COUNTY OF LOUISA
COMMUNITY DEVELOPMENT

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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.