations and ordinances, including noise and lighting.

Additional traffic will include up to 10 self-contained recreational vehicles (RVs) entering or leaving the facility on an approximate monthly or semi-monthly basis and approximately 10 commuter vehicles entering or exiting the facility on a daily basis.

Conditions Recommended:

- Vegetative buffer of at least 25', providing enough buffer to limit visibility to non or very minimal.
- All lighting shall be in compliance with county regulations and ordinances and dark sky compliant.
- All noise shall be in compliance with county regulations and ordinances. In addition, quiet hours shall be observed between the hours of 10:00PM and 6:00AM.

Louisa County Public Schools:
The proposed facility is anticipated to have no negative impact on Louisa County Public Schools.

Conditions Recommended:

- Gridline Camp, LLC address cannot be used for purposes of enrolling students into Louisa County Public Schools, except by the property owner.

Louisa County Emergency Services (Fire, EMS, Sheriff):
The proposed facility is anticipated to have minimal to no negative impact on Louisa County Emergency Services. Potential emergency calls cannot be ruled out.

The proposed facility is within the North Anna Power Station 10-mile Emergency Planning Zone (EPZ).

Conditions Recommended:

- On-site signage to include emergency contact information including, at a minimum, campground owner contact information, fire, EMS, and sheriff's office contact information.

- In-service fire extinguisher and instructions for use shall be located on-site at all times. If the fire extinguisher is used, it shall be replaced with a new in-service fire extinguisher within a maximum of 48 hours.
- Address signage shall be visible from Bibb Store Road and entrance to site shall be easily distinguishable and accessible for emergency vehicles.

Louisa County Parks and Recreation:
The proposed facility is anticipated to have minimal to no negative impact on Louisa County Parks and Recreation.

Louisa Department of Health:
The proposed facility is anticipated to have minimal negative impact on Louisa Department of Health with impact being limited to potential septic inspections, as required by state and local regulatory requirements.

Louisa County Solid Waste:
The proposed facility is anticipated to have minimal negative impact on Louisa County Solid Waste facilities with impact being primarily limited to garbage disposal less than the average household.

Louisa County Administration:
The proposed facility is anticipated to have no negative impact on the Louisa County Administration, outside of standard permitting requirements.

Additional Recommended Conditions:

- No more than 10 self-contained recreational vehicles shall be allowed on-site at any given time.
- The length of stay for occupants of each self-contained recreational vehicle shall not be less than 12 total days or more than 365 total days. The maximum length of stay for each occupant of each self-contained recreational vehicle shall not exceed 150 consecutive days.
- No sub-leasing of self-contained recreational vehicles shall be permitted.

- No occupants may stay overnight in anything other than a self-contained recreational vehicle.

DRAFT AMENDMENT

Chapter 86. Land Development Regulations
Campgrounds and Temporary Workforce Lodging

The purpose of this draft is 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.
THESE REGULATIONS APPLY THROUGHOUT ALL OF LOUISA COUNTY; and are proposed pursuant to Va. Code §§ 15.2-2285 and 15.2-2286.

Section 86-13 Definitions

~~*Campground.* Facilities providing camping or parking areas and incidental services for travelers in recreational vehicles and/or tents. The overnight parking of recreational vehicles shall be a permitted accessory use at parking facilities, and shall not be classified as a campground, provided that the following criteria is met:~~
~~(1) Recreational vehicles shall only be parked on a temporary overnight basis, and shall not be parked for more than 12 continuous hours at a time;~~
~~(2) Parking facilities shall not provide incidental services principally for recreational vehicles, and~~
~~(3) The parking of recreational vehicles shall not interfere with the movement of traffic or create a safety hazard.~~

Campground. **An area or parcel of land, managed as a unit, providing campsites and incidental services for temporary recreational occupancy in travel trailers, recreational vehicles, campers, motor homes, fifth-wheel trailers, and similar qualifying recreational shelters. Tent camping and tent trailers are prohibited. A conditional use permit shall be obtained in every case. At a minimum, a campground shall meet the following requirements:**

a) **Maximum density shall not exceed two (2) campsites per acre of total parcel area, equivalent to one (1) campsite per 0.5 acre. Minimum parcel acreage shall equal the number of proposed campsites divided by two (2). Campsites may be clustered; however, all setback, buffer, access, utility, septic, topographic, and other site requirements shall also be met and may reduce the number of campsites that can be developed.**
b) **No campsite shall be located within two hundred (200) feet of any property line or public right-of-way. A landscape plan shall provide at least one hundred fifty (150) feet of vegetative and/or landscaped buffer between the applicable property line or public right-of-way and the closest campsite. The buffer may be positioned within the**

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Bolded Text = To Be Added Regular Text = To Remain ~~Strikethrough~~ = To Be Removed

200-foot setback to respond to existing vegetation, terrain, utilities, and site conditions.

c) **The parcel shall have safe and adequate access to a public road. All fire apparatus access roads, internal roads, turnarounds, vertical clearances, load capacities, grades, approach and departure angles, and other emergency-access features. The internal travel ways and access points serving the campground shall be subject to review and approval by the County Fire and EMS Chief or their designee to ensure adequate access for emergency vehicles and apparatus. Such approval shall be obtained prior to the commencement of campground operations.**

d) **An onsite administrative office or main entrance signage shall provide a dedicated phone number for the manager on duty, the physical address of the campground, campground layout or directional information, and emergency procedures. Campground site and landscape plans shall comply with Article IV, Supplementary Regulations, Division 1, Site Plans, and at a minimum, show campsites; access and internal roads; auxiliary buildings and facilities; water, septic/sewer, and electrical utilities; trash facilities; setbacks; landscaping/buffers; and emergency access, including internal travel ways and access points, demonstrating review and approval by the County Fire and EMS Chief or their designee. At a minimum, an Administrative Site Plan is required.**

e) **The campground shall comply with all applicable Virginia Department of Health regulations, Statewide Building Code requirements, and other applicable state and local health and safety requirements. The owner shall provide the current Louisa County Code chapters relating to noise (51) and solid waste (62) as part of rental or occupancy materials.**

f) **Campground owners shall register with the Community Development Department and maintain current owner and/or authorized property manager contact information, along with copies of applicable approvals and inspections.**

g) **The campground shall not allow mobile/manufactured homes and shall provide recreational amenities appropriate to the size and character of the development. Amenities may include playgrounds, picnic or campfire areas, trails, swimming or boating facilities, recreation buildings, open space, or similar features approved through the Conditional Use Permit.**

h) **The campground address shall not be used to establish permanent residential occupancy inconsistent with the temporary recreational nature of the use or to register students with Louisa County Public Schools.**

i) **A violation under this section shall be enforced as provided in sections 86-11 and 86-11.1.**

j) **Existing Lawful Uses and Vested Rights. Nothing in this section shall be construed to impair any vested right or lawful nonconforming use existing on the effective date of this amendment. Existing lawful campground uses may continue to the extent permitted by applicable law and any prior approvals. Any expansion, enlargement,**

relocation, or material change in use shall be subject to the requirements of this chapter unless otherwise protected by law.

~~*Campsite.* A designated plot of ground within a campground intended or used for the exclusive occupancy by a tent, recreational vehicle, or a vacation cottage.~~

Campsite. **A designated plot of ground within an approved Campground intended or used for the exclusive occupancy of one qualifying recreational shelter.**

Overnight RV Parking **- The overnight parking of recreational vehicles shall be a permitted accessory use at approved parking facilities, and shall not be classified as a campground or Temporary Workforce Lodging, provided that the following criteria are met:**

1. **Recreational vehicles shall only be parked on a temporary overnight basis and shall not be parked for more than 12 continuous hours at a time;**
2. **Parking facilities shall not provide utilities for recreational vehicles; and**
3. **The parking of recreational vehicles shall not interfere with the movement of traffic or create a safety hazard.**
4. **Overnight parking may only be allowed with permission from the property owner, or authorized agent of the property owner.**

Recreational shelter. **A unit designed as temporary living quarters for recreational camping and travel, including travel trailers, recreational vehicles, campers, motor homes, fifth-wheel trailers, and similar qualifying units. Tents and tent trailers are not recreational shelters for purposes of this section.**

Temporary Workforce Campsite. **A designated plot of ground within an approved Temporary Workforce Lodging operation intended or used for the exclusive occupancy of one Temporary Workforce Shelter.**

Temporary Workforce Lodging. **An area or parcel of land, managed as a unit, providing temporary short-term accommodations for persons employed in a verified temporary work assignment in Louisa County using approved Temporary Workforce Shelters. Temporary Workforce Lodging is not permanent or indefinite housing. An initial conditional use permit shall be obtained in every case. Following initial approval, continued operation may be reviewed and renewed administratively through required reporting, annual information updates, and verification of continued compliance. At a minimum, Temporary Workforce Lodging shall meet the following requirements:**

a) **A Temporary Workforce Lodging operation shall contain no more than three (3) Temporary Workforce Campsites. No fixed minimum acreage or acreage-per-campsite requirement applies; practical site capacity is determined by compliance with setbacks, buffers, water and septic/sewer requirements, access, internal roads, utilities, parking, trash facilities, and all other applicable standards.**

TEXT LEGEND

Bolded Text = To Be Added Regular Text = To Remain ~~Strikethrough~~ = To Be Removed

b) **No Temporary Workforce Campsite shall be located within two hundred (200) feet of any property line or public right-of-way. A landscape plan shall provide at least one hundred fifty (150) feet of vegetative and/or landscaped buffer between the applicable property line or public right-of-way and the closest Temporary Workforce Campsite. The buffer may be positioned within the 200-foot setback, allowing up to 50 feet of flexibility to respond to existing vegetation, terrain, utilities, and site conditions.**

k) **The parcel shall have safe and adequate access to a public road. All fire apparatus access roads, internal roads, turnarounds, vertical clearances, load capacities, grades, approach and departure angles, and other emergency-access features. The internal travel ways and access points serving the campground shall be subject to review and approval by the County Fire and EMS Chief or their designee to ensure adequate access for emergency vehicles and apparatus. Such approval shall be obtained prior to the commencement of campground operations.**

c) **Temporary Workforce Lodging site and landscape plans shall comply with Article IV, Supplementary Regulations, Division 1, Site Plans, and at a minimum, show campsites; access and internal roads; auxiliary buildings/facilities; well or other approved water source; septic lines and drainfield or sewer; electrical utilities; trash facilities; setbacks; landscaping/buffers; and emergency access, including internal travel ways and access points, demonstrating review and approval by the County Fire and EMS Chief or their designee. At a minimum, an Administrative Site Plan is required.**

d) **The owner/operator shall verify each occupant's employer and the beginning and ending dates of the temporary employment assignment before occupancy and submit occupant and employment information to the County at the beginning of each stay. A qualifying temporary employment assignment shall not exceed six (6) months. Occupancy may begin no earlier than fourteen (14) days before verified employment begins and shall end no later than fourteen (14) days after verified employment ends.**

e) **Each occupant shall provide their own Temporary Workforce Shelter. The landowner, employer, neighbor, friend, or other third party shall not provide a recreational vehicle, travel trailer, camper, motor home, fifth-wheel trailer, or similar shelter for rental or as part of the lodging arrangement. The shelter may remain during the approved stay, including short absences, but shall be removed no later than the end of the fourteen (14)-day post-employment period and shall not remain for future reuse or long-term storage.**

f) **Tents and tent trailers are prohibited. Temporary Workforce Shelters shall be limited to qualifying travel trailers, recreational vehicles, campers, motor homes, fifth-wheel trailers, and similar units subject to recognized state or federal safety, registration, certification, inspection, or licensing requirements.**

g) **The operation shall comply with all applicable Virginia Department of Health regulations, Statewide Building Code requirements, and other applicable state and local health and safety requirements. Adequate animal-resistant trash receptacles or**

dumpsters shall be provided based on the number of campsites and frequency of collection, and the owner shall provide the current Louisa County Code chapters relating to noise (51) and solid waste (62) as part of each occupancy or rental agreement.

h) The owner/operator shall register with the Community Development Department and maintain current owner and/or authorized property manager contact information and applicable VDH and Building approvals. The owner/operator shall regularly report information sufficient to verify the number of occupants, employer information, employment dates, and arrival/departure information, and shall provide a biannual operational report and updated contact information.

i) Transient occupancy tax shall be collected when legally applicable. The Temporary Workforce Lodging address shall not be used to establish permanent residential occupancy inconsistent with the temporary nature of the use or to register students with Louisa County Public Schools.

j) Failure to provide required reporting, maintain required approvals, remove shelters when required, or otherwise comply with applicable standards or Conditional Use Permit conditions may result in zoning enforcement and loss of eligibility for administrative continuation or renewal.

k) A violation under this section shall be enforced as provided in sections 86-11 and 86-11.1.

Temporary Workforce Shelter. **A travel trailer, recreational vehicle, camper, motor home, fifth-wheel trailer, or similar temporary living unit supplied by the occupant and subject to recognized state or federal safety, registration, certification, inspection, or licensing requirements. Tents, tent trailers, and similar non-qualifying shelters are not Temporary Workforce Shelters.**

Phone (540) 967-3430 **COUNTY OF LOUISA** *Fax (540) 967-3486*
COMMUNITY DEVELOPMENT DEPARTMENT
www.louisacounty.com

TO: Members, Louisa County Planning Commission

FROM: Staff, Community Development Department

SUBJECT: CUP2026-05 – Sec.15.2-2232 Conformance Review with the Comprehensive Plan, and a Conditional Use Permit Request

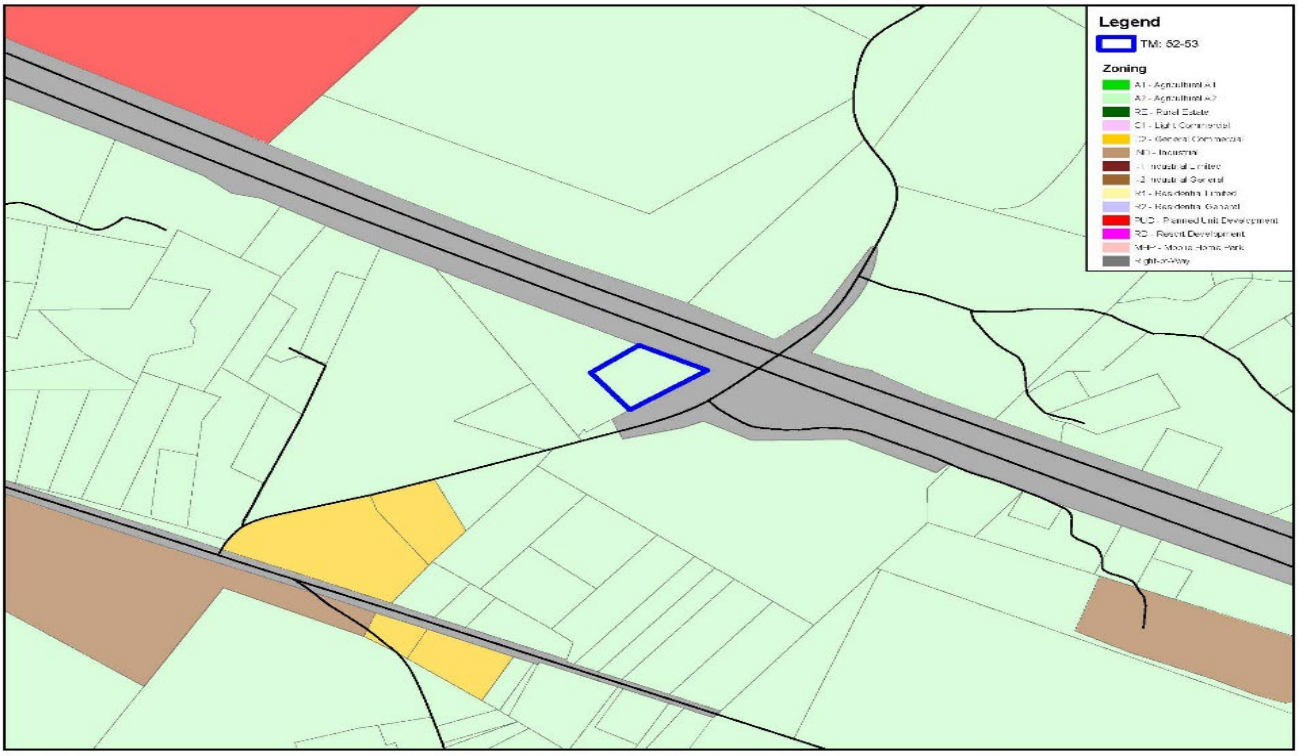
APPLICANT: The Towers, LLC

OWNER: Louisa County, Virginia

DATE: October 29th, 2026

The Planning Commission will meet to review this application on Thursday, November 12, 2026, at 7:00 P.M. in the Louisa County Public Meeting Room.

Project Parcel
Exhibit A



GENERAL INFORMATION	
TAX MAP AND PARCEL #:	52-53
ACREAGE:	2.5 acres
VOTING DISTRICT:	Patrick Henry
ZONING:	Agricultural (A-2)
SURROUNDING ZONING:	Agricultural (A-2)
EXISTING USE(S):	Zion Crossroads Volunteer Fire Department
REQUESTED USE:	**Conditional Use Permit** for a 195-foot telecommunications tower with a four-foot lightning rod for a total height of 199 feet.
EXISTING LAND USE PERMIT(S):	SP52-2020

OWNER

Louisa County

APPLICANT

The Towers LLC

AGENT

John Stevens

PROPERTY LOCATION

The property is located at the intersection of 409 Poindexter Road (Route 613) and Interstate 64. The proposed tower site is accessed via Poindexter Road and is further identified as tax map parcel 52-53, in the Patrick Henry Election District.



1. 2040 Louisa County Comprehensive Plan

The Louisa County 2040 Comprehensive Plan objectives are set in place to protect "Louisa's rural character and provides for efficient delivery of public services, and for accommodating economic growth in designated growth areas."

The subject parcel is located outside of any growth area at the intersection of Route 613 and Interstate 64 with a zoning designation of Agricultural (A-2). The surrounding area shares the same zoning designation with a majority of parcels being zoned A-2 and comprising of either residential land uses or vacant rural lots. The proposed wireless communication tower would utilize approximately 0.367 acres of the 2.5-acre parcel. A portion of the subject parcel is currently being used for the volunteer fire department. A church is located on the adjoining property to the west. Staff believe the proximity of this Wireless communication facility tower and it's site location would have minimal impacts to the surrounding rural character and neighborhood.

2. 2007 Louisa County Wireless Telecommunication Master Plan

This Plan establishes guidelines for the rational growth and development of wireless facilities thus minimizing tower proliferation throughout the County. The Telecommunications Master Plan combines land use strategies with industry accepted radio frequency (RF) engineering standards and propagation or wireless coverage maps to create an illustrative planning tool complimenting related zoning regulations. The Master Plan also provides an engineering analysis, an inventory of existing towers, and an assessment of future wireless needs.

The parcel is located within an area identified for future projected coverage in Figure 20, *Theoretical Coverage from County-Owned Lands*, of the 2007 Telecommunications Master Plan. Additionally, since the implementation of the 2020 Map, the demand for wireless services and facilities has increased over the last decade. Staff believes the proposed site location and WCF tower complies with the Master Plan's goals and future data trends. Furthermore, the installation of this WCF tower may provide improved wireless coverage for the surrounding area and County as a whole.

3. Agricultural Preservation Review:

This application provides no negative impact on the agricultural nature of the county as the property already houses a fire station and is too small for continued agricultural production. Additionally, the property's proximity to the growth area makes it an excellent location for a tower.

4. 2024 Public Facilities Impacts Review

The Public Facilities Plan, adopted by the Board of Supervisors on February 20, 2024, as an amendment to the 2040 Comprehensive Plan ratified on August 5, 2019, serves as a directive to assess and mitigate the impacts of current and future development on public services. While the 2040 Comprehensive Plan provides a long-range vision for sustainable growth and development, the continued efficiency of public facilities depends upon the careful review of individual development proposals to ensure that growth remains consistent with the County's public service capacity. To support this vision, the Community Development Department reviews proposed developments on a case-by-case basis and applicants develop volunteered conditions for consideration by the Planning Commission and Board of Supervisors. Such conditions may include, but are not limited to, impact fees, community benefit initiatives, environmental preservation measures, and infrastructure improvements, as appropriate to address the specific impacts of a proposed development.

This review process ensures that these proposed developments, if approved, are consistent with the objectives of the 2040 Plan and safeguard the long-term functionality, capacity, and sustainability of the County's public facilities and services.

This application has therefore been evaluated to determine if it impacts the following areas:

Administration
Staff believes there would be a minimum level of impact to Administration. Community Development Department Staff is currently involved in the Conditional Use Permitting Process. Community Development Department Staff would also be involved in future site plan reviews, and development permit reviews as well as inspections.

Fire & EMS
Staff believes the proposed tower would have a positive impact on Fire & EMS service resulting in increased wireless service for communication during an emergency event.

Law Enforcement
Staff believes there would be a positive impact on Law Enforcement service resulting in increased wireless service for communication during an emergency event.

Parks and Recreation
Staff believes this project would have no impact on Parks and Recreation.

Schools
Staff believes this project would have a positive impact on Schools as it would increase coverage allowing more parents the option of teleworking and students access to the internet for homework.

Solid Waste
Community Development Department Staff believe there would be a minimum level of impact.

5. <u>Louisa County Land Development Regulations</u>
Sec. 86-151. – General Agricultural (A-2) district—Statement of intent; policy guidance, states the following:

"The agricultural (A-2) district is provided 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. Zoning standards are also included to ensure the co-existence of these uses with each other. The creation of lots fronting on existing state roads or federal highways is strongly discouraged. Agricultural (A-2) district uses range from agricultural to neighborhood oriented commercial and community services. The use of development setbacks, shared access, reverse-front lots and roadside buffers are encouraged to retain the rural character of the county along-side the open farm activities prevalent in the county".

The General Agricultural (A-2) zoning district allows for a Broadcasting or Communication Tower with a conditional use permit:

*"**Broadcasting or communication tower**. Any unstaffed facility for the transceiving of radio, television, radar, cellular telephone, personal paging device, specialized mobile radio (SMR), and similar services. A broadcasting or communication tower usually consists of an equipment shelter or cabinet, a support tower or other structure used to achieve the necessary elevation, and the transceiving devices or antenna. Excluded are "amateur radio towers," which are described separately. Also excluded are wireless communication antennas which fit the definition of "utility services, minor."*

6. Louisa County Telecommunications Regulations

Section 86-665. Permitted uses of the Louisa County Telecommunications Regulations require the issuance of a conditional use permit for freestanding Wireless Communication Facilities (WCFs) >100' in height. A conditional use permit application has been submitted for processing and review.

7. CURRENT ZONING VIABILITY ANALYSIS

Parcel 52-53 is currently zoned Agricultural (A-2). The surrounding area sees a similar zoning makeup with a majority of parcels being zoned A-2. There is no evidence that the current zoning and land use is not viable in terms of the current Land Use Regulations. If the Conditional Use Permit is not approved, the property could be used as a residential space or for agricultural activities pursuant to sec. 86-152.

8. Section 86-43 Intent, Requirements, Conditions, And Procedures For Conditional Use Permit:

In determining the conditions imposed, the governing body shall take into consideration the intent of this chapter and may impose reasonable conditions that:

(1) Abate or restrict noise, smoke, dust, or other elements that may affect surrounding property.

Staff Analysis: The Louisa County Land Development Regulations and proposed conditions set standards for these items.

(2) Establish setback, side, and front yard requirements necessary for orderly development and to prevent traffic congestion.

Staff Analysis: Sec. 86-115 and Sec. 86-142 of the Land Use Development Regulations set standards for the establishment of setbacks and yard requirements. The applicant may be required to submit a site plan for review by agencies such as VDOT.

(3) Provide for adequate parking and ingress and egress to public streets or roads.

Staff Analysis: The Louisa County Land Development Regulations set standards for these items. The Virginia Department of Transportation (VDOT) is responsible for reviewing and approving entrances. The applicant may be required to submit a site plan for review by agencies such as VDOT.

(4) Provide adjoining property with a buffer or shield from view of the proposed use if such use is considered detrimental to adjoining property.

Staff Analysis: The wireless communication tower is buffered by the volunteer fire station located on the parcel and is fronted on one side by I-64. Additionally, the applicant has provided renderings and visuals that illustrate the proper screening needed from multiple locations near the parcel.

(5) Tend to prevent such use from changing the character and established pattern of development of the community.

Staff Analysis: The proposed use would not hinder agricultural development pattern of the parcels in this area.

NEIGHBORHOOD MEETING RESULTS:

A Neighborhood Meeting was held in the Louisa County Public Meeting Room on October 14, 2026, at 4:00PM, at which no members of the public showed up for this application.

DETERMINATION OF CONFROMANCE WITH THE 2040 COMPREHENSIVE PLAN:

Per Section § 15.2-2232. Legal status of plan. Subsection (A) of the Code of Virginia, this section evaluates the proposed telecommunications tower for consistency with the adopted Comprehensive Plan. Significant consideration is given to the general or approximate location, character, and extent of the proposed facility.

This review examines the proposed telecommunications tower's compatibility with the County's long-range planning goals, land use policies, and applicable objectives concerning telecommunications infrastructure.

The applicant "The Towers LLC" has applied for a conditional use permit for a wireless communication facility located at 409 Poindexter Road. The proposed facility would be located on County owned land that currently has an existing volunteer fire station on site. Since the project has the potential to enhance communications services for Louisa County's first responders and citizens, the proposed use may be consistent with the goals and objectives of the 2040 Plan. The Planning Commission will evaluate the proposed wireless communication facility and provide a recommendation regarding its conformance with the 2040 Plan.

Conditional Use Permit CUP2026-05 (The Towers LLC)

The following twenty-one (19) conditions are recommended for consideration for the Conditional Use Permit to allow for the establishment of Broadcasting or communication tower:

1. Construction of the 195-foot-tall self-support lattice tower or its facility with a four (4) foot tall antenna for a total height of 199 feet shall only take place Monday through Saturday 7:00 AM to 7:00 PM.

2. All ground equipment shall be properly shielded from pedestrian view.

3. The Board of Supervisors or their designated representative shall have the right to inspect the site at any reasonable time without prior notice.

4. All exterior lighting at the wireless communication facility shall be designed and installed to mitigate light pollution to the surrounding areas and skies and shall comply with the specifications of the International Dark-Sky Association (www.darksky.org).

5. Upon written notification by Louisa County, the wireless carriers shall be responsible for correcting any interference caused by the applicant's facility that affects the Louisa County Emergency Services communications system and other previously existing communications systems, including, but not limited to, television, radio, microwave and satellite transmissions. The FCC Licensee and affected carriers or service providers shall be responsible for immediately correcting any interference.

6. The construction of the approved new tower facility at this location must commence within two (2) years from the approval date and be diligently pursued to completion. The applicant is allowed one administrative extension of one year from the Zoning Administrator.

7. The overall tower height shall not exceed 199 feet in height above ground level, which shall include any antennas and a lightning rod.

8. The facility shall be developed in accordance with an approved site plan and erosion and sediment control plan to be approved by the appropriate government agency. The applicant shall post the phone number to call 24 hours for noise complaints.

9. The applicant shall secure all necessary permits from the Louisa County Community Development Department.

10. Prior to issuance of a building permit for the facility, the applicant shall supply to the Community Development Department a copy of a FAA determination letter and completed NEPA study for the tower.

11. The color and lighting system for the tower facility shall be as follows:
    a. The tower shall be gray or another neutral color, acceptable to the Director of Community Development.
    b. The tower shall not be lit, unless lighting is required by the Federal Aviation Administration (FAA).

12. The cellular carriers shall route all emergency "911" calls directly to the Public Safety Access Point charged with taking emergency "911" calls. At the time of application, the Public Safety Access Point is the Louisa County Emergency Services.

13. The lattice tower shall be structurally designed and built to permit the colocation of a minimum of four (4) wireless carriers' antenna arrays and related equipment.

14. The applicant or its assigns or successors in interest shall agree to remove the tower, at their own expense, from the above referenced site not more than six months from the date that the tower is no longer being used to provide space for telecommunications operations and/or providers.

15. The facility shall not be accessible to any unauthorized persons.

16. The applicant shall provide the County with an "as built" sealed report by a Registered Virginia Professional Engineer that the tower will support the designed loading to permit the colocation of a minimum of four (4) wireless carriers' antenna arrays and related equipment and be in compliance with ANSI/EIA/TIA 222-F (as amended).

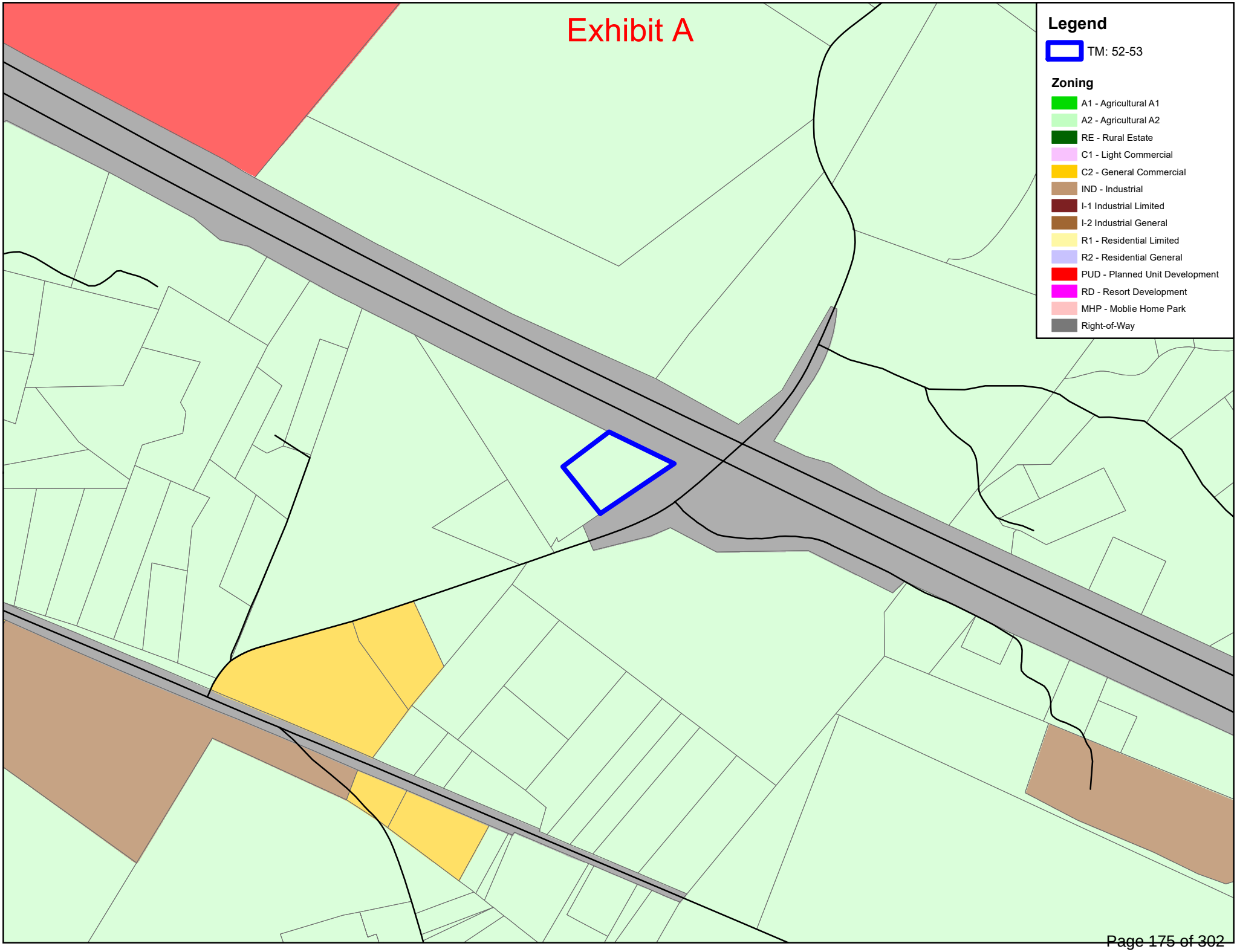
17. The applicant is responsible for notifying the Louisa County Community Development Department of the date that the primary lease tenant has become operational and is providing telecommunications services to its customers from the tower.

18. Entrance permit and/or an approval letter shall be issued by the Virginia Department of Transportation prior to issuance of any building permits, if applicable.

19. Violation of any conditions contained herein shall be grounds for revocation of the Conditional Use Permit.

Enclosures:

Exhibit A: Current Zoning Map
Exhibit B: Conditional Use Permit Application
Exhibit C: Zoning Narrative
Exhibit D: Tower Plans
Exhibit E: Photo Simulations
Exhibit F: Balloon test letter & affidavit
Exhibit G: Notice to carriers
Exhibit H: Fall Zone Letter
Exhibit I: FFA Letter
Exhibit J: Towair results
Exhibit K: Altairis Response


Exhibit A
Legend
TM: 52-53
Zoning
A1 - Agricultural A1
A2 - Agricultural A2
RE - Rural Estate
C1 - Light Commercial
C2 - General Commercial
IND - Industrial
I-1 Industrial Limited
I-2 Industrial General
R1 - Residential Limited
R2 - Residential General
PUD - Planned Unit Development
RD - Resort Development
MHP - Moblie Home Park
Right-of-Way

The Towers, LLC
Application for Louisa County
Conditional Use Permit

Wireless Communication Facility
Raw Land Project

"3_Notch Rd" Site

Poindexter Rd,
Louisa, VA

September, 2026

LAND USE AMENDMENT APPLICATION

For the purpose of assuring good arrangement, appearance, function, harmony with surroundings and adjacent uses, and compliance with the requirements of the Louisa County Zoning Ordinance regulations, the following information is required when applications are submitted for the following: Rezoning, Conditional Use Permits, Temporary Conditional Use Permits, Variances, Proffer Amendment, Comprehensive Plan Amendment, Comprehensive Plan Public Facilities and Special Exceptions. **A pre-application meeting must be scheduled with staff for all application types**.

Checklist for Land Use Amendment Application
To be Completed by the Firm or Person(s) Submitting the Application

✓ COMPLETED APPLICATION
(If the applicant is different from the owner - signatures are required from the applicant and the record owner.)

✓ COPY OF CONTRACT (if applicable)

✓ COUNTY TAX MAP showing the subject property

✓ CERTIFIED PLAT of the subject property (Only the Zoning Administrator can waive this requirement.)

✓ PRELIMINARY SITE PLAN - which includes the following:

-Location of proposed or existing structure(s) - including the dimensions, distance from all property lines and distance from all other structures.

-Parking areas, driveways and entrances - including the number of parking spaces, location of driveway and length and any pertinent information from the Highway Department regarding site distance, type of entrance, etc.

-Location of proposed and/or existing utilities - including well, septic, telephone, power lines, etc. Also include any pertinent information from the Health Department regarding installation or upgrade of well and septic system.

-All building restriction lines, highway setback lines, utility easements, covenants, reservations and rights-of-ways.

-Owner(s), present use and zoning of all contiguous or abutting property - including that in a subdivision, across any highway, railroad right-of-way, creek or river, even if the property lies in another County or Town.

-Recreation and open spaces.

-Any provisions for buffering.

-Any other applicable plans, renderings, elevations or photographs.

PLEASE BE AWARE - The County is aware of spam solicitations for fees or other information that have been occurring. Applicants should verify any payment requests directly with County staff before submitting funds. If there are any questions or to verify information, please contact planningzoning@louisacounty.gov or by calling 540-967-3430.

Docusign Envelope ID: 473BD0FE-B933-88F1-83D1-4DC7E60966E0

Reviewer: _____ Case # _____
Fee Rcv'd: _____ Rcpt # _____
Date & Time Rcv'd: _____
Pre-App Meeting: July 10, 2026

LAND USE AMENDMENT APPLICATION

Board of Supervisors of Louisa County, Virginia

The following information shall be typed or printed and completed in full. Attach additional pages where necessary.

1. **IDENTIFICATION OF REQUEST:**

A: REZONING: From _____( ) to _____( )

B: CONDITIONAL USE: 199-foot Wireless Communication Facility (WCF) in an A-2 Agricultural District

C: TEMPORARY CONDITIONAL USE: _____

D: VARIANCE: _____

E: PROFFER AMENDMENT: _____

F: COMP PLAN AMENDMENT: _____

G: COMP PLAN REVIEW FOR CONFORMANCE: _____

H: SPECIAL EXCEPTION: _____

2. **APPLICANT, PROPERTY OWNER, AGENT**

A. NAME OF APPLICANT: The Towers, LLC

If a corporation, name of agent: John Stevens

B: MAILING ADDRESS: _____

_____ Telephone # _____

C: NAME OF PRESENT OWNER OF PROPERTY ON WHICH THIS REQUEST WILL OCCUR: Louisa County Virginia

D. MAILING ADDRESS: _____

_____ Telephone # _____

If the applicant is not the owner of the property in question, explain: The Towers, LLC is the Lessee of a leased area on the property that will contain the WCF

A copy of pending contract or option agreement shall be attached hereto and made a part of this application.

