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:

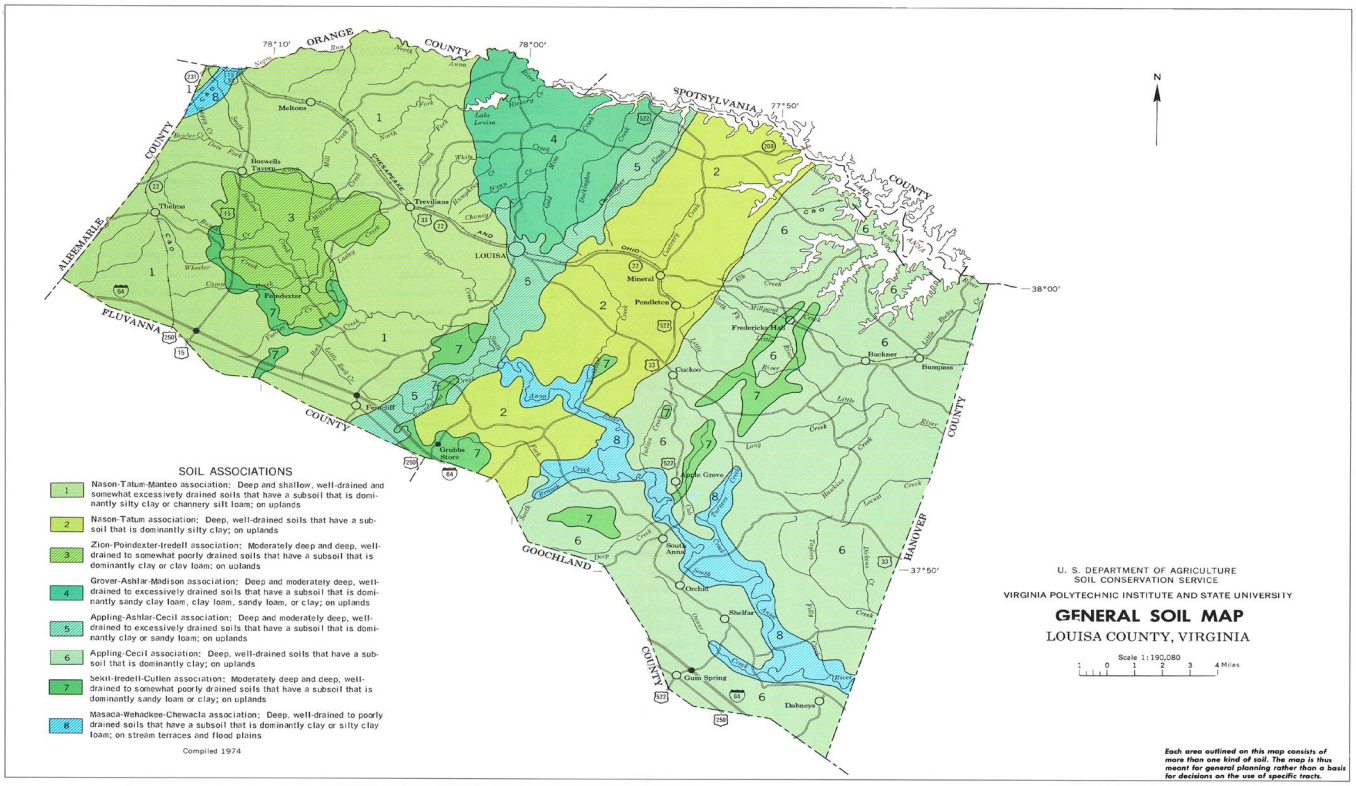
- Preserve and protect our rural heritage and natural resources
- Encourage open space retention
- Safeguard historic resources
- Maintain community characteristics
- Ensure compatibility between land uses
- Manage growth by concentrating development activity
- Encourage high quality development
- Maximize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