



**Planning Commission
County of Louisa
Thursday, April 9, 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 - March 12, 2026

III. CONSENT AGENDA

IV. PUBLIC ADDRESS

V. UNFINISHED BUSINESS

1. Update - Zoning methods to help reduce growth impacts

VI. PUBLIC HEARINGS

1. Amendments to Chapter 86. Land Development Regulations - Proposed Addition - Gold Mine Creek Agricultural and Forestal District
2. Amendments to Chapter 86. Land Development Regulations - Proposed Addition - Ellisville Agricultural and Forestal District
3. Amendments to Chapter 86. Land Development Regulations - Proposed Addition - Taylors Creek Agricultural and Forestal District
4. CUP2025-02 Zion United Methodist Church, Applicant/Owner; David McWilliams, Agent - Conditional Use Permit Request
5. Proposed Amendments to ORD2023-06 to Remove Assemblage of Acreages in the Technology Overlay District (TOD) Described as Fisher Chewning and Cooke Rail

VII. NEW BUSINESS

VIII. DISCUSSION

IX. REPORTS

ANNOUNCEMENTS AND ADJOURNMENT

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



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

CALL TO ORDER

Chairman Disosway called the March 12, 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	Remote	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; Chris Coon, Deputy County Administrator; Patricia Smith, County Attorney; William Newman, Assistant County Attorney; Tom Egeland Jr., Deputy Director of Community Development; Renee Mawyer, Deputy Subdivision Agent; Maggie Brakeville, Land Development and Agricultural Conservation Coordinator; Ian Cole, Associate Planner; Paige Baker, Associate Planner; and Deborah Johnson, Administrative Assistant.

Mrs. Linda Buckler, Director of Community Development, introduced two new staff members of Community Development, Ian Cole, and Paige Baker.

INVOCATION

Mr. Dickerson led the invocation.

PLEDGE OF ALLEGIANCE

Mr. Goodwin led the Pledge of Allegiance.

APPROVAL OF AGENDA

On the motion of Mr. Dickerson, seconded by Mr. Goodwin, which carried a vote of 7-0, the Planning Commission voted to approve the agenda of the March 12, 2026, meeting with changes, adding a Resolution in Opposition to the Valley Link Transmission Line to the agenda under New Business.

On the motion of Mr. Dickerson, seconded by Mr. Goodwin, which carried a vote of 7-0, the Planning Commission voted to enter Closed Session at 7:05 p.m. for the purpose of discussing the following: In accordance with §2.2-3711(A)(8), consultation with legal counsel employed or retained by a public body regarding specific legal matters requiring the provision of legal advice by such counsel.

The Planning Commission returned from Closed Session at 7:22 p.m. and voted 7-0, that the Louisa County Planning Commission does hereby certify that, to the best of each member's knowledge, (i) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed meeting to which this certification resolution applies, and (ii) only such public business matters as were identified in the motion convening the closed meeting was heard, discussed or considered by the Louisa County Planning Commission.

APPROVAL OF PLANNING COMMISSION MINUTES

Planning Commission - Regular Meeting – February 12, 2026 7:00 PM

On the motion of Mr. Kersey, seconded by Mr. Quarles, which carried a vote of 7-0, the Planning Commission voted to approve the minutes of the February 12, 2026, meeting without changes.

CONSENT AGENDA

None.

PUBLIC ADDRESS

Chairman Disosway opened the public address period.

Steve Hopkins, Patrick Henry District, spoke in support of preserving agricultural land in Louisa County.

Garrett Hopkins, Patrick Henry District, spoke in support of preserving agricultural land in Louisa County.

Blake Hopkins, Patrick Henry District, spoke in support of preserving agricultural land in Louisa County.

Bill Walling, Mineral District, asked for an update on removing Fisher Chewing and Cook Rail from the Technology Overlay District.

Chairman Disosway also added to the record an email that was addressed to the Planning Commission.

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

UNFINISHED BUSINESS

Resolution of Appreciation - Gordon Brooks

Chairman Disosway presented Mr. Gordon Brooks with a resolution recognizing his service as a Planning Commission member.

April 9, 2026 Meeting Agenda Addition

On the motion of Mr. Dickerson, seconded by Mr. Goodwin, which carried a vote of 7-0, the Planning Commission voted to add public hearing item ORD2023-06, to Remove Assemblage of Acreages in the Technology Overlay District (TOD) Described as Fisher Chewing and Cooke Rail to the April 9, 2026, Planning Commission regular meeting agenda.

PUBLIC HEARINGS

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

Maggie Brakeville, Land Development and Agricultural Conservation Coordinator, presented a request to amend the South Anna Agricultural and Forestal District to add tax map parcels 56-103, 56-104, 56-107, 56-107A, 56-107B, 56-108, 56-109, and 56-36. The proposed district addition is located on the southeast side of State Route 208 (Courthouse Road), south of State Route 714 (Horseshoe Farm Road), along Roundabout Road. The proposed district addition is located adjacent to the existing southern portion of the South Anna Agricultural and Forestal District and is in the Patrick Henry Voting District.

Chairman Disosway opened the public comment period.

Steve Hopkins, applicant and owner of Riverview Farms, provided information about the land proposed.

With no one else 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. Quarles, seconded by Mr. Painting, 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 56-103, 56-104, 56-107, 56-107A, 56-107B, 56-108, 56-109, and 56-36.

Amendments to Chapter 86. Land Development Regulations - Proposed Addition - Indian Creek Agricultural and Forestal District

Maggie Brakeville presented a request to amend the Indian Creek Agricultural and Forestal District to add tax map parcels 83-11-D and 83-3. The proposed district addition is located 1.75 miles from the Indian Creek Agricultural and Forestal District and is in the Cuckoo Voting District. The parcel is located west of State Route 33 (Jefferson Highway), north of State Route 657 (Apple Grove Road), and northeast of Glen Aire Road.

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. 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 Indian Creek Agricultural and Forestal District by adding tax map parcels 83-11-D and 83-3.

REZ2026-01, CUP2026-01, Private Road Waiver pursuant to Sec. 86-567 (10), Sec. 86-321. Waivers and modifications to the Planned Unit Development District; Owners Dickinson Land & Properties, LLC. (Parcel 28-97D and Parcel 29-3); Ware Family, LLC. (Parcel 29-2); Dickinson Investments, LLC. (Parcel 28-97E); Applicant, Wares Crossroads Development, LLC; Agent Hirschler, Charles W. Payne, Jr; RP20 Cutalong Consolidated, LLC, Applicant/Owner

Tom Egeland Jr., Deputy Director of Community Development, presented the applicant's request for the following:

- Rezoning from Agricultural (A-2 GAOD) Parcels 28-97D, 29-3, 28-97E, and Agricultural (A-1 GAOD) Parcel 29-2 to Planned Unit Development (PUD), a combined acreage of approximately 393.8417 acres.
- Sec. 86-312. - Permitted uses with a conditional use permit in Planned Unit Development as follows: Agricultural Operation, Aviation Facility, Brewery Limited, Brewery Major, Distillery Major, Campground, Club, Commercial Indoor Sports and Recreation, Commercial Indoor Entertainment, Commercial Outdoor Sports and Recreation, Commercial Outdoor Entertainment, Dwelling/residence single family, Dwelling/residence two family, Golf Course, Indoor Shooting Range, Multi-Family Dwelling, Outdoor Gathering, Outdoor Shooting Range, Personal Improvement Services, Personal Services, Public Assembly, Restaurant, Special Occasion Facility, Short-Term Rental of a Dwelling.
- Private Road Waiver Request - Pursuant to Section 86-567 (10) b., of Chapter 86. Land Development Regulations - a private road waiver be granted to develop the Wares Crossroads Development LLC., Planned Unit Development with a new internal private, gated road network.
- Sec. 86-321. - Waivers and modifications to the Planned Unit Development District to allow for Garden Cottages to be accessed from the private road via a twenty-foot (20') access easement.
- A review of a proffer (master plan) amendment to REZ06-2005; REZ02-2015; REZ2024-06 and subsequent administrative master plan amendments. The modification would allow for Wares Crossroads LLC., proposed Planned Unit Development to construct a large portion of Wares Crossroads golf course hole 5 and a majority of golf course hole 8 on the existing Cutalong Resort Development. Additionally, the applicant requests the proposed Planned Unit Development connect to the Resort Development known as Cutalong Golf Course at Tributer Bay, to allow for shared use of the existing Route 208 Courthouse Road entrances. The applicant also requests Wares Crossroads Development and Cutalong at Tributer Bay share all utilities. RP20 Cutalong Consolidated, LLC consists of parcels zoned

(RD Resort Development); 29-35, 29-35A, 29-35A2, 29-35A3, 29-35A4, 29-9-A, 29-11-A1, 29-11-C, 29-11-D, 29-11-112 through 115, 29-11-118, 29-11-120, 29-11-122 through 124, 29-11-126, 29-11-129 through 29-11-131, 29-11-134 through 29-11-140, 29-11-142, 29-11-146, through 29-11-149, 29-11-151, 29-11-152, 29-11-154. V&C Development CO LLC consists of parcel 29-11-157. Tributer V&C Development CO LLC consist of parcels 29-11-F and 29-11-E.

Chairman Disosway opened the public comment period.

Joe Walsh, project director of Reef Capital Partners, gave a presentation explaining the proposals.

Charles W. Payne, Jr., gave a brief description of the proposed project.

Jack Snyder, Mineral District, spoke in support of the proposed project.

Nicki Atwood, Cuckoo District, spoke in support of the proposed project.

Sandy O'Brien, Cuckoo District, spoke in support of the proposed project.

Patrick Gallagher, Mineral District, spoke in support of the proposed project.

Jane Gallagher, Mineral District, spoke in support of the proposed project.

John Wayne, Chairman of the Lake Anna Civic Association, spoke in support of the proposed project.

Chairman Disosway also added to the record emails that were addressed to the Planning Commission.

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

Joe Walsh addressed questions regarding the project.

Mitch Bowser, project engineer, provided information on questions during discussion.

Discussion ensued between the applicant, staff, and Planning Commission regarding the proposed proffers and conditions.

On the motion of Mr. Disosway, 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 rezoning request REZ2026-01, with amendments.

On the motion of Mr. Disosway, 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 conditional use permit request CUP2026-01, with amendments.

On the motion of Mr. Disosway, seconded by Mr. Goodwin, which carried a vote of 7-0, the Planning Commission voted to approve the proposed private road waiver request.

NEW BUSINESS

Chairman Disosway read a resolution that was drafted in opposition to the Valley Link transmission line that stated the following:

WHEREAS, the Louisa County Planning Commission was established to promote the orderly development of Louisa County, as guided by the Code of Virginia, Title 15.2-2200, to improve the public health, safety, convenience, and welfare of their citizens and to plan for the future development of communities to the end, in part, that new community centers are developed with adequate highway, utility, health, educational, and recreational facilities; the need for mineral resources and the needs of agriculture, industry, and business are recognized in future growth; residential areas are provided with healthy surroundings for family life; and agricultural and forestal lands are preserved; and

WHEREAS, Dominion Energy, Transource, and FirstEnergy have created a joint venture named Valleylink for the purpose of constructing a 765 kV transmission line from the Joshua Falls substation in southwest Virginia to the proposed Yeats substation in Culpeper; and

WHEREAS, Valleylink has prepared two proposed routes with several variations for this transmission line that traverse significant portions of Louisa County instead of taking a more direct route that would avoid all but the northwest corner of Louisa County; and

WHEREAS, one of the proposed routes places the transmission line within 1000' of land set aside by the county for a new school; and

WHEREAS, variations of the proposed routes cross Agricultural and Forestal Districts; and

WHEREAS, the proposed routes are in close proximity to established businesses and residences, affecting property values and tax revenue to the county; and

WHEREAS, the proposed routes and variations cross open and timber lands that are used for agricultural, forestal, and recreational purposes; and

WHEREAS, placing a 765 kV transmission line across the center of Louisa County will negatively affect the viewshed and character of the county thus compromising the prime goal of the Louisa County Comprehensive Plan -to maintain the rural character of the county; and

WHEREAS, the proposed routes cross designated growth areas in the county that may affect the commercial value of the growth areas, thereby affecting the tax revenue potential to Louisa County; and

WHEREAS, Valleylink did not contact or consult with the Louisa County Planning Commission during the creation of these proposed transmission line routes and variations.