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E. NAME OF PERSON TO BE NOTIFIED IN ADDITION TO THE APPLICANT AND/OR PROPERTY OWNER: Stuart P. Squier, AICP

F. ADDRESS: _____

_____ Telephone # _____

3. **LOCATION OF PROPERTY** (Assistance will be given in obtaining the following information upon request).

A. VOTING DISTRICT Patrick Henry B. TAX MAP # 52

C. SUBDIVISION NAME _____ D. LOT/PARCEL# 53

E. PROPERTY LOCATION _____

F. IS PARCEL UNDER LAND USE TAXATION PROGRAM? _____ YES ✓ NO

4. **EXPLAIN FULLY THE PROPOSED USE, TYPE OF DEVELOPMENT, OPERATION PROGRAM, ETC., AND THE REASON OF THIS REQUEST:**

The Towers, LLC is proposing a 199-foot overall height WCF including antennas and base station transmitting equipment enclosed within a 60'x60' fenced equipment compound. The facility will improve communications coverage and capacity in the area.

(Attach applicable plans, renderings, elevations, photographs.)

5. **STATE HOW THIS REQUEST WILL NOT BE MATERIALLY DETRIMENTAL TO ADJACENT PROPERTY, THE SURROUNDING NEIGHBORHOOD OR THE COUNTY IN GENERAL. INCLUDE, WHERE APPLICABLE, INFORMATION CONCERNING: USE OF PUBLIC UTILITIES; EFFECT OF REQUEST ON PUBLIC SCHOOLS; EFFECT ON TRAFFIC--INCLUDE MEANS OF ACCESS TO THE NEAREST PUBLIC ROAD; EFFECT ON EXISTING AND FUTURE AREA DEVELOPMENT, ETC.**

The proposed facility is unmanned and, once constructed, will not generate any traffic except periodic visits by a technician. The WCF will not be lighted and it will not produce any sounds. It will be accessed by way of an improved gravel drive on the existing property. The facility will improve communications in the area east of Zion Crossroads.

6. **EXPLAIN ANY EXISTING USE PERMIT, SPECIAL EXCEPTION, (Prior) CONDITIONAL USE PERMIT, TEMPORARY CONDITIONAL USE PERMIT OR VARIANCE PREVIOUSLY GRANTED ON THE PARCEL IN QUESTION:**

Not applicable.

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7. **INDICATE THE FOLLOWING WITH RESPECT TO THE SUBJECT PARCEL:**

A. EXISTING LAND USE(S): Fire station / Wooded

B. EXISTING STRUCTURE(S): Fire station and separate garage

C. EXISTING ZONING: A2

D. ACREAGE OF REQUEST: 0.367ac

E. UTILITIES: N/A

(Intended use, example: public water and/or sewer; individual well and/or septic tank; other source.)

F. IS THIS PROJECT IN OR NEAR A PINE PLANTATION? No

G. IS THIS PROJECT IN AN AG/FORESTAL DISTRICT? No

8. **IF REQUESTING A VARIANCE, EXPLAIN THE UNIQUE PHYSICAL HARDSHIP OR EXTRAORDINARY SITUATION THAT IS THE JUSTIFICATION FOR THE VARIANCE:**

The applicant is not requesting a variance.

9. **GIVE COMPLETE NAMES AND ADDRESSES (INCLUDING ZIP CODES) OF ALL OWNERS ADJACENT, ACROSS THE ROAD OR HIGHWAY FACING THE PROPERTY AND ACROSS ANY RAILROAD RIGHT-OF-WAY, CREEK, OR RIVER FROM SUCH PROPERTY, EVEN IF SUCH PROPERTY LIES IN ANOTHER COUNTY OR TOWN. (THIS INFORMATION MUST BE OBTAINED BY THE APPLICANT).**

* PROPERTY OWNER'S NAME: **See attached sheets for adjacent property owners**

MAILING ADDRESS:

TAX MAP #

SUBDIVISIONNAME LOT/PARCEL#

ACREAGE ZONING

* PROPERTY OWNER'S NAME:

MAILING ADDRESS:

TAX MAP #

SUBDIVISION NAME: LOT/PARCEL#

ACREAGE ZONING

* PROPERTY OWNER'S NAME:

MAILING ADDRESS:

TAX MAP #

Docusign Envelope ID: 473BD0FE-B933-88F1-83D1-4DC7E60966E0

MAILING ADDRESS:_____

_____TAX MAP #_____

SUBDIVISION NAME:_____LOT/PARCEL#_____

ACREAGE_____ ZONING_____

* PROPERTY OWNER'S NAME: _____

MAILING ADDRESS:_____

_____TAX MAP #_____

SUBDIVISION NAME:_____LOT/PARCEL#_____

ACREAGE_____ ZONING_____

10. HEREWITH IS DEPOSITED THE FEE REQUIRED. CHECKS OR MONEY ORDERS MADE PAYABLE TO TREASURER , COUNTY OF LOUISA.

A. REZONING	Tiered System
B. CONDITIONAL USE PERMIT	Tiered System
C. TEMPORARY CONDITIONAL USE PERMIT	$325.00*
Temporary Housing* Extension or Amendment* Other*	
D. VARIANCE	$1,250.00*
E. PROFFER AMENDMENT	$1,500.00*
F. COMP PLAN AMENDMENT	$650.00*

IN ADDITION TO THE STANDARD FEE, AN ADDITIONAL **$75.00 WILL BE CHARGED FOR EACH REQUEST AS A DEPOSIT ON A ZONING SIGN AND WILL BE REFUNDED UPON THE RETURN OF THE SIGN BY THE APPLICANT ONCE THE REQUEST HAS BEEN ACTED UPON.*

THERE WILL BE A **$25.00 FEE CHARGED PER ADJACENT/ADJOINING PROPERTY OWNER FOR NOTIFICATION AND ADVERTISEMENT. THERE WILL ALSO BE A RE-ADVERTISEMENT FEE EACH TIME AN APPLICATION IS DELAYED OR POSTPONED AT THE REQUEST OF THE APPLICANT OR NECESSARY DUE TO SOME FAILURE TO ACT ON THE PART OF THE APPLICANT, PLUS A **$25.00** FEE CHARGED PER ADJACENT/ADJOINING PROPERTY OWNER FOR RENOTIFICATION.*

**THERE IS AN ADDITIONAL CHARGE FOR PUBLIC NOTICE ADVERTISEMENT.*

Property Owner Name	Owner Address	Owner Address 2	Tax Map #	Lot #
Crossroads Community Church			52	52
James E. Poore			52	23
Leslie S. Webb, Jr.			52	78
Leslie S. Webb, Jr.			52	78

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Docusign Envelope ID: 473BD0FE-B933-88F1-83D1-4DC7E60966E0

11. **ENCLOSED WITH THIS APPLICATION IS A SITE PLAN OR TENTATIVE PLAN.**

12. **ENCLOSED WITH THIS APPLICATION IS THE APPROPRIATE COUNTY TAX MAP WITH THE PROPERTY MARKED AND A SURVEYED PLAT OF THE ENTIRE PARCEL.**

****

13. **I/WE HEREBY CERTIFY THAT TO THE BEST OF MY/OUR KNOWLEDGE ALL OF THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN ANY EXHIBITS TRANSMITTED ARE TRUE AND THAT THE ADJACENT PROPERTY OWNERS LIST HEREWITH ARE THE OWNERS OF RECORD AS OF THE DATE OF APPLICATION.**

Docusign Envelope ID: 473BD0FE-B933-88F1-83D1-4DC7E60966E0

NOTE: INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED. ANY REQUEST WHICH REQUIRES PLANS MUST BE ACCOMPANIED BY THOSE PLANS AT THE TIME OF SUBMISSION OF THE APPLICATION.

DATE: September 1, 20 26.

DocuSigned by:
5F230FE153FD402...

SIGNATURE OF APPLICANT
(Same Name as Used in Item 2-A, Page 1)

For The Towers LLC

APPLICANT'S NAME John Stevens
(Typed or Printed)

SIGNATURE OF OWNER
(Same Name as Used in Item 2-C, Page 1)

Christian Goodwin
County Administrator
For Louisa County Virginia

OWNER'S NAME
(Typed or Printed)

SIGNATURE OF AGENT
(Name of Person Other Than, but Acting for the Applicant, Responsible for this Application)

Stuart P. Squier, AICP

AGENT'S NAME
(Typed or Printed)

NOTICE TO TEMPORARY CONDITIONAL USE PERMIT APPLICANTS

In accordance with Section 86-91. of the Louisa County Zoning Ordinance, any Temporary Conditional Use Permit granted shall be considered canceled if the applicant does not avail himself/herself of the privilege within ninety (90) days from the date of issuance of the Temporary Conditional Use Permit.

Docusign Envelope ID: 473BD0FE-B933-88F1-83D1-4DC7E60966E0

Louisa County Community Development Department staff provides a Public Facilities evaluation in staff reports as a result of the Board of Supervisors adoption on February 20, 2024 of a Public Facilities Appendix added to the 2040 Comprehensive Plan. Please review the Public Facilities Appendix located on the Comprehensive Plan webpage and update your application as needed to address anticipated impacts to Public Facilities as listed below. If an impact is expected, you need to provide mitigation in your application. Contact information for the organizations responsible for these public facilities is included in the list below. Please contact Chris Coon Deputy County Administrator at (540) 967-3409, if you have any questions.

The following are the public facilities that impacts must be addressed in an application

* Fire & EMS
* Law Enforcement
* Parks and Recreation
* Schools
* Solid Waste
* Administration

Exhibit C

THE TOWERS, LLC - "3_NOTCH RD" SITE
WIRELESS COMMUNICATION FACILITY (WCF)

Project Description:
The Towers, LLC respectfully requests approval of a Conditional Use Permit pursuant to Section 86-663 et.seq. of the Louisa County Zoning Ordinance in order to allow the installation of a Wireless Communication Facility (WCF) in an A-2 Agricultural District. The proposed facility would include a steel self-support lattice tower that is 195-foot tall, with an additional four feet of height for the lightning rod, for a total maximum height of 199 feet. The self-support tower will initially be equipped with panel antennas, radios, and associated components for Verizon Wireless's use. This project is intended to expand Verizon's network of services into an area of Louisa County that currently has low to marginal levels of wireless coverage, while also meeting the needs for increased network capacity in the surrounding areas that are being served by existing, neighboring facilities that are currently overstressed.

The proposed facility will initially include a sectored mounting array allowing space for up to twelve (12) antennas with remote radio heads and fiber optics junction boxes connected behind the antennas. Verizon's base station cabinets housing transmit / receive radios with other boxes for electrical and communications utilities such as power meters, fiber optic and telephone service circuits would be attached on an H-frame stand. The self-support tower and all base station equipment will be installed within a 60' x 60' fenced compound and 75' x 75' (5,625 square-foot) leased area that The Towers, LLC leases from the property's owners, Louisa County Virginia. In addition to allowing the deployment of the different technologies for which Verizon Wireless is licensed to provide throughout Louisa County, the self-support tower serving this facility will also be engineered and constructed with additional structural capacity to support the co-location of antennas and components of additional providers of wireless services.

Description of the Property and Character of the Area:
The subject property, containing 2.5 acres, is identified as Tax Map Number 52 53, which is accessed from an existing paved entrance on the west side of Poindexter Rd (VA Route 613), and approximately 600 feet south of the intersection with Midway Ln. Access to the facility will then be provided by an improved, 10-foot wide gravel drive approximately 115 feet long into a cleared area. The proposed facility will be located approximately 1,250 feet north of the nearest off-site dwelling, which is located on the property identified as Tax Map Number 52A-1-4, owned by William & Linda Brown.

The subject property is zoned A-2 Agricultural. The adjacent properties are similarly zoned A-2 Agricultural, with the surrounding properties being rural in character with a church as a neighboring property.

Network Objectives:

Verizon Wireless is licensed, by the Federal Communications Commission (FCC), to provide state-of-the-art wireless telecommunications services within Louisa County using a combination of many separate bands on the frequency spectrum. These services consist of the 4G Long Term Evolution (LTE) and 5G Nationwide. **4G** primarily operates in lower frequency bands, typically between 700 MHz and 2.6 GHz. These longer wavelengths can travel farther and penetrate buildings more easily. **5G** uses a much broader range of frequencies—low, mid, and high.

The largest capacity frequency Verizon has access to in this area is the C-Band - a full 200 MHz of spectrum, which allows it to provide ultra-wideband 5G coverage. This frequency is in the (high) 3700 MHz range. The shorter wavelengths of high-band 5G allow for much faster data transmission because they can carry more information per second. However, they don't travel as far and are more easily blocked by walls, trees, and even rain. Therefore, the towers need to be closer together than otherwise might be effective.

The current network offers data upload and download transmission speeds that are much faster than the previous generations of wireless technologies and Verizon also offers high-definition calling capabilities in the form of its Voice Over LTE (VOLTE) service.

The proposed facility will provide expanded in-building coverage and additional capacity for residents, businesses, and other nearby establishments in the area. The site will also provide service improvements at the street level and people traveling in cars on US-250 3 Notch Road, I-64, VA-613 Poindexter Road, and other nearby local roads.

In addition to serving coverage needs in the immediate area, this facility will also provide improvements to overall network performance by adding more network capacity to transfer data throughout a much greater area. This objective is important for network stability, because it reduces the total number of customers that are relying on the marginal levels of coverage currently being provided by existing, neighbor facilities at farther distances away from this site. If the proposed facility is constructed, then the users that currently receive marginal coverage will have access to stronger signals that are in concentrated in closer proximity, while those closer to other existing facility sites will also experience improvements, because they will now be competing with fewer overall users for access to the services provided by the facilities in their own areas.

Louisa County's Provisions for Wireless Communication Facilities:

The Louisa County Land Development Regulations provide the following requirements for Wireless Communication Facilities in Sections 86-663 - 86-675. The applicant's responses to the code requirements follow in bold italics:

DIVISION 5. TELECOMMUNICATIONS REGULATIONS

Sec. 86-663. In general.
This division may be cited and referred to as the "Louisa County Telecommunications Ordinance." In any case in which this article conflicts with any other requirement of Chapter 86 of this Code, the more specific provision shall control, notwithstanding the provisions of section 1-6 or sec 86-23 of this Code, unless expressly so stated. Nothing herein shall be construed to relieve any person of any other requirement of local, state, or federal law.
(1) Nothing in this division shall impair any vested right.

Sec. 86-664. Applicability
(a) This division shall apply to the development activities including installation, construction, or modification of all wireless communications facilities.
(b) Wireless communication facilities (WCFs) are utility facilities subject to the provisions of article I, division VIII of this Code, and must be in substantial accord with the relevant provisions of the county comprehensive plan or applicable element thereof. Notwithstanding this provision, facilities that are by-right uses or approved by a special use permit process shall be deemed substantially in accord with the comprehensive plan.
State law reference(s)—Code of Virginia, §§ 15.2-2232, 15.2-2281.

Sec. 86-665. Permitted uses table.

WCF	Agricultural (A-1, A-2)	Residential (R-1, R-2)	Commercial (C-1, C-2)	Industrial (IND, I-1, I-2)	Resort Development	Planned Unit Development 1
Freestanding WCF's Less than Maximum Height in District	Certificate of Compliance	Certificate of Compliance	Certificate of Compliance	Certificate of Compliance	Certificate of Compliance	Master Plan

Freestanding WCFs Between Maximum District Height and 100' (Parcel <25 Acres)	Special Use Permit	Special Use Permit	Special Use Permit	Certificate of Compliance	Special Use Permit	Master Plan
Freestanding WCFs Between Maximum District Height and 100' (Parcel >25 Acres)	Certificate of Compliance	Special Use Permit	Special Use Permit	Certificate of Compliance	Special Use Permit	Master Plan
Freestanding WCFs >100' in Height	Conditional Use Permit	Conditional Use Permit	Conditional Use Permit	Conditional Use Permit	Conditional Use Permit	Master Plan
Attached, Collocated, Combined and Mitigated Un-Licensed Frequency WCFs	Certificate of Compliance	Certificate of Compliance	Certificate of Compliance	Certificate of Compliance	Certificate of Compliance	Certificate of Compliance
Attached, Collocated, Combined and Mitigated Licensed Frequency WCFs	Consultant Review	Consultant Review	Consultant Review	Consultant Review	Consultant Review	Consultant Review

The applicant proposes a 199-foot overall height WCF in an A-2 Agricultural district. Per the table in 86-665 this request is subject to the approval of a Conditional Use Permit.

Sec. 86-666. Application requirements for WCF's for which a conditional use permit is required.

Where a use requires a conditional use permit or master plan approval pursuant to section 86-665, in addition to meeting any application requirements contained in section 86-43 of this Code, such application must include:

(1) Statement of justification. No new freestanding WCF shall be permitted unless the applicant submits a statement of justification addressing the following considerations:

a. A justification of the geographic search area chosen.

The search area was identified by Verizon radio engineers as an area of Louisa County with low to marginal service located midway between two existing facilities. The search area is located between the "Kimco" facility 1.5 miles to the east, and the "US-15" facility 1.5 miles to the west. RF engineers determined a new facility at this location is required to achieve network coverage objectives. See map of existing facilities:



b. A report and supporting technical data demonstrating that all antenna attachments and collocations, including all potentially useable electric utility distribution towers and other elevated structures within the proposed service area and alternative antenna configurations have been examined and found unacceptable. The report should include reasons existing facilities such as utility distribution systems and other elevated structures are not acceptable alternatives to a new freestanding WCF. The report regarding the adequacy of alternative existing facilities or the mitigation of existing facilities to meet the applicant's need or the needs of service providers indicating that no existing wireless communications facility could accommodate the applicant's proposed facility.

The character of the search area is a mix of commercial, residential, and vacant/forested land with an interstate highway nearby. There is an electric utility distribution right of way nearby but the transmission structures are utility poles approximately 50 feet tall and aren't sufficient for collocation. There are no other elevated structures in the search area. The proposed new support structure is necessary due to the lack of existing support structures in the area. See map showing ½-mile radius search area:



c. Why no existing wireless communications facilities located within the geographic search area meet the applicant's engineering requirements.
There are no existing wireless communications facilities located within the geographic search area.

d. Technical data included in the report shall include certification by a registered professional engineer licensed in the Commonwealth of Virginia or other qualified professional, which qualifications shall be included, regarding service gaps or service expansions that are addressed by the proposed WCF, and accompanying maps and calculations demonstrating the need for the proposed WCF.
The proposed facility will provide coverage in the vicinity of on I-64, US-250, and VA-613, which currently has low to marginal wireless coverage. The applicant notes the following regarding maps, calculations, and other proprietary business information:

Va. Code § 15.2-2316.4:2 provides as follows:
"A. In its receiving, consideration, and processing of a complete application submitted under subsection A of § 15.2-2316.4:1 or for any zoning approval required for a standard process project, a locality shall not:
2. Require an applicant to provide proprietary, confidential, or other business information to justify the need for the project, including propagation maps and telecommunications traffic studies…"

e. At least one letter of commitment from a wireless communications provider committing to locate on the new freestanding WCF.
The applicant for the proposed WCF is The Towers, LLC a joint venture of Vertical Bridge and Verizon Wireless, who will occupy the highest level of the structure.

(2) Location and geographic search area. A vicinity map delineating the location and classification of all major public or private streets and rights-of-way, driveways, public parking areas, pedestrian ways, trails

and bikeways within 500 feet of the subject property's boundary, including zoning district boundaries and the geographic search area overlaid on the map, together with a list of property owners within 1,000 feet in agriculturally zoned (A-1 and A-2 districts) and 500 feet in all other districts of the subject property and keyed to the map. The map shall be prepared at a scale sufficient to clearly identify the required features. A list compiled from Louisa County tax assessment records shall be sufficient compliance with this requirement.

The applicant has provided a vicinity map on Sheet Z-1 of the plans and a list of property owners within 1,000 feet of the subject property, which is an A-2 zoned district.

(3) Visual impact. The applicant shall provide simulated photographic evidence of the proposed WCF's appearance from any and all residential dwellings or lots within 1,000 feet or vantage points approved by the community development department including the facility types the applicant has considered and the impact on adjacent properties including:

a. Overall height.
b. Configuration.
c. Physical location.
d. Mass and scale.
e. Materials and color.
f. Illumination.
g. Architectural design.

The applicant conducted a balloon test on August 18, 2026. An orange balloon, three feet in diameter, was raised to a height of 199 feet nearby to the proposed self-support tower location. The balloon was then photographed from the public right of way in front of the surrounding lots. The applicant has provided a photo simulation package developed from the balloon test depicting the visual impact of the proposed facility on the surrounding area.

The applicant shall provide a statement as to the potential visual and aesthetic impacts of the proposed WCF on all adjacent residential zoning districts. Concealed and monopole-type structures are preferred.

The proposed facility will be 199 feet tall and therefore will be visible from some parts of the surrounding area. However, the facility will be of a self-support design; it will be finished in a neutral, matte galvanized steel color; the FAA will not require illumination; and the equipment compound will be screened by existing trees. These design features along with the wooded character of the surrounding area will minimize the visual impact on the area. The visual study conducted during the balloon test on August 18, 2026 demonstrated the tower will generally not be visible from the surrounding area except from the closest area along Poindexter Rd.

(4) Height. It is intended that all new WCFs be 199 feet or less in height. Under no circumstance shall any WCF exceed 300 feet. All new WCFs in excess of 199 feet shall be subject to the following additional requirements:

a. Evidence that the WCF service area will be so substantially compromised that there would be a requirement of additional WCFs within a distance of two miles.

b. The WCF shall be designed to allow for a future reduction of elevation to no more than 199 feet, or the replacement of the WCF with a monopole- type structure at such time as the wireless network had developed to the point that such heights can be justified.

The proposed WCF is 199 feet tall and is in compliance with this section.

(5) Design for collocation. All freestanding WCFs should be engineered and constructed to accommodate collocation.

The proposed WCF will be designed with structural capacity to accommodate collocation at four (4) levels of the self-support tower.

(6) Certificate of conformance with FAA regulations. Proof of compliance and documentation of the manner of compliance with 14 C.F.R. Part 77, subpart C, "Standards for Determining Obstructions to Air Navigation or Navigational Aids or Facilities."

The applicant has provided an FCC TOWAIR report showing notice is not required and there are no airports within five (5) miles of the structure.

(7) Conformance with comprehensive plan. All applications must show conformance with the Louisa County Comprehensive Plan.

The Louisa County Comprehensive Plan 2040 lays out strategies for growth in Chapter 3: Land Use. The Land Use Plan identifies in its vision a, "focus on high quality development in the desired established growth areas to efficiently deliver opportunities and services to the citizens of Luisa County." Goal 2 of the Land Use Plan is to, "Encourage compact cluster development in growth areas."

The proposed WCF is located in the Zion Crossroads Designated Growth Area on the County's Future Land Use Map, in an area designated as Mixed Use. Approval of this Conditional Use request would allow the expansion of high-quality wireless communications that would support existing and future residents in the Growth Area, as well as commercial and civic activities, all of which increasingly rely on communications infrastructure for everyday life. Wireless communications enable remote work, support advanced agricultural applications, improve processes for commercial business. In addition, the proposed WCF would provide effective access to 911 first responders: fire; EMS; police.

Current and future rural residents in the area would benefit from enhanced wireless communications, while experiencing little impact from the facility. The proposed wireless communications facility would therefore support, and not conflict with Louisa County's Comprehensive Plan.

(8) Site plan required. WCFs greater than 100 feet in height must comply with article IV, division II of this chapter.
The applicant acknowledges compliance with this section.

Sec. 86-667. Conditional use permit requirements.
Where a conditional use permit is required under the provisions of section 86-665, the following provisions shall apply. To the extent necessary to comply with the policies of the county comprehensive plan, an application pursuant to chapter 86 of this Code may be processed and acted upon simultaneously with the process set forth below. The conditional use permit approval process shall generally follow the process set forth in section 86-43 of this Code, with the following additional procedures:
(1) Pre-application meeting. Prior to submitting a conditional use permit application, the applicant shall meet with county staff to discuss the process and requirements of the County Code and the comprehensive plan. At the time of the pre-application meeting, the applicant shall demonstrate that the following notice was mailed via certified U.S. Mail, postage prepaid, to all other wireless service providers licensed to provide service within the county:
"Pursuant to the Louisa County Zoning Ordinance, article I, division V, we are hereby providing you with notice of our intent to meet with county staff in a pre-application meeting to discuss the location of a freestanding wireless communications facility that would be located at _____ (physical address, latitude and longitude, Louisa County tax map number). In general, we plan to construct a support structure _____ feet in height for the purpose of providing _____ (type of service). Please inform county staff if you have any desire to place additional wireless facilities or equipment within a two-mile radius of the proposed facility. Please provide both us and county staff with such information within 20 business days of receipt of this letter. Your cooperation is sincerely appreciated. Sincerely, _____ (name of applicant)."

The applicant met with county staff for a pre-application meeting on July 10, 2026 to discuss the proposed WCF. The applicant provided U.S. Postal Service registered mail receipts as evidence that the above statement was mailed to other wireless providers prior to the meeting. Those receipts are included in this application.

(2) Balloon test. For WCF's proposed to be greater than 100 feet in height; the applicant shall carry out a balloon test prior to submittal of a conditional use permit application. The applicant shall arrange to raise a colored balloon no less than three feet in diameter to the maximum height of the proposed WCF and within 50 horizontal feet of the proposed antenna support structure.

The applicant shall inform county staff and abutting property owners of the date and time of balloon test in writing at least 14 days in advance. The applicant shall cause the date, time, and location of the balloon test to be advertised in a newspaper of general circulation at least seven but no more than 14 days prior to the test date. The balloon shall be flown for at least four consecutive hours during daylight hours on the date chosen. The applicant shall record the weather during the balloon test.

The applicant conducted a balloon test on August 18, 2026 from 8 a.m. until 12 p.m. Written notice of the date and time of the balloon test was mailed to adjacent property owners and sent by electronic mail to county staff and officials on August 13, 2026. A legal notice of the balloon test was published in the August 6, 2026 edition of the Central Virginian newspaper. Copies of the notice letters and affidavit of legal notice are included in this application. The applicant satisfied the criteria for public notice in this subsection.

(3) Planning commission. The planning commission shall hold a public hearing following notice and advertisement as set forth in Code of Virginia, § 15.2-2204 and make a recommendation to the board of supervisors within 90 days of the date of application, unless the applicant agrees in writing to an extension of the time for a recommendation. Failure to make a recommendation will be construed to be a recommendation of approval to the board of supervisors.

(4) Board of supervisors. Following recommendation of the planning commission, the board of supervisors shall hold a public hearing following notice and advertisement as set forth in Code of Virginia, § 15.2-2204 and approve or disapprove the application.

(5) Final site plan approval.

State law reference(s)— Code of Virginia, §§ 15.2-2204, 15.2-2285(B); 47 U.S.C. § 332(c)(7)(B)(ii).

The applicant notes compliance with subsections (3), (4), and (5) above.

Sec. 86-668. Certificate of compliance or special use permit requirements.

This section is not applicable to this application.

Sec. 86-669. Uses for which no conditional use permit or special use permit is required.

This section is not applicable to this application.

Sec. 86-670. Exempt installations.

This section is not applicable to this application.

Sec. 86-671. Mitigation and replacements.

This section is not applicable to this application.

Sec. 86-672. Development standards for attached, collocated, and combined licensed frequency WCF's.

This section is not applicable to this application.

Sec. 86-673. Setbacks.

New freestanding WCFs and equipment compounds shall be subject to the setbacks prescribed in this section.

(1) WCFs are subject to the accessory structure setbacks for side and rear yards applicable to the zoning district in which they are located, subject to the provisions contained in this section.
The proposed WCF is located in an A-2 Agricultural district. The side yard setback in this district is 20 feet and the rear yard setback is 35 feet. The closest side parcel line to the proposed equipment compound is the side parcel line, 60 feet to the east. The rear parcel line is 40 feet from the proposed compound. The facility is in compliance with the district setbacks.

(2) For freestanding antenna support structures, if the antenna support structure is to be constructed using breakpoint design technology, the minimum distance from the nearest occupied residential structure, whether or not it is located on the same parcel, must be equal to or greater than 100 percent of the distance from the top of the structure to the breakpoint level of the structure.
The proposed 199' WCF will be constructed using breakpoint design technology with an engineered breakpoint at the 139' level of the self-support tower. The distance from the top of the structure to the breakpoint is 60'. The nearest occupied residential structure is 1,250' to the east. The proposed facility is in compliance with the required minimum setback to a dwelling.

(3) Certification by a registered professional engineer licensed by the commonwealth of the breakpoint design and the design's fall radius must be provided together with the other information required herein from an applicant. The property owner may request a waiver to this requirement as a part of the conditional use permit or special use permit process.
The applicant has provided a letter from Dewberry Engineers, stamped by Professional Engineer Hillary G. Siegall and dated September 4, 2026 certifying the breakpoint design and fall radius of the proposed support structure.

(4) For freestanding antenna support structures, if the antenna support structure has not been constructed using breakpoint design technology, the minimum distance from the nearest occupied residential structure must be equal to or greater than 110 percent of the height of the proposed antenna support structure.
This subsection is not applicable to this application due to the structure being designed with breakpoint technology.

(5) Notwithstanding the provisions of section 86-18 of this Code, the road setback for pole-mounted wireless communication facilities in all districts shall be 25 feet from the edge of the easement or right-of-way line. All roads shall be deemed to have a minimum right-of-way width of 50 feet and setbacks should be measured accordingly from the edge of the right-of-way.
The proposed self-support tower will be set back 75 feet from the VA-613 right-of-way edge and is in compliance with this subsection.

(6) The setback provisions of section 86-18.1 of this Code are not affected by this subsection.
Section 86-18 of the Code is Reserved

(7) An attached, collocated, or combined WCF is subject to the setbacks of the structure to which it is attached. If the structure has a lawfully nonconforming setback, then such lawfully nonconforming setback prevails.
This subsection is not applicable to this application.

Sec. 86-674. Development standards for freestanding antenna support structures greater than one hundred feet in height.

(a) Setbacks. New freestanding WCFs and equipment compounds shall be subject to the setbacks prescribed below:

(1) If the antenna support structure has been constructed using breakpoint design technology (section 86-13, definitions), the minimum setback distance shall be equal to 100 percent of the distance from the top of the structure to the highest breakpoint level of the structure.

The proposed 199-foot facility will have an engineered breakpoint at the 139-foot level of the structure. The distance from the top of the structure to the breakpoint is 60 feet, which establishes the setback distance. The self-support tower will be located 75' from the front parcel line, and is in compliance with the minimum setback requirement of this subsection.

(2) Certification by a registered professional engineer licensed by the State of Virginia of the breakpoint design and the design's fall radius must be provided together with the other information required herein from an applicant.

The applicant has provided a letter from Dewberry Engineers, stamped by Professional Engineer Hillary G. Siegall and dated September 4, 2026 certifying the breakpoint design and fall radius of the proposed support structure.

(3) If the antenna support structure has not been constructed using breakpoint design technology, the minimum setback distance shall be equal to 110 percent of the height of the proposed antenna support structure.

This subsection is Not Applicable to this application because the proposed antenna support structure will use breakpoint design technology.

(4) However, in all instances, the minimum setback distance from the setback line of any residentially zoned property, with an inhabited residence or proposed residences, shall be at least 200 percent of the height of the entire proposed structure.

All adjoining properties are zoned A-2 Agricultural. Therefore, this subsection is Not Applicable.

(b) Equipment cabinets. Cabinets shall not be visible from the path of travel on the nearest public or private road. Cabinets may be provided within the principal building, behind a screen on a rooftop, or on the ground within the fenced-in and screened equipment compound.

All equipment cabinets will be screened from view of the nearest public and private roads by a combination of planted landscaping and the existing mature vegetation surrounding the property.

(c) Fencing. All equipment compounds shall be enclosed with a fence, or wall, and gate, at least six feet in height.

The applicant is proposing a six (6)-foot chain link fence.

(d) Screening buffers. A screening buffer, with a minimum buffer width of ten feet, shall be provided around all antenna support structures and equipment compounds. Screening shall meet the following standards:

(1) Landscaping consisting of one evergreen tree every ten linear feet on average, or an eight-foot tall opaque fence and gate(s), subject to the following standards:

a. No invasive plant species may be planted.

b. Required evergreen trees shall be planted at a minimum height of six feet.

c. More than one species of tree shall be used when planting a landscape screen.

d. Fences shall be constructed of wood, wrought iron, or masonry materials.

e. Fences used to meet the screening requirements of this subsection may be counted towards meeting the requirement of subsection (b).

(2) An evergreen hedge row planted adjacent to any road, street, or private lane, subject to the following criteria:

a. No invasive species may be planted.

b. Required shrubs shall be planted at a minimum height of 24 inches tall or minimum container size of three gallons.

c. More than one species of shrub shall be used.

(3) When existing site conditions restrict or significantly limit the implementation of the above design standards or substantially comply with the above standards, an alternative design may be accepted by the zoning administrator, provided that it substantially complies with this subsection.

The applicant is proposing planted landscape screening in compliance with this subsection and details are shown on Sheet Z-5 of the Plans.

(e) Signage. Commercial messages shall not be displayed on any WCF. In addition to the provisions of article VI of chapter 86 of this Code, noncommercial signage shall be subject to the following:

(1) The only signage that is permitted upon an antenna support structure, equipment cabinets, or fence shall be informational, and for the purpose of identifying the antenna support structure (such as ASR registration number), as well as the party responsible for the operation and maintenance of the facility; i.e., the address and telephone number, security or safety signs, and property manager signs (if applicable).

The applicant affirms compliance with this subsection. Proposed signage is shown on Sheet Z-7 of the Plans.

(2) If more than 220 voltage is necessary for the operation of the facility and is present in a ground grid or in the antenna support structure, signs located every 20 feet and attached to the fence or wall shall display in large, bold, high contract letters (minimum height of each letter four inches) the following: "HIGH VOLTAGE - DANGER."

The applicant affirms compliance with this subsection.

(f) Lighting. Lighting on WCFs shall not exceed the Federal Aviation Administration (FAA) minimum standards. All other lighting shall be subject to the following requirements:

(1) Any lighting required by the FAA must be of the minimum intensity and number of flashes per minute (i.e., the longest duration between flashes) allowable by the FAA. Dual lighting standards are required and strobe light standards are prohibited unless required by the FAA. The lights shall be oriented so as not to project directly onto surrounding property, consistent with FAA requirements.

Due to the 199-foot overall height of the support structure no lighting is required by the FAA, and the applicant affirms no lighting will be placed on the support structure.

(2) Any security lighting for on-ground facilities and equipment shall be in compliance with dark sky lighting standards as approved by the County.

The applicant affirms any lighting within the equipment compound will comply with this subsection.

(g) Equipment compound. An equipment compound shall not be used for the storage of any excess equipment or hazardous materials. No outdoor storage yards shall be allowed in a WCF equipment compound, nor shall compound be used as habitation.

The applicant affirms compliance with this subsection.

(h) Compliance with federal standards. All WCFs must at all times comply with all state and federal standards for interference protection and emissions of electromagnetic radiation.

The applicant affirms compliance with this subsection.

(i) Sounds. No unusual sound emissions such as alarms, bells, buzzers, or the like are permitted. Generators shall not be stored or operated at WCFs except during power outages.

The applicant affirms compliance that no unusual sounds will be emitted from the compound. Verizon Wireless, and possibly future collocators, may install a sound-attenuated emergency backup power generator that would operate in the case of electrical power failure. The generator may also cycle periodically to test functionality. This equipment testing is necessary to ensure communications availability in emergency situations such as storms when citizens and emergency responders must have access to wireless networks.

(j) Parking. One parking space is required for each antenna support structure or equipment compound. The space must be provided within the leased area, the equipment compound, or the development area shown on the site plan.

The proposed facility adjoins a parking area on the subject property which is shown on Sheet Z-2 of the Plans.

Sec. 86-675. Abandoned and nuisance structures.

(a) Owner's responsibility. It is the responsibility of the owner of a wireless communication facility to maintain it in safe and usable condition and remove it once its useful life has ended. The board of supervisors finds and declares that wireless communication facilities that fall into disrepair and become unsafe are a danger to the public health, safety, and general welfare.

(b) Notice to repair. If the county determines that a wireless communication facility is in unsafe condition, the county administrator may issue a written notice to the owner of the wireless communication facility or the property on which it is located, or both, demanding that the nuisance be abated within 30 days or such period of time as the county building official may determine is reasonable.

(c) Abatement of nuisance by judicial action. If a wireless communication facility is in unsafe condition and the owner does not abate the nuisance in accordance with subsection (b) above, the county attorney may institute action in the appropriate court to enjoin the nuisance. This subsection does not in any way limit other remedies that the county may pursue.

(d) Immediate nuisance. Notwithstanding the provisions of subsections (b) and (c) above, if the county building official determines that a wireless communication facility presents an imminent and immediate threat to life or property, then the county administrator may cause such facility to be abated, razed, or removed, and the county attorney may institute action in the appropriate court to recover necessary costs incurred for the removal and for any public emergency services reasonably required to abate the nuisance.

State law reference(s)—Code of Virginia, § 15.2-900.

