



TO: Members, Planning Commission  
FROM: Staff, Community Development Department  
DATE: February 19, 2026  
SUBJECT: **Review Addition Request – Taylors Creek Agricultural and Forestal District**  
**Thursday, April 9, 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 79.87 acres, to the existing Taylors Creek Agricultural and Forestal District, as follows:

<u>OWNER'S NAME</u>	<u>TAX MAP PARCEL #</u>	<u>ACREAGE</u>
Seth and Danielle Campbell	92-6C	4.5
MOBJACK LLC	92-116	17.59
Douglas and Victoria Campbell	92-136	51.78
Douglas and Victoria Campbell	92-137	6.00

### **Location**

The proposed district addition is located approximately 0.4 miles southeast of the existing Taylors Creek Agricultural and Forestal District. The parcels are located along the east side of Route 635 (Willow Brook Road) and north of Route 661 (Crewsville Road) in the Jackson 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 Taylors Creek Agricultural and Forestal District are zoned Agricultural (A-2). In summary, the stated purpose for this 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

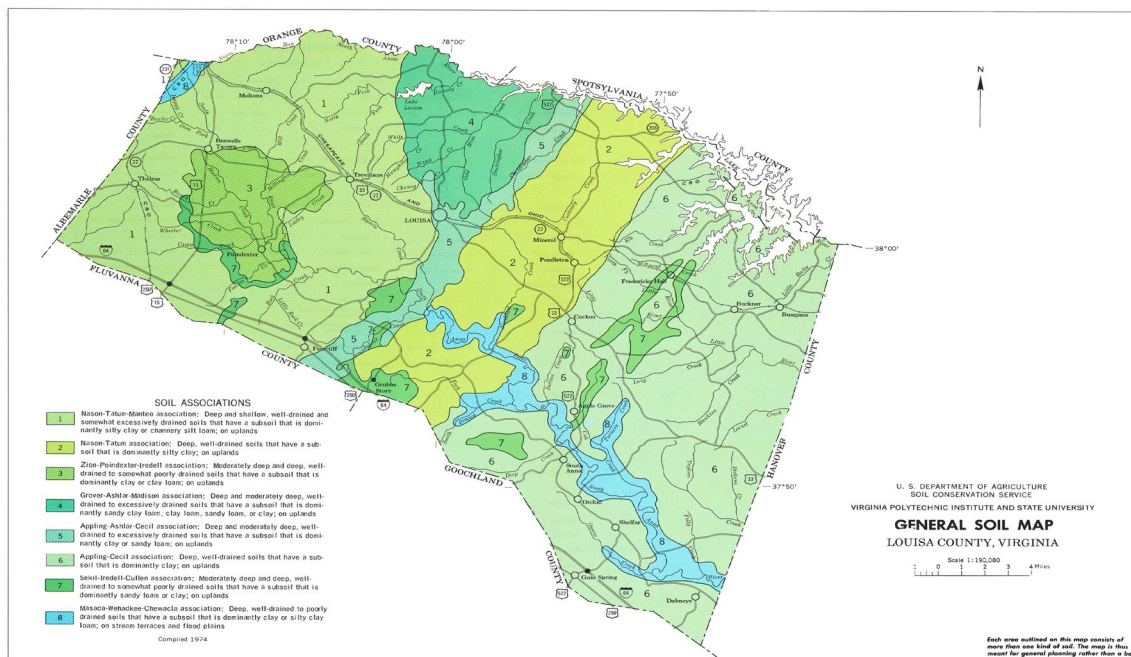
The creation of agricultural and forestal districts and subsequent additions to those districts, complements the goals identified in the Vision Statement by preserving and protecting natural resources, open space retention, compatibility between land uses, and managing growth by concentrating development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

### Existing Uses

Based on information provided by the property owners, the subject parcels are used for timber production, livestock production including cattle, horses, and poultry, vegetables production, and apiculture.

### 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 timber production, livestock production including cattle, horses, and poultry, vegetables production, and apiculture, which supports the intent of the agricultural and forestal districts.