NOW, THEREFORE BE IT RESOLVED, on this 12th day of March, 2026, that the Louisa County Planning Commission hereby opposes the proposed routes and variations for the Valleylink 765 kV transmission line within Louisa County and requests that Valleylink suspend their efforts to place this transmission line in Louisa County and that the State Corporation Commission deny the Valleylink request.

On the motion of Mr. Disosway, seconded by Mr. Quarles, which carried a vote of 7-0, the Planning Commission voted to adopt and submit the Resolution in Opposition to the Valley Link Transmission Line as presented.

DISCUSSION

None.

REPORTS

Linda Buckler provided reports on the recent applications submitted to Community Development that include a conditional use permit request for Zion United Methodist Church, and three proposed additions to agricultural and forestal districts.

ANNOUNCEMENTS AND ADJOURNMENT

On the motion of Mr. Quarles, seconded by Mr. Goodwin, which carried a vote of 7-0, the Planning Commission voted to adjourn the March 12, 2026, meeting at 9:47 PM.

BY ORDER OF:

JOHN DISOSWAY, CHAIRMAN
PLANNING COMMISSION
LOUISA COUNTY, VIRGINIA



TO: Members, Planning Commission
 FROM: Staff, Community Development Department
 DATE: March 2, 2026
 SUBJECT: **Review Addition Request – Gold Mine 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 396.106 acres, to the existing Gold Mine Creek Agricultural and Forestal District, as follows:

<u>OWNER'S NAME</u>	<u>TAX MAP PARCEL #</u>	<u>ACREAGE</u>	<u>ZONING</u>
Joseph and Carol Coleman, et al	14 70	66.6	A-1
Dustin and Courtney Madison	14 71	132.277	A-1
Colby and Courtney Horne	14 71B	32.539	A-1
Joseph and Carol Coleman, et al	14 72	164.69	A-1

Location

The proposed district addition is located 0.10 miles from a core portion of the Gold Mine Creek Agricultural and Forestal District. The parcels are located south of Route 621 (Peach Grove Road) and north of Route 613 (Goldmine Road) in the Mineral Voting District. The 2040 Louisa County Comprehensive Plan designates this area of Louisa County as low density residential in the Lake Anna Growth Area.

Zoning

The parcels proposed to be included in the Gold Mine Creek Agricultural and Forestal District are 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. Additionally, the parcels are located in the Lake Anna Growth Area in an area that has been deemed low density residential.

Sec. 86-336. - Agricultural (A-1) district within the growth area overlay district—Statement of intent; policy guidance.

The agricultural (A-1) district within the growth area overlay district is intended to accommodate farming, forestry, livestock maintenance and other related farm activities within the established overlay district. 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 low density residential in the Lake Anna 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

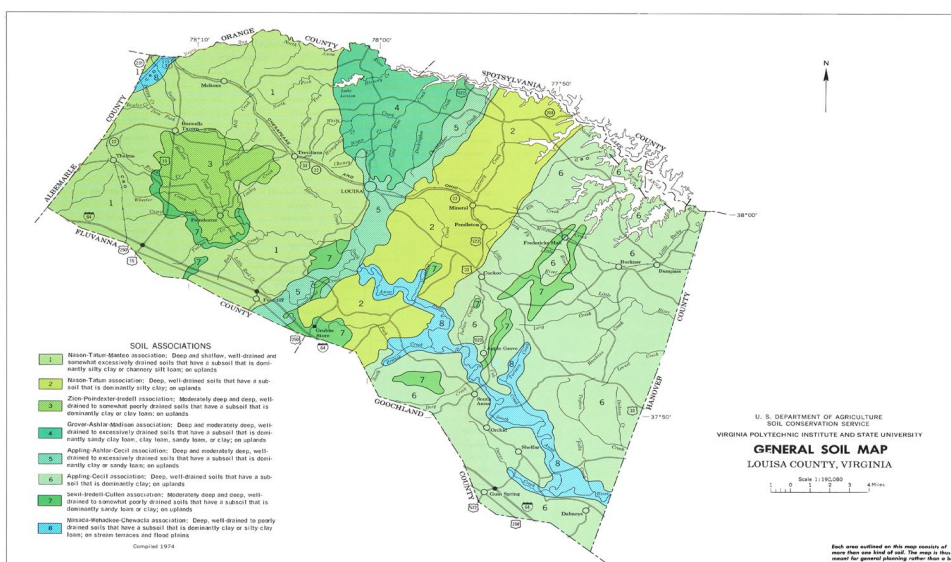
The creation of agricultural and forestal districts and subsequent additions to those districts, complements the goals identified in the Vision Statement by preserving and protecting natural resources, open space retention, compatibility between land uses, and managing growth by concentrating development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

Existing Uses

Based on information provided by the property owner, the subject parcels are used for pasture, 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 the Grover-Ashlar-Madison association. In summary, these soils are described 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 a core portion of the Gold Mine Creek Agricultural and Forestal District. The current use of the properties consist of pasture, timber, and crops, which supports the intent of the agricultural and forestal districts.

Staff recommends the application for addition to the existing Gold Mine Creek Agricultural and Forestal District be sent to the Planning Commission and Board of Supervisors with a favorable recommendation, as consistent with the current zoning of the properties as Agricultural (A-1).

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 Goldmine 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)

North Louisa County, Near Lake Anna

4. Total Acreage in the Proposed District or Addition 396.106

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):

<u>NAME</u>	<u>TAX MAP & PARCEL NUMBER(S)</u>
<u>Joseph + Carol Coleman, etals</u>	<u>14 70</u>
<u>Dustin + Megan Madlison</u>	<u>14 71</u>
<u>Colby + Courtney Horne</u>	<u>14 71 B</u>
<u>Joseph + Carol Coleman, etals</u>	<u>14 72</u>

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

PROPERTY OWNER'S NAME: Coleman, Joseph A & Carol s et als

• MAILING ADDRESS: 4864 Oakland Road, Louisa, VA 23093

• PHONE NUMBER: 540-967-1765

○ TYPE OF DEVICE: MOBILE LANDLINE

• EMAIL ADDRESS: n/a

• 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 # 14 LOT/PARCEL# 70

• ACREAGE: 66.6 ZONING: A1

• SUBDIVISION NAME: Type text here

• 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)

Property is used for crops

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

Carol S. Coleman

B. Q.

[Signature]

R. B. Coleman
Owner(s) Signatures Janet Coleman

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: Dustin & Megan Madison

- MAILING ADDRESS: 1299 Goldmine Rd Louisa VA 23093
- PHONE NUMBER: 540 223 6511
 - TYPE OF DEVICE: Y 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 # 14-71 LOT/PARCEL# _____
- ACREAGE: 132.277 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)

Timber & Hay

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

[Signature]
[Signature]

[Signature]

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: Coleman, Joseph A & Carol s et als

- MAILING ADDRESS: 4864 Oakland Road, Louisa, VA 23093
- PHONE NUMBER: 540-967-1765
 - TYPE OF DEVICE: MOBILE LANDLINE
- EMAIL ADDRESS: n/a
- 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 # 14 LOT/PARCEL# 72
- ACREAGE: 164.69 ZONING: A1
- SUBDIVISION NAME: Type text here
- 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)