The applicant affirms compliance with this section.

Secs. 86-676—86-681. Reserved

Conclusion:

The Towers, LLC is confident that the proposed Wireless Communication Facility meets the Land Development Regulations' criteria for approval of Conditional Use Permits and is in accord with the goals and objectives set forth in Louisa County's Comprehensive Plan. Approval of this application will support the provision of Verizon's full range of wireless communications and data services within an area of the County that currently needs greater access to high quality voice, data and broadband services. While this facility will directly benefit customers in close proximity to this site, it will also facilitate greater improvements to Verizon's overall network in Louisa County by offloading strains on other existing facilities in nearby areas. This is because the total number of users who are relying on services currently provided by neighboring on-air sites will be reduced, which means those sites will then have fewer users that are competing for access to the network.

The tower serving this facility will meet the County's design preferences of a galvanized finish for the self-support structure. The base station cabinet and H-frame stand will be screened from off-site views by the planted landscape screening and existing mature vegetation. Therefore, it will not impose any unexpected, adverse impacts upon the neighboring properties or the adjacent roadways.

Sincerely,



Stuart P. Squier, AICP
GDNsites
Site Development Consultant to The Towers, LLC

Exhibit D

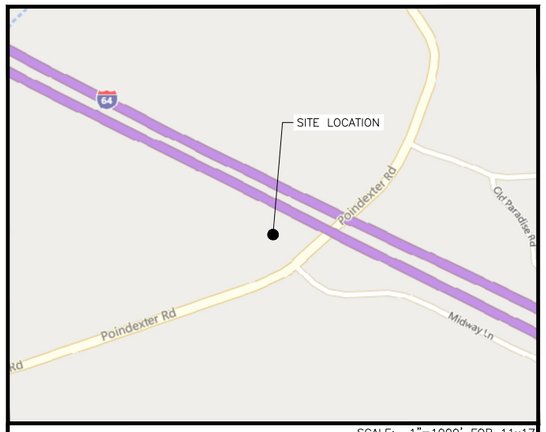
PROJECT DESCRIPTION

THIS PROJECT INCLUDES THE INSTALLATION OF A TELECOMMUNICATIONS FACILITY CONSISTING OF A SELF-SUPPORT LATTICE TOWER, LAND SPACE FOR CARRIER EQUIPMENT, AND A UTILITY BACKBOARD WITHIN A FENCED COMPOUND LOCATED WITHIN A NEW PREMISES ACCESSIBLE BY A PROPOSED GRAVEL ROAD. VERIZON WIRELESS IS INTENDED TO BE THE ANCHOR TENANT WITHIN THE PROPOSED COMPOUND.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE GOVERNING AUTHORITIES:

- 2021 INTERNATIONAL BUILDING CODE (IBC)
  - SECTION 1609 WIND LOADS, EXCEPTION #5 REFERENCING TIA-222
- 2020 NATIONAL ELECTRIC CODE (NEC)
- 2018 NFPA 101 LIFE SAFETY CODE
- AMERICAN CONCRETE INSTITUTE
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION
- STEEL CONSTRUCTION MANUAL, 15TH EDITION
- ANSI/TIA-222-H
- LOCAL BUILDING CODE
- STATE BUILDING CODE
- CITY/COUNTY ORDINANCES



APPROXIMATE TRUE NORTH

SCALE: 1"=1000' FOR 11x17
1"=500' FOR 22x34

LOCATION MAP 0' 500' 1000'

PROJECT INFORMATION

SITE NUMBER:	US-VA-5359
SITE NAME:	3_NOTCH RD
PROPERTY ADDRESS:	409 POINDEXTER ROAD, LOUISA, VA 23093
MAILING ADDRESS:	1 WOOLFOLK AVENUE, LOUISA, VA 23093
PARCEL NUMBER:	52 53
DEED BOOK REFERENCE:	D.B. 468 & PG. 261
ACREAGE:	2.5
ZONING CLASSIFICATION:	A2
ZONING JURISDICTION:	LOUISA COUNTY
SITE TYPE:	RAWLAND
STRUCTURE TYPE:	SELF-SUPPORT LATTICE TOWER
STRUCTURE HEIGHT:	±195'
OVERALL HEIGHT:	±199'
PREMISES:	10,000 SF
AREA OF DISTURBANCE:	±16,000 SF

TOWER COORDINATES & GROUND ELEVATION*

LATITUDE:	37° 58' 06.47" N (37.968464°) (NAD83)
LONGITUDE:	78° 11' 42.30" W (-78.195083°) (NAD83)
GROUND ELEVATION:	±507.6' AMSL (NAVD88)

*PER FAA 1-A SURVEY CERTIFICATION COMPLETED BY POINT TO POINT LAND SURVEYORS, INC. DATED 06/26/26

THIS DOCUMENT WAS DEVELOPED TO REFLECT A SPECIFIC SITE AND ITS SITE CONDITIONS, AND IS NOT TO BE USED FOR ANOTHER SITE OR WHEN OTHER CONDITIONS PERTAIN. REUSE OF THIS DOCUMENT IS AT THE SOLE RISK OF THE USER.

A.D.A. COMPLIANCE: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.

verizon

US-VA-5359 (3_NOTCH RD)
409 POINDEXTER ROAD
LOUISA, VA 23093
195' SELF-SUPPORT LATTICE TOWER

DRAWING INDEX

SHEET NO.	DESCRIPTION	SHEET NO.	DESCRIPTION
T-1	TITLE SHEET		
L-1	LAND SURVEY		
L-2	LAND SURVEY		
L-3	LAND SURVEY		
Z-1	OVERALL SITE PLAN		
Z-2	SITE PLAN		
Z-3	ENLARGED SITE PLAN		
Z-4	TOWER ELEVATION		
Z-5	LANDSCAPING PLAN		
Z-6	DETAILS		
Z-7	SITE SIGNAGE		

REVISIONS

REV. NO.	DESCRIPTION	BY	DATE
0	FOR ZONING	BRP	08/05/26
1	COUNTY COMMENTS	DJW	10/14/26

DIRECTIONS

FROM DEWBERRY OFFICE (4805 LAKE BROOK DRIVE, GLEN ALLEN, VA 23060):

TURN LEFT ONTO LAKE BROOK DRIVE; 0.2 MILES, USE THE RIGHT LANE TO TURN RIGHT ONTO NUCKOLS ROAD; 0.4 MILES, USE THE RIGHT LANE TO MERGE ONTO I-295S VIA THE RAMP TO I-64W/CHARLOTTESVILLE; 0.4 MILES, MERGE ONTO I-295N; 1.5 MILES, USE THE RIGHT LANE TO TAKE EXIT 53A FOR I-64/VA-288/CHARLOTTESVILLE; 0.5 MILES, MERGE ONTO I-64W; 34.0 MILES, TAKE EXIT 143 FOR VA-208 TOWARD LOUISA/FERNCLIFF; 0.3 MILES, TURN LEFT ONTO VA-208W; 0.6 MILES, TURN RIGHT ONTO US-250W; 5.5 MILES, TURN RIGHT ONTO STATE ROUTE 613; 0.4 MILES, TURN LEFT; 0.1 MILES, DESTINATION WILL BE STRAIGHT AHEAD

UTILITIES INFORMATION

POWER:	CENTERAL VIRGINIA ELECTRIC COOP.(CVEC) (800) 367-2832
FIBER:	VERIZON (800) 837-4966

EMERGENCY INFORMATION

CALL 911

JURISDICTION:	LOUISA COUNTY
LOCAL FIRE AND RESCUE:	(540) 967-3491
LOCAL POLICE:	(540) 967-1234

CALL BEFORE YOU DIG

va811.com Dig With CARE

CALL 3 WORKING DAYS BEFORE YOU DIG
VA 811 OR MISS UTILITY
(800) 552-7001

APPROVAL BLOCK

	APPROVED	APPROVED AS NOTED	DISAPPROVE & REVISE
VERTICAL BRIDGE DATE	☐	☐	☐
SITE ACQUISITION DATE	☐	☐	☐
ZONING DATE	☐	☐	☐
CONSTRUCTION MANAGER DATE	☐	☐	☐
RF ENGINEERING DATE	☐	☐	☐



APPROXIMATE TRUE NORTH

SCALE: 1"=2000' FOR 11x17
1"=1000' FOR 22x34

VICINITY MAP 0' 1000' 2000'

PROJECT DIRECTORY

PROPERTY OWNER:	LOUISA COUNTY VIRGINIA	
PROPERTY ADDRESS:	409 POINDEXTER ROAD, LOUISA, VA 23093	
MAILING ADDRESS:	1 WOOLFOLK AVENUE, LOUISA, VA 23093	
APPLICANT:	THE TOWERS, LLC 22 WEST ATLANTIC AVENUE, SUITE 310 DELRAY BEACH, FLORIDA 33444	
CONTACT:	LAURA HUGHES PROJECT MANAGER C: (201) 681-6183 Laura.Hughes@verticalbridge.com	
ENGINEER:	DEWBERRY ENGINEERS, INC. 4805 LAKE BROOK DRIVE, SUITE 200 GLEN ALLEN, VIRGINIA 23060	
CONTACTS:	HILLARY SIEGALL, PE SENIOR ASSOCIATE, SENIOR PROJECT MANAGER O: (804) 205-3348 hsiegall@dewberry.com	
	MORGAN WAGNER, EIT STAFF ENGINEER O: (804) 767-4707 mowagner@dewberry.com	
SITE ACQUISITION:	NATE HOLLAND	C: (757) 305-8420
ZONING:	STUART SQUIER	C: (804) 901-7433
CONSTRUCTION:	BRIAN BELSKI	C: (803) 237-2451
UTILITIES:	STEPHEN LOFTHEIM	O: (804) 767-4702
ENVIRONMENTAL:	TBD	

vertical bridge
THE TOWERS, LLC
22 WEST ATLANTIC AVENUE, SUITE 310
DELRAY BEACH, FLORIDA 33444

Dewberry
Dewberry Engineers Inc.
4805 Lake Brook Drive, Suite 200
Glen Allen, VA 23060
Phone: 804.290.7957
Fax: 804.290.7958
www.dewberry.com

NO.	SUBMITTAL	DATE
1	COUNTY COMMENTS	10/14/26
0	FOR ZONING	08/05/26

DRAWN BY: DJW DATE: 10/14/26
REVIEWED BY: MKW DATE: 10/14/26
CHECKED BY: HGS DATE: 10/14/26

PROJECT NUMBER: 50188061

PROJECT TITLE:
US-VA-5359
(3_NOTCH RD)

ENGINEER STAMP:
COMMONWEALTH OF VIRGINIA
HILLARY G. SIEGALL
Lic No. 0402061023
10/14/26
PROFESSIONAL ENGINEER

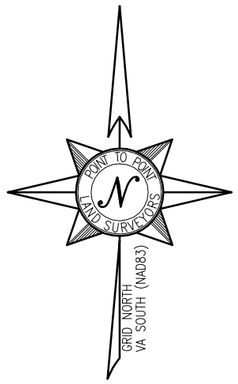
DRAWING TITLE:
TITLE

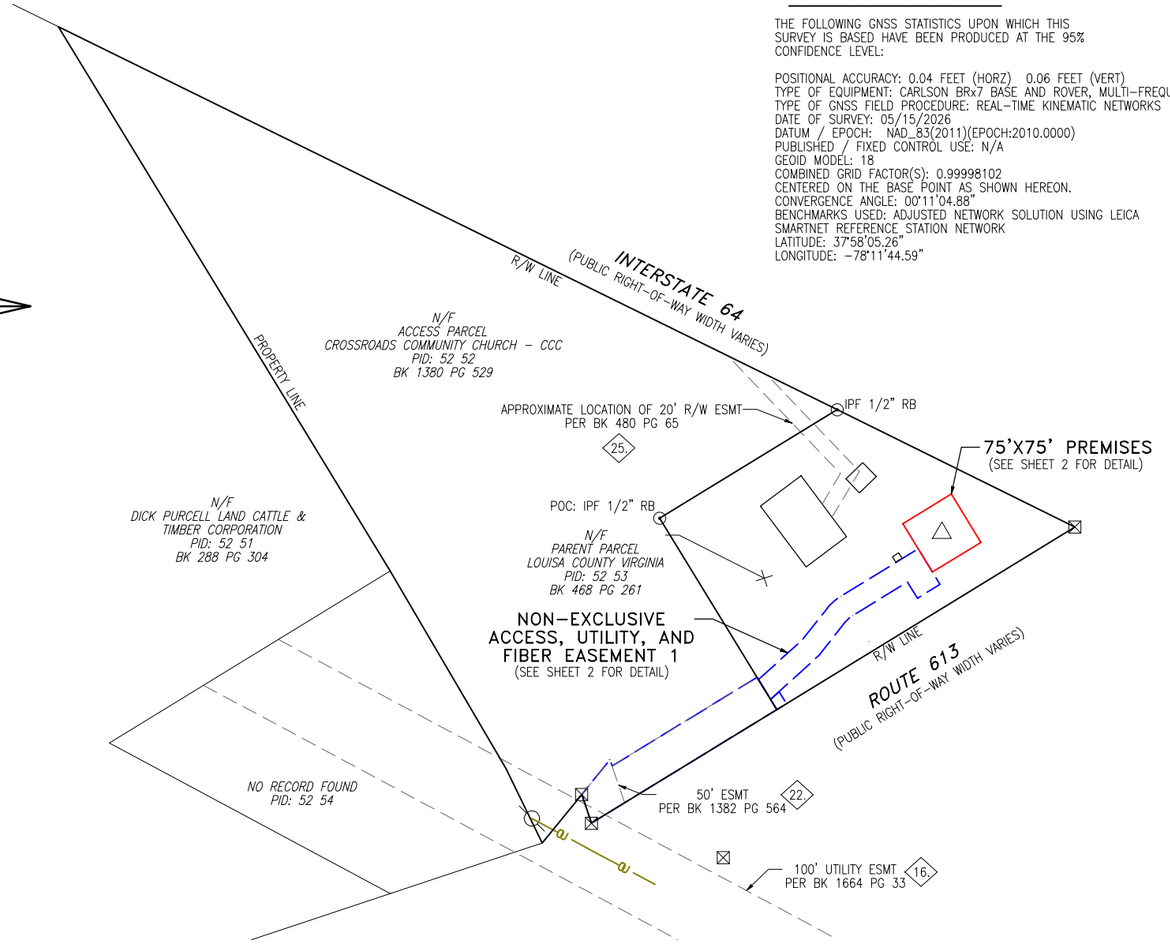
DRAWING SCALE: AS NOTED
DATE: 10/14/26

NSB

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND/OR LOCAL LAWS

DRAWING NUMBER:
T-1





GNSS NOTES

THE FOLLOWING GNSS STATISTICS UPON WHICH THIS SURVEY IS BASED HAVE BEEN PRODUCED AT THE 95% CONFIDENCE LEVEL:

POSITIONAL ACCURACY: 0.04 FEET (HORZ) 0.06 FEET (VERT)
TYPE OF EQUIPMENT: CARLSON BRx7 BASE AND ROVER, MULTI-FREQUENCY
TYPE OF GNSS FIELD PROCEDURE: REAL-TIME KINEMATIC NETWORKS
DATE OF SURVEY: 05/15/2026
DATUM / EPOCH: NAD_83(2011)(EPOCH:2010.0000)
PUBLISHED / FIXED CONTROL USE: N/A
GEOID MODEL: 18
COMBINED GRID FACTOR(S): 0.99998102
CENTERED ON THE BASE POINT AS SHOWN HEREON.
CONVERGENCE ANGLE: 00°11'04.88"
BENCHMARKS USED: ADJUSTED NETWORK SOLUTION USING LEICA SMARTNET REFERENCE STATION NETWORK
LATITUDE: 37°58'05.26"
LONGITUDE: -78°11'44.59"



VICINITY MAP

NOT TO SCALE

GENERAL NOTES

* THIS SPECIFIC PURPOSE SURVEY IS FOR THE LEASED PREMISES AND EASEMENTS ONLY. THIS SPECIFIC PURPOSE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE TOWERS, LLC AND EXCLUSIVELY FOR THE TRANSFERRAL OF THE LEASED PREMISES AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE FEE SIMPLE TRANSFERRAL OF THE PARENT PARCEL NOR ANY PORTION OR PORTIONS THEREOF. BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM TAX MAPS AND DEED DESCRIPTIONS ONLY. NO BOUNDARY SURVEY OF THE PARENT PARCEL WAS PERFORMED.

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: GEOMAX ZOOM ROBOTIC AND CARLSON BRx7 BASE AND ROVER [DATE OF LAST FIELD VISIT: 05/15/2026]. SEE GNSS NOTES FOR GNSS EQUIPMENT.

THE 1' CONTOURS AND SPOT ELEVATIONS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE ADJUSTED TO NAVD 88 DATUM (COMPUTED USING GEOID18) AND HAVE A VERTICAL ACCURACY OF ± 0.5'. CONTOURS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE.

BEARINGS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE BASED ON VIRGINIA GRID NORTH (NAD 83) SOUTH ZONE.

PER GRAPHICAL INTERPRETATION OF THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X (AREA OF MINIMAL FLOOD HAZARD). COMMUNITY PANEL NO.: 51109C0275C DATED: 07/22/2020

NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SPECIFIC PURPOSE SURVEY.

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS.

ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT ANY UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT ANY UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.

NOT ALL IMPROVEMENTS SHOWN HEREON.

THERE WERE NO VISIBLE ENCROACHMENTS AFFECTING THE LEASE AREA, OR ANY OF THE EASEMENTS, AT THE TIME THE SURVEY WAS COMPLETED.

THE LEASE AREA AND ALL EASEMENTS LIE ENTIRELY WITHIN THE PARENT PARCEL

THE ACCESS AND UTILITY EASEMENTS GO TO A CONFIRMED PUBLIC RIGHT-OF-WAY

SURVEYOR'S CERTIFICATION

VERTICAL BRIDGE NEW CERT: I HEREBY CERTIFY TO: VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, ITS LENDERS, AND ADMINISTRATIVE AGENTS AND EACH OF THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, AND TOWER TITLE, LLC.

COMMONWEALTH OF VIRGINIA
G. DARRELL TAYLOR
Lic. No. 2985
LAND SURVEYOR

I HEREBY CERTIFY THAT THIS MAP IS CORRECT AND THAT ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

G. DARRELL TAYLOR, PLS — 07/01/2026 DATE

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION.

* SPECIFIC PURPOSE SURVEY PREPARED BY:

POINT TO POINT LAND SURVEYORS
P2P
100 Governors Trace, Ste. 103
Peachtree City, GA 30269
(p) 678.565.4440 (f) 678.565.4497 (w) p2pls.com

SPECIFIC PURPOSE SURVEY PREPARED FOR:

vertical bridge
THE TOWERS, LLC
22 W ATLANTIC AVE,
SUITE 310
DELRAY BEACH, FLORIDA 33444

3_NOTCH RD
SITE NO. US-VA-5359
GREEN SPRINGS MAGISTERIAL DISTRICT,
LOUISA COUNTY, VIRGINIA

PARENT PARCEL

OWNER: LOUISA COUNTY, VIRGINIA, AS TO TOWER PARCEL; CROSSROADS COMMUNITY CHURCH-CCC, A VIRGINIA CORPORATION, AS TO ACCESS PARCEL

SITE ADDRESS: 385 POINDEXTER STREET, LOUISA, VA 23093

PARCEL ID: 52 53

AREA: 2.5 ACRES (PER TAX ASSESSOR)

REFERENCE: DEED BOOK 1814 PAGE 447
PLAT BOOK 468 PAGE 261

100 0 200 400
GRAPHIC SCALE IN FEET
SCALE: 1" = 200' (11x17)

NO.	DATE	REVISION
1.	7/1/26	COMMENTS

DRAWN BY: MK
CHECKED BY: DMM
APPROVED: D. MILLER
DATE: JUNE 26, 2026
P2P JOB #: 260706VA

SHEET: 1 OF 3

E:\Point To Point Dropbox\P2P Current Jobs\2026\260706VA-3_Notch RD\260706VA.pro

LEGEND

POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
IPS	IRON PIN SET
IPF	IRON PIN FOUND
CRB	CAPPED REBAR
RB	REBAR
OTP	OPEN TOP PIPE
SSMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE
INV	INVERT
EP	EDGE OF PAVEMENT
BC	BACK OF CURB
OU	OVERHEAD UTILITY
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
TR	TRANSFORMER
CLF	CHAIN LINK FENCE
BWF	BARBED WIRE FENCE
WV	WATER VALVE
WM	WATER METER
CO	SEWER CLEAN-OUT
GV	GAS VALVE
HH	HANDHOLE
CP	CONCRETE PAD
BFO	BURIED FIBER OPTIC
N/F	NOW OR FORMERLY
R/W	RIGHT-OF-WAY

FIRE HYDRANT
CONCRETE MONUMENT FOUND
TELCO PEDESTAL
UTILITY POLE
GUY WIRE ANCHOR
BURIED FIBER OPTIC MARKER
BENCHMARK

811 CALL BEFORE YOU DIG

PARENT PARCEL

(PER COMMITMENT NO. VTB-221099-C)

TOWER TRACT:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND LYING AND BEING SITUATE IN GREEN SPRINGS MAGISTERIAL DISTRICT, LOUISA COUNTY, VIRGINIA, CONSISTING OF 2.5 ACRES, MORE OR LESS, AS DESCRIBED ON A PLAT OF SURVEY BY JAMES H. BELL, DATED JANUARY 18, 1993, A COPY OF WHICH IS RECORDED IN THE CLERK.S OFFICE OF THE CIRCUIT COURT OF LOUISA COUNTY, VIRGINIA, IN DEED BOOK 468, PAGE 261.

PARCEL ID MAP 52 LOT 53 / 23274 (TOWER)

THIS BEING THE SAME PROPERTY CONVEYED TO LOUISA COUNTY, VIRGINIA FROM ZION CROSSROADS VOLUNTEER FIRE DEPARTMENT, INC., A VIRGINIA NONSTOCK CORPORATION, IN A DEED DATED OCTOBER 29, 2021 AND RECORDED DECEMBER 22, 2021, IN BOOK 1814 PAGE 447. ACCESS TRACT:

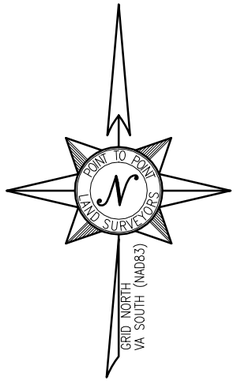
ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND, GENERALLY TRIANGULAR IN SHAPE, LYING AND BEING SITUATED IN GREEN SPRINGS MAGISTERIAL DISTRICT, LOUISA COUNTY, VIRGINIA, NEAR ZION CROSS ROADS, CONTAINING 8.582 ACRES, MORE OR LESS, AS SHOWN ON THAT CERTAIN PLAT MADE BY BELL LAND SURVEYS LLC DATED MAY 2, 2014 ENTITLED "PLAT OF BOUNDARY SURVEY, TM 52-52, 8.582 ACRES, STANDING IN THE NAME OF LOIS W. WEBB ESTATE, GREEN SPRINGS MAGISTERIAL DISTRICT, LOUISA COUNTY, VIRGINIA", A COPY OF WHICH PLAT IS ATTACHED HERETO AS EXHIBIT "C" AND INTENDED TO BE RECORDED AS A PART HEREOF FOR A MORE PARTICULAR DESCRIPTION OF THE PROPERTY. THIS CONVEYANCE IS MADE SUBJECT TO ALL EASEMENTS AND CONDITIONS OF RECORD AS THE SAME MAY LAWFULLY APPLY AND TO MATTERS WHICH APPEAR ON THE ATTACHED PLAT OF SURVEY AND SPECIFICALLY TO THE NON-EXCLUSIVE RIGHT OF ZION CROSSROADS VOLUNTEER FIRST DEPARTMENT, INC. IN AND TO THE USE OF THE PRIVATE ACCESS ROAD AS SAID ROAD IS SHOWN ON THE ATTACHED PLAT OF SURVEY AND AS SET FORTH OF THE DEED OF RECORD IN DEED BOOK 468 AT PAGE 257.

PARCEL ID MAP 52 LOT 52 / 17033 (ACCESS)

THIS BEING THE SAME PROPERTY CONVEYED TO CROSSROADS COMMUNITY CHURCH-CCC, A VIRGINIA CORPORATION FROM LISA LYNN ZEB WILLIAMSON AND LESLIE S. WEBB, JR., CO-EXECUTORS OF THE ESTATE OF LOIS WELLS WEBB AND AS TRUSTEES UNDER THE LOIS WELLS WEBB REVOCABLE TRUST AGREEMENT DATED JUNE 15, 2000, IN A DEED DATED OCTOBER 30, 2014 AND RECORDED NOVEMBER 4, 2014, IN BOOK 1380 PAGE 529.

THIS BEING THE SAME PROPERTY CONVEYED TO CROSSROADS COMMUNITY CHURCH-CCC, A VIRGINIA CORPORATION FROM LESLIE S. WEBB, JR., IN A DEED DATED JULY 6, 2020 AND RECORDED AUGUST 14, 2020, IN BOOK 1691 PAGE 208.

SURVEY NOT VALID UNLESS SEALED AND SIGNED

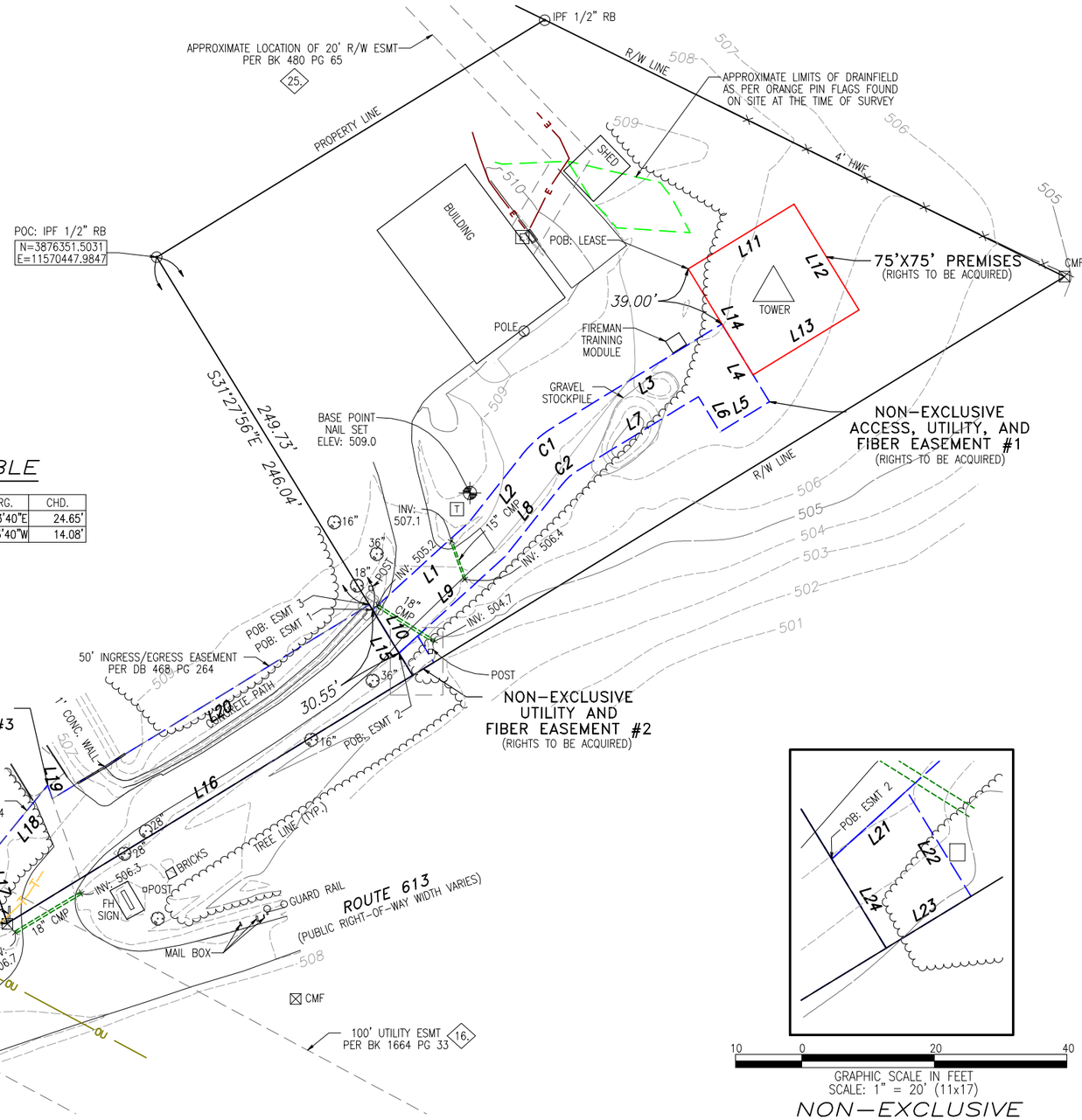


LINE TABLE

LINE	BEARING	DISTANCE
L1	N47°40'40"E	78.81'
L2	N38°15'17"E	51.94'
L3	N58°32'04"E	119.55'
L4	S31°27'56"E	55.00'
L5	S58°32'04"W	35.00'
L6	N31°27'56"W	25.00'
L7	S58°32'04"W	84.55'
L8	S38°15'17"W	54.41'
L9	S47°40'40"W	87.03'
L10	N31°27'56"W	30.55'
L11	N58°32'04"E	75.00'
L12	S31°27'56"E	75.00'
L13	S58°32'04"W	75.00'
L14	N31°27'56"W	75.00'
L15	S31°27'56"E	50.00'
L16	S58°32'04"W	286.69'
L17	N18°55'13"W	39.87'
L18	N39°07'10"E	58.93'
L19	S18°55'13"E	8.72'
L20	N58°32'04"E	224.34'
L21	N47°40'40"E	15.27'
L22	S31°27'56"E	18.64'
L23	S58°32'04"W	15.00'
L24	N31°27'56"W	15.77'

CURVE TABLE

LINE	ARC	RADIUS	CHD. BRG.	CHD.
C1	24.78'	70.00'	N48°23'40"E	24.65'
C2	14.16'	40.00'	S48°23'40"W	14.08'



10 0 20 40

GRAPHIC SCALE IN FEET
SCALE: 1" = 20' (11x17)

NON-EXCLUSIVE UTILITY AND FIBER EASEMENT #2 INSET

LEGEND

POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
IPS	IRON PIN SET
IPF	IRON PIN FOUND
CRB	CAPPED REBAR
RB	REBAR
OTP	OPEN TOP PIPE
SSMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE
INV	INVERT
EP	EDGE OF PAVEMENT
BC	BACK OF CURB
OU	OVERHEAD UTILITY
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
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GV	GAS VALVE
HH	HANDHOLE
CP	CONCRETE PAD
BFO	BURIED FIBER OPTIC
N/F	NOW OR FORMERLY
R/W	RIGHT-OF-WAY

FIRE HYDRANT
CONCRETE MONUMENT FOUND
TELCO PEDESTAL
UTILITY POLE
GUY WIRE ANCHOR
BURIED FIBER OPTIC MARKER
BENCHMARK
TREE

UTILITY LEGEND

OU OU	OVERHEAD UTILITY LINE
T	UNDERGROUND TELECOMMUNICATIONS LINE
FO	UNDERGROUND FIBEROPTIC LINE
G G	UNDERGROUND GAS LINE
S S	UNDERGROUND SEWER LINE
E	UNDERGROUND ELECTRIC LINE
W	UNDERGROUND WATER LINE
UUG	UNKNOWN UNDERGROUND UTILITY LINE

COMMONWEALTH OF VIRGINIA
G. DARRELL TAYLOR
Lic. No. 2985
LAND SURVEYOR

I HEREBY CERTIFY THAT THIS MAP IS CORRECT AND THAT ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

G. DARRELL TAYLOR, PLS — 07/01/2026 DATE

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION.

* SPECIFIC PURPOSE SURVEY PREPARED BY:

POINT TO POINT LAND SURVEYORS
P2P
100 Governors Trace, Ste. 103
Peachtree City, GA 30269
(p) 678.565.4440 (f) 678.565.4497 (w) p2pls.com

SPECIFIC PURPOSE SURVEY PREPARED FOR:

verticalbridge
THE TOWERS, LLC
22 W ATLANTIC AVE,
SUITE 310
DELRAY BEACH, FLORIDA 33444

3_NOTCH RD
SITE NO. US-VA-5359
GREEN SPRINGS MAGISTERIAL DISTRICT,
LOUISA COUNTY, VIRGINIA

SITE INFORMATION

LEASE AREA: 5,625 SQUARE FEET (0.1291 ACRES)

AT CENTER OF PROPOSED TOWER:
LATITUDE: 37°58'06.47" (NAD 83) (37.968464°)
LONGITUDE: -78°11'42.30" (NAD 83) (-78.195083°)
ELEVATION = 507.6' A.M.S.L.

VERTICAL DATUM: NAVD 1988 (COMPUTED USING GEOID18)
HORIZONTAL DATUM: NAD83

BEARINGS ARE BASED ON VIRGINIA GRID NORTH (SOUTH ZONE)

40 0 80 160

GRAPHIC SCALE IN FEET
SCALE: 1" = 80' (11x17)

NO.	DATE	REVISION
1.	7/1/26	COMMENTS

DRAWN BY: MK
CHECKED BY: DMM
APPROVED: D. MILLER
DATE: JUNE 26, 2026
P2P JOB #: 260706VA

SHEET: 2 OF 3

SURVEY NOT VALID WITHOUT ALL SHEETS

E:\Point To Point Dropbox\P2P Current Jobs\2026\260706VA-3_Notch RD\260706VA.pro

TITLE EXCEPTIONS

THIS SURVEY WAS COMPLETED WITH THE AID OF TITLE WORK PREPARED BY TOWER TITLE, LLC, COMMITMENT DATE OF OCTOBER 30, 2025, BEING COMMITMENT NO. VTB-221099-C, FOR THE PARENT PARCEL, TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS.

EXCEPTIONS 1-11 ARE STANDARD AND NOT THE TYPE TO BE PLOTTED.

12. RIGHT-OF-WAY EASEMENT BETWEEN N. C. & LAURA B. RUNYAN; AND CENTRAL VIRGINIA ELECTRIC COOPERATIVE, A COOPERATIVE CORPORATION, DATED JULY 22, 1970 AND RECORDED SEPTEMBER 15, 1970 IN (BOOK) 153 (PAGE) 88 (INSTRUMENT) 1167, IN LOUISA COUNTY, VIRGINIA.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL BUT IS NOT PLOTTED HEREON BECAUSE IT LACKS A PLOTTABLE DESCRIPTION.]

13. SUPPLEMENTARY RIGHT-OF-WAY EASEMENT AGREEMENT BETWEEN GEORGE W. WEBB & LOIS W. WEBB (HUSBAND AND WIFE); AND CENTRAL VIRGINIA ELECTRIC COOPERATIVE, A CORPORATION, DATED OCTOBER 31, 1961 AND RECORDED NOVEMBER 14, 1961 IN (BOOK) 112 (PAGE) 211 (INSTRUMENT) 986, IN LOUISA COUNTY, VIRGINIA.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL BUT IS NOT PLOTTED HEREON BECAUSE IT LACKS A PLOTTABLE DESCRIPTION.]

14. CERTIFICATE BETWEEN GEORGE W. WEBB AND LOIS W. WEBB, HUSBAND AND WIFE AND STATE HIGHWAY COMMISSIONER OF VIRGINIA, DATED JANUARY 4, 1965 AND RECORDED JANUARY 7, 1965 IN (BOOK) 123 (PAGE) 475 (INSTRUMENT) 14, IN LOUISA COUNTY, VIRGINIA.

[THIS ITEM IS APPLICABLE TO ROUTE 613 WHICH PROVIDES PUBLIC ACCESS TO THE PARENT PARCEL AS SHOWN HEREON.]

15. CERTIFICATE BETWEEN GEORGE W. WEBB AND LOIS W. WEBB, HUSBAND AND WIFE, CO-TENANTS AND STATE HIGHWAY COMMISSIONER OF VIRGINIA, DATED JANUARY 17, 1966 AND RECORDED JANUARY 18, 1966 IN (BOOK) 128 (PAGE) 87 (INSTRUMENT) 67, IN LOUISA COUNTY, VIRGINIA.

[THIS ITEM IS APPLICABLE TO ROUTE 613 WHICH PROVIDES PUBLIC ACCESS TO THE PARENT PARCEL AS SHOWN HEREON.]

16. ORDER CONFIRMING COMMISSIONERS' REPORT BETWEEN CENTRAL VIRGINIA ELECTRIC COOPERATIVE AND GEORGE W. WEBB, LOIS W. WEBB, DATED MAY 27, 1972 AND RECORDED MAY 27, 1972 IN (BOOK) 164 (PAGE) 33, IN LOUISA COUNTY, VIRGINIA.

[THIS ITEM IS APPLICABLE TO THE ACCESS PARCEL AND IS PLOTTED HEREON.]