Staff recommends the application for addition to the existing South Anna Agricultural and Forestal District be sent to 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 April 2, 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. General Location of the District (City, County or Town)  
LOUISA

3. Total Acreage in the District or Addition 79.87 AC

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

5. Proposed Period Before the First Review (4-10 years) \_\_\_\_\_

6. Names and Tax Map Parcel Number(s) of Landowners Applying for the District:  
(Please use individual owner sheets on page six (6), for full parcel information):

NAME	TAX MAP & PARCEL NUMBER(S)
<u>DOUGLAS R &amp; VICTORIA M CAMPBELL</u>	<u>92137 DB 428 510</u>
<u>" "</u>	<u>92136 DB 428 512</u>
<u>" "</u>	<u>92118</u>
<u>SETH M &amp; DANIELLE N CAMPBELL</u>	<u>9266 DB 1860/341</u>



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 Doug Campbell

Phone Number H - 540-872-3295 C - 804-393-1289

Email Address MOBJACK72@GMAIL.COM

(Please use a separate sheet for each property owner to be included in the District.)

PROPERTY OWNER'S NAME: DOUGLAS R & VICTORIA M CAMPBELL

MAILING ADDRESS: 880 WILLOW BROOK RD  
Bumpass, VA 23024 TAX MAP # 92-137

SUBDIVISION NAME: \_\_\_\_\_ LOT/PARCEL# DB 42B/510  
GAC

ACREAGE: 6 ZONING: A2

PART OF THE CORE: YES or NO

WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: YES or NO

IF THE PROPERTY IS NOT A PART OF THE CORE OR WITHIN ONE MILE OF THE BOUNDARY OF THE CORE THE PROPERTY MAY BE INCLUDED IN THE DISTRICT IF DETERMINED TO BE AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA (15.2-4302), as follows:

- "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.
- "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.
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(Describe in Detail the Use of the Subject Property)

RAISING GRASS FINISHED BEEF  
BEEES  
HORSES

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

Douglas R Campbell  
Victoria M Campbell  
Owner(s) Signatures

[Signature]  
Witness

(Use a separate sheet for each owner. If an applicant owns more than one parcel, all parcels may be included on one sheet, EXCEPT for parcels that are not a part of the core or within one mile of the boundary of the core.)

(Please use a separate sheet for each property owner to be included in the District.)

PROPERTY OWNER'S NAME: SETH M & DANIELLE N CAMPBELL

MAILING ADDRESS: 1050 WILLOW BROOK RD  
Bumpass, VA 23024 TAX MAP # 926C

SUBDIVISION NAME: \_\_\_\_\_ LOT/PARCEL# DB1860/391 4.50AC

ACREAGE: 4.5 AC ZONING: A2

PART OF THE CORE: YES or NO

WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: YES or NO

IF THE PROPERTY IS NOT A PART OF THE CORE OR WITHIN ONE MILE OF THE BOUNDARY OF THE CORE THE PROPERTY MAY BE INCLUDED IN THE DISTRICT IF DETERMINED TO BE AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA (15.2-4302), as follows:

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(Describe in Detail the Use of the Subject Property)

PART OF A LARGER FORESTAL PLAN

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

[Signature]  
[Signature]

Owner(s) Signatures

[Signature]

Witness

(Use a separate sheet for each owner. If an applicant owns more than one parcel, all parcels may be included on one sheet, EXCEPT for parcels that are not a part of the core or within one mile of the boundary of the core.)

(Please use a separate sheet for each property owner to be included in the District.)

PROPERTY OWNER'S NAME: DOUGLAS R & VICTORIA M CAMPBELL

- MAILING ADDRESS: 880 WILLOW BROOK RD  
BUMPASS, VA 23024 TAX MAP # 92-136
- SUBDIVISION NAME: \_\_\_\_\_ LOT/PARCEL# DB 428/512
- ACREAGE: 57.78 ZONING: A2 57.78AC
- PART OF THE CORE: YES or NO
- WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: YES or NO

IF THE PROPERTY IS NOT A PART OF THE CORE OR WITHIN ONE MILE OF THE BOUNDARY OF THE CORE THE PROPERTY MAY BE INCLUDED IN THE DISTRICT IF DETERMINED TO BE AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA (15.2-4302), as follows:

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(Describe in Detail the Use of the Subject Property)

RAISING GAAS FINISHED BEEF  
PASTURE RAISED CHICKENS & EGGS  
BEEES  
PRODUCE  
FORESTAL

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

Douglas R Campbell  
Victoria M Campbell  
Owner(s) Signatures

[Signature]  
Witness

(Use a separate sheet for each owner. If an applicant owns more than one parcel, all parcels may be included on one sheet, EXCEPT for parcels that are not a part of the core or within one mile of the boundary of the core.)

(Please use a separate sheet for each property owner to be included in the District.)