Property is used for crops / pasture

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

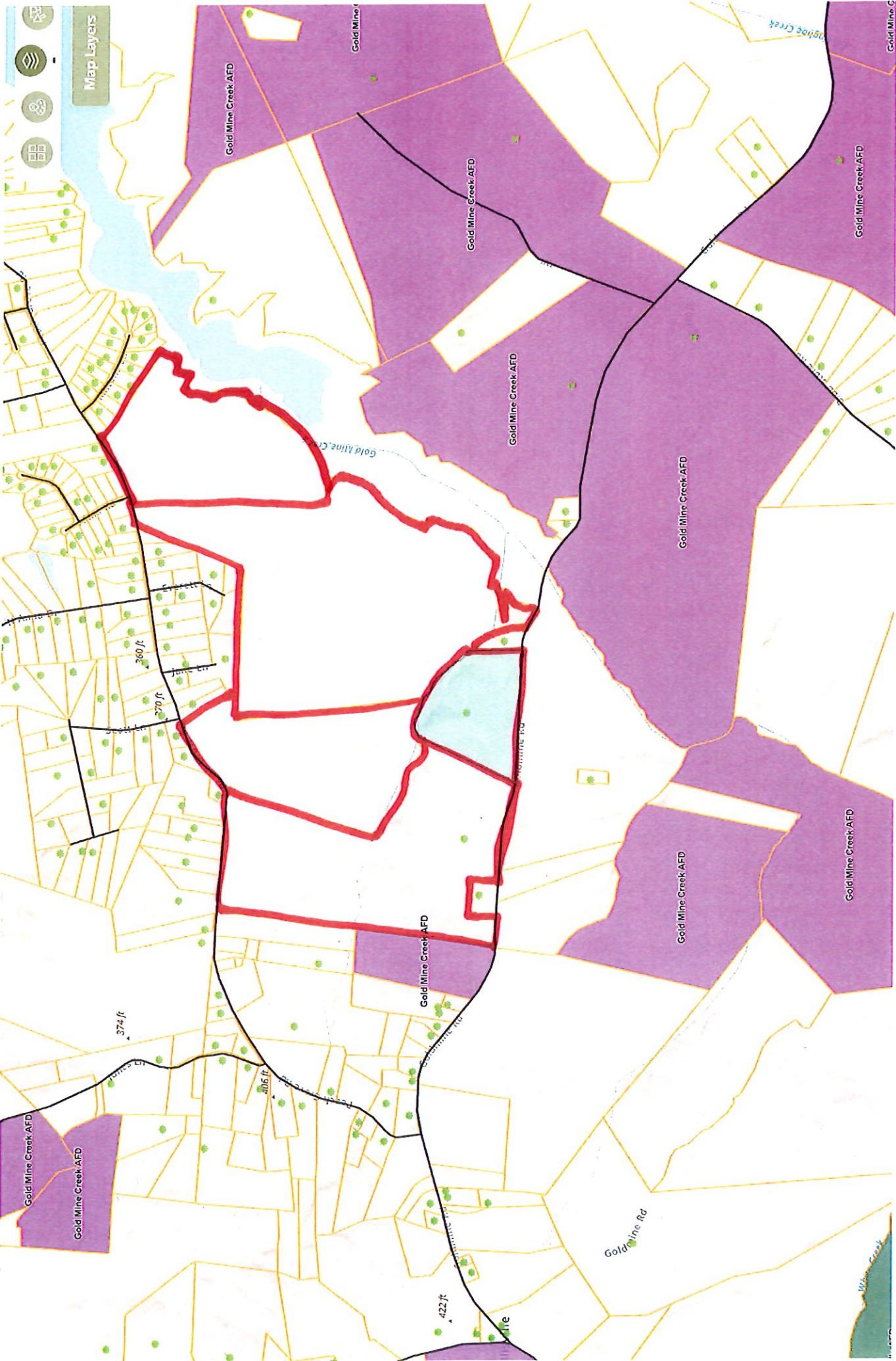
Carol S. Coleman
BSC
Janet Coleman

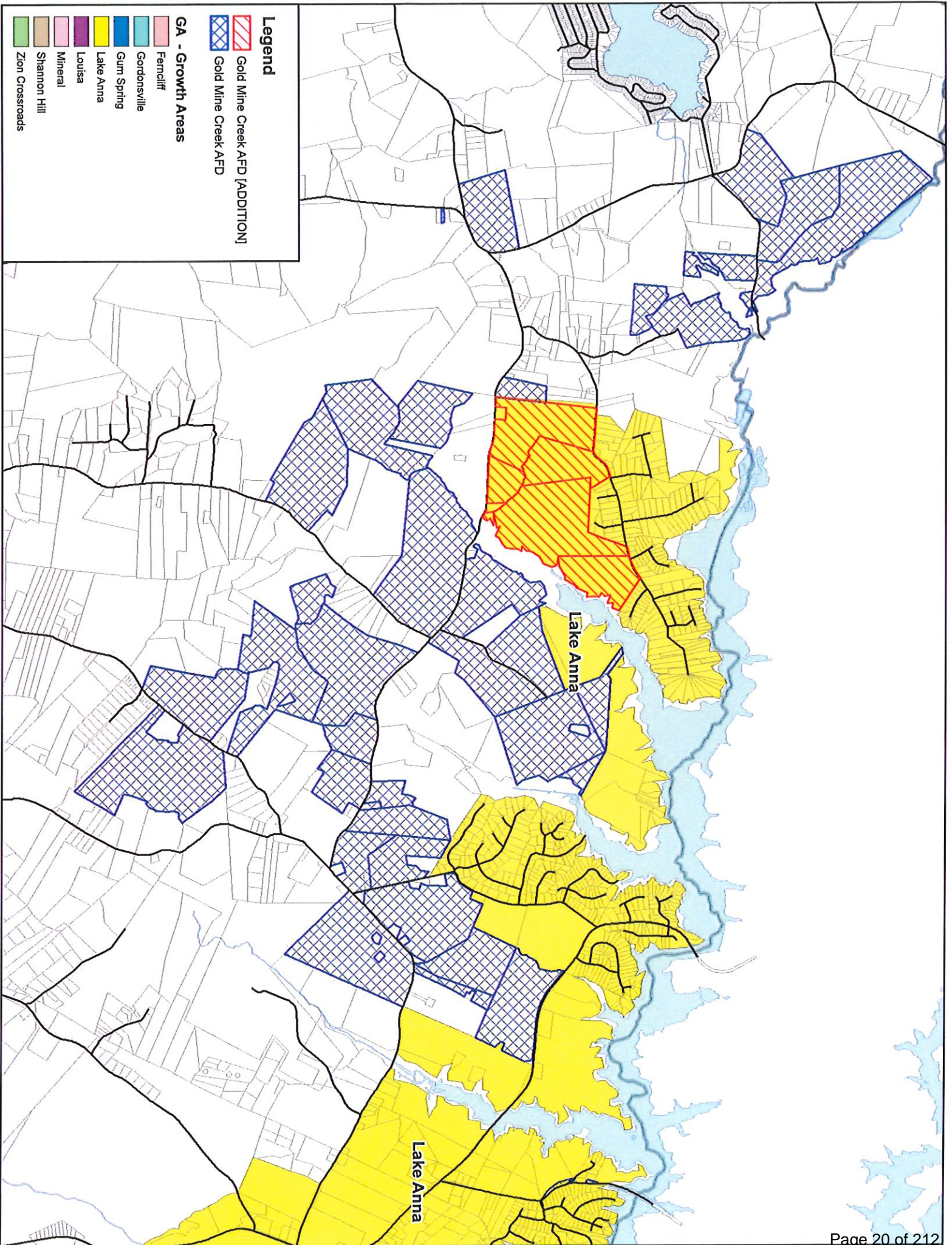
Owner(s) Signatures

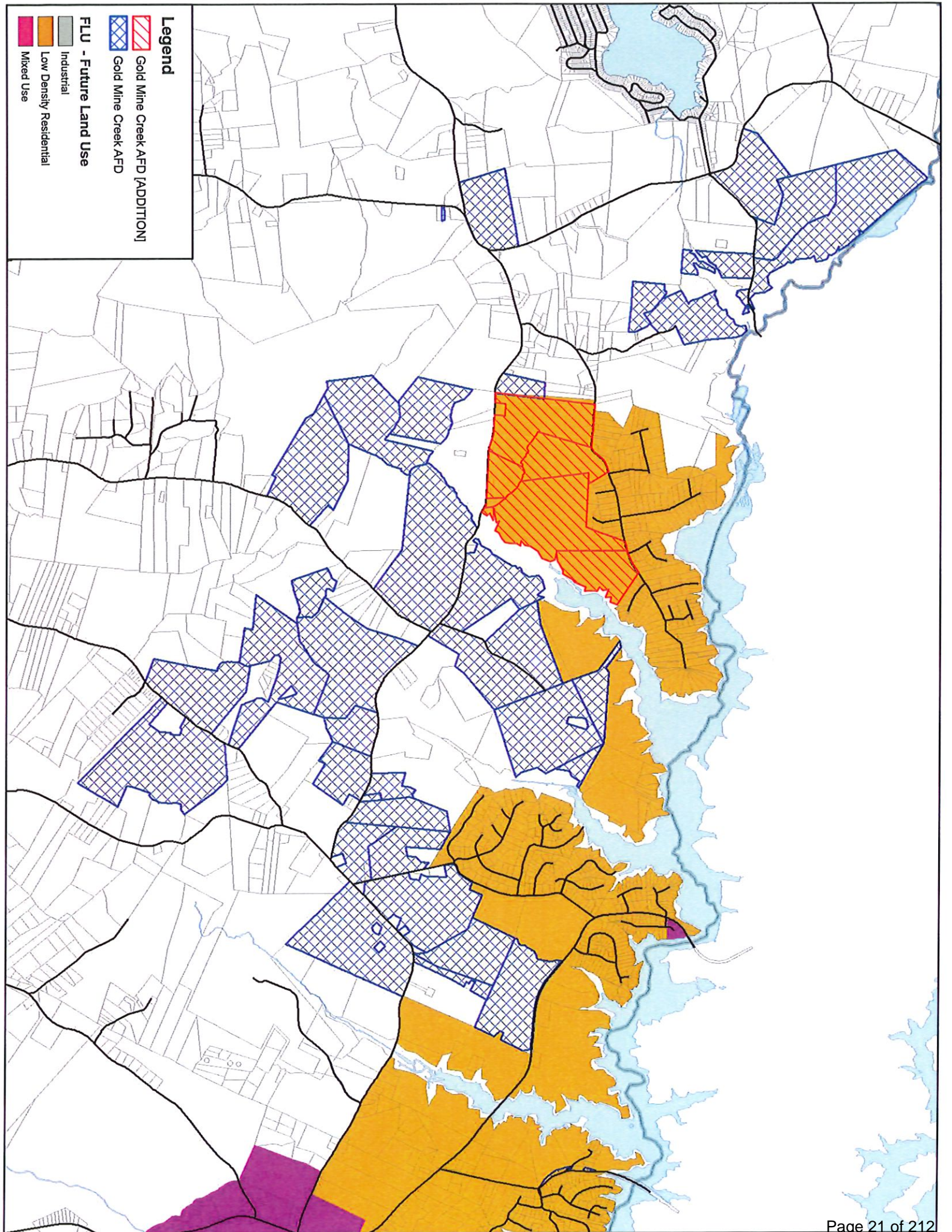
[Signature]

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

Gold Mine Creek AFD (ADDITION)