17. DEED OF EASEMENT BETWEEN GEORGE W. WEBB AND LOIS W. WEBB, HIS WIFE; AND HISTORIC GREEN SPRING, INC., DATED MARCH 17, 1973 AND RECORDED APRIL 17, 1974 IN (BOOK) 179 (PAGE) 361 (INSTRUMENT) 574, IN LOUISA COUNTY, VIRGINIA.

AFFECTED BY A(N) DEED OF ASSIGNMENT BETWEEN HISTORIC GREEN SPRINGS, INC., A CORPORATION; AND UNITED STATES OF AMERICA, DATED JUNE 6, 1978 AND RECORDED OCTOBER 2, 1978 IN (BOOK) 218 (PAGE) 491 (INSTRUMENT) 1875, IN LOUISA COUNTY, VIRGINIA.

AFFECTED BY A(N) DEED OF EASEMENT AMENDMENT BETWEEN LOIS W. WEBB, SURVIVING JOINT TENANT OF GEORGE W. WEBB, DECEASED; AND THE UNITED STATES OF AMERICA, DATED OCTOBER 26, 2000 AND RECORDED NOVEMBER 27, 2000 IN (BOOK) 659 (PAGE) 554 (INSTRUMENT) 0008095, IN LOUISA COUNTY, VIRGINIA.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL BUT IS NOT PLOTTED HEREON BECAUSE IT LACKS A PLOTTABLE DESCRIPTION.]

18. EASEMENT BETWEEN GEORGE W. WEBB; AND THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA, DATED JULY 16, 1975 AND RECORDED AUGUST 9, 1976 IN (BOOK) 198 (PAGE) 180 (INSTRUMENT) 1419, IN LOUISA COUNTY, VIRGINIA.

[THIS ITEM IS NOT APPLICABLE TO THE PARENT PARCEL AS ITS LOCATED SOUTH OF ROUTE 613.]

19. EASEMENT BETWEEN ALICE D. CARTER AND LINWOOD W. CARTER, WIFE AND HUSBAND, GEORGE W. WEBB, LOIS W. WEBB, HUSBAND AND WIFE; AND LOUISA COUNTY, DATED SEPTEMBER 20, 1984 AND RECORDED OCTOBER 4, 1984 IN (BOOK) 281 (PAGE) 556 (INSTRUMENT) 2470, IN LOUISA COUNTY, VIRGINIA.

[THIS ITEM IS NOT APPLICABLE TO THE PARENT PARCEL AS ITS LOCATED NORTH OF INTERSTATE 64.]

20. RIGHT OF WAY EASEMENT BETWEEN MR. & MRS. GEORGE WEBB; AND CENTRAL VIRGINIA ELECTRIC COOPERATIVE, A COOPERATIVE CORPORATION, DATED OCTOBER 29, 1984 AND RECORDED DECEMBER 8, 1986 IN (BOOK) 311 (PAGE) 579 (INSTRUMENT) 3879, IN LOUISA COUNTY, VIRGINIA.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL BUT IS NOT PLOTTED HEREON BECAUSE IT LACKS A PLOTTABLE DESCRIPTION.]

21. RIGHT OF WAY EASEMENT BETWEEN GEORGE WEBB AND LOIS W. WEBB; AND CENTRAL VIRGINIA ELECTRIC COOPERATIVE, A COOPERATIVE CORPORATION, DATED JULY 7, 1987 AND RECORDED JULY 7, 1987 IN (BOOK) 322 (PAGE) 211 (INSTRUMENT) 2390, IN LOUISA COUNTY, VIRGINIA.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL BUT IS NOT PLOTTED HEREON BECAUSE IT LACKS A PLOTTABLE DESCRIPTION.]

22. DEED OF EASEMENT BETWEEN LESLIE S. WEBB, JR.; AND CROSSROADS COMMUNITY CHURCH-CCC, A VIRGINIA CORPORATION, AND ZION CROSSROADS VOLUNTEER FIRE DEPARTMENT, INC., A VIRGINIA CORPORATION, DATED NOVEMBER 18, 2014 AND RECORDED NOVEMBER 21, 2014 IN (BOOK) 1382 (PAGE) 564 (INSTRUMENT) 201400008879, IN LOUISA COUNTY, VIRGINIA.

[THIS ITEM IS APPLICABLE TO THE ACCESS PARCEL IS PLOTTED HEREON]

23. APPOINTMENT OF CHURCH TRUSTEE, SUBSTITUTE FIDUCIARIES DATED APRIL 14, 2025 AND RECORDED APRIL 14, 2025 IN (INSTRUMENT) CL25000134-00, IN LOUISA COUNTY, VIRGINIA.

[THIS ITEM IS NOT A SURVEY RELATED ITEM.]

24. DEED OF EASEMENT BETWEEN LOIS W. WEBB, WIDOW; AND ROBERT L. KNOWLES AND CHERYL S. KNOWLES, HUSBAND AND WIFE, DATED OCTOBER 20, 1994 AND RECORDED OCTOBER 20, 1994 IN (BOOK) 476 (PAGE) 320 (INSTRUMENT) 5718, IN LOUISA COUNTY, VIRGINIA.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL BUT IS NOT PLOTTED HEREON BECAUSE IT LACKS A PLOTTABLE DESCRIPTION.]

25. AGREEMENT BETWEEN LOIS WEBB; AND CENTRAL VIRGINIA ELECTRIC COOPERATIVE, A VIRGINIA CORPORATION, DATED OCTOBER 29, 1994 AND RECORDED DECEMBER 16, 1994 IN (BOOK) 480 (PAGE) 65 (INSTRUMENT) 6750, IN LOUISA COUNTY, VIRGINIA.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL ITS APPROXIMATE LOCATION IS PLOTTED HEREON]

26. DEED OF EASEMENT BETWEEN LESLIE S. WEBB, JR.; AND LOUISA COUNTY, A POLITICAL SUBDIVISION OF THE COMMONWEALTH OF VIRGINIA, DATED MAY 1, 2014 AND RECORDED JULY 1, 2014 IN (BOOK) 1365 (PAGE) 155 (INSTRUMENT) 201400004826, IN LOUISA COUNTY, VIRGINIA.

[THIS ITEM IS NOT APPLICABLE TO THE PARENT PARCEL.]

27. UNDERGROUND EASEMENT AGREEMENT BETWEEN CROSSROADS COMMUNITY CHURCH; AND CENTRAL VIRGINIA ELECTRIC COOPERATIVE, A VIRGINIA CORPORATION, DATED NOVEMBER 23, 2020 AND RECORDED OCTOBER 27, 2021 IN (BOOK) 1801 (PAGE) 838 (INSTRUMENT) 202100012905, IN LOUISA COUNTY, VIRGINIA.

[THIS ITEM IS APPLICABLE TO THE ACCESS PARCEL BUT IS NOT PLOTTED HEREON BECAUSE IT LACKS A PLOTTABLE DESCRIPTION.]

28. NOTICE BETWEEN CROSSROADS COMMUNITY CHURCH AND THE LOUISA COUNTY HEALTH DEPARTMENT, DATED APRIL 3, 2023 AND RECORDED OCTOBER 25, 2023 IN (BOOK) 1924 (PAGE) 913 (INSTRUMENT) 202300009620, IN LOUISA COUNTY, VIRGINIA.

[THIS ITEM IS APPLICABLE TO THE PARENT AND ACCESS PARCEL BUT IS NOT PLOTTED HEREON BECAUSE IT IS BLANKET IN NATURE.]

75'x75' PREMISES

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN GREEN SPRINGS MAGISTERIAL DISTRICT, LOUISA COUNTY, VIRGINIA, AND BEING A PORTION OF THE LANDS OF LOUISA COUNTY, VIRGINIA, AS RECORDED IN DEED BOOK 1814 PAGE 447, LOUISA COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A ½-INCH REBAR FOUND AT THE WEST CORNER OF SAID LANDS, SAID REBAR HAVING A VIRGINIA GRID NORTH, NAD 83, SOUTH ZONE VALUE N: 3876351.5031 E: 11570447.9847; THENCE RUNNING ALONG THE PROPERTY LINE, SOUTH 31°27'56" EAST, 249.73 FEET TO A POINT; THENCE, NORTH 47°40'40" EAST, 78.81 FEET TO A POINT; THENCE, NORTH 38°15'17" EAST, 51.94 FEET TO A POINT; THENCE, 24.78 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 70.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 48°23'40" EAST, 24.65 FEET TO A POINT; THENCE, NORTH 58°32'04" EAST, 119.55 FEET TO A POINT ON THE PREMISES; THENCE RUNNING ALONG SAID PREMISES, NORTH 31°27'56" WEST, 39.00 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE, NORTH 58°32'04" EAST, 75.00 FEET TO A POINT; THENCE, SOUTH 31°27'56" EAST, 75.00 FEET TO A POINT; THENCE, SOUTH 58°32'04" WEST, 75.00 FEET TO A POINT; THENCE, NORTH 31°27'56" WEST, 75.00 FEET TO A POINT AND THE POINT OF BEGINNING.

BEARINGS BASED ON VIRGINIA GRID NORTH, NAD 83, SOUTH ZONE.

SAID TRACT CONTAINS 0.1291 ACRES (5,625 SQUARE FEET), MORE OR LESS.

NON-EXCLUSIVE ACCESS, UTILITY, AND FIBER EASEMENT #1

TOGETHER WITH A NON-EXCLUSIVE ACCESS, UTILITY, AND FIBER EASEMENT LYING AND BEING IN GREEN SPRINGS MAGISTERIAL DISTRICT, LOUISA COUNTY, VIRGINIA, AND BEING A PORTION OF THE LANDS OF LOUISA COUNTY, VIRGINIA, AS RECORDED IN DEED BOOK 1814 PAGE 447, LOUISA COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A ½-INCH REBAR FOUND AT THE WEST CORNER OF SAID LANDS, SAID REBAR HAVING A VIRGINIA GRID NORTH, NAD 83, SOUTH ZONE VALUE N: 3876351.5031 E: 11570447.9847; THENCE RUNNING ALONG THE PROPERTY LINE, SOUTH 31°27'56" EAST, 249.73 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE, NORTH 47°40'40" EAST, 78.81 FEET TO A POINT; THENCE, NORTH 38°15'17" EAST, 51.94 FEET TO A POINT; THENCE, 24.78 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 70.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 48°23'40" EAST, 24.65 FEET TO A POINT; THENCE, NORTH 58°32'04" EAST, 119.55 FEET TO A POINT; THENCE, SOUTH 31°27'56" EAST, 55.00 FEET TO A POINT; THENCE, SOUTH 58°32'04" WEST, 35.00 FEET TO A POINT; THENCE, NORTH 31°27'56" WEST, 25.00 FEET TO A POINT; THENCE, SOUTH 58°32'04" WEST, 84.55 FEET TO A POINT; THENCE, 14.16 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 40.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 48°23'40" WEST, 14.08 FEET TO A POINT; THENCE, SOUTH 38°15'17" WEST, 54.41 FEET TO A POINT; THENCE, SOUTH 47°40'40" WEST, 87.03 FEET TO A POINT; THENCE, NORTH 31°27'56" WEST, 30.55 FEET TO A POINT AND THE POINT OF BEGINNING.

BEARINGS BASED ON VIRGINIA GRID NORTH, NAD 83, SOUTH ZONE.

SAID EASEMENT CONTAINS 0.2096 ACRES (9,128 SQUARE FEET), MORE OR LESS.

NON-EXCLUSIVE UTILITY AND FIBER EASEMENT #2

TOGETHER WITH A NON-EXCLUSIVE UTILITY AND FIBER EASEMENT LYING AND BEING IN GREEN SPRINGS MAGISTERIAL DISTRICT, LOUISA COUNTY, VIRGINIA, AND BEING A PORTION OF THE LANDS OF LOUISA COUNTY, VIRGINIA, AS RECORDED IN DEED BOOK 1814 PAGE 447, LOUISA COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A ½-INCH REBAR FOUND AT THE WEST CORNER OF SAID LANDS, SAID REBAR HAVING A VIRGINIA GRID NORTH, NAD 83, SOUTH ZONE VALUE N: 3876351.5031 E: 11570447.9847; THENCE RUNNING ALONG THE PROPERTY LINE, SOUTH 31°27'56" EAST, 280.28 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE, NORTH 47°40'40" EAST, 15.27 FEET TO A POINT; THENCE, SOUTH 31°27'56" EAST, 18.64 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF ROUTE 613; THENCE RUNNING ALONG SAID RIGHT-OF-WAY, SOUTH 58°32'04" WEST, 15.00 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING, NORTH 31°27'56" WEST, 15.77 FEET TO A POINT AND THE POINT OF BEGINNING.

BEARINGS BASED ON VIRGINIA GRID NORTH, NAD 83, SOUTH ZONE.

SAID EASEMENT CONTAINS 0.0059 ACRES (258 SQUARE FEET), MORE OR LESS.

NON-EXCLUSIVE ACCESS EASEMENT #3

TOGETHER WITH A NON-EXCLUSIVE ACCESS EASEMENT LYING AND BEING IN GREEN SPRINGS MAGISTERIAL DISTRICT, LOUISA COUNTY, VIRGINIA, AND BEING A PORTION OF THE LANDS OF CROSSROADS COMMUNITY CHURCH – CCC, AS RECORDED IN DEED BOOK 1380 PAGE 529, LOUISA COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A ½-INCH REBAR FOUND AT THE WEST CORNER OF THE LANDS OF LOUISA COUNTY, VIRGINIA, AS RECORDED IN DEED BOOK 1814 PAGE 447, LOUISA COUNTY RECORDS, SAID REBAR HAVING A VIRGINIA GRID NORTH, NAD 83, SOUTH ZONE VALUE N: 3876351.5031 E: 11570447.9847; THENCE RUNNING ALONG THE PROPERTY LINE, SOUTH 31°27'56" EAST, 246.04 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE, SOUTH 31°27'56" EAST, 50.00 FEET TO A POINT; THENCE, SOUTH 58°32'04" WEST, 286.69 FEET TO A POINT; THENCE, NORTH 18°55'13" WEST, 39.87 FEET TO A POINT; THENCE, NORTH 39°07'10" EAST, 58.93 FEET TO A POINT; THENCE, SOUTH 18°55'13" EAST, 8.72 FEET TO A POINT; THENCE, NORTH 58°32'04" EAST, 224.34 FEET TO A POINT AND THE POINT OF BEGINNING.

BEARINGS BASED ON VIRGINIA GRID NORTH, NAD 83, SOUTH ZONE.

SAID EASEMENT CONTAINS 0.3212 ACRES (13,990 SQUARE FEET), MORE OR LESS.

COMMONWEALTH OF VIRGINIA
G. DARRELL TAYLOR
Lic. No. 2985
LAND SURVEYOR

I HEREBY CERTIFY THAT THIS MAP IS CORRECT AND THAT ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

G. DARRELL TAYLOR, PLS — 07/01/2026 DATE

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION.

* SPECIFIC PURPOSE SURVEY PREPARED BY:

POINT TO POINT LAND SURVEYORS — P2P

100 Governors Trace, Ste. 103
Peachtree City, GA 30269
(p) 678.565.4440 (f) 678.565.4497 (w) p2pls.com

SPECIFIC PURPOSE SURVEY PREPARED FOR:

verticalbridge

THE TOWERS, LLC
22 W ATLANTIC AVE,
SUITE 310
DELRAY BEACH, FLORIDA 33444

3_NOTCH RD
SITE NO. US-VA-5359
GREEN SPRINGS MAGISTERIAL DISTRICT,
LOUISA COUNTY, VIRGINIA

LEGAL DESCRIPTION & TITLE REVIEW SHEET

NO.	DATE	REVISION COMMENTS
1.	7/1/26	

DRAWN BY: MK
CHECKED BY: DMM
APPROVED: D. MILLER
DATE: JUNE 26, 2026
P2P JOB #: 260706VA

SHEET: 3 OF 3

E:\Point To Point Dropbox\P2P Current Jobs\2026\260706VA-3_Notch RD\260706VA.pro

SURVEY NOT VALID WITHOUT ORIGINAL SEAL

LEGEND	
——— – – ———	Existing Property Line
———	Existing Roadway
~~	Existing Tree Line
——— – – ———	LOCUS PROPERTY LINE
———	PROPOSED ROAD
~~	PROPOSED TREE LINE
—— x ——— x ———	PROPOSED FENCE
——— — ———	PROPOSED EASEMENT
——— ——— ———	PROPOSED PREMISES

NOTES:

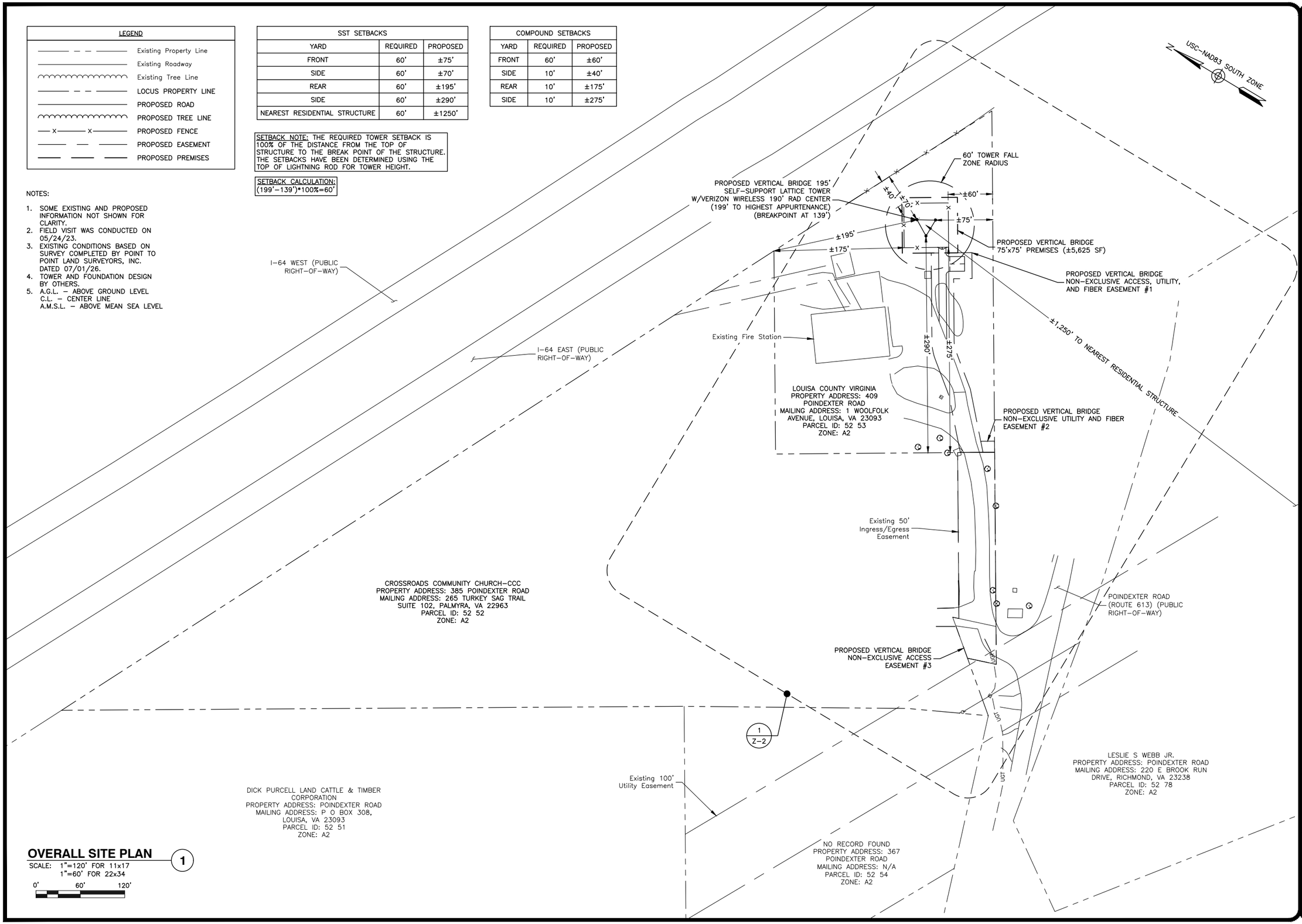
1. SOME EXISTING AND PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
2. FIELD VISIT WAS CONDUCTED ON 05/24/23.
3. EXISTING CONDITIONS BASED ON SURVEY COMPLETED BY POINT TO POINT LAND SURVEYORS, INC. DATED 07/01/26.
4. TOWER AND FOUNDATION DESIGN BY OTHERS.
5. A.G.L. – ABOVE GROUND LEVEL
   C.L. – CENTER LINE
   A.M.S.L. – ABOVE MEAN SEA LEVEL

SST SETBACKS		
YARD	REQUIRED	PROPOSED
FRONT	60'	±75'
SIDE	60'	±70'
REAR	60'	±195'
SIDE	60'	±290'
NEAREST RESIDENTIAL STRUCTURE	60'	±1250'

COMPOUND SETBACKS		
YARD	REQUIRED	PROPOSED
FRONT	60'	±60'
SIDE	10'	±40'
REAR	10'	±175'
SIDE	10'	±275'

SETBACK NOTE: THE REQUIRED TOWER SETBACK IS 100% OF THE DISTANCE FROM THE TOP OF STRUCTURE TO THE BREAK POINT OF THE STRUCTURE. THE SETBACKS HAVE BEEN DETERMINED USING THE TOP OF LIGHTNING ROD FOR TOWER HEIGHT.

SETBACK CALCULATION:
(199'–139')*100%=60'



OVERALL SITE PLAN (1)

SCALE: 1"=120' FOR 11x17
1"=60' FOR 22x34

0' 60' 120'

vertical bridge
THE TOWERS, LLC
22 WEST ATLANTIC AVENUE, SUITE 310
DELRAY BEACH, FLORIDA 33444

Dewberry®
Dewberry Engineers Inc.
4805 Lake Brook Drive, Suite 200
Glen Allen, VA 23060
Phone: 804.290.7957
Fax: 804.290.7958
www.dewberry.com

NO.	SUBMITTAL	DATE
2	COUNTY COMMENT	11/02/26
1	COUNTY COMMENTS	10/14/26
0	FOR ZONING	08/05/26

DRAWN BY: DJW DATE: 11/02/26
REVIEWED BY: MKW DATE: 11/02/26
CHECKED BY: HGS DATE: 11/02/26

PROJECT NUMBER: 50188061

PROJECT TITLE:
US–VA–5359
(3_NOTCH RD)

ENGINEER STAMP:
COMMONWEALTH OF VIRGINIA
HILLARY G. SIEGALL
Lic No. 0402061023
11/02/26
PROFESSIONAL ENGINEER

DRAWING TITLE:
OVERALL SITE PLAN

DRAWING SCALE: AS NOTED
DATE: 11/02/26
NSB

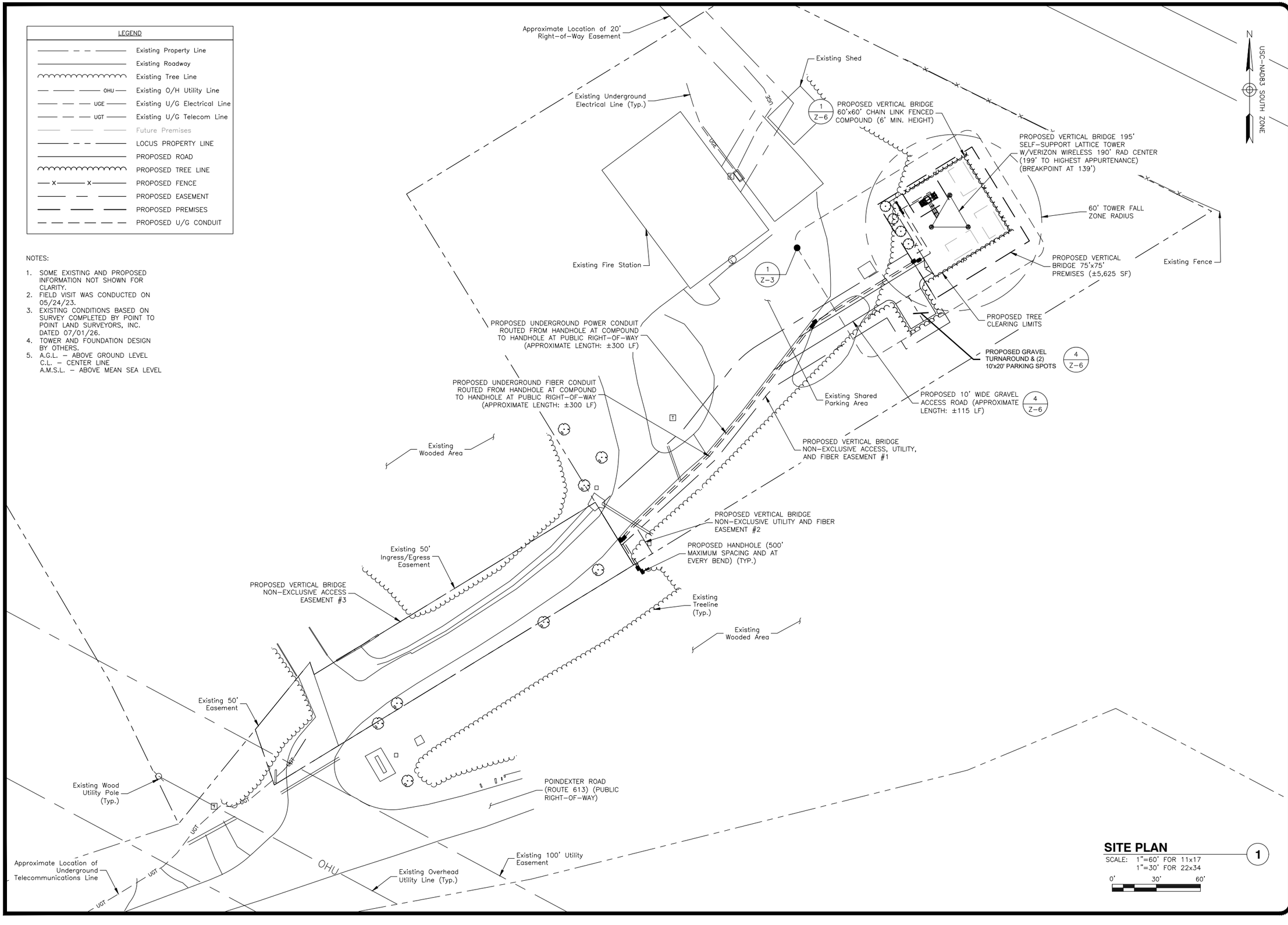
UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND/OR LOCAL LAWS

DRAWING NUMBER:
Z–1

LEGEND	
	Existing Property Line
	Existing Roadway
	Existing Tree Line
OHU	Existing O/H Utility Line
UGE	Existing U/G Electrical Line
UGT	Existing U/G Telecom Line
	Future Premises
	LOCUS PROPERTY LINE
	PROPOSED ROAD
	PROPOSED TREE LINE
X X	PROPOSED FENCE
	PROPOSED EASEMENT
	PROPOSED PREMISES
	PROPOSED U/G CONDUIT

NOTES:

1. SOME EXISTING AND PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
2. FIELD VISIT WAS CONDUCTED ON 05/24/23.
3. EXISTING CONDITIONS BASED ON SURVEY COMPLETED BY POINT TO POINT LAND SURVEYORS, INC. DATED 07/01/26.
4. TOWER AND FOUNDATION DESIGN BY OTHERS.
5. A.G.L. – ABOVE GROUND LEVEL
   C.L. – CENTER LINE
   A.M.S.L. – ABOVE MEAN SEA LEVEL



SITE PLAN 1

SCALE: 1"=60' FOR 11x17
1"=30' FOR 22x34

0' 30' 60'

vertical bridge
THE TOWERS, LLC
22 WEST ATLANTIC AVENUE, SUITE 310
DELRAY BEACH, FLORIDA 33444

Dewberry®
Dewberry Engineers Inc.
4805 Lake Brook Drive, Suite 200
Glen Allen, VA 23060
Phone: 804.290.7957
Fax: 804.290.7958
www.dewberry.com

NO.	SUBMITTAL	DATE
1	COUNTY COMMENTS	10/14/26
0	FOR ZONING	08/05/26

DRAWN BY: DJW DATE: 10/14/26
REVIEWED BY: MKW DATE: 10/14/26
CHECKED BY: HGS DATE: 10/14/26

PROJECT NUMBER: 50188061

PROJECT TITLE:
US-VA-5359
(3_NOTCH RD)

ENGINEER STAMP:
COMMONWEALTH OF VIRGINIA
HILLARY G. SIEGALL
Lic No. 0402061023
10/14/26
PROFESSIONAL ENGINEER

DRAWING TITLE:
SITE PLAN

DRAWING SCALE: AS NOTED
DATE: 10/14/26
NSB

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND/OR LOCAL LAWS

DRAWING NUMBER:
Z-2

LEGEND	
	Existing Roadway
	Existing Tree Line
	PROPOSED ROAD
	PROPOSED TREE LINE
— x — x —	PROPOSED FENCE
	PROPOSED EASEMENT
	PROPOSED PREMISES
	PROPOSED U/G CONDUIT

NOTES:

1. SOME EXISTING AND PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
2. FIELD VISIT WAS CONDUCTED ON 05/24/23.
3. EXISTING CONDITIONS BASED ON SURVEY COMPLETED BY POINT TO POINT LAND SURVEYORS, INC. DATED 07/01/26.
4. TOWER AND FOUNDATION DESIGN BY OTHERS.
5. A.G.L. – ABOVE GROUND LEVEL
   C.L. – CENTER LINE
   A.M.S.L. – ABOVE MEAN SEA LEVEL

Existing Shared Parking Area

Existing Training Structure

PROPOSED UNDERGROUND POWER CONDUIT ROUTED FROM HANDHOLE AT COMPOUND TO HANDHOLE AT PUBLIC RIGHT-OF-WAY (APPROXIMATE LENGTH: ±300 LF)

PROPOSED UNDERGROUND FIBER CONDUIT ROUTED FROM HANDHOLE AT COMPOUND TO HANDHOLE AT PUBLIC RIGHT-OF-WAY (APPROXIMATE LENGTH: ±300 LF)

PROPOSED 10' WIDE GRAVEL ACCESS ROAD (APPROXIMATE LENGTH: ±115 LF) (4/Z-6)

Existing Asphalt Milling Stockpile (TO BE REMOVED)

PROPOSED VERTICAL BRIDGE NON-EXCLUSIVE ACCESS, UTILITY, AND FIBER EASEMENT #1

60' TOWER FALL ZONE RADIUS

Existing Grass Area

Existing Tree Line

PROPOSED VERTICAL BRIDGE 75'x75' PREMISES (±5,625 SF)

USC-NAD83 SOUTH ZONE

PROPOSED 10' LONG UTILITY H-FRAME

PROPOSED 3-GANG METER BANK WITH 200A METER

4'-0"

8"

10'-8"

PROPOSED UNDERGROUND POWER AND FIBER CONDUITS (APPROXIMATE LENGTH: ±30 LF AND ±70 LF RESPECTIVELY)

PROPOSED VERIZON WIRELESS EQUIPMENT ON A 5' LONG H-FRAME WITH ICE BRIDGES

17'-0"

PROPOSED VERIZON WIRELESS ALL-IN-ONE CABINET ON A 4'x8' CONCRETE PAD

(2/Z-5) PROPOSED LEYLAND CYPRESS SPACED 10' ON CENTER (TYP.-4)

PROPOSED VERIZON WIRELESS ±11' LONG ICE BRIDGE

PROPOSED VERIZON WIRELESS 20'x25' (500 SF) PREMISES

PROPOSED VERIZON WIRELESS 3' WIDE NON-EXCLUSIVE ICE BRIDGE EASEMENT

PROPOSED (3) 3x6 STANDARD HYBRID ROUTED ALONG ICE BRIDGE AND WAVE GUIDE TO MOUNT (APPROXIMATE LENGTH: ±220')

30'-0"

25'-0" (TYP.)

(1/Z-4)

PROPOSED TRANSFORMER STUB-UP (APPROXIMATE LOCATION; TRANSFORMER BY OTHERS)

TOWER CENTER COORDINATES
LATITUDE: 37° 58' 06.47" N (37.968464°)
LONGITUDE: 78° 11' 42.30" W (-78.195083°)

PROPOSED VERTICAL BRIDGE 195' SELF-SUPPORT LATTICE TOWER W/VERIZON WIRELESS 190' RAD CENTER (199' TO HIGHEST APPURTENANCE) (BREAKPOINT AT 139')

PROPOSED HANDHOLE (500' MAXIMUM SPACING AND AT EVERY BEND) (TYP.)

30'-0"

Future Co-locator Premises (By Others) (Typ.)