PROPERTY OWNER'S NAME: MOBJACK LLC Douglas R & Victoria M Campbell

MAILING ADDRESS: 880 WILLOW BROOK RD  
Bumpass, VA 23024 TAX MAP # 92-110

SUBDIVISION NAME: \_\_\_\_\_ LOT/PARCEL# \_\_\_\_\_

ACREAGE: 17.59 ZONING: A2

PART OF THE CORE: YES or NO

WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: YES or NO

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(Describe in Detail the Use of the Subject Property)

FORESTAL

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

Douglas R Campbell  
Victoria M Campbell  
Owner(s) Signatures

[Signature]  
Witness

(Use a separate sheet for each owner. If an applicant owns more than one parcel, all parcels may be included on one sheet, EXCEPT for parcels that are not a part of the core or within one mile of the boundary of the core.)



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. (Use additional sheets as necessary.)

- 1 \* PROPERTY OWNER'S NAME: LAURA G. GOTTERMAN & LAURA DENISE MATHIES  
 MAILING ADDRESS: 831 WILLOW BROOK RD  
Bumpass, VA 23024 TAX MAP # 92 157  
 SUBDIVISION NAME: \_\_\_\_\_ LOT/PARCEL# PB 8/1532  
PARCEL B  
 ACREAGE 21 ZONING A2
- 2 \* PROPERTY OWNER'S NAME: MYRTLE C. THOMPSON  
 MAILING ADDRESS: 835 WILLOW BROOK RD  
Bumpass, VA 23024 TAX MAP # 92 152  
 SUBDIVISION NAME: \_\_\_\_\_ LOT/PARCEL# DB 246/155  
1.50 AC  
 ACREAGE 1.5 ZONING A2
- 3 \* PROPERTY OWNER'S NAME: DAVID D. & AARON R. MUNGER  
 MAILING ADDRESS: 885 WILLOW BROOK RD  
Bumpass, VA 23024 TAX MAP # 92 341  
 SUBDIVISION NAME: WILLOW FARM LOT/PARCEL# PB 8-1580  
LOT 1  
 ACREAGE 2.11 ZONING A2
- 4 \* PROPERTY OWNER'S NAME: YVEDUIN VA ZQUEZ  
 MAILING ADDRESS: 192 WILLOW FARM LANE  
Bumpass, VA 23024 TAX MAP # 92 342  
 SUBDIVISION NAME: WILLOW FARM LOT/PARCEL# PB 8/1850  
LOT 2  
 ACREAGE 5.83 ZONING A2
- 5 \* PROPERTY OWNER'S NAME: JERON JONES  
 MAILING ADDRESS: 5621 LAKE CREST WAY  
Richmond, VA 23227 TAX MAP # 92 6 B1  
 SUBDIVISION NAME: \_\_\_\_\_ LOT/PARCEL# PLAT 1883/640  
SEC 6 LOT 1  
 ACREAGE 2.662 ZONING A2
- 6 \* PROPERTY OWNER'S NAME: GERARD M. HEDGEPEETH  
 MAILING ADDRESS: 8195 CRESTLINE LANE  
MECHANICSVILLE, VA 23111 TAX MAP # 92 6 B2  
 SUBDIVISION NAME: \_\_\_\_\_ LOT/PARCEL# PLAT 1883/640  
SEC 6 LOT 2  
 ACREAGE 2.872 ZONING A2