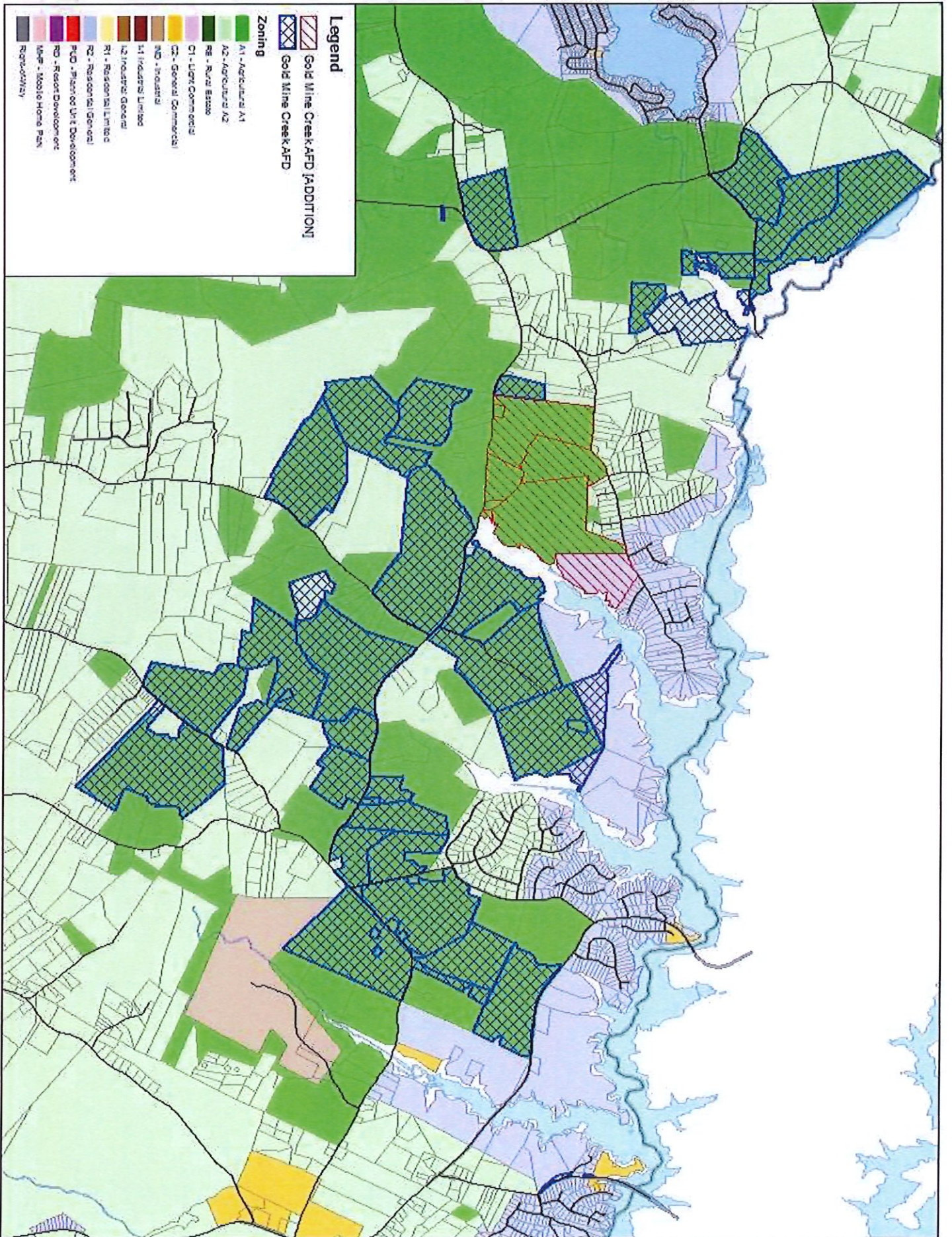
Gold Mine Creek AFD

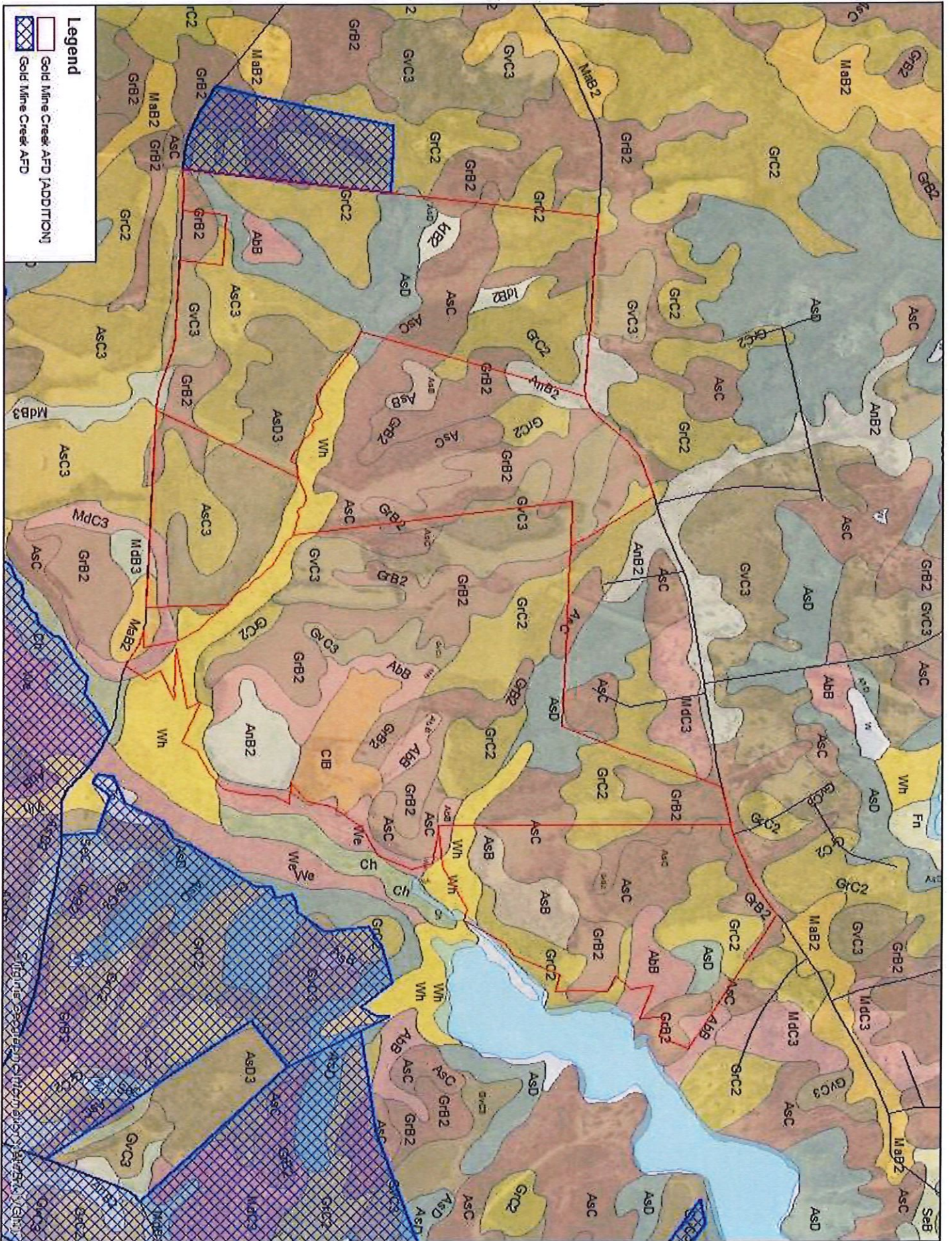
FLU - Future Land Use

Industrial

Low Density Residential

Mixed Use





14-70_adjoiners.csv

Owner: MILLAR, ADAM JAMES &

Owner 2: MILLAR, ALEXANDRA

Mailing address: 1229 PEACH GROVE RD, LOUISA, VA 23093

PAG: 14

Lot: 67

acreage: 1.5

zoning: A2

Owner: COLEMAN, JOSEPH A & CAROL S ET ALS

Mailing address: 4864 OAKLAND RD, LOUISA, VA 23093

PAG: 14

Lot: 70

acreage: 66.6

zoning: A1

Owner: SWEENEY, BENNY L

Mailing address: 1055 PEACH GROVE RD, LOUISA, VA 23093

PAG: 14

Lot: 64

acreage: 0.99

zoning: A2

Owner: COLEMAN, JOSEPH A & CAROL S ET ALS

Mailing address: 4864 OAKLAND RD, LOUISA, VA 23093

PAG: 14

Lot: 72

acreage: 164.69

zoning: A1

Owner: TOLSON, TROY JEROME & JUANITA

Mailing address: 6610 ELKTON TERRACE, BRANDYWINE, MD 20613

PAG: 14

Lot: 68

acreage: 2.35

zoning: A2

Owner: WELSH, JAMES RICHARD JR &

Owner 2: WELSH, MICHELLE L TRUSTEES

Mailing address: 12213 QUILT PATCH LN, BOWIE, MD 20720

PAG: 14

Lot: 80

acreage: 6.138

zoning: A2

Owner: MADISON, DUSTIN L & MEGAN L

Mailing address: 1299 GOLDMINE RD, LOUISA, VA 23093

PAG: 14

Lot: 71

acreage: 132.277

zoning: A1

Owner: SAID, JONATHAN COSTA

Mailing address: 30483 HICKS RD, SPOTSYLVANIA, VA 22551

PAG: 14

Lot: 67

acreage: 1.755

zoning: A2

Owner: HORNE, COLBY &

Owner 2: HORNE, COURTNEY

Mailing address: 1415 GOLDMINE RD, LOUISA, VA 23093

PAG: 14

Lot: 71

acreage: 32.539

zoning: A1

Owner: BIRKELUND, STEVEN E

Mailing address: 997 PEACH GROVE RD, LOUISA, VA 23093

PAG: 14

Lot: 65

acreage: 7.295

zoning: A2

14-71_adjoiners.csv

Owner: COLEMAN, JOSEPH A & CAROL S ET ALS

Mailing address: 4864 OAKLAND RD, LOUISA, VA 23093

PAG: 14

Lot: 70

acreage: 66.6

zoning: A1

Owner: WILSON, CARY C

Mailing address: 2011 ELLISVILLE DR, LOUISA, VA 23093

PAG: 14

Lot: 55

acreage: 24.95

zoning: A1

Owner: SWEENEY, BENNY L

Mailing address: 1055 PEACH GROVE RD, LOUISA, VA 23093

PAG: 14

Lot: 64

acreage: 0.99

zoning: A2

Owner: DALE, REBECCA & HARRIS, SAMUEL D TR

Owner 2: THE VICTORIA MASSIE REVOCABLE TRUST C/O SAMUEL D HARRIS

Mailing address: 252 POPLAR AVE, MINERAL, VA 23117

PAG: 14

Lot: 41

acreage: 9.9

zoning: A1

Owner: DALE, REBECCA & HARRIS, SAMUEL TRS

Owner 2: THE VICTORIA MASSIE REVOCABLE TRUST C/O SAMUEL D HARRIS

Mailing address: 252 POPLAR AVENUE, MINERAL, VA 23117

PAG: 14

Lot: 74

acreage: 101.464

zoning: A1

Owner: STEWART, JOHN G JR ET ALS

Owner 2: C/O JOHN STEWART JR

Mailing address: 208 BARROWS CT, FREDERICKSBURG, VA 22406

PAG: 14

Lot: 56

acreage: 10.75

zoning: A2

Owner: STEWART, ROBERT M

Mailing address: 983 PEACH GROVE RD, LOUISA, VA 23093

PAG: 14

Lot: 68

acreage: 3.05

zoning: A2

Owner: STEWART, ROBERT M

Mailing address: 983 PEACH GROVE RD, LOUISA, VA 23093

PAG: 14

Lot: 2

acreage: 15.675

zoning: A2

Owner: MADISON, DUSTIN L & MEGAN L

Mailing address: 1299 GOLDMINE RD, LOUISA, VA 23093

PAG: 14

Lot: 71

acreage: 132.277

zoning: A1

Owner: BIRKELUND, STEVEN E

Mailing address: 997 PEACH GROVE RD, LOUISA, VA 23093

PAG: 14

Lot: 65

acreage: 7.295

zoning: A2

Owner: WASHINGTON, DONNA M

Mailing address: 897 PEACH GROVE RD, LOUISA, VA 23093

PAG: 14

Lot: 3

acreage: 3.0

zoning: A2

Owner: WASHINGTON, DONNA

Mailing address: 897 PEACH GROVE RD, LOUISA, VA 23093

PAG: 14

Lot: 4

acreage: 4.0

zoning: A2

Owner: BIRKELUND, STEVEN E

Mailing address: 997 PEACH GROVE RD, LOUISA, VA 23093

PAG: 14

Lot: 66

acreage: 3.0

zoning: A2

Owner: THURSTON, SAMUEL E & BERNICE C

Mailing address: 949 PEACH GROVE RD, LOUISA, VA 23093

PAG: 14

Lot: 69

acreage: 4.424

zoning: A2

Owner: DALE, REBECCA M TRUSTEE

Owner 2: GEORGE MASSIE SPECIAL NEEDS TRUST

Mailing address: P O BOX 14555, RICHMOND, VA 23221

PAG: 14

Lot: 41

acreage: 21.5

zoning: A1

Owner: FRITH, JONATHAN C &

Owner 2: KRISTIN ANNE MADISON

Mailing address: 1129 GOLDMINE RD, LOUISA, VA 23093

PAG: 14

Lot: 71

acreage: 3.01

zoning: A1

Owner: HORNE, COLBY &

Owner 2: HORNE, COURTNEY

Mailing address: 1415 GOLDMINE RD, LOUISA, VA 23093

PAG: 14

Lot: 71

acreage: 32.539

zoning: A1

Owner: ROBERTSON, MICHAEL D TRUSTEE &

Owner 2: ROBERTSON, CRAIG D TRUSTEE

Mailing address: MAYO TRUST, RICHMOND, VA 23234

PAG: 14

Lot: 1

acreage: 5.646

zoning: A2

Owner: MAY, EMILY C

Mailing address: 795 WINSTON RD, LOUISA, VA 23093

PAG: 14

Lot: 42

acreage: 121.5

zoning: A1

14-72a_adjoiners.csv

Owner: COLEMAN, JOSEPH A & CAROL S ET ALS

Mailing address: 4864 OAKLAND RD, LOUISA, VA 23093

PAG: 14

Lot: 70

acreage: 66.6

zoning: A1

Owner: OUTLAND, CHARLIE LEE &

Mailing address: WILLIAM EARL & JESSE DEE OUTLAND, NOKESVILLE, VA 20181

PAG: 14

Lot: 77

acreage: 2.0

zoning: R2

Owner: OUTLAND, TRACIE VIRGINIA &

Owner 2: FINLEY, THOMAS LEE

Mailing address: 10366 FRANK CT, MANASSAS, VA 20110

PAG: 14

Lot: 79

acreage: 3.508

zoning: A1

Owner: DAVIS, ERIC L

Mailing address: 14619 BRISTOW RD, MANASSAS, VA 20112

PAG: 14

Lot: 76

acreage: 3.001

zoning: A2

Owner: COLEMAN, JOSEPH A & CAROL S ET ALS

Mailing address: 4864 OAKLAND RD, LOUISA, VA 23093

PAG: 14

Lot: 72

acreage: 164.69

zoning: A1

Owner: COLEMAN, JOSEPH A & CAROL S ET ALS

Mailing address: 4864 OAKLAND RD, LOUISA, VA 23093

PAG: 14

Lot: 72

acreage: 164.69

zoning: R2

Owner: OUTLAND, CHARLIE L & WENDI JEAN

Mailing address: 9657 MARLETTE DR, NOKESVILLE, VA 20181

PAG: 14

Lot: 77

acreage: 1.001

zoning: R2

Owner: IRONWOOD HOMES INC

Mailing address: 6310 FIVE MILE CENTRE PARK #207, FREDERICKSBURG, VA 22407

PAG: 14

Lot: 78

acreage: 2.73

zoning: A2

Owner: PULLEN, ASHLEY &

Owner 2: PULLEN, KYLE

Mailing address: 261 ORDINARY WAY, LOUISA, VA 23093

PAG: 14

Lot: 79

acreage: 1.653

zoning: A2

Owner: DALE, REBECCA & HARRIS, SAMUEL TRS

Owner 2: THE VICTORIA MASSIE REVOCABLE TRUST C/O SAMUEL D HARRIS

Mailing address: 252 POPLAR AVENUE, MINERAL, VA 23117

PAG: 14

Lot: 74

acreage: 101.464

zoning: A1

Owner: WELSH, JAMES RICHARD JR &