(1-3/Z-6) PROPOSED 12' WIDE DOUBLE SWING GATE WITH GATE LOCK AND GATE STOP

7'-6"

R5'-0"

R5'-0"

20'-0"

20'-0"

PROPOSED TREE CLEARING LIMITS

PROPOSED GRAVEL YARD (TO EXTEND 1' BEYOND FENCE)

(1/Z-6) PROPOSED VERTICAL BRIDGE 60'x60' CHAIN LINK FENCED COMPOUND (6' MIN. HEIGHT)

PROPOSED GRAVEL TURNAROUND AND (2) 10'x20' PARKING SPOTS (4/Z-6)

Existing Wooded Area

ENLARGED SITE PLAN (1)

SCALE: 1"=10' FOR 11x17
1"=5' FOR 22x34

0' 5' 10'

vertical bridge
THE TOWERS, LLC
22 WEST ATLANTIC AVENUE, SUITE 310
DELRAY BEACH, FLORIDA 33444

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Glen Allen, VA 23060
Phone: 804.290.7957
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NO.	SUBMITTAL	DATE
1	COUNTY COMMENTS	10/14/26
0	FOR ZONING	08/05/26

DRAWN BY: DJW DATE: 10/14/26
REVIEWED BY: MKW DATE: 10/14/26
CHECKED BY: HGS DATE: 10/14/26

PROJECT NUMBER: 50188061

PROJECT TITLE:
US-VA-5359
(3_NOTCH RD)

ENGINEER STAMP:
COMMONWEALTH OF VIRGINIA
HILLARY G. SIEGALL
Lic No. 0402061023
10/14/26
PROFESSIONAL ENGINEER

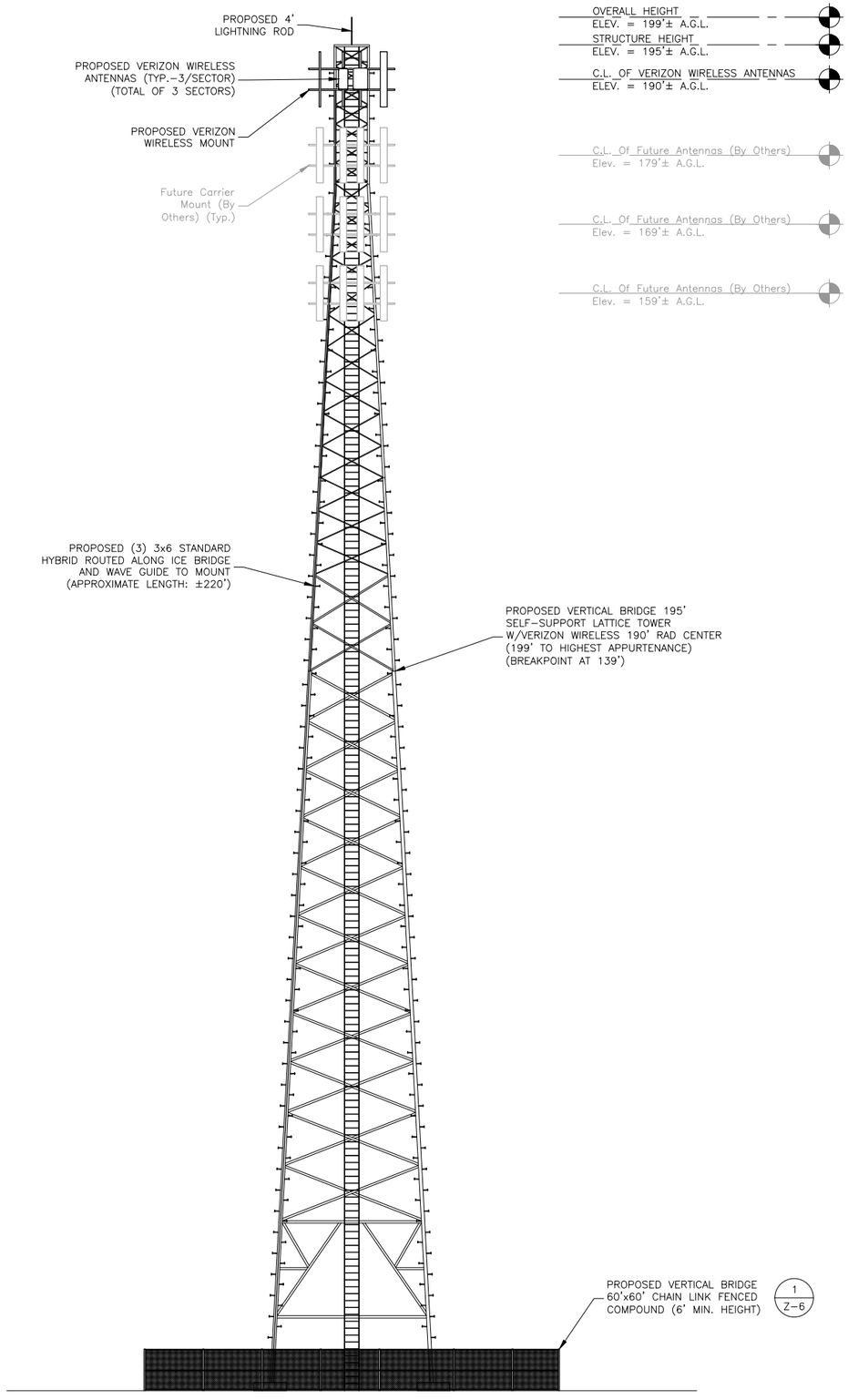
DRAWING TITLE:
ENLARGED SITE PLAN

DRAWING SCALE: AS NOTED
DATE: 10/14/26
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DRAWING NUMBER:
Z-3

LEGEND		
A.G.L.	–	ABOVE GROUND LEVEL
C.L.	–	CENTER LINE



TOWER ELEVATION 1

SCALE: 1"=20' FOR 11x17
1"=10' FOR 22x34

0' 10' 20'

NOTES:

1. SOME EXISTING AND PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
2. FIELD VISIT WAS CONDUCTED ON 05/24/23.
3. EXISTING CONDITIONS BASED ON SURVEY COMPLETED BY POINT TO POINT LAND SURVEYORS, INC. DATED 07/01/26.
4. TOWER AND FOUNDATION DESIGN BY OTHERS.
5. A.G.L. – ABOVE GROUND LEVEL
   C.L. – CENTER LINE
   A.M.S.L. – ABOVE MEAN SEA LEVEL

vertical bridge
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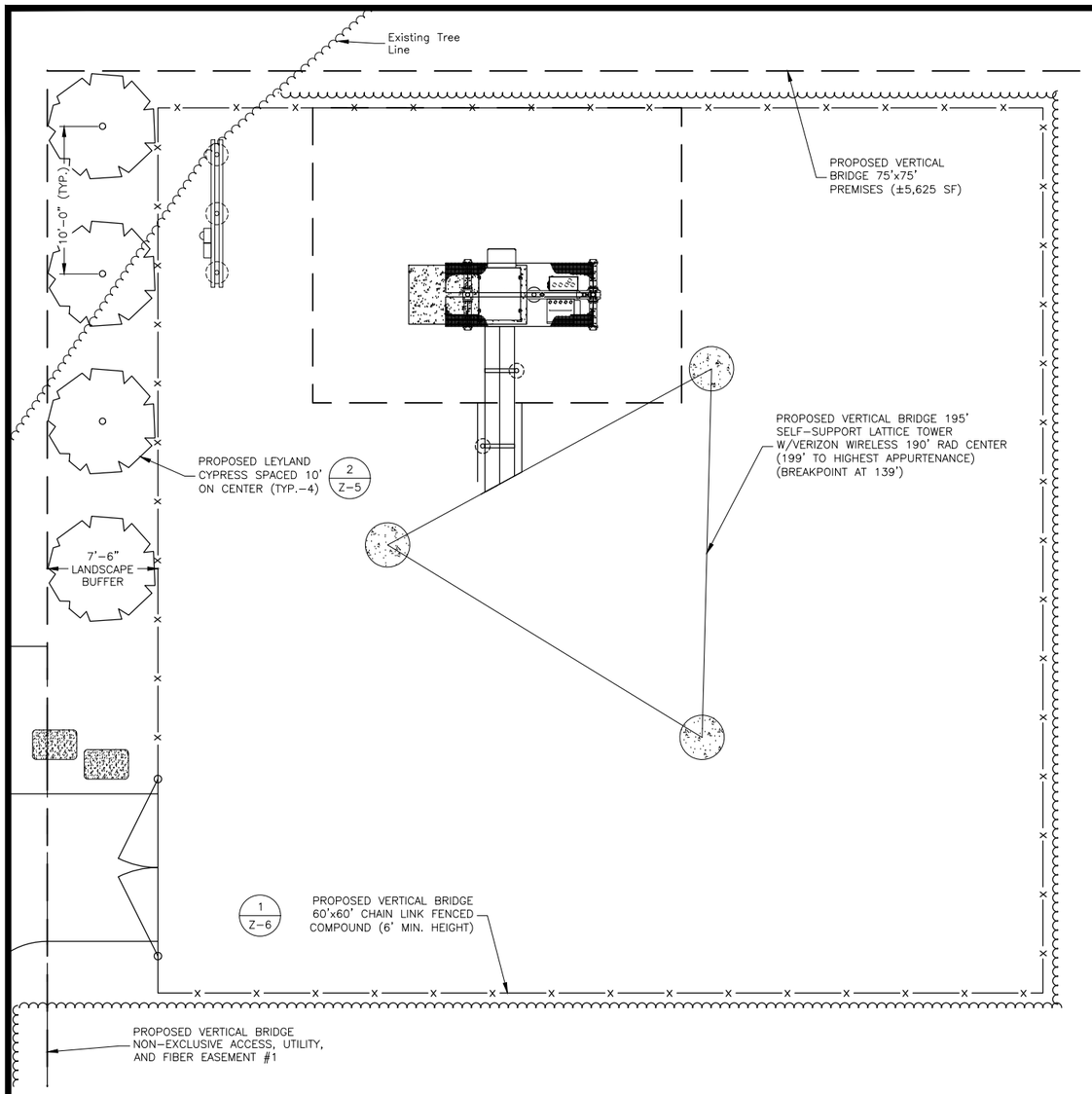
ENGINEER STAMP:
COMMONWEALTH OF VIRGINIA
HILLARY G. SIEGALL
Lic No. 0402061023
10/14/26
PROFESSIONAL ENGINEER

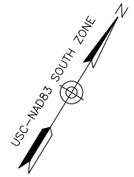
DRAWING TITLE:
TOWER ELEVATION

DRAWING SCALE: AS NOTED
DATE: 10/14/26
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DRAWING NUMBER:
Z-4

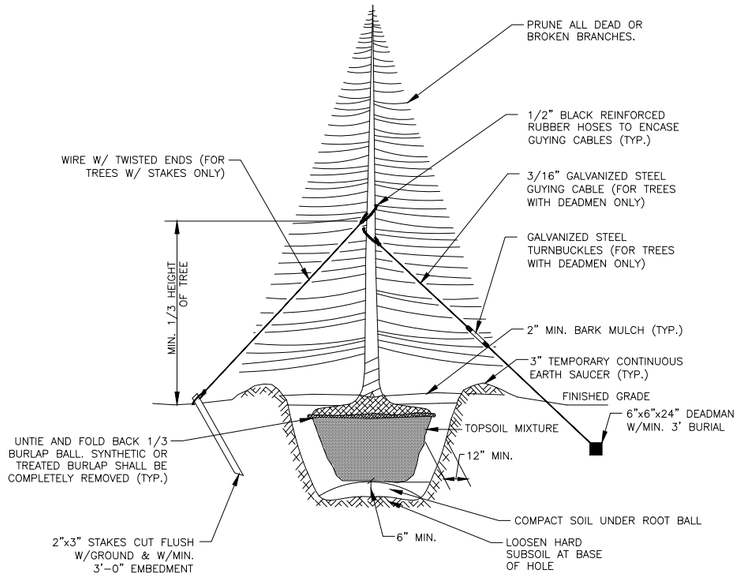


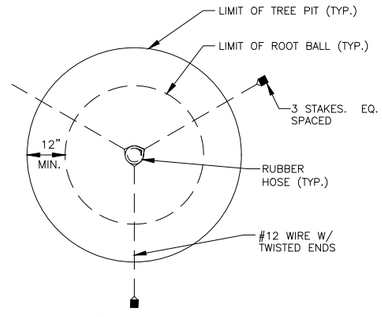


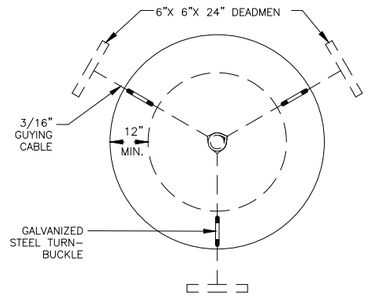
LANDSCAPING PLAN 1

SCALE: 1"=10' FOR 11x17
1"=5' FOR 22x34

0' 5' 10'







EVERGREEN PLANTING 2

N.T.S.

LEGEND

- Existing Tree Line
- PROPOSED ROAD
- PROPOSED TREE LINE
- PROPOSED FENCE
- PROPOSED EASEMENT
- PROPOSED PREMISES

NOTES:

1. SOME EXISTING AND PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
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3. EXISTING CONDITIONS BASED ON SURVEY COMPLETED BY POINT TO POINT LAND SURVEYORS, INC. DATED 07/01/26.
4. TOWER AND FOUNDATION DESIGN BY OTHERS.
5. A.G.L. – ABOVE GROUND LEVEL
   C.L. – CENTER LINE
   A.M.S.L. – ABOVE MEAN SEA LEVEL

LANDSCAPING					
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
4	CL	CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	7' HT.	B&B

vertical bridge
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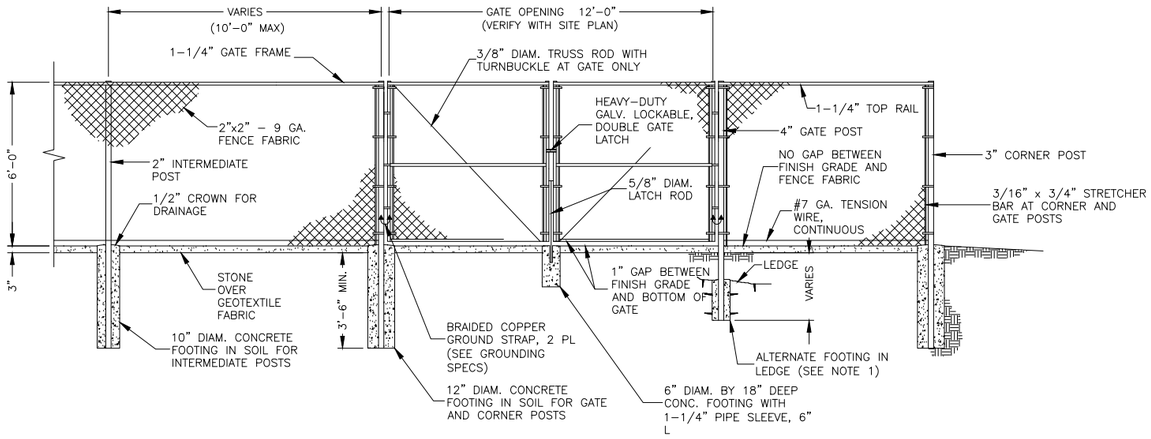
ENGINEER STAMP:
COMMONWEALTH OF VIRGINIA
HILLARY G. SIEGALL
Lic No. 0402061023
10/14/26
PROFESSIONAL ENGINEER

DRAWING TITLE:
LANDSCAPING PLAN

DRAWING SCALE: AS NOTED
DATE: 10/14/26
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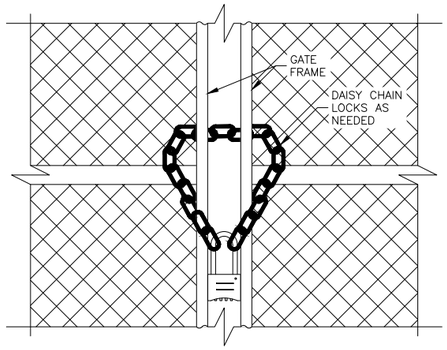
DRAWING NUMBER:
Z–5



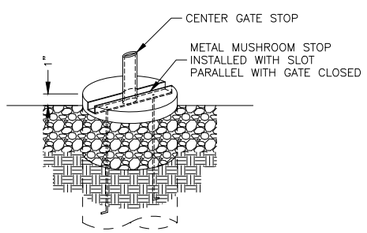
FENCE NOTES:

1. ALTERNATE FOOTINGS FOR ALL FENCE POSTS IN LEDGE: IF LEDGE IS ENCOUNTERED AT GRADE, OR AT A DEPTH SHALLOWER THAN 3'-6", CORE DRILL AN 8" DIA HOLE 18" INTO THE LEDGE. CENTER POST IN THE HOLE AND FILL WITH CONCRETE OR GROUT. IF LEDGE IS BELOW FINISH GRADE, COAT BACKFILLED SECTION OF POST WITH COAL TAR, AND BACKFILL WITH WELL-DRAINING GRAVEL.
2. ATTACH EACH GATE WITH 1-1/2 PAIR OF NON-LIFT-OFF TYPE, MALLEABLE IRON OR FORGING, PIN-TYPE HINGES. ASSEMBLIES SHALL ALLOW FOR 180° OF GATE TRAVEL.

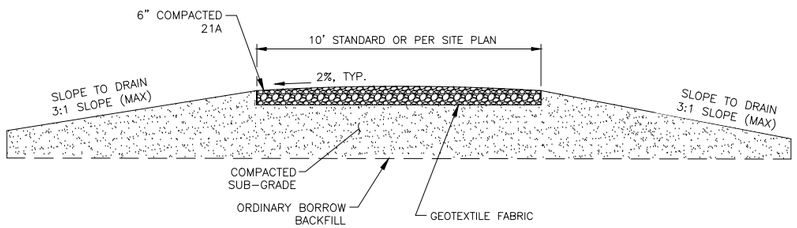
FENCE AND ACCESS GATE (1)
N.T.S.



MULTI-TENANT GATE LOCK (2)
N.T.S.



GATE STOP DETAIL (3)
N.T.S.



NOTES:

1. SUBGRADE AND FILL SHALL CONSIST OF CLEAN SOIL. NO DELETERIOUS MATERIALS OR ORGANICS TO BE USED.
2. REMOVE MINIMUM OF 6" OF TOP SOIL AND ORGANICS BEFORE COMMENCING ACCESS ROAD.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CLEARING AND GRUBBING.
4. THE CONTRACTOR SHALL COMPLY WITH THE RECOMMENDATIONS CONTAINED WITHIN THE GEOTECHNICAL REPORT WHEN NECESSARY PREPARED FOR THIS SITE.
5. ALL GRANULAR FILL SHALL BE COMPACTED TO 95% STANDARD PROCTOR WITHIN 3% OF OPTIMUM MOISTURE CONTENT OR AS OTHERWISE DIRECTED BY THE GEOTECHNICAL ENGINEER.
6. ALL STONE SHALL BE IN ACCORDANCE W/VDOT STANDARD SPECIFICATION.

ROAD CROSS SECTION (4)
N.T.S.

vertical bridge
THE TOWERS, LLC
22 WEST ATLANTIC AVENUE, SUITE 310
DELRAY BEACH, FLORIDA 33444

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HILLARY G. SIEGALL
Lic No. 0402061023
10/14/26
PROFESSIONAL ENGINEER

DRAWING TITLE:
DETAILS

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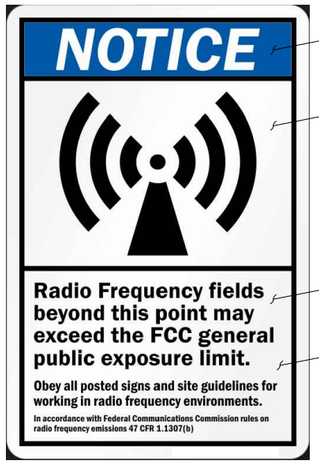
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DRAWING NUMBER:
Z-6



YELLOW BACKGROUND WITH BLACK LETTERING 12"WX18"H

RF NOTICE SIGN 1
SCALE: N.T.S.



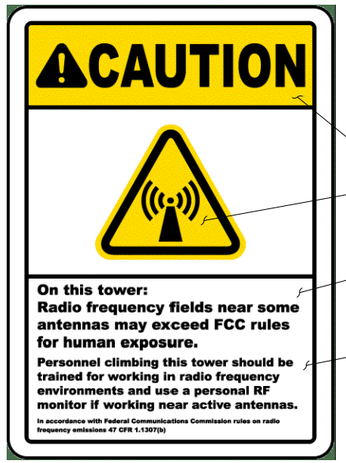
BLUE BACKGROUND WITH WHITE LETTERING

WHITE BACKGROUND WITH BLACK LETTERING

WHITE BACKGROUND WITH BLACK LETTERING

12"WX18"

RF NOTICE SIGN 2
SCALE: N.T.S.



YELLOW BACKGROUND WITH BLACK LETTERING

YELLOW BACKGROUND WITH BLACK LETTERING

WHITE BACKGROUND WITH BLACK LETTERING

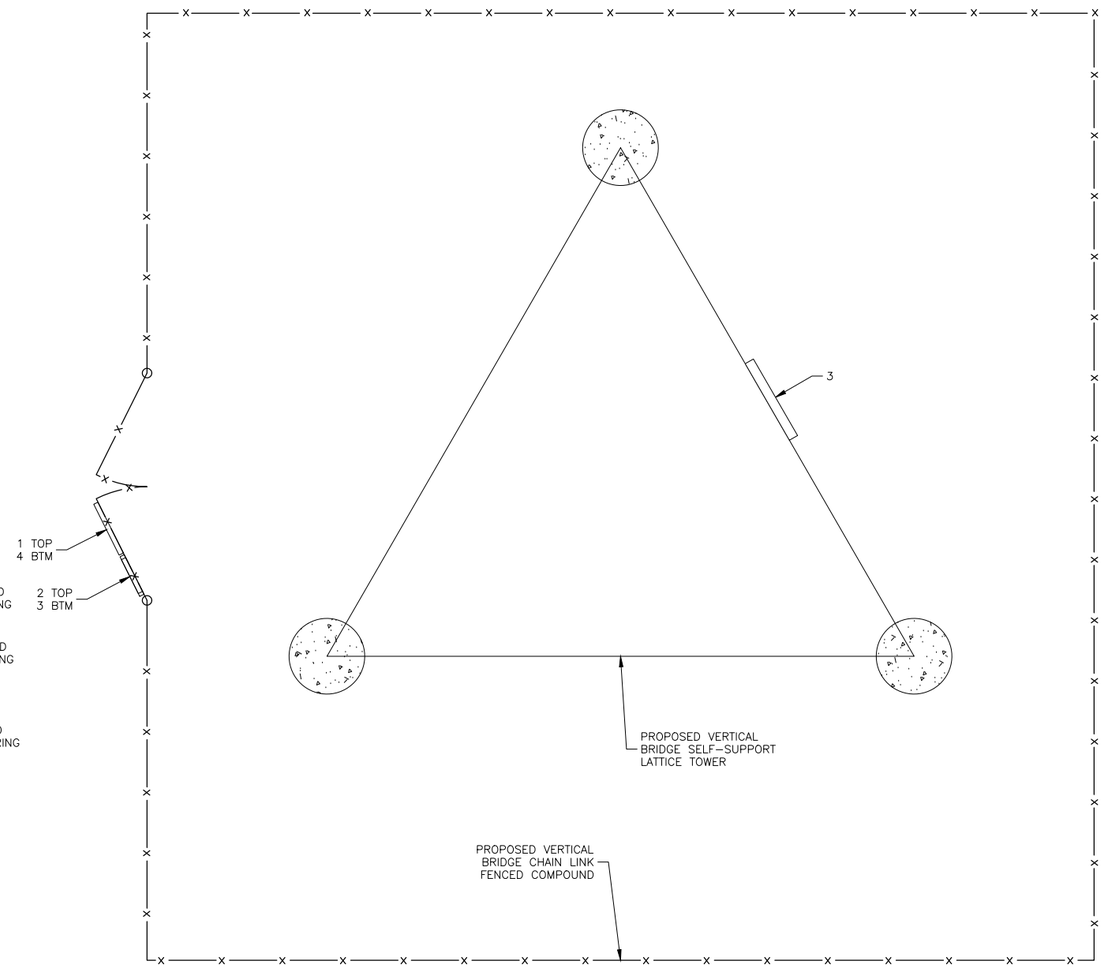
12"WX18"

RF CAUTION SIGN 3
SCALE: N.T.S.



WHITE BACKGROUND WITH BLACK LETTERING

IDENTIFICATION SIGN 4
SCALE: N.T.S.



SIGN PLACEMENT 5
SCALE: N.T.S.

SIGNAGE NOTES:

1. FOLLOW SITE EME/RF EMISSIONS STUDY (BY OTHERS) FOR SITE-SPECIFIC SIGNAGE REQUIREMENTS. IT IS POSSIBLE THAT NOT ALL SIGNS WILL BE REQUIRED.
2. SIGNS SHALL BE FABRICATED FROM CORROSION RESISTANT PRESSED METAL, AND PAINTED WITH LONG LASTING UV RESISTANT COATINGS.
3. SIGNS (EXCEPT WHERE NOTED OTHERWISE) SHALL BE MOUNTED TO THE TOWER, GATE, AND FENCE USING A MINIMUM OF 9 GAUGE ALUMINUM WIRE, HOG RINGS (AS UTILIZED IN FENCE INSTALLATIONS), OR BRACKETS WHERE NECESSARY. BRACKETS SHALL BE OF SIMILAR METAL AS THE STRUCTURE TO AVOID GALVANIC CORROSION.
4. EXACT SIGN PLACEMENT SHALL BE AS DIRECTED BY THE CONSTRUCTION MANAGER.

SIGN INFORMATION			
SIGN	SIZE	MATERIAL	LOCATION
1	18"x24"	ALUMINUM	GATE
2	12"x18"	ALUMINUM	GATE
3	14"x10"	ALUMINUM	GATE & TOWER
4	18"x24"	ALUMINUM	GATE

NOTE: ALL SIGNS ARE PROVIDED BY VERTICAL BRIDGE.

vertical bridge
THE TOWERS, LLC
22 WEST ATLANTIC AVENUE, SUITE 310
DELRAY BEACH, FLORIDA 33444

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COMMONWEALTH OF VIRGINIA
HILLARY G. SIEGALL
Lic No. 0402061023
10/14/26
PROFESSIONAL ENGINEER

DRAWING TITLE:
SITE SIGNAGE

DRAWING SCALE: AS NOTED
DATE: 10/14/26
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DRAWING NUMBER:
Z-7



verticalbridge

US-VA-5359 (3_Notch RD)
409 Poindexter Road
Louisa, VA 23093
(Page 1 of 10)

Exhibit E

Dewberry



vertical bridge

US-VA-5359 (3_Notch RD)
409 Poindexter Road
Louisa, VA 23093
(Page 2 of 10)

Dewberry



vertical bridge

US-VA-5359 (3_Notch RD)
View Facing Northeast From Poindexter Road
PHOTO 1A
(Page 3 of 10)

Dewberry



vertical bridge

US-VA-5359 (3_Notch RD)
View Facing Northeast From Poindexter Road
PHOTO 1B
(Page 4 of 10)

Dewberry



verticalbridge

US-VA-5359 (3_Notch RD)
View Facing Southwest From Poindexter Road
PHOTO 2
(Page 5 of 10)

Dewberry



verticalbridge

US-VA-5359 (3_Notch RD)
View Facing Southwest From Carter Road
PHOTO 3
(Page 6 of 10)

Dewberry



verticalbridge

US-VA-5359 (3_Notch RD)
View Facing Southwest From Poindexter Road
PHOTO 4
(Page 7 of 10)

Dewberry



verticalbridge

US-VA-5359 (3_Notch RD)
View Facing Northeast From Braxton Road
PHOTO 5
(Page 8 of 10)

Dewberry



verticalbridge

US-VA-5359 (3_Notch RD)
View Facing Northeast From 3 Notch Road
PHOTO 6
(Page 9 of 10)

Dewberry



verticalbridge

US-VA-5359 (3_Notch RD)
View Facing Northwest From 3 Notch Road
PHOTO 7
(Page 10 of 10)

Dewberry

Exhibit F

stuart.squier gdnsites.com

From: stuart.squier gdnsites.com
Sent: Friday, July 31, 2026 3:13 PM
To: 'Tom Egeland'
Cc: Prater, Brian; PlanningZoning
Subject: RE: The Towers - 3_Notch site balloon test

Tom,

Thanks for speaking with me about the public notice requirements for our balloon test. Please see responses to the code section in **bold** below:

Balloon test. For WCF's proposed to be greater than 100 feet in height; the applicant shall carry out a balloon test prior to submittal of a conditional use permit application. The applicant shall arrange to raise a colored balloon no less than three feet in diameter to the maximum height of the proposed WCF and within 50 horizontal feet of the proposed antenna support structure. The applicant shall inform county staff and abutting property owners of the date and time of balloon test in writing at least 14 days in advance. **The balloon test will be conducted Fri 8/14/2026. The applicant is informing staff and abutting property owners of the test in writing on Friday, July 31st. This is in compliance with the 14-day notice requirement.**

The applicant shall cause the date, time, and location of the balloon test to be advertised in a newspaper of general circulation at least seven but no more than 14 days prior to the test date. **The applicant will place a legal notice to run in the Thursday, August 6th edition of the Central Virginian. This will be eight (8) days prior to the test, and in compliance with the above section.**

The balloon shall be flown for at least four consecutive hours during daylight hours on the date chosen. **The balloon will be flown from 8am until 12pm.** The applicant shall record the weather during the balloon test. **Noted.**

Thank you,

Stuart P. Squier, AICP
Zoning Manager | GDN Sites
p: 804.901.7433 | f: 888.844.1702
stuart.squier@gdnsites.com

Phone: (540) 967-3430
|tegeland@louisacounty.gov | www.louisacounty.gov | 1 Woolfolk Avenue, STE 201 Louisa, VA 23093

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stuart.squier gdnsites.com

From: stuart.squier gdnsites.com
Sent: Thursday, August 13, 2026 4:26 PM
To: Tom Egeland
Cc: Prater, Brian; greg.lewis gdnsites.com
Subject: Poindexter ("3_Notch") balloon test weather delayed to 8/18
Attachments: 3_Notch Rd -2nd Affidavit of notice- 20260807.pdf

Hi Tom,

Please be advised The Towers, LLC balloon test scheduled for tomorrow is delayed due to rain in the forecast. We are moving the test to our first weather backup day, next Tuesday, August 18th. The weather backup day was advertised in the August 6th edition of the Central Virginian. Please find the affidavit of publication attached for your records.

Thank you,

Stuart P. Squier, AICP
Zoning Manager | GDN Sites
p: 804.901.7433 | f: 888.844.1702
stuart.squier@gdnsites.com

Consultants to Verizon Wireless
Richmond, Virginia

July 31, 2026

RE: **Balloon Test for Proposed 199' Wireless Communications Facility**

Project Location: 409 Poindexter Rd, Louisa, VA 23093

Tax Map No: 52-53

Property Owner: County of Louisa

Latitude/Longitude (of proposed site): 37º 58' 06.47" N, 78º 11' 42.3" W

Dear Neighbor:

The Towers, LLC intends to submit a Conditional Use Permit (CUP) application to Louisa County for a proposed wireless communications facility, including 199' self-support lattice tower, to be located on the above referenced parcel ("subject parcel") in Louisa County.

Prior to submitting our CUP application, we will perform a ***balloon test*** (raising a balloon to the height of the proposed cell tower) to produce photo simulations of the proposed monopole from neighboring roadways and property boundaries.

Please be advised of the following days and times for the balloon test:

- **BALLOON TEST** – **Friday, August 14th, 2026 – 8:00 AM to 12:00 PM** at the subject parcel.

- **BALLOON TEST (RAIN DATE)** – If there is inclement weather on the 14th, (i.e. rain, high winds, etc.), the rain/make-up date will be **Tuesday, August 18th, 2026 – 8:00 AM to 12:00 PM** at the subject parcel.

- **BALLOON TEST (2nd RAIN DATE)** – If there is further inclement weather on August 18th (i.e. rain, high winds, etc.), the 2nd rain/make-up date will be **Wednesday, August 19th, 2026 – 8:00 AM to 12:00 PM** at the subject parcel.

An engineer will be photographing the balloon from various locations on the public right of way to develop photo simulations of the proposed tower. If you would like the balloon photographed from a particular location or if you have any questions, please do not hesitate to contact me at 804-901-7433 or stuart.squier@gdnsites.com.

Sincerely,

Stuart P. Squier, AICP
Zoning Consultant to Verizon Wireless

See Proof on Next Page

AFFIDAVIT OF PUBLICATION

The Central Virginian
304 West Main Street, Louisa, VA 23093
(540) 967-0368

State of Florida, County of Broward, ss:

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of The Central Virginian. I have examined a copy of The Central Virginian, a newspaper published in city of Louisa and having a general circulation in the County of Louisa, State of Virginia, and do hereby certify that this Legal Notice was published on the following dates:

Publication Dates:
- Aug 6, 2026

Notice ID: qPLtIAGQlgbGYSzeT6Ul

Notice Name: 3_Notch Rd 2nd notice

Publication Fee: $151.82

Anjana Bhadoriya

Agent

VERIFICATION
State of Florida
County of Broward

SHERI SMITH
Notary Public - State of Florida
Commission # HH804448
Expires on May 31, 2030

Signed or attested before me on this: 08/07/2026

S Smith

Notary Public

Notarized remotely online using communication technology via Proof.

Balloon Test for Zoning Application

The Towers, LLC will conduct a balloon test pursuant to Section 86-877.2 of the Louisa County Code of Ordinances on Friday, August 14th, 2026, beginning at 8:00 A.M. and continuing for four (4) hours, at Parcel Number 52 53, 409 Poindexter Road VA Route 522, Louisa, VA 23093. This is in connection with an application for a Conditional Use Permit to be filed with the Louisa County Planning and Zoning office to construct a 199-foot wireless communication facility at the aforementioned location. In the event of inclement weather the balloon test will be conducted on Tuesday, August 18th, 2026, at 8:00 AM or in the event of further inclement weather Wednesday, August 19th, 2026, at 8:00 AM.

Exhibit G

9589 0710 5270 3201 0326 31

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Dallas, TX 75202

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☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
$	
Total Postage and Fees	$4.08
$	

0125 44

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07/09/2026

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City, State, ZIP+4® Dallas, TX 75202

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
$	
Total Postage and Fees	$4.08
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Product	Qty	Unit Price	Price
First-Class Mail® Letter Dallas, TX 75202 Weight: 0 lb 0.40 oz Estimated Delivery Date Mon 07/13/2026	1		$0.78
Certified Mail® Tracking #: 9589 0710 5270 3201 0326 31			$5.30
Total			$6.08
First-Class Mail® Letter Bellevue, WA 98006 Weight: 0 lb 0.40 oz Estimated Delivery Date Tue 07/14/2026	1		$0.78
Certified Mail® Tracking #: 9589 0710 5270 3201 0326 24			$5.30
Total			$6.08
Grand Total:			$12.16
Credit Card Remit Card Name: VISA Account #: XXXXXXXXXXXX2059 Approval #: 01139D Transaction #: 233 AID: A0000000031010 Contactless AL: VISA CREDIT CHASE VISA			$12.16

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Exhibit H

Dewberry Engineers Inc.
4805 Lake Brook Drive, Suite 200
Glen Allen, VA 23060-9278

804.290.7957
804.290.7928 fax
www.dewberry.com

Dewberry

September 4, 2026

Vertical Bridge
22 West Atlantic Avenue, Suite 310
Delray Beach, FL 33444

Re: US-VA-5359 (3_Notch RD)
Subject: Certification of Code Compliance for Proposed Telecom Tower
409 Poindexter Road, Louisa, VA 23093

To Whom It May Concern,

Dewberry Engineers Inc. (Dewberry) is pleased to submit this letter outlining the approximate geometry and design parameters for a proposed telecommunications structure. It is our understanding that Vertical Bridge intends to build a new wireless telecommunications facility at the above-mentioned site to include a new 195' self-support lattice tower and fenced compound as defined in the latest zoning drawings prepared by Dewberry.

This letter certifies that the tower shall be designed and manufactured (by others) to meet all structural requirements and safety specifications outlined in the codes and standards listed below, as well as local code requirements. Please see below for a listing of the general tower site information, approximate geometry, design parameters, and design loading summary that are anticipated based on the latest drawings as referenced above. Furthermore, the proposed telecommunications facility shall be effectively grounded and bonded to protect people and property. Appropriate surge protectors will be installed where needed.

Approximate Monopole Tower Geometry

Tower Latitude, Longitude:	37.968464°, -78.195083°
Tower Structure Height:	195 ft AGL
Overall Height w/Lightning Rod:	199 ft AGL
Tower Fall Zone Radius:	60 ft
Height of Breakpoint:	139 ft AGL
Foundation Type:	Mat, Drilled Pier, or Spread Footing, per Geotechnical Report and Tower Foundation Design by Others
Min. # of Design Carriers:	4

Tower Site Design Parameters

Building Code:	2021 Virginia Construction Code (2021 IBC)
TIA Code:	TIA-222-H
Risk Category:	II
Wind Speed:	110 mph
Exposure Category:	C
Topographic Cat:	1
Ice Thickness:	1.00 inches
Wind Speed w/ Ice:	30 mph
Seismic Ss:	0.281
Seismic S1:	0.061
Service Wind Speed:	60 mph

Dewberry Engineers Inc.
4805 Lake Brook Drive, Suite 200
Glen Allen, VA 23060-9278
804.290.7957
804.290.7928 fax
www.dewberry.com

Dewberry

Tower Design Loading Summary

Centerline (AGL)	Descriptions	No Ice EPA (ft^2)	No Ice Weight (lb)	Coax Count
190’	12.5’ Co-Lo Platform w/HR	40.0	2250.0	(3) 1-5/8”
	(12) 8’ tall Antennas & (12) RRH	145.0	2250.0	
179’	12.5’ Co-Lo Platform w/HR	40.0	2250.0	(3) 1-5/8”
	(12) 8’ tall Antennas & (12) RRH	145.0	2250.0	
169’	12.5’ Co-Lo Platform w/HR	40.0	2250.0	(3) 1-5/8”
	(12) 8’ tall Antennas & (12) RRH	145.0	2250.0	
159’	12.5’ Co-Lo Platform w/HR	40.0	2250.0	(3) 1-5/8”
	(12) 8’ tall Antennas & (12) RRH	145.0	2250.0	

If you have any questions, please do not hesitate to call me at 804-205-3348.

Sincerely,
Dewberry Engineers Inc.



09/04/26

Hillary Siegall, P.E.
Senior Associate, Senior Project Manager

Exhibit I

```
                    ************************************************
                    *            Federal Airways & Airspace        *
                    *         Summary Report: New Construction     *
                    *                Antenna Structure             *
                    ************************************************

                    Airspace User: VB

                    File: US-VA-5359

                    Location:  Troy, VA

                    Latitude:  37°-58'-06.47"         Longitude: 78°-11'-42.30"

                    SITE ELEVATION AMSL......508 ft.
                    STRUCTURE HEIGHT.........199 ft.
                    OVERALL HEIGHT AMSL......707 ft.

NOTICE CRITERIA
  FAR 77.9(a): NNR (DNE 200 ft AGL)
  FAR 77.9(b): NNR (DNE Notice Slope)
  FAR 77.9(c): NNR (Not a Traverse Way)
  FAR 77.9:    NNR FAR 77.9 IFR Straight-In Notice Criteria for LKU
  FAR 77.9:    NNR FAR 77.9 IFR Notice for GVE
  FAR 77.9(d): NNR (Off Airport Construction)

  NR  = Notice Required
  NNR = Notice Not Required
  PNR = Possible Notice Required (depends upon actual IFR procedure)
        For new construction review Air Navigation Facilities at bottom
        of this report.

  Notice to the FAA is not required at the analyzed location and height for
  slope, height or Straight-In procedures. Please review the 'Air Navigation'
  section for notice requirements for offset IFR procedures and EMI.


OBSTRUCTION STANDARDS
  FAR 77.17(a)(1): DNE 499 ft AGL
  FAR 77.17(a)(2): DNE - Airport Surface
  FAR 77.19(a):    DNE - Horizontal Surface
  FAR 77.19(b):    DNE - Conical Surface
  FAR 77.19(c):    DNE - Primary Surface
  FAR 77.19(d):    DNE - Approach Surface
  FAR 77.19(e):    DNE - Approach Transitional Surface
  FAR 77.19(e):    DNE - Abeam Transitional Surface

VFR TRAFFIC PATTERN AIRSPACE FOR: LKU: LOUISA COUNTY/FREEMAN FLD
Type: A   RD: 64420.77   RE: 469.4
  FAR 77.17(a)(1):          DNE
```

FAR 77.17(a)(2): DNE - Greater Than 5.99 NM.
VFR Horizontal Surface: DNE
VFR Conical Surface: DNE
VFR Primary Surface: DNE
VFR Approach Surface: DNE
VFR Transitional Surface: DNE

VFR TRAFFIC PATTERN AIRSPACE FOR: GVE: GORDONSVILLE MUNI
Type: A RD: 67823.23 RE: 453
FAR 77.17(a)(1): DNE
FAR 77.17(a)(2): Does Not Apply.
VFR Horizontal Surface: DNE
VFR Conical Surface: DNE
VFR Primary Surface: DNE
VFR Approach Surface: DNE
VFR Transitional Surface: DNE

TERPS DEPARTURE PROCEDURE (FAA Order 8260.3, Volume 4)
FAR 77.17(a)(3) Departure Surface Criteria (40:1)
DNE Departure Surface

MINIMUM OBSTACLE CLEARANCE ALTITUDE (MOCA)
FAR 77.17(a)(4) MOCA Altitude Enroute Criteria
The Maximum Height Permitted is 1300 ft AMSL

PRIVATE LANDING FACILITIES
No Private Landing Facilities Are Within 6 NM

AIR NAVIGATION ELECTRONIC FACILITIES

FAC IDNT	TYPE	ST AT	FREQ	VECTOR	DIST (ft)	DELTA ELEVA	ST	LOCATION	GRND APCH ANGLE	BEAR
GVE	VORTAC	R	115.6	36.42	20422	+324	VA	GORDONSVILLE	.91	
No Impact. Does Not Exceed Navaid EMI Notice Height Criteria.										
CHO	RADAR ASR	I		320.1	100511	-483	VA	CHARLOTTESVILLE A	-.28	
FAK	VORTAC	R	113.3	146.6	192147	+247	VA	FLAT ROCK	.07	

C-BAND 3.7-3.98 GHz COORDINATION ZONE
No Identified 5G conflict.