- 7\* PROPERTY OWNER'S NAME: BRANDON T. WALLER  
 MAILING ADDRESS: 3243 WOODROW AVE APT 2  
RICHMOND, VA 23222 TAX MAP # 92 6 B3  
 SUBDIVISION NAME: \_\_\_\_\_ LOT/PARCEL# PLAT 1883/640  
SEQ 6 LOT 3  
 ACREAGE 3.269 ZONING A2
- 8\* PROPERTY OWNER'S NAME: SAUNDERS J. WYATT JR TRUSTEE  
 MAILING ADDRESS: 278 TURNERS MILL RD  
Bumpass, VA 23024 TAX MAP # 92 112  
 SUBDIVISION NAME: \_\_\_\_\_ LOT/PARCEL# DB 1960/313  
32.22 AC  
 ACREAGE 32.22 ZONING A2
- 9\* PROPERTY OWNER'S NAME: JENNIFER MARIE WALKER McGENEE & JASON  
 MAILING ADDRESS: 444 SOUTH RIDGE RD MATTHEW WACKER  
Bumpass, VA 23024 TAX MAP # 92 115  
 SUBDIVISION NAME: \_\_\_\_\_ LOT/PARCEL# PB 4/154-55  
 ACREAGE 2.03 ZONING A2
- 10\* PROPERTY OWNER'S NAME: JAMES D CLARK  
 MAILING ADDRESS: 2910 SWANEE LN  
FAIRFAX, VA 22031 TAX MAP # 92 29 15B  
 SUBDIVISION NAME: BENT CREEK LOT/PARCEL# LOT 15B  
 ACREAGE 28.023 ZONING A2
- 11\* PROPERTY OWNER'S NAME: MILES J & DARLENA A STADIN  
 MAILING ADDRESS: 867 BENT CREEK LN  
Bumpass, VA 23024 TAX MAP # 92 29 15A  
 SUBDIVISION NAME: BENT CREEK LOT/PARCEL# PB 8/1635  
LOT 15A  
 ACREAGE 7.04 ZONING A2
- 12\* PROPERTY OWNER'S NAME: SADDHAMMA MEDITATION SOCIETY  
 MAILING ADDRESS: 574 WILLOW BROOK RD  
Bumpass, VA 23024 TAX MAP # 92 13B  
 SUBDIVISION NAME: \_\_\_\_\_ LOT/PARCEL# PB 8/291  
 ACREAGE 6.02 ZONING A2

4 PARCELS  
 SAME  
 OWNER

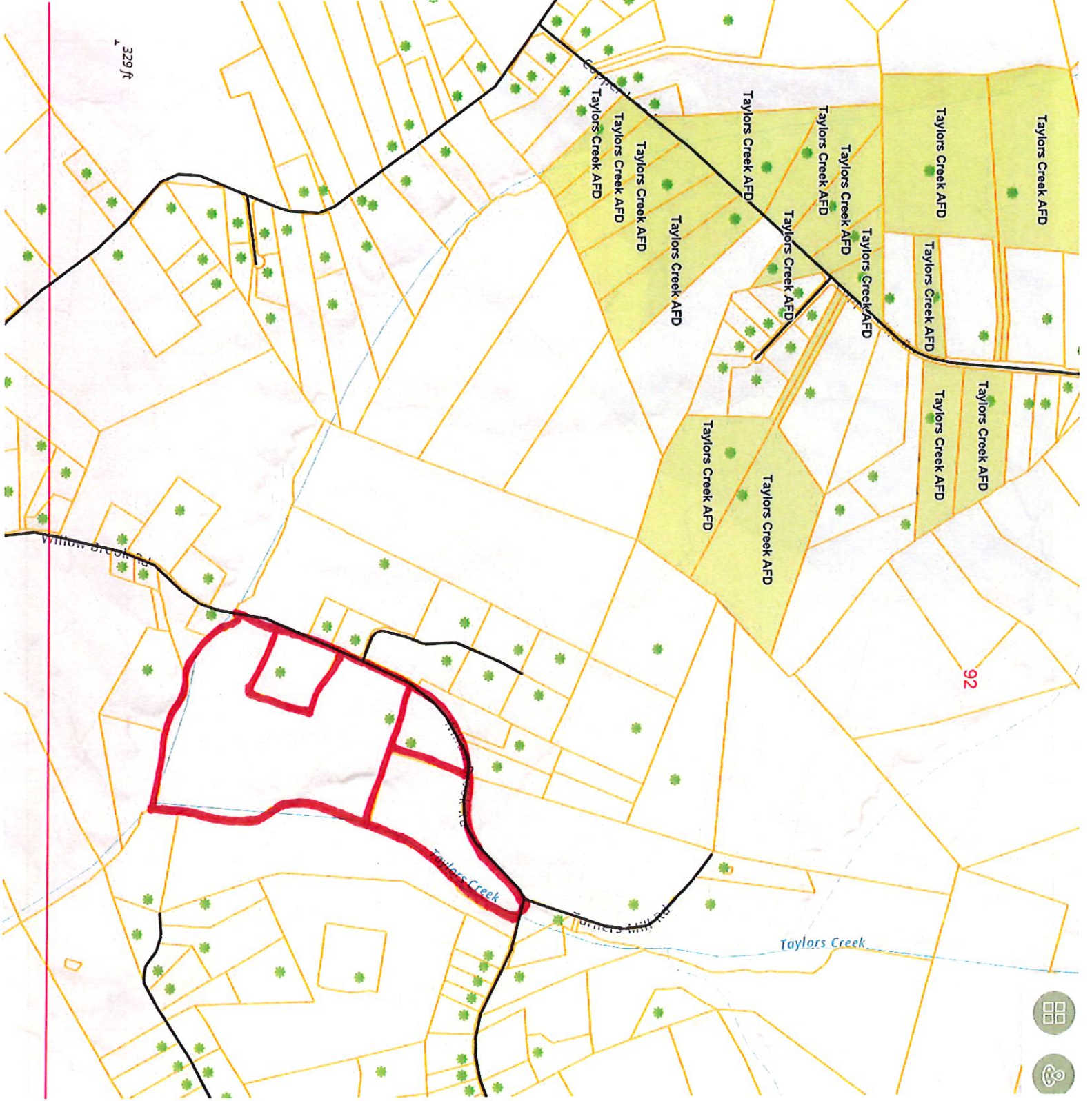
6.77 AC A2 92 139  
 PB 8291  
 3.23 AC A2 92 140  
 PLAT 438/175  
 1.26 AC A28 92 141  
 PB 1420/945 SEQ 3