Owner 2: WELSH, MICHELLE L TRUSTEES

Mailing address: 12213 QUILT PATCH LN, BOWIE, MD 20720

PAG: 14

Lot: 80

acreage: 6.138

zoning: A2

Owner: PANTHER, TONY A JR &

Owner 2: FERRELL, KERI A

Mailing address: 1705 GOLDMINE RD, LOUISA, VA 23093

PAG: 14

Lot: 73

acreage: 3.0

zoning: A1

Owner: HORNE, COLBY &

Owner 2: HORNE, COURTNEY

Mailing address: 1415 GOLDMINE RD, LOUISA, VA 23093

PAG: 14

Lot: 71

acreage: 32.539

zoning: A1

Owner: WEEDON, MICHAEL RAY

Mailing address: 1743 PEACH GROVE RD, LOUISA, VA 23093

PAG: 14

Lot: 27

acreage: 1.082

zoning: R2

Owner: WEEDON, MICHAEL

Mailing address: 1743 PEACH GROVE RD, LOUISA, VA 23093

PAG: 14

Lot: 26

acreage: 1.094

zoning: R2

Owner: WEEDON, MICHAEL

Mailing address: 1743 PEACH GROVE RD, LOUISA, VA 23093

PAG: 14

Lot: 28

acreage: 1.011

zoning: R2

14-72(r2)_adjoiners.csv

Owner: FLETCHER, ETHAN ASHLEY &

Owner 2: LEDFORD, TIFFANY MAKAYLA

Mailing address: 32 MILTON LANE, LOUISA, VA 23093

PAG: 15

Lot: 19

acreage: 1.12

zoning: R2

Owner: BOWMAN, CASEY M &

Owner 2: BOWMAN, BENJAMIN L

Mailing address: 8019 ROCKY RIDGE RD, THURMONT, MD 21788

PAG: 15

Lot: 18

acreage: 0.99

zoning: R2

Owner: MORRISON, RAY A & SALLIE H ET ALS

Mailing address: 7006 STONEWALL JACKSON HWY, FRONT ROYAL, VA 22630

PAG: 15

Lot: 16

acreage: 1.44

zoning: R2

Owner: COLEMAN, JOSEPH A & CAROL S ET ALS

Mailing address: 4864 OAKLAND RD, LOUISA, VA 23093

PAG: 14

Lot: 72

acreage: 164.69

zoning: A1

Owner: COLEMAN, JOSEPH A & CAROL S ET ALS

Mailing address: 4864 OAKLAND RD, LOUISA, VA 23093

PAG: 14

Lot: 72

acreage: 164.69

zoning: R2

Owner: MOORE, RONALD L & REBECCA M

Mailing address: 164 MILTONS LN, LOUISA, VA 23093

PAG: 15

Lot: 14

acreage: 1.71

zoning: R2

Owner: GENTILE, KEVIN J & TRACI L

Mailing address: 86 MILTONS LN, LOUISA, VA 23093

PAG: 15

Lot: 17

acreage: 1.28

zoning: R2

Owner: MOORE, RONALD L & REBECCA M

Mailing address: 164 MILTONS LN, LOUISA, VA 23093

PAG: 15

Lot: 15

acreage: 1.07

zoning: R2

Owner: KILE, TIMOTHY A

Mailing address: 10827 RAWLEY PIKE, HINTON, VA 22831

PAG: 15

Lot: 20

acreage: 1.08

zoning: R2

Owner: DANIS, ALLAN FRANK & KEIKO

Owner 2: CO-TRUSTEES

Mailing address: 1987 PEACH GROVE RD, LOUISA, VA 23093

PAG: 15

Lot: 1

acreage: 14.436

zoning: R2

Owner: PERRY, RICHARD

Mailing address: 597 HORSESHOE CIR, STUARTS DRAFT, VA 24477

PAG: 14

Lot: 3

acreage: 1.03

zoning: R2

Owner: MORGAN, WILLIAM B IV

Mailing address: 1929 PEACH GROVE RD, LOUISA, VA 23093

PAG: 14

Lot: 1

acreage: 2.028

zoning: R2

Owner: WEEDON, MICHAEL

Mailing address: 1743 PEACH GROVE RD, LOUISA, VA 23093

PAG: 14

Lot: 26

acreage: 1.094

zoning: R2

Owner: DESLAURIERS, JOEY MARK

Mailing address: 1891 PEACH GROVE RD, LOUISA, VA 23093

PAG: 14

Lot: 2

acreage: 2.098

zoning: R2



TO: Members, Planning Commission
 FROM: Staff, Community Development Department
 DATE: March 26, 2026
 SUBJECT: **Review Addition Request Amendment – Gold Mine 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 amendment to an addition, totaling 6.138 acres, to the existing Gold Mine Creek Agricultural and Forestal District, as follows:

<u>OWNER'S NAME</u>	<u>TAX MAP PARCEL #</u>	<u>ACREAGE</u>	<u>ZONING</u>
James and Michelle Welsh	14-3-80A	6.138	A-2

Location

The proposed district addition is located 0.63 miles from a core portion of the Gold Mine Creek Agricultural and Forestal District. The parcel is located south of Route 621 (Peach Grove Road) along Jane Lane in the Mineral Voting District. The 2040 Louisa County Comprehensive Plan designates this area of Louisa County as low density residential in the Lake Anna Growth Area.

Zoning

The parcel proposed to be included in the South Anna Agricultural and Forestal District is zoned Agricultural (A-2). In summary, the stated purpose of the A-2 zoning district is to accommodate uses that are essential to the rural economy and the agrarian character of the community. Additionally, the parcels are located in the Lake Anna Growth Area in an area that has been deemed low density residential.

Existing Uses

Based on information provided by the property owner, the subject parcel is used for firewood for farm use.

State Code of Virginia – Agricultural and Forestal Districts Act

§ 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....

(1) “Notify, by first-class mail, adjacent property owners, as shown on the maps of the locality used for tax assessment purposes, and where applicable, any political subdivision whose territory encompasses or is part of the district, of the application...”

(iv) “a statement that 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”

Conclusion

The proposed addition is located within one mile of a core portion of the Gold Mine Creek Agricultural and Forestal District. The current use of the properties consists of firewood for farm use, which supports the intent of the agricultural and forestal districts.

Additionally, the amendment to the addition was submitted on March 25, 2026, which is within 30 days of the notice, as it was mailed out on March 3, 2026.

Staff recommends the application for addition to the existing Gold Mine Creek 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-2).

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.

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

PROPERTY OWNER'S NAME: James R. & Michelle L. Welsh

• MAILING ADDRESS: 125 Jane Ln., Louisa, VA 23093

• PHONE NUMBER: 301-943-4995

o TYPE OF DEVICE: MOBILE LANDLINE

• EMAIL ADDRESS: m.walsh9629@aol.com

• 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 # 14-3-80A LOT/PARCEL# 80B-R

• ACREAGE: 6.14 ZONING: Ag.

• SUBDIVISION NAME: Scott McCoy

• 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)

Residence used for farming and firewood.

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

James Rubel Jr.

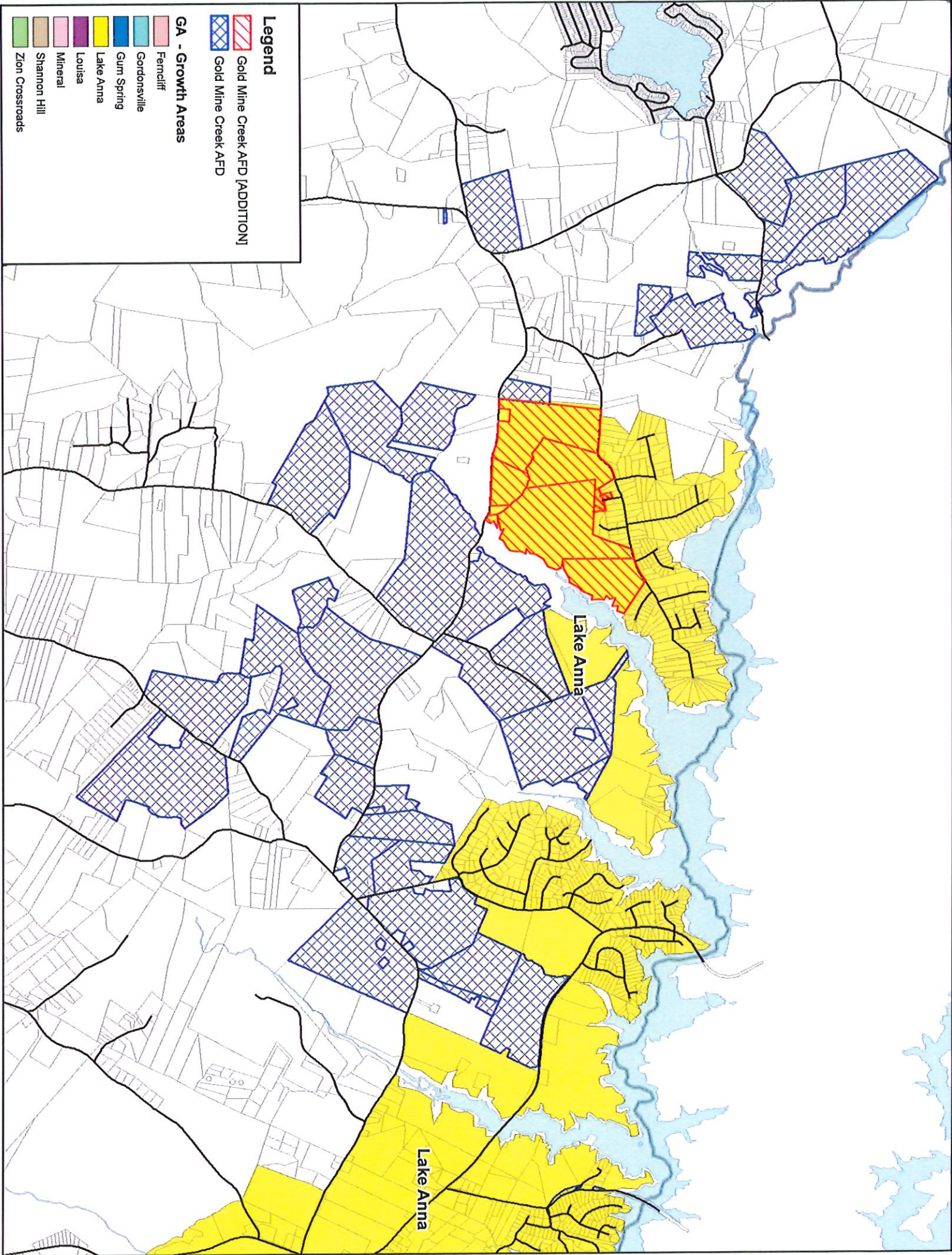
Michelle Rubel

[Signature]

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.)