CFR Title 47, §1.30000-§1.30004
AM STUDY NOT REQUIRED: Structure is not near a FCC licensed AM station.
Movement Method Proof as specified in §73.151(c) is not required.

Please review 'AM Station Report' for details.

No AM Stations were located within 3.0 km.

Airspace® Summary Version 26.5.723

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07-02-2026
10:18:55

Exhibit J

TOWAIR Determination Results

*** NOTICE ***

TOWAIR's findings are not definitive or binding, and we cannot guarantee that the data in TOWAIR are fully current and accurate. In some instances, TOWAIR may yield results that differ from application of the criteria set out in 47 C.F.R. Section 17.7 and 14 C.F.R. Section 77.13. A positive finding by TOWAIR recommending notification should be given considerable weight. On the other hand, a finding by TOWAIR recommending either for or against notification is not conclusive. It is the responsibility of each ASR participant to exercise due diligence to determine if it must coordinate its structure with the FAA. TOWAIR is only one tool designed to assist ASR participants in exercising this due diligence, and further investigation may be necessary to determine if FAA coordination is appropriate.

DETERMINATION Results

Structure does not require registration. There are no airports within 8 kilometers (5 miles) of the coordinates you provided.

Your Specifications

NAD83 Coordinates	
Latitude	37-58-06.5 north
Longitude	078-11-42.3 west
Measurements (Meters)	
Overall Structure Height (AGL)	60.7
Support Structure Height (AGL)	59.4
Site Elevation (AMSL)	154.7
Structure Type	
LTOWER - Lattice Tower	

Tower Construction Notifications
Notify Tribes and Historic Preservation Officers of your plans to build a tower.

CLOSE WINDOW

Exhibit K

October 27, 2026

Mr. Tom Egeland
Deputy Director of Community Development
Deputy Zoning Administrator
1 Woolfolk Avenue, Suite 201
Louisa, VA 23093

RE: Conditional Use Permit Application; 405 POINDEXTER ROAD; Permit no. LC2026-03.

Dear Tom:

Altairis completed the review of The Towers, LLC application for a Conditional Use Permit (CUP) to construct a Wireless Communications Facility which includes a 195-ft (overall height 199-ft) structure. Below are Altairis' findings and recommendations.

1. Section 86-663. In General:
    a. National Environmental Policy Act (NEPA) and State Historic Preservation Office (SHPO) compliance/impact assessments: Altairis recommends Verizon Wireless complete a NEPA/SHPO assessment and provide a copy of the report/s to the County.
    Non-Comply

    b. FAA: The Towers, LLC provided a copy of the screening results from the FAA website "Notice Criteria Tool" (dated 7/2/2026). The results of the screening show that the proposed monopole tower does not meet the minimum requirements for filing a Notice of Obstruction or registration with the FAA. **Comply**

2. Section 86-664. Applicability: Altairis finds that The Towers, LLC proposed WCF which includes construction of a 195-ft monopole tower (199-ft overall height), complies with the relevant provisions of the County comprehensive plan. **Comply**

3. Section 86-665 Permitted Uses Table: Altairis finds that The Towers, LLC application for a CUP complies with the Permitted Use Table for Freestanding WCFs exceeding 100-ft in height within the Agricultural (A-2) zoned district. **Comply**

4. Section 86-666: Application Requirements for WCF's
    (1) Statement of Justification. No new freestanding WCF shall be permitted unless the applicant submits a statement of justification addressing the following considerations:
        a. *Geographic Search Area*: The Towers, LLC provided a statement to justify the need to improve and extend cellular radio frequency (RF) coverage in the

geographic area and included a satellite photo of the area depicting existing WCF's. **Comply**

b. *Use of existing antenna attachments and colocations, electric utility distribution towers and elevated structures within the service area:* The Towers, LLC references the "search area" in their response in lieu of the broader geographic "service area" as required in this section. Verizon provided a satellite image of the search area showing that no existing electric utility distribution towers or WCF's are available to provide the desired cellular coverage objectives. **Non-Comply** (due to not addressing the "service area")

c. *Existing WCF's within the geographic search area.* Verizon found no existing WCF's within the half-mile search area. **Comply**

d. *Technical data pertaining to service gaps or service expansions that are addressed by the WCF*: The Towers LLC provided a general description of the service area for the proposed WCF, but did not include technical data such as coverage maps or calculations to demonstrate the need for the WCF. Verizon cited *Va. Code § 15.2-2316.4:2* as grounds for not disclosing proprietary or confidential information for justification of the proposed WCF. **Non-Comply**

e. *Commitment Letter from Wireless Communications Provider:* Verizon Wireless will occupy the proposed WCF. **Comply**

(2) Location and geographic area: Sheet Z-1 of the site plan drawings contain a vicinity map depicting all properties within 1000-ft of the subject property. A list of the property owners is provided on Sheet Z-1 of the site plans. **Comply**

(3) *Visual Impact:* The Towers, LLC conducted a balloon test on 8/8/2026. The test balloon was elevated to 199-ft at the proposed WCF tower location. Simulated photos depicting the visual impact of the proposed WCF as viewed from surrounding public right of ways and residential properties were provided. The Towers, LLC also provided a description of the visual impact which the tower and WCF will have on the surrounding area. **Comply**

(4) *Structure Height*: The height of the proposed tower structure will be 195-ft (199-ft overall height including the 4-ft lightning rod at top of the tower). The tower will not exceed the 300-ft maximum. **Comply**

(5) *Design for Colocation:* The Tower, LLC indicates they are constructing the WCF to be capable of up to 4 levels of colocation **Comply**

(6) *Certificate of conformance with FAA regulations*: The Towers, LLC provided a copy of the screening results from the FAA website "Notice Criteria Tool" (dated 7/02/2026). The show that the proposed tower does not meet the minimum requirements for filing a Notice of Obstruction or registration with the FAA. Verizon also provided the results from the FCC "TOWAIR" search tool showing notice is not required. **Comply**

(7) *Conformance with comprehensive plan*: Altairis finds that The Towers, LLC complies with the County's Comprehensive Plan. **Comply**

(8) *Site Plan Required*: The Towers, LLC provided the site plan drawings which include a compound layout plan (Sheet Z-1) and tower elevation drawing (Sheet Z-4) along with details for site components, fencing, and landscaping. **Comply**

5. Section 86-667: Altairis finds that The Towers, LLC complies with all requirements of this section. **Comply**

6. Section 86-668: **N/A**

7. Section 86-669: **N/A**

8. Section 86-670: **N/A**

9. Section 86-671: **N/A**

10. Section 86-672: **N/A**

11. Section 86-673: *Setbacks:* Altairis finds that The Towers, LLC proposed WCF complies with the County setbacks and clearances from all adjacent properties, right of ways, and roads. The tower structure will be constructed with a breakpoint at the 139 ft level – 60 ft below the top of the structure. There appears to be a fire station in close proximity to the proposed tower location. Is this fire station considered "occupied residential structure"?

12. Section 86-674: *Development standards for freestanding antenna support structures* greater than one hundred feet in height: The Towers, LLC meets all requirements of the development standards except the "screening buffers" (paragraph d. below). **Comply**

a. Setbacks: Verizon complies with all property setback regulations.

b. Equipment Cabinets: The Towers, LLC will utilize landscaping and existing vegetation.

c. Fencing: The Towers, LLC complies with the fence requirements to enclose the WCF compound using a 6ft Chain Link fence.

d. Screening Buffers: The Towers, LLC complies with equipment screening requirements as depicted on Sheet Z-5 of the Site Plan Drawings.

e. Signage: The Towers, LLC complies with the signage requirements. RF Warning and Information signs will be placed at the proposed WCF as depicted on Sheet Z-7 of the Site Plan drawings.

f. Lighting: The applicant acknowledges compliance with dark-sky lighting requirements. The tower is not required to have aircraft warning lights per the FAA Notice Criteria (copy submitted with the application).

g. Site Compound Storage: The Towers, LLC confirms that the proposed WCF will not be utilized for storage.

h. Compliance with federal standards: The Towers, LLC affirms compliance with federal standards for interference and electromagnetic emissions.

i. Sounds: The Towers, LLC acknowledges compliance with the requirement that no unusual sounds are permitted. Verizon may operate a sound attenuated generator.

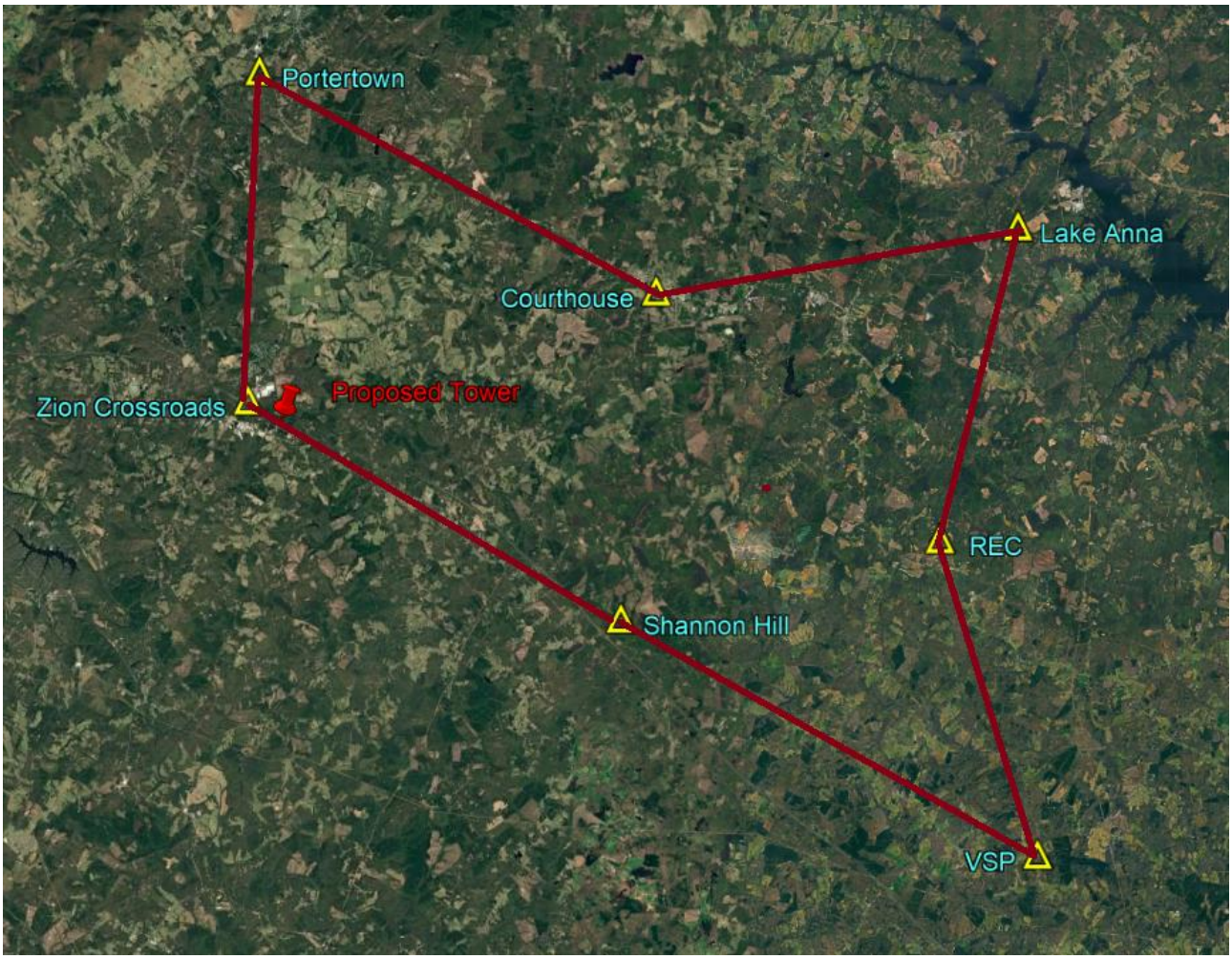
j. Parking: The site plan (Sheet Z-2) incorporates a vehicle turn-around area to be used for parking.

13. Section 86-675 *Abandoned and nuisance structures*: The Towers, LLC affirms compliance with this section. **Comply**

14. Sections 86-676 – 86-681 *Reserved*: **N/A**

Additional Comments and Recommendations

1. The proposed location for this tower puts it directly in or very close to the existing Microwave path in use by the county. A path study from Verizon (or any other proposed carrier) compared to the path study of the existing Louisa Public Safety Microwave path may be necessary to proactively avoid any path conflict or interference.



LOUISA COUNTY PUBLIC SAFETY COMMUNICATIONS SITES
PROPOSED VERIZON STRUCTURE SHOWN IN RED

2. Prior to issuance of a building permit, Altairis recommends the County require The Towers, LLC to provide the following:
    a. Include as part of the Construction Drawings, the Grounding Plan of the proposed WCF.
    b. Tower structural design and structural analysis per ANSI/TIA-222-H/I to demonstrate that the design of the proposed monopole tower will have the structural integrity to support the proposed and future antenna and appurtenance loads.

c. Include as part of the Construction Drawings, the tower foundation design drawings.
d. Provide a copy of the geotechnical report for the tower foundation.
e. Mount Analysis per TIA-222-I to demonstrate that the proposed antenna support mount will have the structural capacity to support the proposed Verizon antenna loads.
f. Provide the antenna and antenna mount details in the final Construction Drawings, along with an inventory list of all antenna and line loads.
g. The Towers, LLC perform a Post Installation Inspection (PII) of the monopole structure in accordance with ANSI/TIA-222. The inspection to be performed by a qualified third-party entity to confirm the monopole tower, antennas, and appurtenances were constructed and installed in accordance with the engineering drawings and documents. It is recommended that the inspection report be signed and sealed by a Professional Engineer licensed in the Commonwealth of Virgina, and a copy of the report provided to the County.

Altairis recommends the approval of this Conditional Use Permit once the NEPA/SHPO assessments are complete and Microwave Path studies are compared. Should you have any questions or require further information, please feel free to contact me at (804) 229-2004.

Sincerely,



R.J. Campbell

Submittal Documents reviewed:

- 9-3_Notch Rd -2nd Affidavit of notice- 20260807.pdf
- 8-Balloon Test Notice Letter_3_Notch.pdf
- 7-3_Notch Rd -Written orig notice of balloon test.pdf
- 6-3_Notch RD -Photosims- 20260908.pdf
- 5-3_Notch RD - FZD - 20260805.pdf
- 4-3_Notch Rd -Zoning Narrative - FINAL.pdf
- 3-3_Notch - FE Option to Lease.pdf
- 2-3_Notch Rd -Signed CUP App-.pdf
- 1-Application cover.pdf
- 14-3_Notch - 1000ft Adjoiners.pdf
- 13-US-VA-5359_ASAC_070226.pdf
- 12-3_Notch Rd -TOWAIR Search Results.pdf
- 11-3_Notch RD -Code Compliance Letter - 20260904.pdf
- 10-3_Notch Rd -Carrier Notice Mail Receipts- 20260709.pdf

COUNTY OF LOUISA

(540) 967-3430 **COMMUNITY DEVELOPMENT** *Fax (540) 967-3486*

www.louisacounty.gov

To: Members, Louisa County Planning Commission
From: Staff, Community Development Department
RE: Proposed Draft Amendments – Campgrounds and Temporary Workforce Lodging
Date: November 2, 2026

Attached is the final draft amendment resulting from Planning Commission work session discussions and PC Committee recommendations.

The purpose of these proposed amendments is 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.

If there are questions, please contact Staff.

DRAFT AMENDMENT

Chapter 86. Land Development Regulations
Campgrounds and Temporary Workforce Lodging

The purpose of this draft is 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.
THESE REGULATIONS APPLY THROUGHOUT ALL OF LOUISA COUNTY; and are proposed pursuant to Va. Code §§ 15.2-2285 and 15.2-2286.

Section 86-13 Definitions

~~*Campground.* Facilities providing camping or parking areas and incidental services for travelers in recreational vehicles and/or tents. The overnight parking of recreational vehicles shall be a permitted accessory use at parking facilities, and shall not be classified as a campground, provided that the following criteria is met:~~
~~(1) Recreational vehicles shall only be parked on a temporary overnight basis, and shall not be parked for more than 12 continuous hours at a time;~~
~~(2) Parking facilities shall not provide incidental services principally for recreational vehicles, and~~
~~(3) The parking of recreational vehicles shall not interfere with the movement of traffic or create a safety hazard.~~

***Campground*. An area or parcel of land, managed as a unit, providing campsites and incidental services for temporary recreational occupancy in travel trailers, recreational vehicles, campers, motor homes, fifth-wheel trailers, and similar qualifying recreational shelters. Tent camping and tent trailers are prohibited. A conditional use permit shall be obtained in every case. At a minimum, a campground shall meet the following requirements:**

- **a) Maximum density shall not exceed two (2) campsites per acre of total parcel area, equivalent to one (1) campsite per 0.5 acre. Minimum parcel acreage shall equal the number of proposed campsites divided by two (2). Campsites may be clustered; however, all setback, buffer, access, utility, septic, topographic, and other site requirements shall also be met and may reduce the number of campsites that can be developed.**
- **b) No campsite shall be located within two hundred (200) feet of any property line or public right-of-way. A landscape plan shall provide at least one hundred fifty (150) feet of vegetative and/or landscaped buffer between the applicable property line or public right-of-way and the closest campsite. The buffer may be positioned within the**

TEXT LEGEND

Bolded Text = To Be Added Regular Text = To Remain ~~Strikethrough~~ = To Be Removed

200-foot setback to respond to existing vegetation, terrain, utilities, and site conditions.

c) The parcel shall have safe and adequate access to a public road. All fire apparatus access roads, internal roads, turnarounds, vertical clearances, load capacities, grades, approach and departure angles, and other emergency-access features. The internal travel ways and access points serving the campground shall be subject to review and approval by the County Fire and EMS Chief or their designee to ensure adequate access for emergency vehicles and apparatus. Such approval shall be obtained prior to the commencement of campground operations.

d) An onsite administrative office or main entrance signage shall provide a dedicated phone number for the manager on duty, the physical address of the campground, campground layout or directional information, and emergency procedures. Campground site and landscape plans shall comply with Article IV, Supplementary Regulations, Division 1, Site Plans, and at a minimum, show campsites; access and internal roads; auxiliary buildings and facilities; water, septic/sewer, and electrical utilities; trash facilities; setbacks; landscaping/buffers; and emergency access, including internal travel ways and access points, demonstrating review and approval by the County Fire and EMS Chief or their designee. At a minimum, an Administrative Site Plan is required.

e) The campground shall comply with all applicable Virginia Department of Health regulations, Statewide Building Code requirements, and other applicable state and local health and safety requirements. The owner shall provide the current Louisa County Code chapters relating to noise (51) and solid waste (62) as part of rental or occupancy materials.

f) Campground owners shall register with the Community Development Department and maintain current owner and/or authorized property manager contact information, along with copies of applicable approvals and inspections.

g) The campground shall not allow mobile/manufactured homes and shall provide recreational amenities appropriate to the size and character of the development. Amenities may include playgrounds, picnic or campfire areas, trails, swimming or boating facilities, recreation buildings, open space, or similar features approved through the Conditional Use Permit.

h) The campground address shall not be used to establish permanent residential occupancy inconsistent with the temporary recreational nature of the use or to register students with Louisa County Public Schools.

i) A violation under this section shall be enforced as provided in sections 86-11 and 86-11.1.

j) Existing Lawful Uses and Vested Rights. Nothing in this section shall be construed to impair any vested right or lawful nonconforming use existing on the effective date of this amendment. Existing lawful campground uses may continue to the extent permitted by applicable law and any prior approvals. Any expansion, enlargement,

relocation, or material change in use shall be subject to the requirements of this chapter unless otherwise protected by law.

~~*Campsite.* A designated plot of ground within a campground intended or used for the exclusive occupancy by a tent, recreational vehicle, or a vacation cottage.~~

***Campsite*. A designated plot of ground within an approved Campground intended or used for the exclusive occupancy of one qualifying recreational shelter.**

***Overnight RV Parking* - The overnight parking of recreational vehicles shall be a permitted accessory use at approved parking facilities, and shall not be classified as a campground or Temporary Workforce Lodging, provided that the following criteria are met:**

1. **Recreational vehicles shall only be parked on a temporary overnight basis and shall not be parked for more than 12 continuous hours at a time;**
2. **Parking facilities shall not provide utilities for recreational vehicles; and**
3. **The parking of recreational vehicles shall not interfere with the movement of traffic or create a safety hazard.**
4. **Overnight parking may only be allowed with permission from the property owner, or authorized agent of the property owner.**

***Recreational shelter*. A unit designed as temporary living quarters for recreational camping and travel, including travel trailers, recreational vehicles, campers, motor homes, fifth-wheel trailers, and similar qualifying units. Tents and tent trailers are not recreational shelters for purposes of this section.**

***Temporary Workforce Campsite*. A designated plot of ground within an approved Temporary Workforce Lodging operation intended or used for the exclusive occupancy of one Temporary Workforce Shelter.**

***Temporary Workforce Lodging*. An area or parcel of land, managed as a unit, providing temporary short-term accommodations for persons employed in a verified temporary work assignment in Louisa County using approved Temporary Workforce Shelters. Temporary Workforce Lodging is not permanent or indefinite housing. An initial conditional use permit shall be obtained in every case. Following initial approval, continued operation may be reviewed and renewed administratively through required reporting, annual information updates, and verification of continued compliance. At a minimum, Temporary Workforce Lodging shall meet the following requirements:**

a) **A Temporary Workforce Lodging operation shall contain no more than three (3) Temporary Workforce Campsites. No fixed minimum acreage or acreage-per-campsite requirement applies; practical site capacity is determined by compliance with setbacks, buffers, water and septic/sewer requirements, access, internal roads, utilities, parking, trash facilities, and all other applicable standards.**

TEXT LEGEND

Bolded Text = To Be Added Regular Text = To Remain ~~Strikethrough~~ = To Be Removed

b) No Temporary Workforce Campsite shall be located within two hundred (200) feet of any property line or public right-of-way. A landscape plan shall provide at least one hundred fifty (150) feet of vegetative and/or landscaped buffer between the applicable property line or public right-of-way and the closest Temporary Workforce Campsite. The buffer may be positioned within the 200-foot setback, allowing up to 50 feet of flexibility to respond to existing vegetation, terrain, utilities, and site conditions.

k) The parcel shall have safe and adequate access to a public road. All fire apparatus access roads, internal roads, turnarounds, vertical clearances, load capacities, grades, approach and departure angles, and other emergency-access features. The internal travel ways and access points serving the temporary workforce lodging shall be subject to review and approval by the County Fire and EMS Chief or their designee to ensure adequate access for emergency vehicles and apparatus. Such approval shall be obtained prior to the commencement of campground operations.

c) Temporary Workforce Lodging site and landscape plans shall comply with Article IV, Supplementary Regulations, Division 1, Site Plans, and at a minimum, show campsites; access and internal roads; auxiliary buildings/facilities; well or other approved water source; septic lines and drainfield or sewer; electrical utilities; trash facilities; setbacks; landscaping/buffers; and emergency access, including internal travel ways and access points, demonstrating review and approval by the County Fire and EMS Chief or their designee. At a minimum, an Administrative Site Plan is required.

d) The owner/operator shall verify each occupant's employer and the beginning and ending dates of the temporary employment assignment before occupancy and submit occupant and employment information to the County at the beginning of each stay. A qualifying temporary employment assignment shall not exceed six (6) months. Occupancy may begin no earlier than fourteen (14) days before verified employment begins and shall end no later than fourteen (14) days after verified employment ends.

e) Each occupant shall provide their own Temporary Workforce Shelter. The landowner, employer, neighbor, friend, or other third party shall not provide a recreational vehicle, travel trailer, camper, motor home, fifth-wheel trailer, or similar shelter for rental or as part of the lodging arrangement. The shelter may remain during the approved stay, including short absences, but shall be removed no later than the end of the fourteen (14)-day post-employment period and shall not remain for future reuse or long-term storage.

f) Tents and tent trailers are prohibited. Temporary Workforce Shelters shall be limited to qualifying travel trailers, recreational vehicles, campers, motor homes, fifth-wheel trailers, and similar units subject to recognized state or federal safety, registration, certification, inspection, or licensing requirements.

g) The operation shall comply with all applicable Virginia Department of Health regulations, Statewide Building Code requirements, and other applicable state and local health and safety requirements. Adequate animal-resistant trash receptacles or

dumpsters shall be provided based on the number of campsites and frequency of collection, and the owner shall provide the current Louisa County Code chapters relating to noise (51) and solid waste (62) as part of each occupancy or rental agreement.

h) The owner/operator shall register with the Community Development Department and maintain current owner and/or authorized property manager contact information and applicable VDH and Building approvals. The owner/operator shall regularly report information sufficient to verify the number of occupants, employer information, employment dates, and arrival/departure information, and shall provide a biannual operational report and updated contact information.

i) Transient occupancy tax shall be collected when legally applicable. The Temporary Workforce Lodging address shall not be used to establish permanent residential occupancy inconsistent with the temporary nature of the use or to register students with Louisa County Public Schools.

j) Failure to provide required reporting, maintain required approvals, remove shelters when required, or otherwise comply with applicable standards or Conditional Use Permit conditions may result in zoning enforcement and loss of eligibility for administrative continuation or renewal.

k) A violation under this section shall be enforced as provided in sections 86-11 and 86-11.1.

***Temporary Workforce Shelter*. A travel trailer, recreational vehicle, camper, motor home, fifth-wheel trailer, or similar temporary living unit supplied by the occupant and subject to recognized state or federal safety, registration, certification, inspection, or licensing requirements. Tents, tent trailers, and similar non-qualifying shelters are not Temporary Workforce Shelters.**

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TEXT LEGEND

Bolded Text = To Be Added Regular Text = To Remain ~~Strikethrough~~ = To Be Removed

Section 86-109. Matrix table.

Proposed Amendments to Section 86-109 Use Matrix to amend and identify the districts in which a campground and temporary workforce lodging is permitted by-right or with the issuance of a conditional use permit.

Defined Use	A-1	A-1 GAOD	A-2	A-2 GAOD	R-1	R-1 GAOD	R-2	R-2 GAOD	C-1	C-1 GAOD	C-2	C-2 GAOD	IND	IND GAOD	I-1	I-1 GAOD	I-2	I-2 GAOD	RD
COMMERCIAL																			
Campground	C	C	C	C	X	X	X	X	~~X~~ **C**	~~X~~ **C**	~~X~~ **C**	~~X~~ **C**	X	X	X	X	X	X	B
Temporary Workforce Lodging	**C**	**C**	**C**	**C**	X	X	X	X	**C**	**C**	**C**	**C**	X	X	X	X	X	X	**B**
****The proposed amendments affect only those uses listed above to be amended; and makes no changes to any other listed uses in Section 86-109****																			
B = Allowable by-right																			
B(R) = Allowable by-right (with restrictions)																			
SE = Special Exception																			
C = Conditional use perr																			
X = Not allowable																			

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Section 86-111. - Use of travel trailers, campers, etc., for dwellings prohibited.

~~Travel trailers, campers, motor homes, tents, camp cabins and the like shall not be used for permanent or full-time dwellings in any district, unless otherwise permitted, whether or not connected to utilities, wells or septic systems. For the purposes of this section, permanent means available for occupancy for 30 consecutive days regardless of actual use.~~

Travel trailers, campers, motor homes, tents, camp cabins, recreational vehicles, and the like shall not be used for permanent or full-time dwellings in any district unless otherwise expressly permitted by this chapter, whether or not connected to utilities, wells, or septic systems.

For purposes of this section:
"Used as a dwelling" includes any of the following:

1. **Occupied by any person as their primary or secondary residence;**
2. **Occupied for sleeping purposes;**
3. **Connected to permanent utilities (water, sewer, or electric); or**
4. **Rented, leased, or provided for compensation to any occupant, except as expressly authorized within an approved Campground or Temporary Workforce Lodging operation.**

"Connected to utilities" includes both physical connection and regular use of water, sewer, or electrical services via extension cords, hoses, or other temporary means.

This section does NOT prohibit:

1. **Storage: Parking or storing a qualifying recreational shelter on private property when not occupied and otherwise lawful.**
2. **Temporary Recreation: Using a qualifying recreational shelter on the owner's property for recreational purposes not exceeding 10 days in any 30-day period, provided it is not used as anyone's primary or secondary residence.**
3. **Campgrounds: Use of a qualifying recreational shelter in a properly zoned and permitted Campground.**
4. **Temporary Workforce Lodging: Use of a qualifying Temporary Workforce Shelter within an approved Temporary Workforce Lodging operation in accordance with all applicable requirements.**

DRAFT

TEXT LEGEND

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Sec. 86-114. - Short-term rental of a dwelling.

For only this section GAOD means all properties zoned residential limited (R-1); residential general (R-2); and resort development (RD) located within the boundaries of a designated growth area as shown on the 2040 comprehensive plan. The following are requirements for use in R-1 GAOD; R-2 GAOD; and the RD zoning districts:

(1) Owners of dwellings used for short-term rental shall provide contact information for the owner and/or any authorized property manager to Louisa County and the dwelling's subdivision governing body, if one exists.

(2) The owner shall provide the current Louisa County Code chapters relative to noise (51) and solid waste (62) as well as the definitions for special occasion facilities and gatherings as part of short-term rental contracts.

(3) Owner must notify tenants that events, rentals, special occasion facilities and related uses are prohibited, except with valid conditional use permit according to Louisa County Code.

(4) Owner must comply with all Virginia Department of Health regulations.

(5) The dwelling must comply with all applicable state building code and safety regulations.

(6) Owners unable to meet all of the above requirements shall be prohibited from operating a short-term rental of a dwelling without obtaining a conditional use permit from Louisa County Board of Supervisors.

(7) A violation under this section shall be enforced as provided in section 86-11 and section 86-11.1.

(8) Tents, tent trailers, travel trailers, recreational vehicles, campers, motor homes, fifth-wheel trailers, and similar recreational shelters shall not be used for short-term rental occupancy. Approved Campgrounds and Temporary Workforce Lodging are regulated separately under their respective provisions.

~~(8)~~**(9)** The effective date of this Code shall be January 1, 2025.

DRAFT

DIVISION 6. - ZONING DISTRICTS AND LAND USES

Sec. 86-136. - Permitted uses with a conditional use permit (A-1)

COMMERCIAL

Temporary Workforce Lodging

Sec. 86-154. - Permitted uses with a conditional use permit (A-2)

COMMERCIAL

Temporary Workforce Lodging

Sec. 86-206. - Permitted uses with a conditional use permit (C-1)

COMMERCIAL

Campground
Temporary Workforce Lodging

Sec. 86-224. - Permitted uses with a conditional use permit (C-2)

COMMERCIAL

Campground
Temporary Workforce Lodging

Sec. 86-295. - Permitted uses – Generally (RD)

COMMERCIAL

Temporary Workforce Lodging

Sec. 86-339. - Permitted uses with a conditional use permit (A-1 Growth Area Overlay District)

COMMERCIAL

Temporary Workforce Lodging

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Sec. 86-359. - Permitted uses with a conditional use permit (A-2 Growth Area Overlay District)

COMMERCIAL

Temporary Workforce Lodging

Sec. 86-412. - Permitted uses with a conditional use permit (C-1 Growth Area Overlay District)

COMMERCIAL

Campground
Temporary Workforce Lodging

Sec. 86-431. - Permitted uses with a conditional use permit (C-2 Growth Area Overlay District)

COMMERCIAL

Campground
Temporary Workforce Lodging

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COUNTY OF LOUISA

(540) 967-3430 **COMMUNITY DEVELOPMENT** *Fax (540) 967-3486*

www.louisacounty.gov

TO: Planning Commission

FROM: Staff, Community Development Department

DATE: October 14, 2026

RE: Electronic Message Signs – Referred to Planning Commission

The Board of Supervisors formed a Committee to review the sign regulations for electronic message signs. The proposed amendments have been referred to the Planning Commission for public hearing.

This proposed amendment would permit Electronic Message Signs -

- In the A-1, A-2, R-1 and R-2 zoning districts;
- Only be allowed with a Special Exception granted by the Board of Supervisors; and
- Only be allowed for projects directly funded by Louisa County; Louisa County Public Schools; religious organizations; or non-profit or not-for-profit organizations that are exempt from taxation under Section 501(c)3 of the Internal Revenue Code.

DRAFT AMENDMENT

The purpose of this amendment is to consider a process for review of a proposed 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.

Sec. 86-684. - Signs permitted in the agricultural (A-1 and A-2) districts.

The following signs shall be permitted in the agricultural districts (A-1 and A-2):

Type of Sign	Number Allowed	Sign Area (Max.)	Sign Height (Max. Including Base)
Bulletin board or directory sign	1 per lot or parcel	24 square feet	8 feet
Business	1 per lot or parcel	32 square feet	8 feet
Directional	1 per lot or parcel	9 square feet	8 feet
***Electronic Message**	**Per the standards in Section 86-683 (l)**	**Per the standards in Section 86-683 (l)**	**Per the standards in Section 86-683 (l)**
Identification	1 per lot or parcel	20 square feet	8 feet - except signs as part of an entrance gate/arch system, 20 feet
Portable Sign	1 per lot or parcel	16 square feet	8 feet
Subdivision	2 per entrance	60 square feet, aggregated	8 feet
Temporary	2 per lot or parcel	16 square feet per sign	8 feet
Temporary subdivision advertising	1 per lot or premise, 2 if the lot fronts on two or more streets	32 square feet per sign	10 feet
Wall	1 per establishment	20 square feet	Roof line of the main building

*** With a Special Exception granted by the Board of Supervisors. Only available for projects directly funded by Louisa County; Louisa County Public Schools; religious organizations; or non-profit or not-for-profit organizations that are exempt from taxation under Section 501(c)3 of the Internal Revenue Code.**

Sec. 86-685. - Signs Permitted in the Residential (R-1 and R-2) Districts.

TEXT LEGEND

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The following signs shall be permitted in the residential limited (R-1) and residential general (R-2) districts:

Type of Sign	Number Allowed	Sign Area (Max.)	Sign Height (Max. Including Base)
Bulletin board or directory sign	1 per lot or parcel	24 square feet	8 feet
Directional	1 per lot or parcel	9 square feet	8 feet
***Electronic Message**	**Per the standards in Section 86-683 (l)**	**Per the standards in Section 86-683 (l)**	**Per the standards in Section 86-683 (l)**
Identification	1 per lot or parcel	20 square feet	8 feet - except signs as part of an entrance gate/arch system, 20 feet
Subdivision	2 per entrance	60 square feet, aggregated	8 feet
Temporary	2 per lot or parcel	16 square feet per sign	8 feet
Temporary subdivision advertising	1 per lot or premise, 2 if the lot fronts on two or more streets	32 square feet per sign	10 feet

*** With a Special Exception granted by the Board of Supervisors. Only available for projects directly funded by Louisa County; Louisa County Public Schools; religious organizations; or non-profit or not-for-profit organizations that are exempt from taxation under Section 501(c)3 of the Internal Revenue Code.**

Sec. 86-689. - Waivers.

(a) Notwithstanding the other regulations of this chapter, a waiver may be approved by staff (per section 86-119 of this chapter) to the regulations of this article that are specific to the number of allowed signs, the maximum sign area, and the sign height. In no circumstances shall a waiver increase the number, size, or height of a sign(s) by more than 100 percent of the ordinance standard. A waiver may only be granted if it can be demonstrated that the proposed standards, with conditions, better ensure that the intent of this ordinance, as specified in section 86-682, will be met. Requests for a waiver to this article shall accompany a master plan of the entire development showing all proposed business signs.

(b) Standards for electronic message signs are not subject to increase through the waiver process. All requests for a variation to the standards for an electronic message sign would require a Special Exception in accordance with Section 86-68, be granted by the Board of Supervisors.