1,000 ft

Esri, NASA, NGA, USGS, FEMA | Esri Community M... Powered by Esri





329 ft



92

Taylor's Creek

Willow Branch

Turners Mill Road

Taylor's Creek

Taylor's Creek AFD

Taylor's Creek AFD

Taylor's Creek AFD

Taylor's Creek AFD

Taylor's Creek AFD

Taylor's Creek AFD

Taylor's Creek AFD

Taylor's Creek AFD

Taylor's Creek AFD

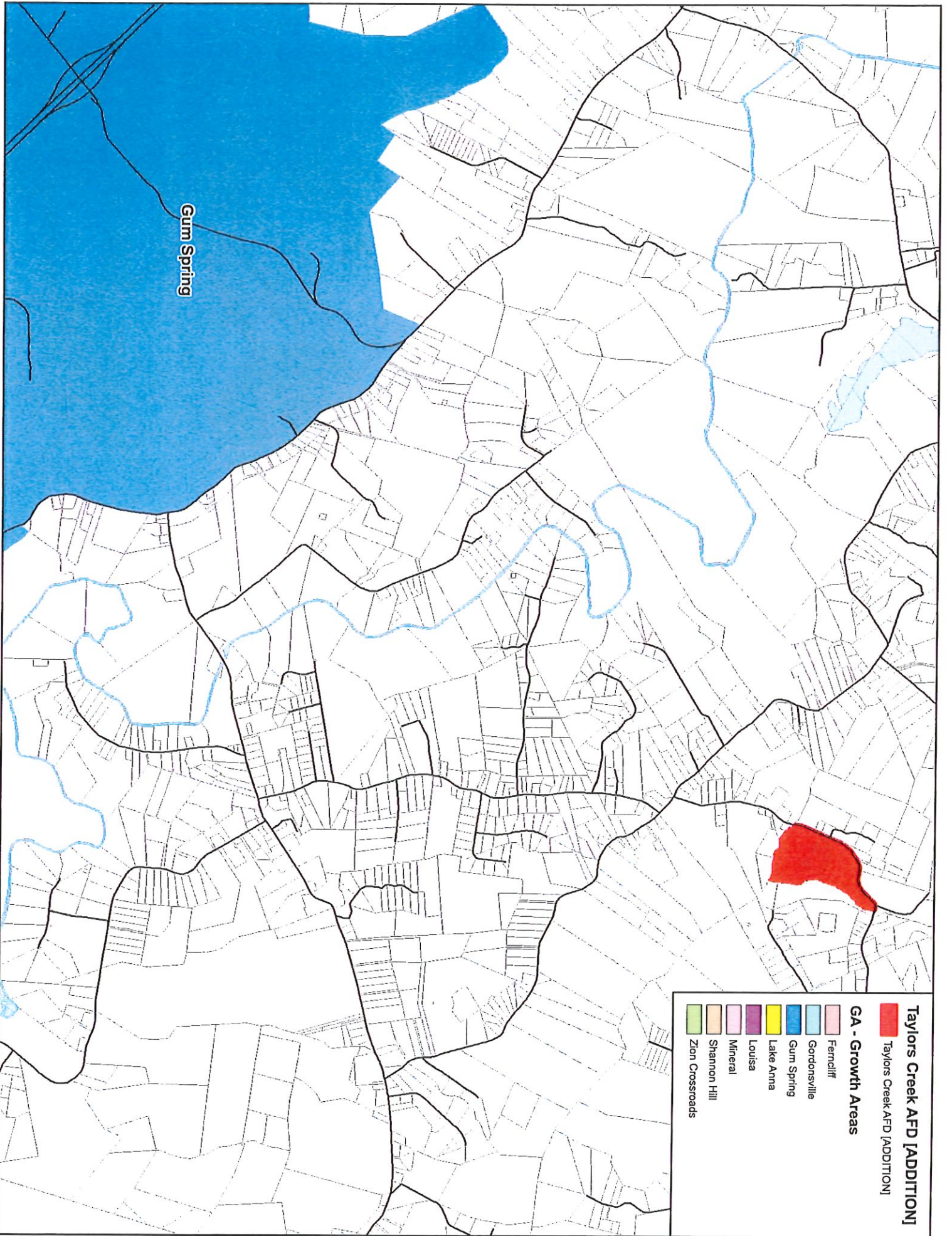
Taylor's Creek AFD

Taylor's Creek AFD

Taylor's Creek AFD

Taylor's Creek AFD

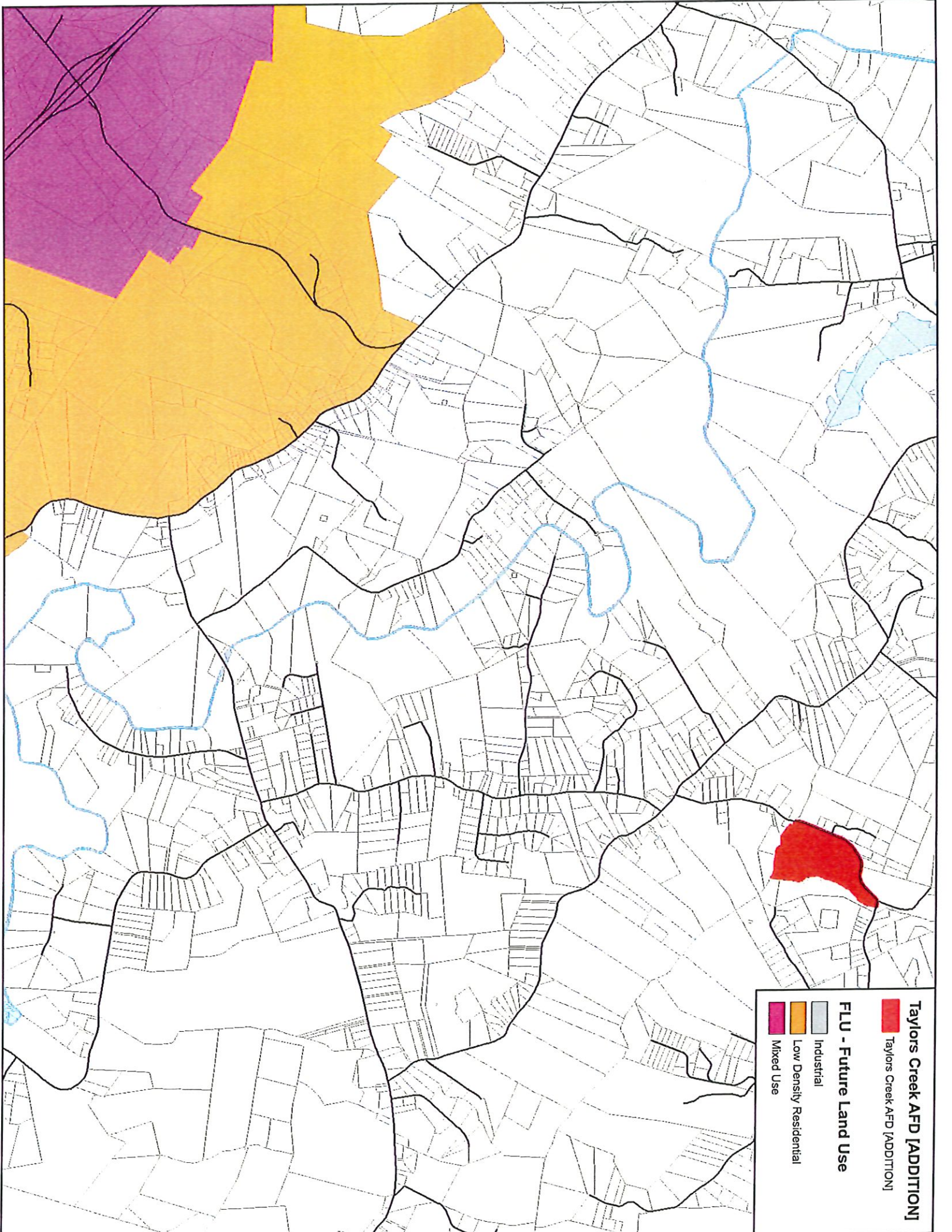
Willow Branch



**Taylor's Creek AFD [ADDITION]**  
 Taylor's Creek AFD [ADDITION]

**GA - Growth Areas**

- Ferris
- Gordonville
- Gum Spring
- Lake Anna
- Louisa
- Mineral
- Shannon Hill
- Zion Crossroads