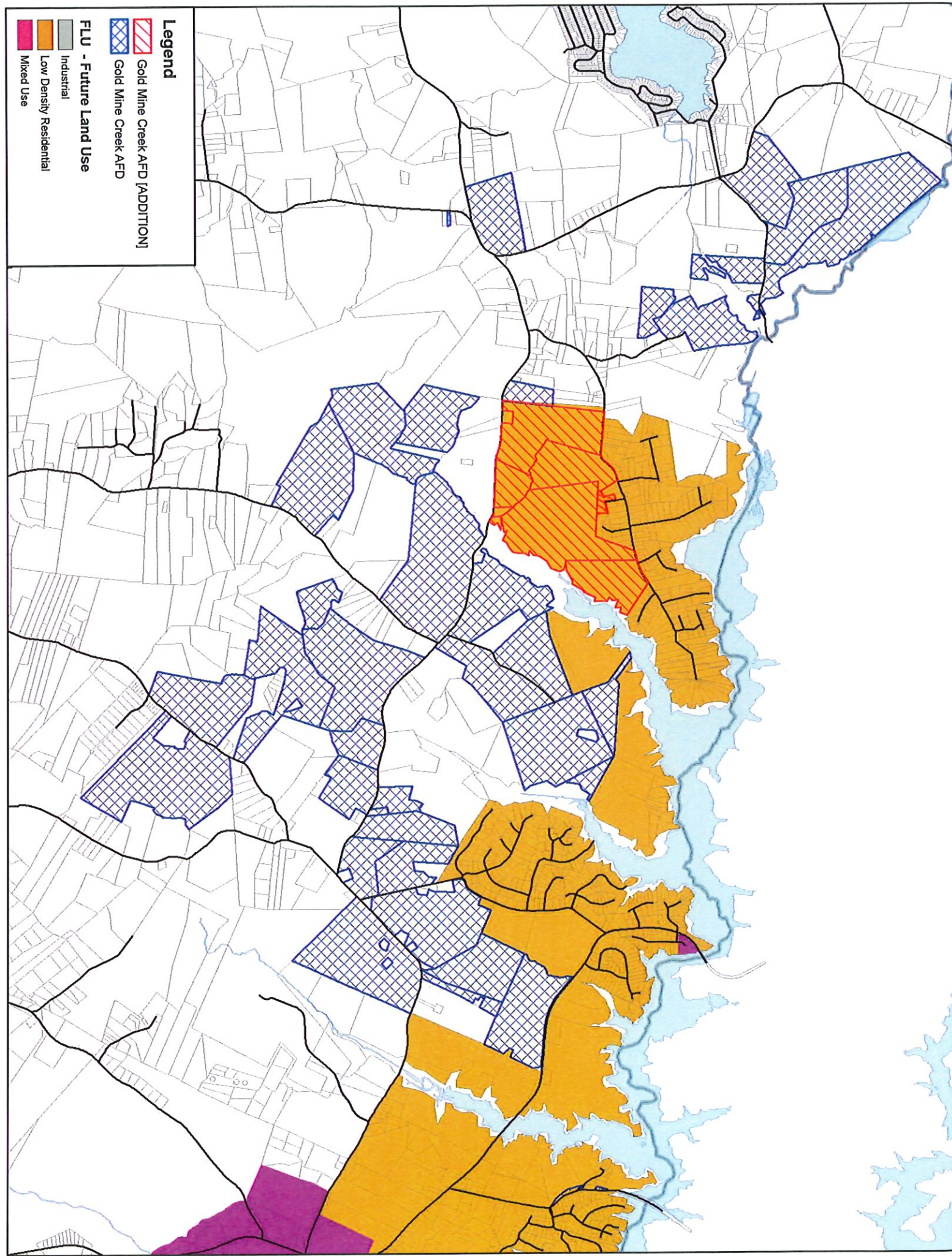


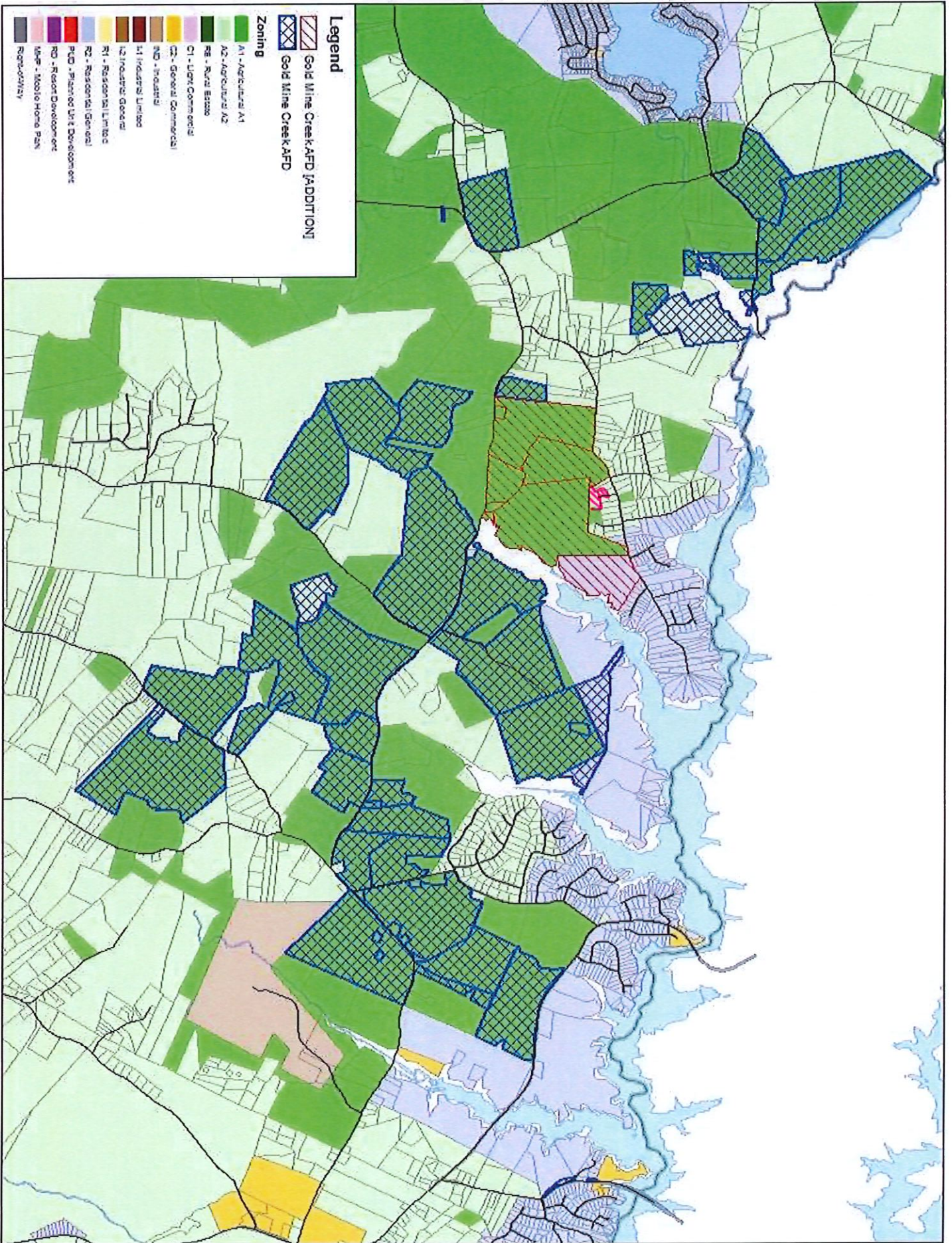
Legend

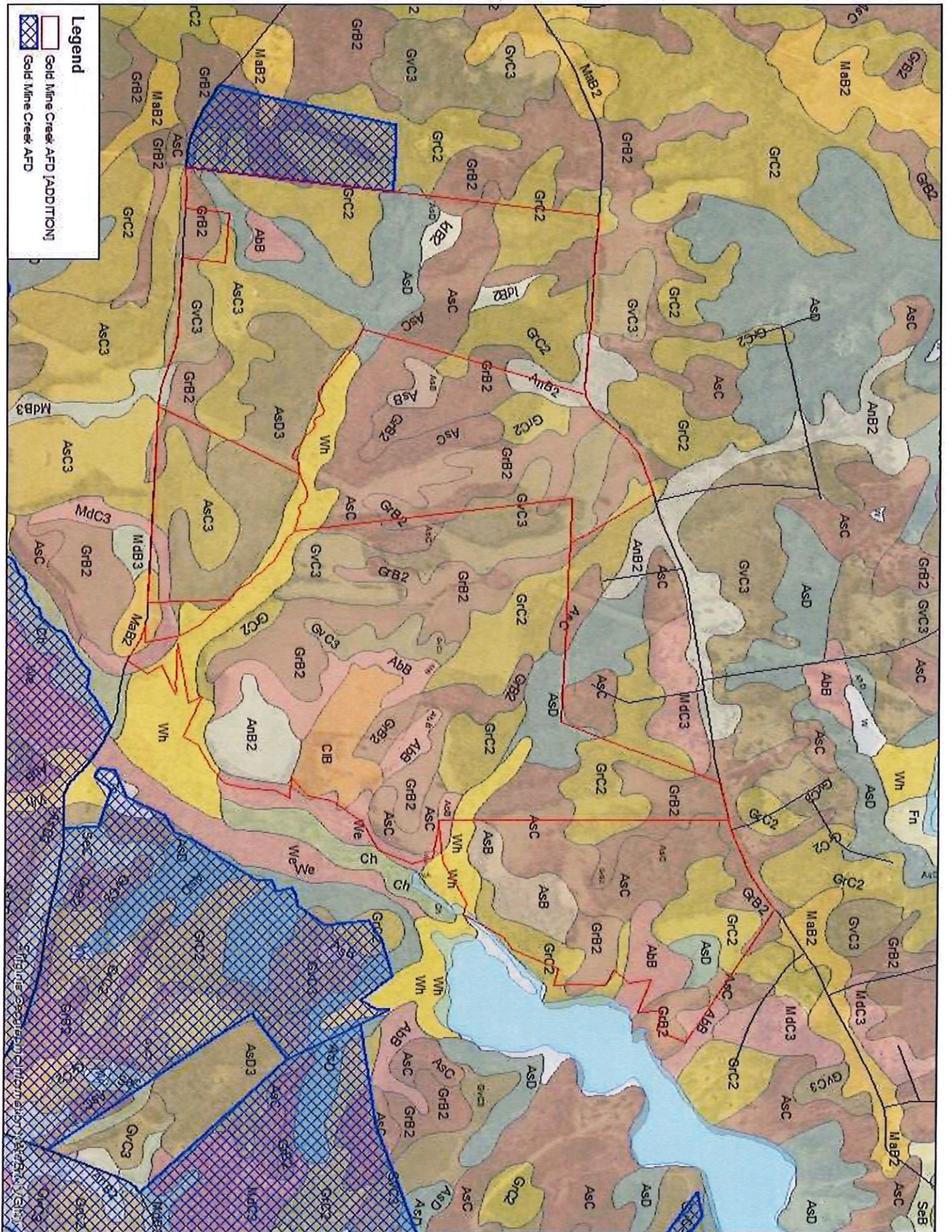
- Gold Mine Creek AFD [ADDITION]
- Gold Mine Creek AFD

GA - Growth Areas

- Fennelliff
- Gordonsville
- Gum Spring
- Lake Anna
- Louisa
- Mineral
- Shannon Hill
- 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 Gold Mine Creek Agricultural and Forestal District by the addition of Tax Map 14-3-80A, 14-70, 14-71, 14-71B, and 14-72.