(c) Placement of an electronic message sign in an agricultural or residential zoning district requires a Special Exception in accordance with Section 86-68 through the Board of Supervisors, which may be available for projects directly funded by any of the following: i)

the County of Louisa; ii) Louisa County Public Schools; iii) religious organizations; or iv) non-profit or not-for-profit organizations that are exempt from taxation under Section 501(c)3 of the Internal Revenue Code.

COUNTY OF LOUISA

(540) 967-3430 **COMMUNITY DEVELOPMENT** Fax (540) 967-3486

www.louisacounty.gov

STAFF MEMORANDUM

TO: Planning Commission
FROM: County Staff
DATE: November 5, 2026
SUBJECT: Draft Growth Management Ordinance Amendments

In October 2026, a joint Growth Management and Rural Preservation Workgroup (Workgroup) was appointed by the Board of Supervisors and Planning Commission consisting of three (3) members from each body. The Workgroup met over the past month and has produced a draft document for consideration. The Planning Commission will discuss this document at their November 12, 2026 work session. It is anticipated that this document will be advertised for public hearing at the regular December Planning Commission meeting.

The proposed ordinance amendments are intended to slow the pace of residential growth outside designated Growth Areas, align growth patterns with managing the pace of residential growth in consideration of the County's long-term infrastructure and public service needs, and preserve the rural character of the County, consistent with resident expectations identified through the Comprehensive Plan public engagement process.

The Growth Management Ordinance revisions are guided by the following principles:

- Growth should be directed to appropriate locations consistent with the Comprehensive Plan.
- Rural areas should prioritize:
    - Agricultural and forestal land preservation,
    - Limited land fragmentation,
    - Predictable and manageable demand on public services.
- Regulations should slow the pace of growth, not prohibit reasonable land use.
- Growth-management tools should operate prospectively and avoid retroactive impacts.
- Tools should be objective, legally defensible, and uniformly applied.
- Growth-management efforts should focus on parcel creation and configuration, recognizing that parcel creation establishes long-term development rights and service obligations.

The proposed amendments implement the policy framework through a series of coordinated zoning and subdivision amendments. Key components include:

- Amended and New Definitions
    - Development Right (new)

    - Division, parcel (amended)
    - Family subdivision (amended)
    - Immediate Family (amended)
    - Private lane (amended)
    - Subdivision (amended)
- Increase setbacks along secondary roads in the A-1 and A-2 zoning districts, outside of the Growth Area Overlay Districts
- Increase lot width and road frontage requirements in the A-1 and A-2 zoning districts, outside of the Growth Area Overlay Districts
- Increase minimum lot area requirement in the A-1 zoning district, outside of the Growth Area Overlay Districts
- Increase minimum lot area requirement in the A-2 zoning district, outside of the Growth Area Overlay Districts
- Reduce the number of parcels created from a parent parcel in the A-2 zoning district, outside of the Growth Area Overlay Districts
    - Remove density bonus
- Reduce the number of parcels created from a parent parcel in the A-2 zoning district, inside the Growth Area Overlay Districts
    - Remove density bonus
- Added a section for Transfer of Development Rights and clarifying the County's intent to continue to evaluate and work towards successful implementation of a TDR program
- Extended ownership and retention periods associated with family subdivisions; clarified that recipients of a family subdivision parcel must qualify as an immediate family member to all owners of record; and provided guidelines for residual parcels after a bona-fide family subdivision
- Updated private lane standards to include specific design/development criteria

Collectively, the proposed revisions address growth patterns, not population outcomes. The amendments are intended to:

- Reduce land fragmentation,
- Preserve agricultural and forestal lands,
- Limit suburban-style development in rural areas,
- Protect scenic roadways and open landscapes,
- Slow the pace of change to better match infrastructure capacity and community expectations.

Importantly, the proposed changes do not prohibit growth, but instead shape where, how, and how quickly growth occurs.

DRAFT AMENDMENT

For the purposes of this document, all new text is shown in **bold**. The bold text has varying colors based on the origination of the drafted language, as follows:

- **Staff produced items during the review and drafting period over the past 4-5 months to complement the proposed growth management amendments**
- **Growth Management and Rural Preservation Workgroup (WG) Consensus**
- **Board WG Recommendation**
- **Planning Commission WG Recommendation**
- **Staff produced items in response to specific requests for clarification of language and inclusion of additional language to support and complement the proposed growth management amendments**

Growth Management Strategies

The purpose of these amendments is to help manage residential growth in a way that supports the County's Comprehensive Plan. The changes are intended to encourage the protection of the rural character, farms, forests, open spaces, and natural resources. The amendments also establish clearer standards for lot size, road frontage, setbacks, access, subdivisions, family divisions, and private lane development.

ARTICLE I. - GENERAL PROVISIONS

DIVISION 2. – DEFINITIONS

Sec. 86-13. - Definitions.

Development right. **As used throughout this chapter, development rights (also referred to as division rights) as they apply to the agricultural zoning districts, shall mean the following:**

1. Agricultural (A-1 and A-1 GAOD) - A maximum of two (2) lots/parcels and one (1) residue parcel, shall be permitted on parent parcels in existence as of December 18, 1997; subject to all zoning and subdivision regulations contained within this chapter.

2. Agricultural (A-2 and A-2 GAOD) - A maximum of five (5) lots/parcels, shall be permitted on parent parcels in existence as of December 18, 1997; subject to all zoning and subdivision regulations contained within this chapter.

TEXT LEGEND

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~~*Division, parcel.* To divide a parent parcel into no more than two additional parts for the purpose of transfer of ownership or building development. Lots shall be divided from parent tracts, or the residue parcel that remains after a prior one-lot division, so long as such residue parcel has five or more acres or a minimum of 300 feet of existing state road frontage. For clarity, it is the specific intent of this provision to allow a maximum of three total lots, including the residual parcel, to be created from any parent parcel by division, if any. Divisions are not subject to the provisions set forth in the subdivision ordinance except for subsection 86-567(11), private lanes. However, similar to the requirements of section 86-587, a lot created by division shall be required to include provisions for the dedication of right-of-way when the property is adjacent to a state road that is less than 50 feet in width; provided that, this requirement does not apply to a residual portion of the parent tract that is five or more acres or has a minimum of 300 feet of existing state road frontage.~~

***Division, parcel*. To divide a parent parcel into no more than two (2) additional parts for the purpose of transfer of ownership or building development. Divisions are not subject to the provisions set forth in the subdivision ordinance, except for applicable access and frontage requirements. Lots created by division shall have frontage on a public street.**

Family subdivision. Pursuant to Code of Virginia, §§ 15.2-2244(C), **15.2-2244.1** and 15.2-2244.2, means splitting any tract, parcel or lot of land, within the agricultural (A-1), agricultural (A-2), residential limited (R-1), or residential general (R-2) zoning districts, into two or more parts for the purpose of sale or gift to a member of the immediate family of the property owner**(s)** or the beneficiar~~y~~**ies** of a trust that owns the property, subject to the requirements of section 86-531 of this Code. See "immediate family" definition.

Immediate family. Any person who is a natural or legally defined offspring, stepchild, spouse, sibling, grandchild, grandparent, aunts, uncles, nieces and nephews or parent of the owner**(s)**, **of a parcel**, of whole or half blood, or by adoption or legal guardianship. **In the case of multiple owners of a parcel, a person shall not be deemed to be "immediate family of the property owner(s)" unless the person bears an "immediate family" relationship with all owners of the parcel, excepting additional owners being spouses of immediate family members.**

Private lane. An access way for residential use serving less than three lots which is within a 50-foot deeded right-of-way or easement and built to the design standards in subsection 86-567(11). Private lanes are restricted as to the hours of access by the public or by those who may use it and are maintained by the property owner's association or by the lot or parcel owners who are afforded access to their lots or parcels by such private lanes. **Private lanes shall not be permitted to serve any new lot created by subdivision, division, or other land division, except as otherwise expressly allowed by this chapter. Only one (1) private lane may be permitted per parent parcel.**

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~~*Subdivision.* Splitting any tract, parcel or lot of land into two or more parts, other than a division of a parent parcel or a family subdivision, for the purpose of transfer of ownership or building development. Consistent with this definition, any new road constructed to serve more than two lots shall be constructed to VDOT standards for subdivision roads. The residue tract after subdividing is not counted as a lot for the purposes of this definition. Subdivided parcels may not be further subdivided or divided unless the remaining division rights are noted on a recorded plat or in conformance with existing ordinances.~~

Subdivision. The division of a parcel of land into three (3) or more lots or parcels, whether by deed, plat, lease, or other means, for the purpose of sale, transfer, or development. Except as expressly provided herein, all divisions of land shall be treated as subdivisions and shall be subject to the subdivision requirements of this chapter.

The following divisions shall not be considered subdivisions, provided that all applicable criteria are met:

1. **Family subdivisions, as defined and regulated by this chapter; and**
2. **Estate divisions made in connection with the settlement of an estate or court order.**

Any land division that does not fully qualify for one of the above exceptions shall be deemed a subdivision

ARTICLE II. - ZONING ORDINANCE AND MAPS

DIVISION 4. - ADDITIONAL REQUIREMENTS

Sec. 86-115. - Setback regulations for buildings and structures—Generally.

The setback regulations in all zoning districts shall be as follows, except where otherwise provided in individual district regulations.

(a) Interstate 64: 60 feet from the edge of the right-of-way line.

(b) U.S. Route 15 and all primary highways: 100 feet from the edge of the right-of- way line (includes Routes 22, 208, 250, 33, 522). All roads shall be deemed to have a right-of-way width of at least 50 feet and setbacks should be measured accordingly from the edge of the right-of-way.

(c) Reserved.

(d) Secondary roads: 60 feet from the edge of the right-of-way line. All roads shall be deemed to have a right-of-way width of at least 50 feet and setbacks should be measured accordingly from the edge of the right-of-way.

(e) Agricultural or residential subdivision streets: 40 feet from the edge of the right-of-way line. All roads shall be deemed to have a right-of-way width of at least 50 feet and setbacks should be measured accordingly from the edge of the right-of-way.

(f) Commercial or industrial subdivision streets: 40 feet from the edge of the right-of-way line. All roads shall be deemed to have a right-of-way width of at least 50 feet and setbacks should be measured accordingly from the edge of the right-of-way.

(g) Access easements of ten to 50 feet serving family divisions: Ten feet from the edge of the right-of-way line.

(h) Access easements serving common areas, utility lots or other non-subdivision related parcels: Ten feet from the edge of the right-of-way line.

DIVISION 6. - ZONING DISTRICTS AND LAND USES

Sec. 86-137. - Minimum lot area.(A-1)

(a) The minimum lot area in the agricultural (A-1) district shall be not less than ~~1.5~~ **10** acres, or larger as required by the health department for the provision of adequate on-site water and septic systems, as defined by this Code**, except for the following:**

1. **Lots created for public purposes, including but not limited to public rights-of-way or public utilities; or**
2. **Lots created through bona fide family or estate divisions that comply with all applicable requirements of this chapter, shall be a minimum of 1.5 acres.**
3. **Residue parcels resulting from a bona fide family or estate division shall be a minimum of 1.5 acres.**
4. **Refer to Section 86-531(c) for additional provisions.**

~~(b) For family divisions, as defined in section 86-13 of this Code, the minimum lot area in the agricultural (A-1) district shall be 1.5 acres.~~

Sec. 86-138. - Setback regulations**.**

The setback regulations in the agricultural (A-1) district shall be as provided in section 86-115, **with the exception of the following:**

(a) U.S. Route 15 and all primary highways: 100 / 250 feet from the edge of the right-of-way line (includes Routes 22, 208, 250, 33, 522). All roads shall be deemed to have a right-of-way width of at least 50 feet and setbacks should be measured accordingly from the edge of the right-of-way.

(b) Secondary roads: 100 / 250 feet from the edge of the right-of-way line. All roads shall be deemed to have a right-of-way width of at least 50 feet and setbacks should be measured accordingly from the edge of the right-of-way.

Sec. 86-139. - Frontage; minimum lot width (A-1)

~~Only two lots with a~~ **The** minimum **road frontage shall be** ~~of 200~~ **350 / 400** feet ~~of road frontage shall be allowed~~ on existing state roads or federal highways per parent parcel. ~~Otherwise, the minimum lot frontage on existing state roads or federal highways shall be 300 feet.~~

The minimum lot width in the agricultural (A-1) district shall be ~~200~~ **300** feet at the building setback line. In no case shall the lot width be less than ~~20~~ **30** percent of the depth of the lot at its widest point.

TEXT LEGEND

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Sec. 86-155. - Minimum lot area.(A-2)

(a) The minimum lot area in the agricultural (A-2) district shall be not less than ~~1.5~~ **5 / 10** acres, or larger as required by the health department for the provision of adequate onsite water and septic systems, as defined by this Code**, except for the following:**

1. **Lots created for public purposes, including but not limited to public rights-of-way or public utilities; or**
2. **Lots created through bona fide family or estate divisions that comply with all applicable requirements of this chapter, shall be a minimum of 1.5 acres.**
3. **Residue parcels resulting from a bona fide family or estate division shall be a minimum of 1.5 acres.**
4. **Refer to Section 86-531(c) for additional provisions.**

~~(b) For family divisions, as defined in section 86-13 of this Code, the minimum lot area in the agricultural (A-2) district shall be 1.5 acres.~~

Sec. 86-156. - Setback regulations**.**

The setback regulations in the agricultural (A-2) district shall be as provided in section 86-115, **with the exception of the following:**

(a) U.S. Route 15 and all primary highways: 100 / 250 feet from the edge of the right-of-way line (includes Routes 22, 208, 250, 33, 522). All roads shall be deemed to have a right-of-way width of at least 50 feet and setbacks should be measured accordingly from the edge of the right-of-way.

(b) Secondary roads: 100 / 250 feet from the edge of the right-of-way line. All roads shall be deemed to have a right-of-way width of at least 50 feet and setbacks should be measured accordingly from the edge of the right-of-way.

Sec. 86-157. - Frontage; minimum lot width. (A-2)

~~Only two lots with~~ **A** minimum of ~~200~~ **350 / 400** feet of road frontage shall be allowed on existing state roads or federal highways per parent parcel. Otherwise, the minimum lot frontage on existing state roads or federal highways shall be ~~300~~ **350 / 400** feet. The minimum lot width and road frontage on public or private internal roads, **or** streets ~~or lanes~~ shall be ~~150~~ **250** feet except for **a** cul~~s~~-de-sac where the minimum lot frontage shall be ~~25~~ **50** feet. For new subdivisions, the minimum lot width and road frontage shall be 300 feet along the newly created internal subdivision street on corner lots adjacent to the existing state road.

In no case shall the lot width be less than ~~20~~ **30** percent of the depth of the lot at its widest point.

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Sec. 86-161. - Subdivisions**.** (A-2)

To preserve and maintain agricultural and forestry activities; protect ground and surface water supplies; and conserve natural, historic and scenic resources, subdivisions in the agricultural (A-2) district shall comply with the regulations herein.

(1) *Restrictions on road extension.* No road may be extended to a second parent parcel with the primary purpose of providing access for a subdivision; with the exception that a road may be extended when the total number of proposed lots for all parent parcels does not exceed ~~seven~~ **five.** ~~plus any density bonuses that may apply as provided for herein.~~

(2) *Lot density.* Lot density shall be limited, except where specifically stated otherwise herein, to a maximum of ~~seven~~ **five** lots per parent parcel.

~~a. *Density bonuses.* The zoning administrator may allow up to three additional lots for a subdivision, for a total of up to ten lots, in the following circumstances:~~

~~1. *Affordable housing.* A density bonus of three additional lots for a subdivision when at least three lots are dedicated for affordable housing.~~

Sec. 86-341 - Setback regulations.

The setback regulations in the agricultural (A-1) district within the growth area overlay district shall be as provided in section 86-~~115~~ **116.**

Sec. 86-366. - Subdivisions. (A-2 GAOD)

To preserve and maintain agricultural and forestry activities; protect ground and surface water supplies; and conserve natural, historic and scenic resources, subdivisions in the agricultural (A-2) district shall comply with the regulations herein.

(1) Restrictions on road extension. No road may be extended to a second parent parcel with the primary purpose of providing access for a subdivision; with the exception that a road may be extended when the total number of proposed lots for all parent parcels does not exceed ~~seven~~ **five.** ~~plus any density bonuses that may apply as provided for herein.~~

(2) Lot density. Lot density shall be limited, except where specifically stated otherwise herein, to a maximum of ~~seven~~ **five** lots per parent parcel.

~~a. *Density bonuses.* The zoning administrator may allow up to three additional lots for a subdivision, for a total of up to ten lots, in the following circumstances:~~

~~1. *Affordable housing.* A density bonus of three additional lots for a subdivision when at least three lots are dedicated for affordable housing.~~

(3) All divisions, subdivisions, and/or family subdivisions are subject to the applicable provisions of the agricultural (A-2 GAOD) zoning district and article III subdivision of this Code.

Section 86-494 ~~Reserved~~ **Transfer of Development Rights**

Pursuant to Virginia Code Article 7.1, Transfer of Development Rights (Va. Code §§ 15.2-2316.1 15.2-2316.2), a transfer of development rights ("TDR") program is being considered for implementation. The purpose of a TDR program is to provide landowners with a mechanism where owners may transfer development rights from sending areas to receiving areas through a voluntary process intended to permanently conserve agricultural and forestal lands, reduce development pressures on those lands, and shift development to areas of the county designated by the Comprehensive Plan as appropriate for growth. A TDR program is intended to complement and supplement the county's land use regulations, land preservation efforts, and other resource protection efforts with the goal of maintaining the rural nature of Louisa County and better accommodating growth with less impact on public services and natural resources. As of (XXXX date) a Transfer of Development Rights Program has not been adopted. The County will continue to evaluate and work towards successful implementation, through the required review and public hearing processes.

DIVISION 7. AGRICULTURAL AND FORESTAL DISTRICTS

Sec. 86-500. - Development of parcels to more intensive uses.

(b) For the purposes of this section, the term "more intensive use" includes any use which is not permitted by right in an agricultural (A-1 or A-2) zoning district; any division of land other than a family subdivision, as defined in this chapter; and the rental of more than one dwelling unit on any parcel, other than dwelling units occupied by members of the immediate family of ~~any~~ **all** of the owners of such parcel or by persons who earn a substantial portion of their livelihood from a farm or forestry operation on such property, together with their respective families, if any.

ARTICLE III. - SUBDIVISION

DIVISION 1. - GENERAL PROVISIONS

Sec. 86-531. Same – For family subdivision

(a) **A family subdivision shall be permitted only where the parent parcel has been owned by the applicant for a continuous period of five (5) years prior to submission of a family subdivision application.** A family subdivision shall meet all provisions of this chapter related to zoning, health requirements; but shall be exempt from other provisions of this chapter, provided it meets the following requirements:

(4) Each such division shall remain in the name of the qualified family member for a minimum of ~~five (5) years~~ **ten (10) years** from the date of recordation, unless the lot is the subject of an involuntary transfer such as foreclosure, death, divorce, judicial sale, condemnation or bankruptcy.

~~(5) Similar to the requirements of section 86-587, any lot created by family subdivision shall be required to include provisions for the dedication of right-of-way when the property is adjacent to a state road that is less than 50 feet in width; provided that, this requirement does not apply to a residual portion of the parent tract that is five or more acres and has a minimum of 400 feet of existing state road frontage.~~

~~(6)~~**(5)** For the purpose of this subsection, a member of the immediate family is defined as any person who is a natural or legally defined offspring, stepchild, spouse, sibling, grandchild, grandparent, aunt, uncle, niece, nephew or parent of the **property** owner**(s)**. **In the case of multiple owners of a parcel, a person shall not be deemed to be "immediate family of the property owner(s)" unless the person bears an "immediate family" relationship with all owners of the parcel, excepting additional owners being spouses of immediate family members.**

~~(7)~~**(6)** Such sale or gift may be made to include the immediate family member as defined in paragraph (6) above and the immediate family member's spouse but not the immediate family member's spouse alone.

~~(8)~~**(7)** Lots created by family subdivision would not count against the total number of lots allowed outside of a family division.

(b) Procedure for family subdivision of property held in trusts. Property held by a trust may be divided as a family subdivision provided it meets the following requirements:

(5) The subdivision shall comply with the requirements of subsections (a) (1), (2), (3), (6), **and** (7)~~, and (8)~~.

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(c) Effective (XXXXX date), the following provisions shall be applicable to residue parcels resulting from a bona fide family or estate division:

(1) Minimum of 1.5 acres;

(2) 200 feet of existing state road frontage; or frontage on a new or existing right-of-way or easement meeting the minimum width requirements for a family or estate division;

(3) Setbacks as provided in Sections 86-115 and 86-116;

(4) Residue parcels shall be exempt from the revised lot width to depth ratio requirements and other increased dimensional standards effective (XXXXX date); and

(5) The above provisions/exceptions do not create additional development rights, based on zoning.

Sec. 86-567 Streets and alleys.

(11) Private lanes.

Private lanes. Lots accessed by roads in divisions or subdivisions of less than three lots can be accessed by private lanes which do not meet VDOT subdivision street standards and are approved by the agent. ~~Lots in subdivisions of less than three lots must have the minimum frontage requirements on a deeded access way or easement which is owned by the property owners association or developer or by the lot or parcel owners who are afforded access to their lots or parcels by such private lanes of such subdivision. A maximum of two separate private lanes shall be permitted in a subdivision.~~ All plats describing lots served by private lanes shall include language found in subsections 86-587(10) g.1—3. ~~Subdivision roads~~ **Private lanes** serving less than three lots shall be approved by the ~~zoning administrator~~ **County Agent or designee.** ~~and shall meet the following minimum standards:~~

Private lanes, where permitted, shall be designed, constructed, and maintained in accordance with the standards set forth in this section (86-567).

~~Road~~ **Private Lane** Minimum Standards

~~Number of Lots Served by Road~~	~~Width of Travel way~~	~~Depth of Base~~	~~Surface Treatment~~	~~Sight Distance (Lot to Private Lane)~~
~~2 lots~~	~~14 feet with 3-foot shoulder~~	~~6 inches of #25 or 26 stone~~	~~Not required~~	~~100 feet~~

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Private Lane Connection Point to State Maintained Road	**All private lanes must connect to an existing state-maintained road. A private lane may not be accessed from an existing private road, street or lane.**
Number of Lots Served by Private Lane	**Maximum of two (2) lots, with both lots accessing the private lane**
Width of Travel way	**14 feet wide with 3-foot shoulders *Ditches may be required when and where determined necessary during the pre-construction meeting***
Depth of Base and Travel Surface	**Six (6) inches of any combination of #57 and #21A stone as determined applicable to the site conditions during the pre-construction meeting. #3 stone may be used as a base, when necessary.**
Surface Treatment	**Not Required**
Minimum Length of Private Lane	**50 feet from edge of state road right-of-way to the beginning of the required cul-de-sac**
Minimum Cul-De-Sac Right-of-Way (ROW) Radius	**35-foot right-of-way radius**
Land Disturbance	**The design and construction of private lanes that involve land disturbance of 10,000 square feet or more, shall comply with the provisions of chapter 38, article II, of this Code.**

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COUNTY OF LOUISA

(540) 967-3430 **COMMUNITY DEVELOPMENT** Fax (540) 967-3486

www.louisacounty.gov

To: Members, Louisa County Planning Commission
From: Staff, Community Development Department
RE: Proposed Draft Amendments to Chapter 86. Land Development Regulations
Date: November 2, 2026

Below is a list of proposed code amendments that staff is recommending be reviewed by the Planning Commission for public hearing consideration.

Some amendments were placed on hold while work proceeded on the agricultural preservation and growth management ordinance. Others address issues identified during recent project reviews or matters staff were asked to evaluate and recommend action on. Because each amendment was prepared separately, the Planning Commission may advance them independently and defer any item that requires additional work.

Draft amendments attached for review include:

- ROW dedication (Amendment) – To remove the requirement for right-of-way dedication along existing state roads for divisions, subdivisions and family subdivisions
- Boundary Line Adjustments and Line Vacations (Amendment/New) – Include provisions in the ordinance for these processes
- Public Utility Setbacks (New) – To address structures that cannot meet current setbacks due to current public (County/LCWA owned) utility infrastructure locations
- PUD Clarifications (Amendment) –Clarify a mixture of residential and non-residential components required for PUD
- Motor Vehicle Towing Services (Amendment) – Review of Districts where permitted

Items still in drafting process:

- Nonconforming Residential Lots (Amendment) – Clarify application of setbacks on legally nonconforming parcels and effective date of ordinances – work copy provided for review
- Growth Area Design Standards – Ratio of Plantings and Building Materials – work copy provided for review
- Limit time between PC action and Board public hearing when applicant requests deferral after PC action –Currently being reviewed by the County Attorney's Office

If there are questions, please contact Staff.

DRAFT AMENDMENT

Chapter 86 - LAND DEVELOPMENT REGULATIONS

The purpose of this amendment is to remove requirements for right-of-way dedication along existing publicly dedicated streets unless required by the Virginia Department of Transportation or any current or future transportation plan adopted by Louisa County; clarify that right-of-way dedication shown on a subdivision plat may be to the County of Louisa for public use; or the Commonwealth of Virginia, as may be required by the Virginia Department of Transportation; amend additional code sections that refer to requirements for right-of-way dedication. **THESE REGULATIONS APPLY THROUGHOUT ALL OF LOUISA COUNTY**; and are proposed pursuant to Va. Code §§ 15.2-2285 and 15.2-2286.

Sec. 587. - Location.

Option #1

~~Each lot shall abut on a street dedicated by the subdivision plat, or on an existing publicly dedicated street, or on a street which has become public by right of use. If the existing street rights-of-way are not 50 feet in width, the subdivider shall make such provisions on the subdivision plats and in a deed of dedication to the commonwealth as to permit the widening by such dedication of said roads or streets to a width of 50 feet.~~

Option #2

Each lot shall abut on a street dedicated by the subdivision plat, on an existing public street. **If required by the Virginia Department of Transportation or as may be required by any current or future transportation plan adopted by Louisa County,** ~~If the~~ for existing **public** street rights-of-way **that** are less than 50 feet in width, the subdivider shall make such provisions on the subdivision plats ~~and~~ **or** in a deed of dedication to the **County of Louisa for public use, or to the C**ommonwealth **of Virginia, as specified by the Virginia Department of Transportation,** as to permit the widening by such dedication of said roads or streets to a width of 50 feet.

86-614 Final Plats.

(17) Where a final plat submitted ~~under section 86-587 (location)~~ proposes no improvements other than those covered under **VDOT's Land Use Permit Application for Private Entrance (LUP-PE)** ~~and solely provides for the dedication of right-of-way sufficient to achieve a 50-foot total width along an existing public road,~~ such plat shall not require review or approval from the Virginia Department of Transportation (VDOT) prior to approval by Louisa County. A plat note shall be included stating: "~~Right-of-way dedication only; n~~ **No** improvements proposed other than

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those covered under **VDOT's Land Use Permit Application for Private Entrance**. VDOT entrance permit required prior to zoning or building permit issuance."

DRAFT

DRAFT AMENDMENT

Chapter 86. Land Development Regulations

The purpose of this amendment is to include language in the Land Development Regulations addressing property (boundary) line adjustments and vacation of lot lines, by amending the current definition of a boundary line adjustment; adding a definition for vacation of lot lines; and including language providing for review of documents to complete these processes.
THESE REGULATIONS APPLY THROUGHOUT ALL OF LOUISA COUNTY; and are proposed pursuant to Va. Code §§ 15.2-2285 and 15.2-2286.

Section 86-13 Definitions

Boundary line adjustment. The adjustment of the boundary line between two or more lots but not including any action which would result in a creation of additional building lots or the vacation of any street, alley, easement for public passage or other public feature. **Each parcel involved in a boundary line adjustment must, after adjustment, contain a portion of the preexisting area of such parcel.**

Lot line vacation. When two (2) or more lots are legally combined by vacation agreement, survey and/or deed creating one (1) larger lot.

Section 86-533 Boundary (Property) Line Adjustments and Vacation of Lot Lines

In accordance with State Code of Virginia, 15.2-2275, the boundary lines of any lot or parcel of land may be vacated, relocated or otherwise altered as a part of an otherwise valid and properly recorded plat of subdivision or resubdivision approved as provided herein and executed by the owner or owners of the land. The action shall not involve the relocation or alteration of streets, alleys, easements for public passage, or other public areas. No easements or utility rights-of-way shall be relocated or altered without the express consent of all persons holding any interest therein.

Alternatively, lot lines may be vacated by recording deed of vacation providing that no easements or utility rights-of-way located along any lot lines to be vacated shall be extinguished or altered without the express consent of all persons holding any interest therein. Each document shall be approved in writing, on its face, by the Board of Supervisors or its designee; and shall reference the recorded plat by which the lot line was originally created.

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DRAFT AMENDMENT

The purpose of this amendment is to provide for reduced front setbacks for ancillary structures associated with public utilities. This amendment is initiated by requirements from the Department of Environmental Quality for (i) water and wastewater infrastructure components housed within a permanent structure, (ii) all structures must be accessible by an all-weather road(s). Due to the location of existing utility infrastructure, it would be difficult, if not impossible for most of these structures to meet typical setback requirements from the public road right-of-way.

Sec. 86-117. - Setbacks; yard areas.

(c) Public utility infrastructure and specifically associated ancillary structures existing or proposed to be built on property located along public highways shall be exempt from the front yard setback regulations of sections 86-115 and 86-116.
This section is applicable as follows:

(1) to ancillary or accessory structures that are necessary along a public utility line(s)/easement(s) for maintenance, including but not limited to wastewater pump stations, water booster and pressure reducing pump stations, back-up generators, backflow preventors, well houses, etc.

(2) to utilities owned and operated by the County or Louisa County Water Authority only.

This section does not apply to primary structures associated with a public utility, such as water towers, water and wastewater treatment plants, etc.

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DRAFT AMENDMENT

The purpose of this amendment is to clarify the intended purpose and character of development to be included in a Planned Unit Development District (PUD) and the expectation of the types of mixed uses to be included in a PUD Master Plan.

Sec. 86-310. - Character of development.

The goal of a planned unit development district is to encourage a development form and character that is different from conventional suburban development by providing the following characteristics:

(1) Pedestrian orientation;
(2) Neighborhood friendly streets and paths;
(3) Interconnected streets and transportation networks;
(4) Parks and open space as amenities;
(5) Neighborhood centers;
(6) Buildings and spaces of appropriate scale;
(7) Relegated parking;
(8) Mixture of **non-residential** uses and use types;
(9) Mixture of housing types and affordability;
(10) Environmentally sensitive design; and
(11) Clear boundaries with any surrounding rural areas.

An application is not necessarily required to possess every characteristic of the planned unit development district as delineated above to receive approval. The size of the proposed district, its integration with surrounding districts, or other similar factors may prevent the application from possessing every characteristic. **It is expected that each Planned Unit Development master plan will contain a mixture of non-residential uses available to the public, in addition to a mixture of housing types.**

Sec. 86-313. - Mixture of uses.

A variety of housing types and non-residential uses are ~~strongly encouraged~~ **required as part of the Planned Unit Development**. The mixture of uses shall be based upon the uses recommended in the comprehensive plan. This mixture may be obtained with different uses in different buildings or a mixture of uses within the same building.

Sec. 86-316. - Densities. (PUD)

The gross and net residential densities shall be shown on the approved final master plan by area and for the development as a whole in dwelling units per acre and shall be binding upon its approval. The overall gross density so approved shall be determined by the board of supervisors with reference to the comprehensive plan but shall not exceed ~~ten~~ **four (4)** dwelling units per acre, unless the density is increased with the provisions of section 86-315(2).

Non-residential density should be expressed in terms of total square footage by area and for the development as a whole. There is no maximum square footage for non-residential uses but the proposed uses should be in proportion to the overall intent and functionality of the planned district concept.

Section 86-322 ~~Reserved~~ **Density requirements.** (PUD)

1. **The base residential density shall be four (4) dwelling units per acre.**
2. **Additional density above the base density may be earned through community benefits established by ordinance, including:**
    a. **Workforce or affordable housing**
    b. **Infrastructure improvements**
    c. **Open space preservation**
    d. **Other public benefits identified by the County**

Section 86-323 ~~Reserved~~ **Commercial development requirements.** (PUD)

All Planned Unit Developments (PUDs) shall include commercial development as part of the overall project design.

1. **A minimum commercial floor area requirement of 1,500 square feet shall be required for the first 10 dwelling units.**
2. **An additional 150 square feet of commercial floor area for each additional dwelling unit.**
3. **Commercial uses should be designed to provide:**
    a. **Neighborhood-serving retail**
    b. **Restaurants and personal services**
    c. **Professional and medical offices**
    d. **Employment opportunities**
    e. **Other community-serving commercial uses**

Section 86-323 ~~Reserved~~ **Commercial phasing requirements.** (PUD)

1. **Site plans for all required commercial buildings must be submitted and approved prior to issuance of the first residential Certificate of Occupancy.**
2. **Residential occupancy shall be limited until commercial development is delivered, unless otherwise established in an executed performance agreement with the County:**
    a. **No more than 50% of approved residential Certificates of Occupancy may be issued until the required commercial building(s) have received a final inspection or Certificate of Occupancy.**

b. **Additional residential Certificates of Occupancy may be withheld if commercial development milestones established through conditions, proffers, development or performance agreements, or approved master plans are not achieved.**

DRAFT AMENDMENT

The purpose of this amendment is to amend the zoning districts where a towing yard may be permitted by-right; permitted with the issuance of a conditional use permit; or not permitted.

Section 86-13 Definitions (Current definition included for information purposes)

Motor vehicle towing services. A business that tows or otherwise moves vehicles from one place to another by the use of a motor vehicle specifically designed for that purpose. Motor vehicle towing services may include the temporary storage of motor vehicles. For towing services that store less than ten vehicles, the business is exempt from fencing, visual barriers, or other local ordinances. Towing services that temporarily store less than ten vehicles may do so up to 30 days. At or before 30 days, the vehicles must be returned to the owner or moved to an automobile repair service, a commercial vehicle repair service, an automobile graveyard, or a salvage and scrap service.

Section 86-109. Matrix

Proposed Amendments to Section 86-109 Use Matrix to amend and identify the districts in which a *motor vehicle towing service* is permitted by-right or with the issuance of a conditional use permit.

Defined Use	A-1	A-1 GAOD	A-2	A-2 GAOD	R-1	R-1 GAOD	R-2	R-2 GAOD	C-1	C-1 GAOD	C-2	C-2 GAOD	IND	IND GAOD	I-1	I-1 GAOD	I-2	I-2 GAOD	RD
INDUSTRIAL																			
Motor Vehicle Towing Service	~~B~~ X	~~B~~ X	~~B~~ X	~~B~~ X	X	X	X	X	C	C	C	C	C	C	C	C	C	C	X

The proposed amendments affect only those uses listed above to be amended; and makes no changes to any other listed uses in Section 86-109

B = Allowable by-right
B(R) = Allowable by-right (with restrictions)
SE = Special Exception
C = Conditional use per
X = Not allowable

Section 86-134. Permitted uses – Generally. (A-1)

INDUSTRIAL

~~Motor vehicle towing services~~

Section 86-152. Permitted uses – Generally. (A-2)

INDUSTRIAL

~~Motor vehicle towing services~~

Section 86-337. Permitted uses – Generally. (A-1 GAOD)

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INDUSTRIAL

~~Motor vehicle towing services~~

Section 86-357. Permitted uses – Generally. (A-2 GAOD)

INDUSTRIAL

~~Motor vehicle towing services~~

DRAFT AMENDMENT

The purpose of this amendment is to amend the Land Development regulations to provide clarification on certain language contained in Article I. General Provisions, Division 4. Vested Rights, Non-Conforming Uses, Lots or Structures.

Sec. 86-31. - Non-conforming uses, lots or structures.

(a) If at the effective date of this chapter, any legal activity is being pursued, or any lot or structure legally utilized in a manner or for a purpose which does not conform to the provisions of this chapter, such manner of use or purpose may be continued as provided in this article; except that, advertising structures that become nonconforming because of a rezoning shall have 24 months within which to relocate in a permitted area.
(b) If any change in title or renewal of a lease of a nonconforming lot or structure occurs, the use existing may be continued.
(c) If any nonconforming use, structure or activity is discontinued for a period exceeding two years after the enactment of this chapter, it shall be deemed abandoned, and any subsequent use shall conform to the requirements of this chapter.
(d) Whenever a nonconforming structure, lot or activity has been changed to a more limited nonconforming use, such existing use may only be changed to an even more limited use.
(e) Temporary seasonal nonconforming uses that have been in continual operation for a period of two years or more prior to June 18, 1969, may be continued.
(f) Per Code of Virginia, § 15.2-2307, if the local government has issued a building permit, the building or structure was thereafter constructed in accordance with the building permit, and upon completion of construction, the local government issued a certificate of occupancy or a use permit therefore, or the owner of the building or structure has paid taxes to the locality for such building or structure for a period in excess of 15 years, the building or structure is deemed to be nonconforming.

Sec. 86-32. - Repair and maintenance of non-conforming buildings or structures.