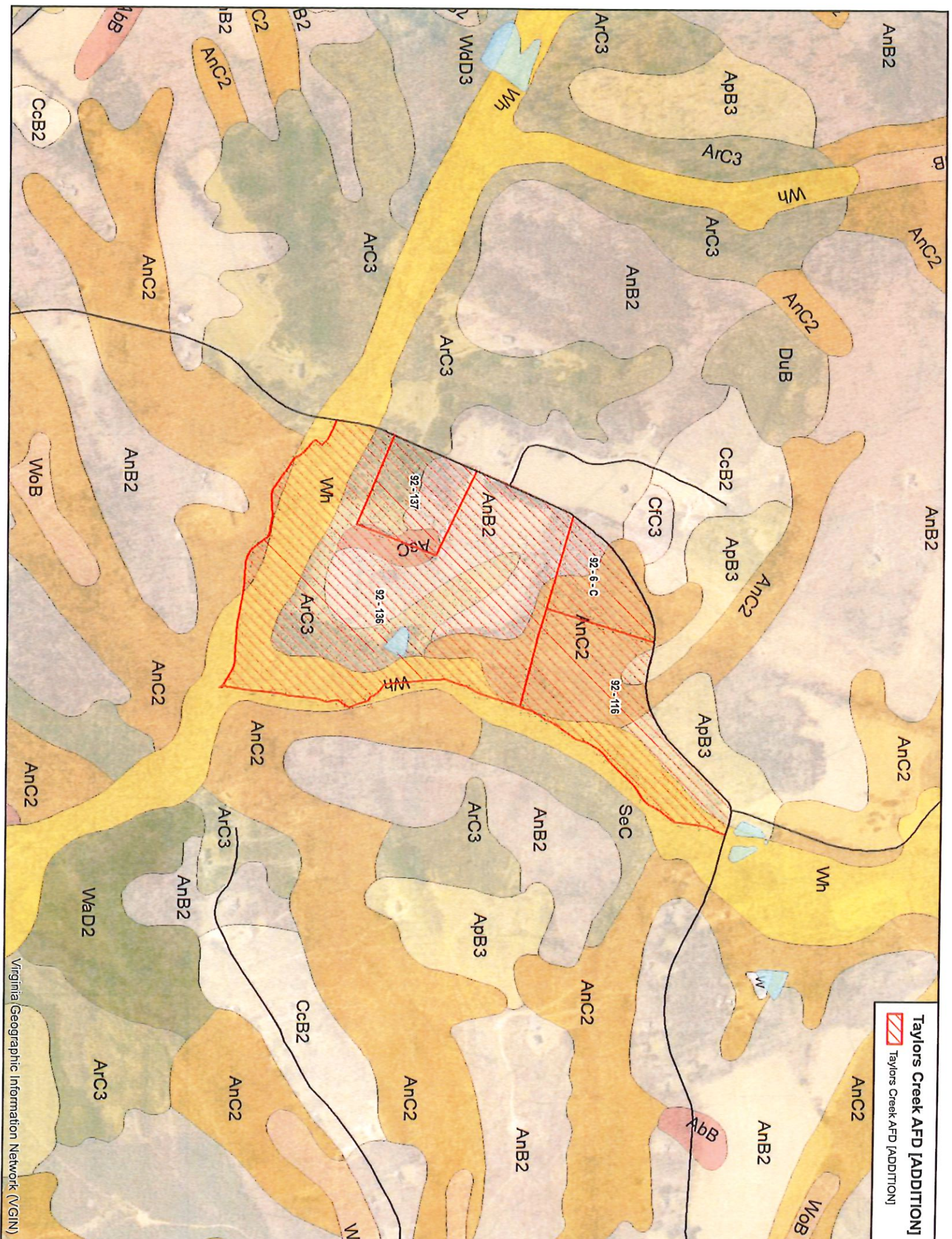
**Taylor's Creek AFD [ADDITION]**  
Taylor's Creek AFD [ADDITION]