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:

<i>Gold Mine Creek Agricultural and Forestal District</i>	6-18; 7-1; 13-81 (1.196 ac portion of), 84, 101; 14-3, 3(80)(A) , 6, 38, 40, 55, 70, 71, 71B, 72 , 77, (4)A; 15-3, 5, 9, 13, 21, 27, 28 (portion), 29, 32, 33, 35; 16-7, 8, 12; 23 26-50; 27-4-A, 6, 9, 22, 56
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(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 - Ag/Forestral and Rural Preservation Committee
 FROM: Staff, Community Development Department
 DATE: March 2, 2026
 SUBJECT: **Review Addition Request - Ellisville 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 550.821 acres, to the existing Ellisville Agricultural and Forestal District, as follows:

<u>OWNER'S NAME</u>	<u>TAX MAP PARCEL #</u>	<u>ACREAGE</u>	<u>ZONING</u>
Joseph and Carol Coleman, et al	13-72	23.68	A-2
Carl and Jean Coleman Trustees	13-73	20	A-2
Byrd Coleman	13-74	76	A-1
Joseph and Carol Coleman, et al	13-77	116.271	A-1
Yvonne and Dean Perry Jr.	25-12	52.87	A-1
Yvonne and Dean Perry Jr.	25-25	18.5	A-2
Sunny Agee	25-40	92.9	A-1
Martin and Sally Agee	25-41A	7.2	A-1
Sunny Agee	25-44	143.4	A-2

Location

The proposed addition includes two separate sets of parcels. The first set is located 0.76 miles from the southern portion of the core of the Ellisville Agricultural and Forestal District. The parcels are located north of Highway 33, east of Route 693 (Kents Mill Road), and north of Jacoby Road. The second set of parcels adjoin the northern portion of the core of the Ellisville Agricultural and Forestal District. These parcels are located south, southeast of Route 613 (Oakland Road), west of Route 669 (Ellisville Drive), and north of Route 742 (Pinchtown Road). The entire addition is located in the Louisa 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 Ellisville 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

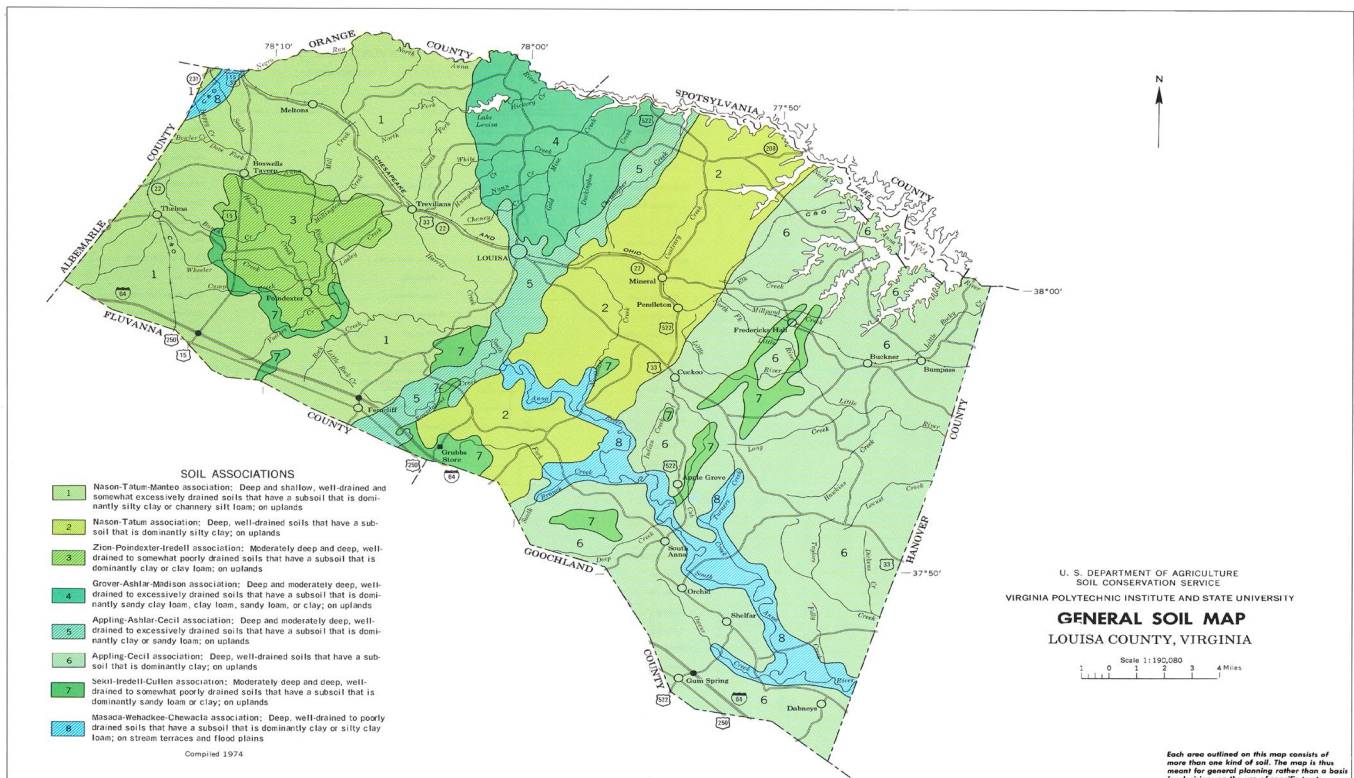
The creation of agricultural and forestal districts and subsequent additions to those districts, complements the goals identified in the Vision Statement by preserving and protecting natural resources, open space retention, compatibility between land uses, and managing growth by concentrating development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

Existing Uses

Based on information provided by the property owner, the subject parcels are used for livestock, commercial timber, ornamental trees, 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 the Nason-Tatum association and Grover-Ashlar-Madison association. In summary, Nason-Tatum soils are described as “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.” Grover-Ashlar-Madison soils are described 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 Ellisville Agricultural and Forestal District. The current use of the properties consist of livestock, commercial timber, ornamental trees, and crops, 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 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 Ellisville

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)

North Louisa County, Near Lake Anna

4. Total Acreage in the Proposed District or Addition 550.821

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)
<u>Joseph + Carol Coleman et al</u>	<u>13 72</u>
<u>Carl + Jean Coleman Trustee</u>	<u>13 73</u>
<u>Byrd Coleman</u>	<u>13 74</u>
<u>Joseph + Carol Coleman et al</u>	<u>13 77</u>
<u>Yvonne + Dean Agee Jr</u>	<u>25 12</u>

NAME

TAX MAP & PARCEL NUMBER(S)

Yvonne + Dean Perry Jr	25 25
Sunny Agee	25 40
Martin + Sally Agee	25 41A
Sunny Agee	25 44

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 Dustin Madison

Phone Number 540-223-6511

Email Address _____

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

PROPERTY OWNER'S NAME: Agge, Dean Perry Jr. & Yvonne M.

• MAILING ADDRESS: 1134 Kents Mill Rd Louisa VA 23093

• PHONE NUMBER: 540. 223. 0084

○ 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 # 25

LOT/PARCEL# 12

• ACREAGE: 52.87

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)

Timber

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

Yvonne M. Agge
Dean Perry Jr. Agge
Owner(s) Signatures

Stanley C. Suttner
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: Agee, Dean Perry, Jr & Yvonne M.

• MAILING ADDRESS: 1134 Kents Mill Rd, Louisa VA 23093

• PHONE NUMBER: 540-223-0084

○ 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 # 25

LOT/PARCEL# 25

• ACREAGE: 18.5

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)

Timber

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

George Agee
D. Perry Agee, Jr.
Owner(s) Signatures

Stacy C. [Signature]
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: Sunny M. Agee

• MAILING ADDRESS: 3679 Ellisville Dr. Louisa Va 23093

• PHONE NUMBER: 540 894 3198

○ 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 # 25

LOT/PARCEL# 40

• ACREAGE: 92.9

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)

Hardwood timber
row crops
ornamental trees

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

Sunny Agee

[Signature]

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: Martin & Sally Agee

• MAILING ADDRESS: 3671 Ellisville Dr. Louisa VA 23093

• PHONE NUMBER: 540 223 2161

○ 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 # 25

LOT/PARCEL# 41A

• ACREAGE: 7.2

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)

Timber Management
Agriculture

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

Martin A. Agee
Sally Agee

[Signature]

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: Sunny M. Agee

- MAILING ADDRESS: 3679 Ellisville Dr. Louisa VA 23093
- PHONE NUMBER: 540 894 3198
 - 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 # 25 ~~74~~ LOT/PARCEL# 44
- ACREAGE: 143.4 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)