On any building devoted in whole or in part to any nonconforming use, work may be done on ordinary repairs or on repair or replacement of nonbearing walls, fixtures, wiring or plumbing, to such extent that the structure is kept in a usable condition. Nothing in this chapter shall prevent the strengthening or restoring to a safe condition of any structure or part thereof declared to be unsafe by any official charged with promoting public safety, upon order of such official.

Sec. 86-33. - Changes in zoning district boundaries resulting in non-conforming lots or uses.

Whenever the boundaries of a district are changed, any lawful uses of land or building which become nonconforming as a result of such change shall become subject to the provisions of this division. **(Division 4. Vested Rights, Non-Conforming Uses, Lots or Structures)**

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Sec. 86-34. - Expansion or enlargement of non-conforming uses.

A lawful nonconforming structure to be extended or enlarged shall conform to the provisions of this chapter, except that a legal nonconforming structure may be extended or enlarged so long as the portion to be extended or enlarged does not encroach any further into any setback or yard regulations than the existing structure. A nonconforming activity may be extended throughout any part of a structure which was arranged or designed for such activity at the time of enactment of this chapter.

Sec. 86-35. - Non-conforming residential lots.

Lawfully existing residential lots, including lots shown on a subdivision plan approved or recorded prior to the adoption of this chapter **(July 1, 1969)**, which have areas or yard dimensions less than the minimums required by this chapter, shall not be considered in violation of any of the following specific regulations:

(1) Area of lot;
(2) Setback;
(3) Side, front or rear yard dimensions; and
(4) Off-street parking.

For parcels recorded prior to July 1, 1969, the following regulations shall not apply to those parcels that have been determined to be legally non-conforming: area of lot; setbacks; side, front and rear yard dimensions; and off-street parking.

~~Editor's note —~~The effective dates of the chapter are July 1, 1969**,** ~~and~~ February 16, 2021, respectively. Lawfully existing residential lots are subject to those requirements based on the recordation date **and applicable regulations at the time of plat recordation**.

Sec. 86-36. - Restoration or replacement on non-conforming lots.

(a) If a lawfully nonconforming activity or structure is destroyed or damaged in any manner, **or dilapidated or run-down**, to the extent that the cost of restoration to its condition before the occurrence shall exceed 50 percent of the cost of reconstructing the entire activity or structure, it shall be restored only if such use complies with the requirements of this chapter. However, property owners so affected may take recourse to obtain rezoning.

(b) Where a conforming structure devoted to a nonconforming activity or a nonconforming structure is damaged less than 50 percent of the cost of reconstructing the entire structure, either may be repaired or restored, provided any such repair or restoration is started within 12 months and completed within 30 months from the date of partial destruction.

(c) **The cost of reconstruction or restoration based on the percentage of destruction in (a) and (b), shall be provided a contractor licensed in the Commonwealth of Virginia.** The cost of land or any factors other than the cost of the structure are excluded in the determination of cost of restoration for any structure or activity devoted to a nonconforming use.

(d) If a nonconforming structure is a single-family dwelling ~~or an historical area~~, as defined in this chapter, it may be restored or replaced regardless of the percentage of destruction.

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DRAFT AMENDMENT

DIVISION 5. - GROWTH AREA OVERLAY STANDARDS

The purpose of this amendment is to provide more flexibility for commercial development landscape design and façade design for accessory structures.

DIVISION 5. - GROWTH AREA OVERLAY STANDARDS

Sec. 86-122A. - Purpose, intent and exceptions.

The growth area overlay zoning districts are hereby created to provide additional architectural and site requirements for development and redevelopment in the mixed-use and industrial land use areas as identified in the 2040 Comprehensive Plans' future land use map adopted September 3, 2019. Exceptions include the majority of the Ferncliff growth area showing industrial uses and the Louisa growth area showing mixed use and industrial uses. However, parcels 67-30-12, 67-16-1, 67-30-B, 67-30-A, 67-30-16, 67-30-15, 67-30-14, 67-30-13, 67-30-11, 67-30-10, 67-30-9, 67-30-8, 67-30-7, 67-30-6, 67-30-5, 67-30-5A, 67-30-4, 67-30-3, 67-30-2 and 67-30-1 shall remain designated in the Ferncliff Growth Area Overlay District. The additional requirements in these areas will ensure the development or redevelopment that occurs meets the expectations of the citizens of Louisa County by:

(1) Ensuring adequate buffering, screening and landscaping to help reduce the visual impacts of development;

(2) Promoting architectural standards that will improve the quality and appearance of development and redevelopment; and

(3) Encouraging well-planned development that employs consistent site design themes and practices and that provides quality development.

Sec. 86-123. - Landscaping, buffering and screening.

(a) *Commercial and civic uses; multifamily dwellings:*

(1) *Landscaping.*

a. Street trees—Street trees shall be provided and placed along all existing and proposed streets and travel ways in the development. Trees shall be a large shade tree or evergreen with a minimum two-inch caliper at the time of planting. Trees shall be planted in an even row adjacent to the right-of-way at a maximum distance of 35 feet on center. Where spacing allowances may be made to accommodate infrastructure elements.

TEXT LEGEND

Bolded Text = To Be Added Regular Text = To Remain ~~Strikethrough Text~~ = To Be Removed

b. Ornamental and shade trees—No less than one ornamental or shade tree will be placed in groupings around the site for every ~~2,500~~ **5,000** square feet of the development area.

c. Parking lot trees—Such trees shall be provided and placed in elevated landscaped medians or islands throughout the parking facility. Medians or islands shall be no smaller than nine feet by 18 feet in size. One such median or island is required for every 20 spaces of required parking. Each median or island is required to have one tree which meets the type and size requirements of street trees.

d. Shrubs—No less than **four** ~~eight~~ shrubs shall be required for every required tree. Such shrubs shall be provided and dispersed throughout the site with a heavier concentration along primary roads, secondary roads, entrances and landscape medians or islands. Shrubs shall be a low growing variety and will not interfere with VDOT site distance requirements. The purpose of shrubs provide additional planting in the vacant areas between trees and other features to improve the appearance of the overall development. Shrubs shall be place in groupings around the site according to best landscaping practices and approval by the zoning administrator.

e. Maintenance—Maintenance of required landscaping is the responsibility of the property owner in perpetuity.

(2) *Screening.*

a. All dumpsters, loading areas and utilities shall be screened from view of the street and from view of adjacent properties by one or a combination of the following methods:

1. Landscaping in addition to the requirements above,

2. Opaque fencing designed to blend into the structure and landscaping,

3. Extension of the building structure.

(3) Landscaping, buffering, and screening requirements may be waived or altered by the zoning administrator provided the project meets the intent of the requirements. Waivers and alterations can be applied for one of the following reasons:

a. Required buffering and screening of the proposed development from a public road or adjacent properties may be waived or altered if the proposed development is adequately screened from the public road or adjacent properties by existing natural forested buffer that is to be maintained. Maintenance of the existing vegetation will become a condition of final site plan approval. A natural, forested buffer for the purposes of this section is an indigenous, undisturbed, riparian forest with ground cover, shrub, and tree canopy layers. Vegetation that dies or becomes diseased may be removed, after notification to the zoning

administrator, and submittal and approval of a new plan complying with the requirements of this ordinance.

b. Required buffering and screening of the proposed development may be waived or altered if located within an existing developed project where the proposed new development is located towards the "inside" of the existing development area, and is screened from the public road or adjacent properties by a combination of existing structures, parking areas, existing vegetation, and/or other unique features specific to the site.

c. The Zoning Administrator or designee may review the Landscape portion of a site plan prepared by a Landscape Architect. The plan must be designed in a manner that meets the intent of a quality development with appropriate screening to adjacent properties.

~~c~~**d**. Such waivers and alterations may not conflict with the purpose of the requirements.

(b) *Industrial uses:*

(1) *Buffering and screening.*

a. Industrial uses shall be shielded from primary roads, secondary roads and adjacent properties by the use of buffers and screening. The buffering and screening area shall be no less than 100 feet. The width of the buffering and screening area may be increased by the zoning administrator based in the intensity of the use or the height of structures within the site. Buffering and screening may be accomplished with one**,** or any combination of the following methods provided the purpose of this section is met:

1. Landscaped berms.

2. Landscaping.

3. Existing trees.

4. New plantings**,** that must be a minimum of five feet in height at the time of planting.

b. Maintenance of required buffering and screening is the responsibility of the property owner in perpetuity.

c. Buffering and screening requirements may be waived or altered by the zoning administrator provided the project meets the intent of the requirements. Waivers and alterations can be applied for one of the following reasons:

1. Required buffering and screening of the structures from a public road may be waived or altered if the road(s) only serve**s** a planned industrial development where all uses are from an industrial use group.

2. Required buffering and screening of the structures from an adjacent ~~properties~~ **property** may be waived or altered if the adjacent properties are part of a planned industrial development where all uses are from an industrial use group.

3. Any waivers or alterations to requirements above do not exempt screening and buffering for non-exempt areas of the property. Such waivers and alterations may not conflict with the purpose of the requirements.

Sec. 86-124. - Site design and architectural guidelines.

Requirements of this section create and promote high quality and well-planned development within the growth area overlay districts. Residential single-family dwellings not constructed as part of a planned unit development (PUD) are exempt from these requirements. A plan for development shall incorporate the site and building design requirements below:

(1) *Lighting.* In order to preserve the rural character of the county all exterior lights for commercial, industrial, multifamily uses, subdivision common areas, subdivision streetlights, and public utility pole lights shall be Dark-Sky compliant. Existing lighting once replaced or upgraded will be required to be Dark-Sky compliant. Single family residential uses shall be excluded from this requirement. If lake structures utilize light fixtures, the following standards are required:

a. Lights should have initial output less than 2,000 lumens (equivalent to 120-watt incandescent bulbs) or should be fitted with opaque shields to prevent direct visibility of the lamp to persons more than 50 feet beyond the structure.

b. Light specifications should meet International Dark-Sky Association (IDA) standards for either landscape or wall-mount style fixtures, or equivalent. Landscape fixtures should be under 2,000 lumens and partially shielded. Wall-mount fixtures should be fully shielded.

c. Solar lighting is encouraged.

(2) *Building variety.* Monotony shall be avoided through the uses of a variety of building styles, floor plans, widths, mass, setbacks, roof types, heights and slopes, entry details, height, trim detailing, porches, fenestration, materials and color.

(3) *Building materials.* Colors for the facades and front of buildings should blend into the surrounding environment by use of a natural earth tone pallet and natural materials. Building features should be broken up to prevent repetitive common form. Large expanses of walls and roof surfaces shall be broken up with architectural elements such as:

• Steps in the building walls,

• Façade step-backs,

• Window detailing,

• Roof pitch,

• Eave breaks,

• Variation in siding material.

When building several similar buildings along the same frontage or in a group, variations in the facade shall be required in order to provide distinction between buildings. These variations shall include different doorways, roofs, porches, trim details, and wall materials.

(4) *Building visuals.* The following is a list of minimum building design requirements that the zoning administrator (ZA) **or designee** shall use when reviewing and considering proposed buildings and their approval. The following is a list of minimum building design requirements to promote quality rural development that the zoning administrator (ZA) **or designee** shall use when reviewing and considering proposed buildings and their approval:

a. Three-hundred-and-sixty-degree architecture is generally required unless offering a better option. Treat all sides of all buildings with the same architectural style, use of materials, and details as the front elevation of the building, as determined by the ZA.

b. The use of brick, stone and/or stucco as primary materials is required unless a better option exists as determined by the ZA **or designee**.

c. Quality finish materials can be used in conjunction with primary materials to provide additional building character. These secondary materials should be used to add character and highlight particular elements of the building or the occupying businesses' brand. Such materials are permitted but shall be limited, not to supersede the primary materials and the overall quality of the development. Permitted materials included integrally tinted textured masonry block, pre-cast concrete, tilt-up concrete panels with brick or stone facing, glass, ~~stucco and external insulation finish system that simulates a stucco appearance~~, fiber-cement siding, structural metal siding, wood siding and smooth faced concrete blocks.

d. Precast concrete must have integral color, contain other materials embedded within, and articulated with design detailing or have application of other building materials to create design interest.

(5) *Building variety industrial.* Building materials and colors for the facades and front of buildings should blend into the surrounding environment by use of a natural earth tone pallet and natural materials. Outside storage is to be screened from adjacent parcels or roads. Internal boulevard streets are encouraged that promote a rural sense of place. **The Zoning Administrator or designee may allow flexibility for primary and secondary building facades that are not facing roads (interior to the development) or adjacent parcels that could be further developed.**

(6) Accessory structures should blend with the façade of primary commercial structures. The Zoning Administrator or designee may allow flexibility for sheds, carports, pole barns, storage buildings, etc.

(~~6~~7) The board of supervisors will consider modifications to any of the above site design and architectural guideline elements when requested by the applicant, after review by the zoning administrator **or designee, through a resolution**. Such requests come before the board during the next available regularly scheduled meeting.

CUP2026-06 Lumberton Crossroads LLC, Applicant/Owner – Conditional Use Permit Request

Lumberton Crossroads LLC, Applicant/Owner requests the issuance of a Conditional Use Permit to allow for a *Motor Vehicle Towing Service* in the Industrial (IND GAOD) zoning district in accordance with Section 86-449 - Permitted uses with a conditional use permit of Chapter 86 Land Development Regulations. The property is located at the intersection of Zion Park Road (Route 795) and Crossroads Center (Route 796) and is further identified as tax map parcels 51-1-7 and 51-1-8, in the Patrick Henry Election District. The 2040 Louisa Comprehensive Plan designates this area of Louisa County as Mixed Use, in the Zion Crossroads growth area.

Reviewer: _____ Case # _____
Fee Rcv'd: _____ Rcpt # _____
Date & Time Rcv'd: _____
Pre-App Meeting: _____

LAND USE AMENDMENT APPLICATION

Board of Supervisors of Louisa County, Virginia

The following information shall be typed or printed and completed in full. Attach additional pages where necessary.

1. **IDENTIFICATION OF REQUEST:**

A: REZONING: From _____( ) to _____( )

B: CONDITIONAL USE: MOTOR TOWING SERVICE.

C: TEMPORARY CONDITIONAL USE: _____

D: VARIANCE: _____

E: PROFFER AMENDMENT: _____

F: COMP PLAN AMENDMENT: _____

G: COMP PLAN REVIEW FOR CONFORMANCE: _____

H: SPECIAL EXCEPTION: _____

2. **APPLICANT, PROPERTY OWNER, AGENT**

A. NAME OF APPLICANT: LUMBERTON CROSSROADS LLC.

If a corporation, name of agent: JOHN BROWN

B: MAILING ADDRESS: _____

_____ Telephone # _____

C: NAME OF PRESENT OWNER OF PROPERTY ON WHICH THIS REQUEST WILL OCCUR:

LUMBERTON CROSSROADS LLC

D. MAILING ADDRESS: _____

_____ Telephone # _____

If the applicant is not the owner of the property in question, explain: _____

_____

A copy of pending contract or option agreement shall be attached hereto and made a part of this application.

MAILING ADDRESS:_____

_____TAX MAP #_____

SUBDIVISION NAME:_____LOT/PARCEL#_____

ACREAGE_____ ZONING_____

* PROPERTY OWNER'S NAME: _____

MAILING ADDRESS:_____

_____TAX MAP #_____

SUBDIVISION NAME:_____LOT/PARCEL#_____

ACREAGE_____ ZONING_____

10. HEREWITH IS DEPOSITED THE FEE REQUIRED. CHECKS OR MONEY ORDERS MADE PAYABLE TO TREASURER , COUNTY OF LOUISA.

A. REZONING	Tiered System
B. CONDITIONAL USE PERMIT	Tiered System
C. TEMPORARY CONDITIONAL USE PERMIT	$325.00*
Temporary Housing* Extension or Amendment* Other*	
D. VARIANCE	$1,250.00*
E. PROFFER AMENDMENT	$1,500.00*
F. COMP PLAN AMENDMENT	$650.00*

x2??

IN ADDITION TO THE STANDARD FEE, AN ADDITIONAL **$75.00 WILL BE CHARGED FOR EACH REQUEST AS A DEPOSIT ON A ZONING SIGN AND WILL BE REFUNDED UPON THE RETURN OF THE SIGN BY THE APPLICANT ONCE THE REQUEST HAS BEEN ACTED UPON.*

THERE WILL BE A **$25.00 FEE CHARGED PER ADJACENT/ADJOINING PROPERTY OWNER FOR NOTIFICATION AND ADVERTISEMENT. THERE WILL ALSO BE A RE-ADVERTISEMENT FEE EACH TIME AN APPLICATION IS DELAYED OR POSTPONED AT THE REQUEST OF THE APPLICANT OR NECESSARY DUE TO SOME FAILURE TO ACT ON THE PART OF THE APPLICANT, PLUS A **$25.00** FEE CHARGED PER ADJACENT/ADJOINING PROPERTY OWNER FOR RENOTIFICATION.*

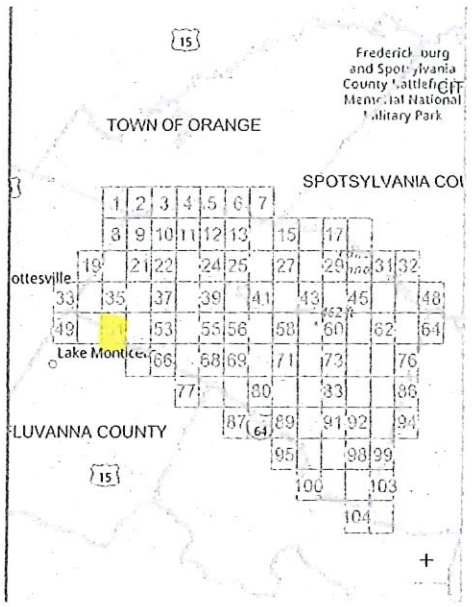
**THERE IS AN ADDITIONAL CHARGE FOR PUBLIC NOTICE ADVERTISEMENT.*

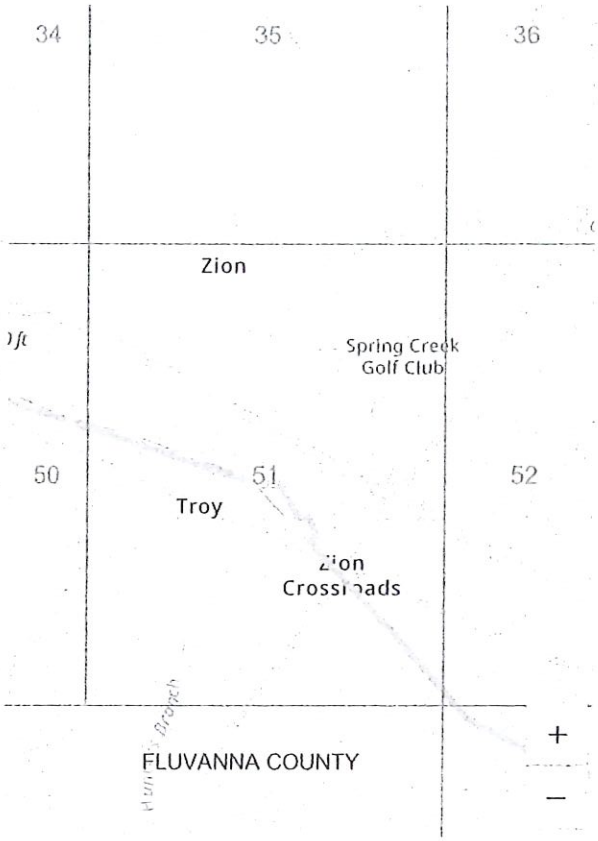
11. ENCLOSED WITH THIS APPLICATION IS A SITE PLAN OR TENTATIVE PLAN.

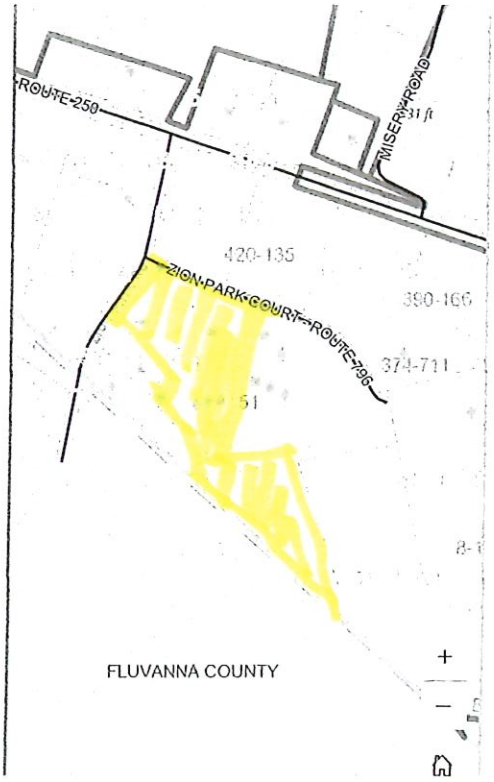
12. ENCLOSED WITH THIS APPLICATION IS THE APPROPRIATE COUNTY TAX MAP WITH THE PROPERTY MARKED AND A SURVEYED PLAT OF THE ENTIRE PARCEL.

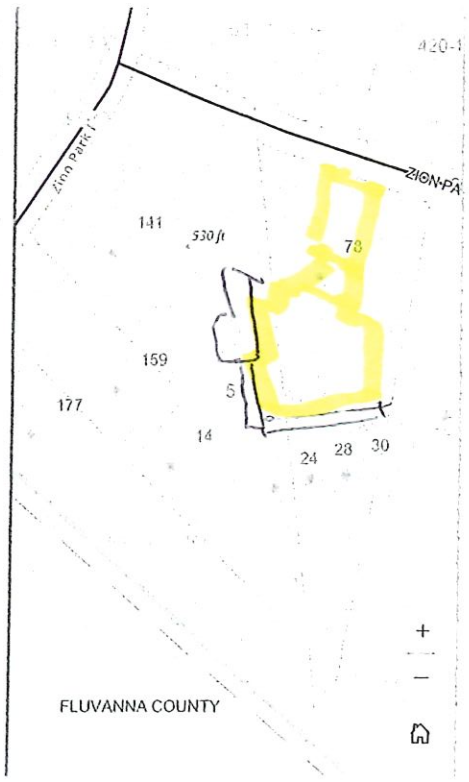
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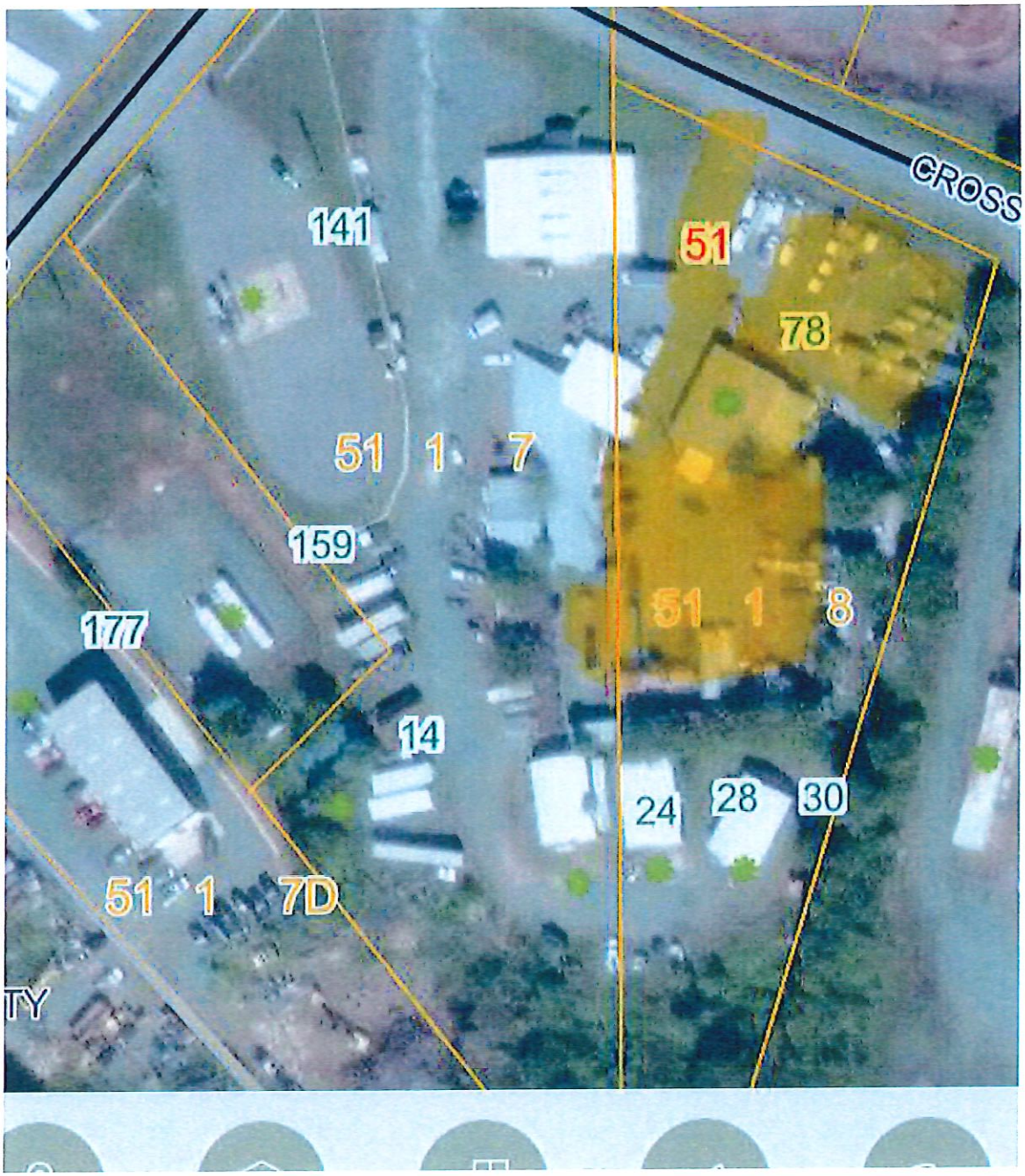
13. I/WE HEREBY CERTIFY THAT TO THE BEST OF MY/OUR KNOWLEDGE ALL OF THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN ANY EXHIBITS TRANSMITTED ARE TRUE AND THAT THE ADJACENT PROPERTY OWNERS LIST HEREWITH ARE THE OWNERS OF RECORD AS OF THE DATE OF APPLICATION.


15
TOWN OF ORANGE
Frederick burg and Spot ylvania County Battlefi Memorial National Military Park
SPOTSYLVANIA CO
ottesville
Lake Monticel
LUVANNA COUNTY
15


34
35
36
Zion
Spring Creek Golf Club
50
51
52
Troy
Zion Crossroads
FLUVANNA COUNTY


ROUTE-250
MISERY-ROAD
420-135
ZION-PARK-COURT-ROUTE-795
390-166
374-711
51
FLUVANNA COUNTY


ZION-PA
141
530 ft
78
159
5
177
14
24
28
30
FLUVANNA COUNTY



Current location and area used by OUTLAW TOWING. As of 10/21/2026

MANAGEMENT RIGHTS

The members of Company reserve entirely the right to exercise the powers of Company, and to manage the business and affairs of Company.

John W. Brown shall manage the day to day business of the Company as the Company's managing member. If he cannot exercise his duties as managing member due to illness, disability, or other cause, if any,Amy L. Brown is appointed as and shall act managing member. The company shall be managed by said Amy L. Brown until John W. Brown is able to resume management duties and/or 1.) a new managing member is elected by a vote of members having 51% or more ownership interest in the Company, or 2.) the affairs of the company are concluded. The managing membershall have the sole right to obligate the Company by contract or otherwise to enter into future business agreements of any type of less than $100,000.00. The managing member(s) may not execute any agreement without member consent which obligates the Company in an amount more than $100,000.00 or liquidates any asset if the company worth more than $100,000.00. The managing

member may however execute any documents to encumber the Company's real

This application is filed for LUMBERTON CROSSROADS LLC hence allowing OUTLAW TOWING to continue operating on our property located at 78 Zion Park Court, Tax Map #51-1-8 & Tax Map #51-1-7 and will not have any effect detrimentally or what soever to any of the surrounding properties or Neighborhood or the county in general as this business has already been operating at this location for the previous 11 years.

OUTLAW TOWING will continue to support the Law Enforcement, Fire and Ems by assisting in a positive way when called to make collection / removal of said damaged or inoperable or impounded vehicles to open up and clear any blocked road as required within county as quickly as possible.

OUTLAW does what it can when requested in a positive way to keep roads open and cleared when requested to keep LOUISA COUNTY PUBLIC SCHOOLS access and transportation flowing at each location within Louisa County. There would continue to be no impact to Administration, Parks and Recreation & Solid waste other than keep roads open for people to be able to access locations.

We are applying for this C.U.P to bring us

Inline with the Louisa County Land Development Regulations; Section 86-484, Motor Vehicle Towing Services,

For the IND listing of our property in Louisa County.

I Believe that it is wrong that an A2 or even a residential parcel can set up a motor towing company by right but not an IND by right, where it is better suited.

Besides the last 11 years for this motor towing OUTLAW TOWING there also have been a small business operating a local sign shop on the same property Parcel and this application will not make any change to that businesses.

Please find attached supporting letters from neighbors backing onto the property or with in close proximity to the listed parcels.

-Chips Inc.

-Jake's Auto Parts and Repair LLC.

-Absolute Plumbing & Drain.

-Commonwealth Interiors.

- Each business/firm shall maintain insurance for its storage lot and/or facilities and be responsible, as provided by law, for the storing and safekeeping of the vehicle. The service shall further take reasonable measures to prevent vandalism of all vehicles and their contents.
- The storage facility will be properly identified through the posting of the business name and 24-hour telephone number. Companies must have someone available to release stored vehicles 7 days a week. Companies must maintain adequate records to respond to questions about the release of stored vehicles.
- The office of a tow service company must have an entrance for customers that is outside of the locked fenced storage compound, an unencumbered method for customers to enter the fenced compound to get to the office, or a means for a customer to immediately contact an on-site staff member to gain entry.
- Fatals to be kept in a separate out of general public sight area.
- A self contained area for battery vehicles.
- Follow VA State Codes.

Main part of OUTLAW TOWING's operation is located at 28 Crossroads Center Tax Map #51-1-8 and a lap over within the fence contained area on Tax Map #51-1-7 14 Zion Park Court. See attached map with highlighted current use area as of 10/21/2026.

Hence the application for both parcels under LUMBERTON CROSSROADS LLC.

Chips, Inc.
26 Zion Park Road
Troy, VA 22974

(434) 589-2424 (O)
(434) 589-2426 (F)

September 23, 2026

To whom it may concern:

Gary Wayne Shull, Jr. (Outlaw Towing) has been a tremendous asset not only the Zion Park Business Park but to Louisa county as a whole. He has faithfully served this community for countless years, providing affordable and dependable towing services. His towing service has helped countless numbers of our employees get out of a bind, and enabled them to get to work on time despite having vehicle troubles. Gary is a stand-up citizen who truly cares about his fellow neighbor.

Chips, Inc. had the pleasure of recently working together with Mr. Shull in providing lumber to the Louisa County Fire Department (transported by Outlaw Towing) in support of their training tower. Yet another example of Gary's passion for making a difference in the community.

Outlaw Towing has the full backing and support of the entire team at Chips, Inc.

Very Respectfully,

Adam Diehl
Vice President
Chips Inc.

Jake's Auto Parts and Repair, LLC
P O Box 1051
9654 Three Notch Road
Troy, VA. 22974
Parts: 434.589.7278
Service: 434.589.7277

September 28, 2026

To Whom It May Concern:

This letter is to request that Gary Wayne Shull Jr. (Outlaw Towing) be able to continue business in their current location at Zion Crossroads. In the past two and a half years of service we have used Outlaw Towing on numerous occasions to recover, move and store inoperative vehicles. In fact, when customers ask for a towing service in this area, we recommend Outlaw Towing. Mr. Shull has always reacted to our needs in a timely fashion and at a fair price.

My greater concern with this matter is that if this business is not allowed to continue operating at its current location, there is not another towing company in the general area. So, companies and residents will be forced to use a towing company from a distance, incurring additional time and cost. Furthermore, if the need is for vehicles to be removed from an accident, time is normally critical. And, having to wait for a wrecker to come from a distance can cause further safety issues for motorists and delays to reopen roads.

I strongly encourage you to reconsider this decision and allow Outlaw Towing to continue business at its current location.

Best Regards,

Russell Hamm

Russell Hamm
General Manager

From: absolutesrvsinc absolutesrvsplumbing.com
Subject: Lumberton Crossroads LLC 78 Zion Park Court Troy. And Outlaw towing and recovery.
Date: Sep 30, 2026 at 3:37:22 PM
To: mrjohnwbrown@me.com

To whom it may concern,

This is Keith Cline, President/Owner of Absolute Plumbing & Drain located at 9694 3 Notch Road, Troy, VA 22974. I am writing this email in regards to the business named Outlaw Towing and property owned by Lumberton LLC. It has come to our attention that certain zoning regulations may need approval for a towing/recovery company (Outlaw Towing) to operate and store vehicles on the property located across from our business. This email is to assure you that the business and property in question does not negatively affect us and in fact is an asset for a commercial business such as mine. We have never had any issue nor find it improper for such a business to operate at the location in question. I support the business and the landowner in respects to allowing the business to continue operations at its current location.

Should you have any questions or concerns, please feel free to contact me at 4349817539 or 4349776989

Thank you,
Keith Cline
President
Absolute Plumbing

COMMONWEALTH INTERIORS
130 Crossroads Center Troy, Va 22974
Phone: 434-589-5158 Fax: 434-589-4674

October 14, 2026

Re: Outlaw Towing and Recovery
78 Zion Park Ct.
Troy, VA 22974

Subject: Business Asset to Community

To Whom it may concern,

I would like to take a few moments to recognize the importance of Outlaw Towing for its necessary service and dependability in our community. I would also like express how Gary's company has been there, for myself and community.

My company, Commonwealth Interiors, has had the need to call Outlaw Towing and its services, both professionally and personally. On a few occasions, he has traveled over Afton Mountain to tow company vehicles, responded to outlying areas for towing when needed, and has always been reliable and timely. He has also served my personal vehicles and, like my business, has provided the same level of service.

Over the past several years I have watched the area grow significantly, and have found that Outlaw Towing has been able to keep up with the growth and still provide prompt service. Because of his efficiency I have recommended Outlaw Towing many times and have not received any negative feedback.

I thank you for your time, consideration, and continues support of our small business owners.

Sincerely,

John Robey

President

COMMONWEALTH OF VIRGINIA

DEPARTMENT OF STATE POLICE
Charlottesville

October 13, 2026

TO: Whom it may concern

FROM: Sergeant K. C. Anderson

SUBJECT: Outlaw Towing

Outlaw Towing (Gary Wayne Shull Jr.) has been a great asset as part of the 3rd and 1st division State towing rotation. Gary Jr. has been on the State Police rotation for 33 years and has also held his Virginia State Inspection licensure for 31 years. During those years, I have never seen or heard of any instance or occasion where corrective action was needed.
Gary with Outlaw Towing has diligently and faithfully served on the State rotations for both Fluvanna and Louisa County. He is readily available to assist with calls for service and has done so for many decades.

KCA

To Whom It May Concern:

I am pleased to offer this letter of support for Mr. Shull, owner and operator of Outlaw Towing.

I have known Mr. Shull personally for over a decade and have had the pleasure of working with him in a professional capacity throughout that time. Through both his own company and his father's business, Mr. Shull and his family have provided towing and recovery services to the Fluvanna County Sheriff's Office for over 30 years.

Throughout my dealings with Mr. Shull, he has consistently demonstrated professionalism, reliability, and a willingness to assist whenever called upon. He is courteous, dependable, and always a pleasure to work with.

I appreciate his longstanding service to our agency and community and am happy to offer my support and recommendation.

Sincerely,

Patrick T. Wood
Lieutenant | Patrol Division Commander
Fluvanna County Sheriff's Office

434-882-1134

Public Hearing – Ellisville Agricultural and Forestal District

Public hearing on a proposed amendment to Section 86-501 of the Louisa County Code to add Tax Map Parcel 26-40, totaling approximately 43.46 acres, to the Ellisville Agricultural and Forestal District.

Public Hearing – Gold Mine Creek Agricultural and Forestal District

Public hearing on a proposed amendment to Section 86-501 of the Louisa County Code to add tax map parcel 29-18, containing a total of 78.31 acres, to the Gold Mine Creek 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 parcel 91-59, totaling approximately 83.77 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 66-9-2, 66-9-3, 66-22, 66-23, 66-24, 66-25, and 66-43, containing a total of 83.533 acres, to the Green Springs 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 102-12-5, containing a total of 15.31 acres, to the Healing Springs Agricultural and Forestal District.

Public Hearing – Creation of White Rock Agricultural and Forestal District

Public hearing on a proposed amendment to Section 86-501 of the Louisa County Code to create the White Rock Agricultural and Forestal District consisting of Tax Map Parcels 70-53, 70-53C, 70-53D, 71-49, 71-49A, 71-50, 71-51, 71-51A, containing a total of 357.338 acres.

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.