**FLU - Future Land Use**

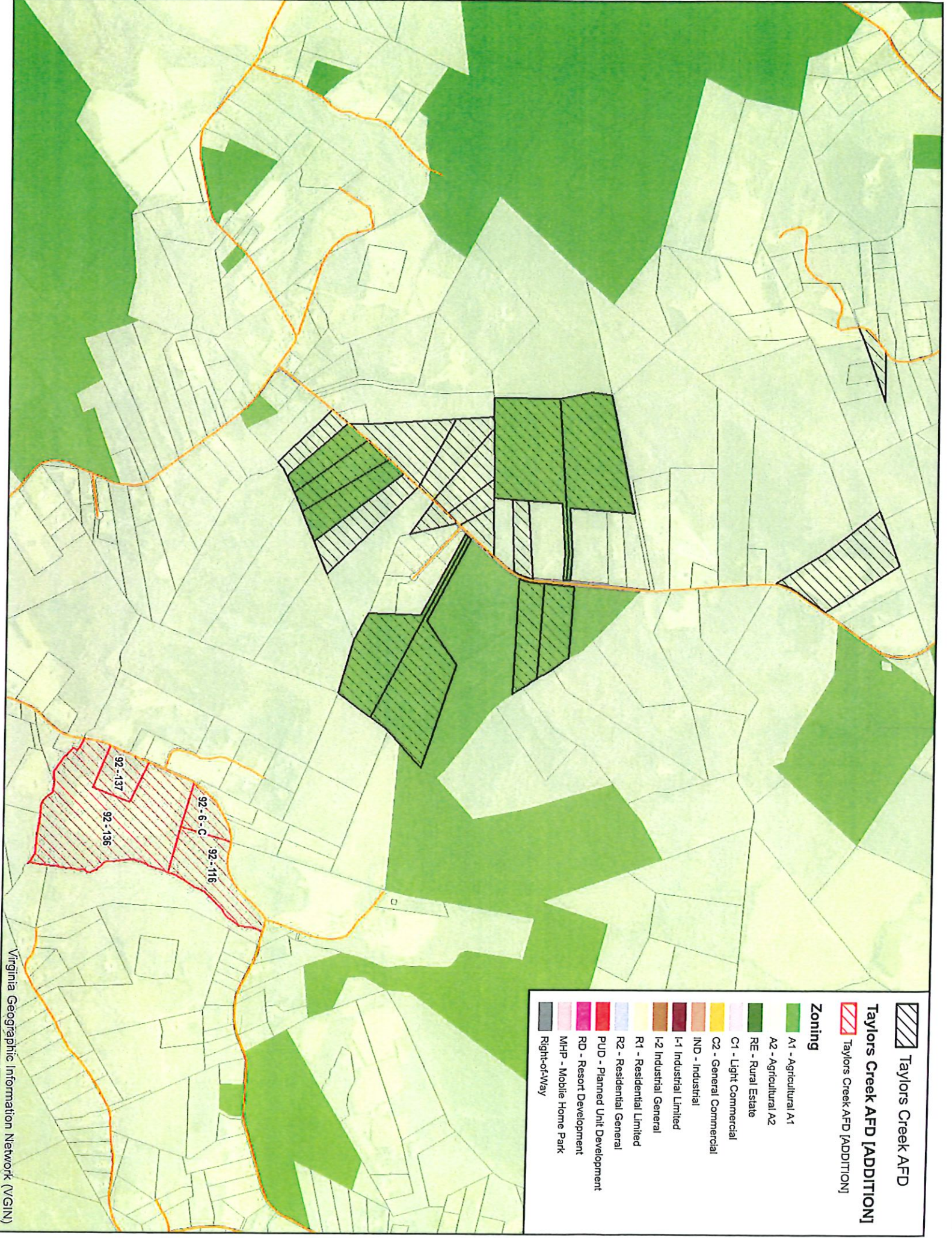
Industrial

Low Density Residential

Mixed Use



**Taylors Creek AFD [ADDITION]**  
 Taylors Creek AFD [ADDITION]

















 Taylor's Creek AFD

 Taylor's Creek AFD [ADDITION]

 Taylor's Creek AFD [ADDITION]

**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



**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 property:

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	<u>TAX MAP PARCEL #</u>
	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  <b>92-6C, 116, 136, 137</b>

(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