Timber Management
Agriculture - row crops

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

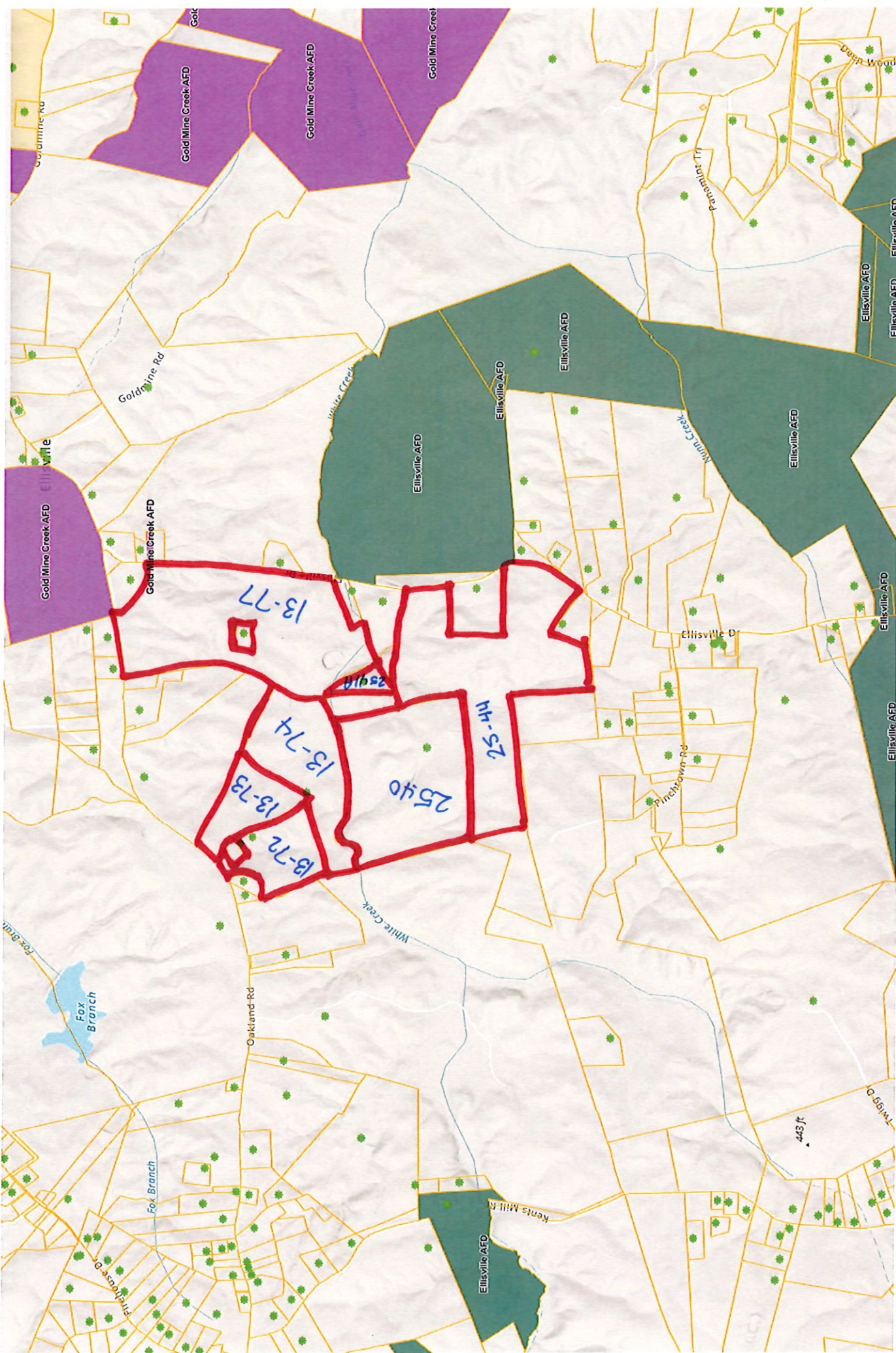
Sunny Agee

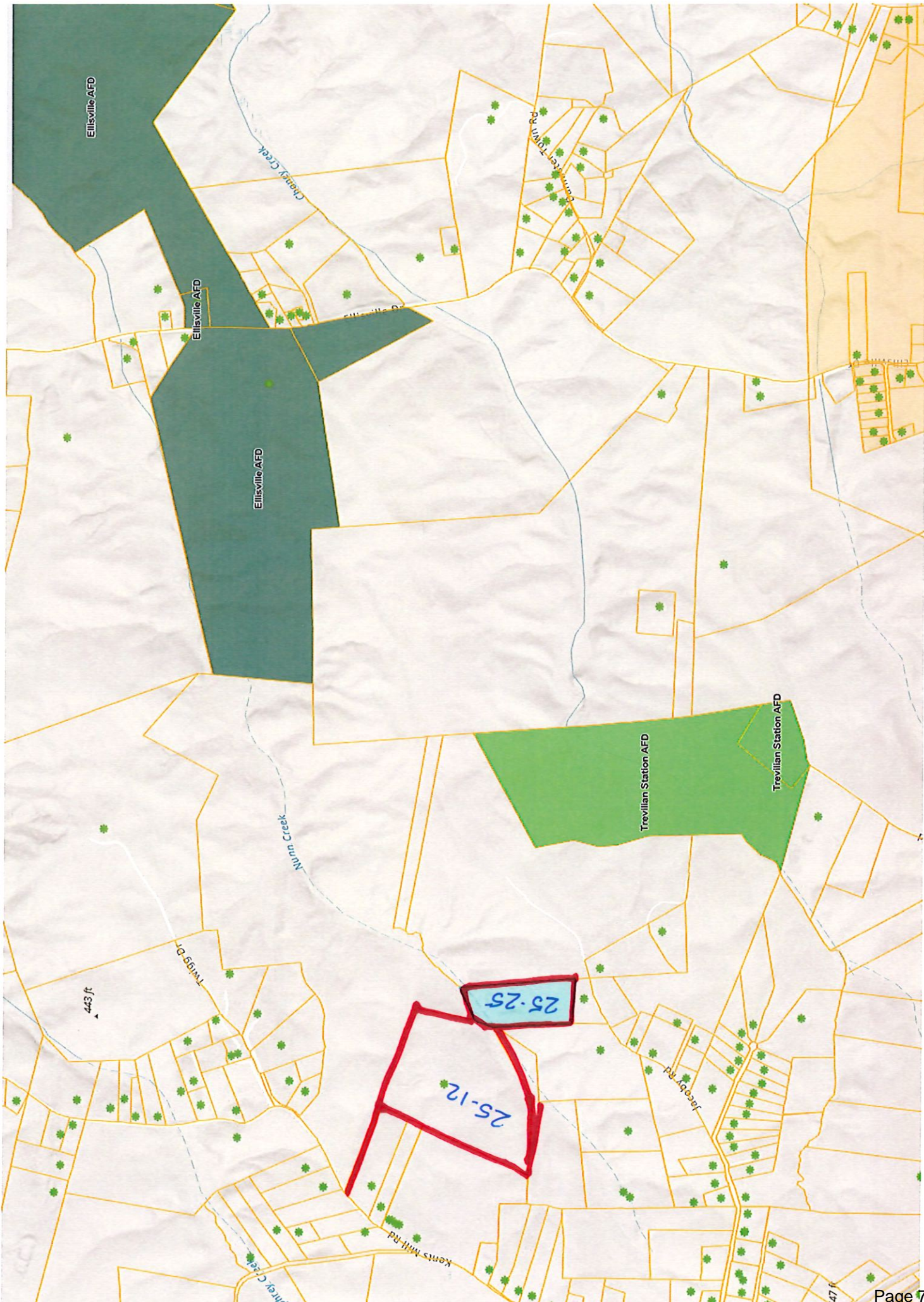
[Signature]

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.)

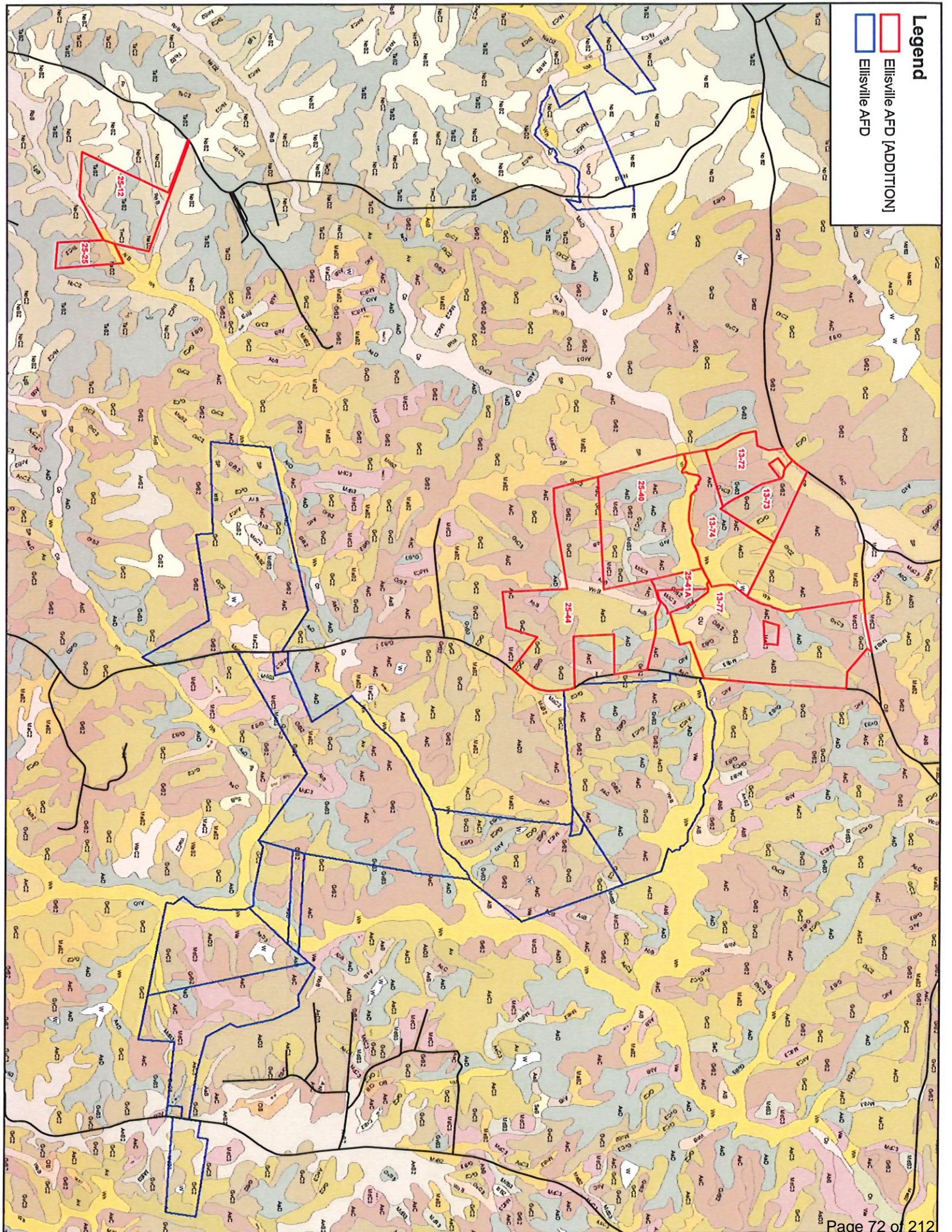




Legend

Ellisville AFD [ADDITION]

Ellisville AFD

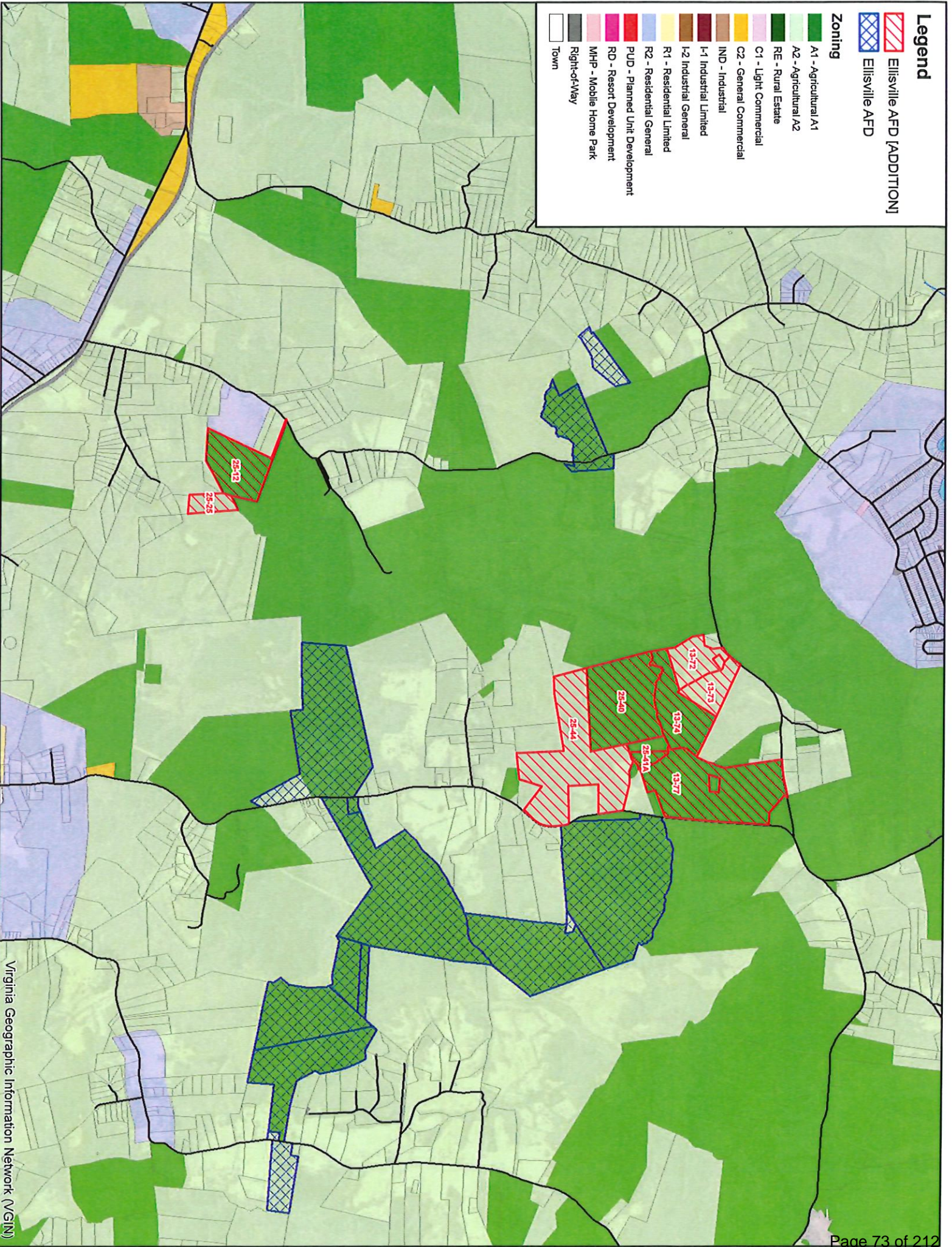


Legend











- Elisville AFD [ADDITION]
- Elisville AFD

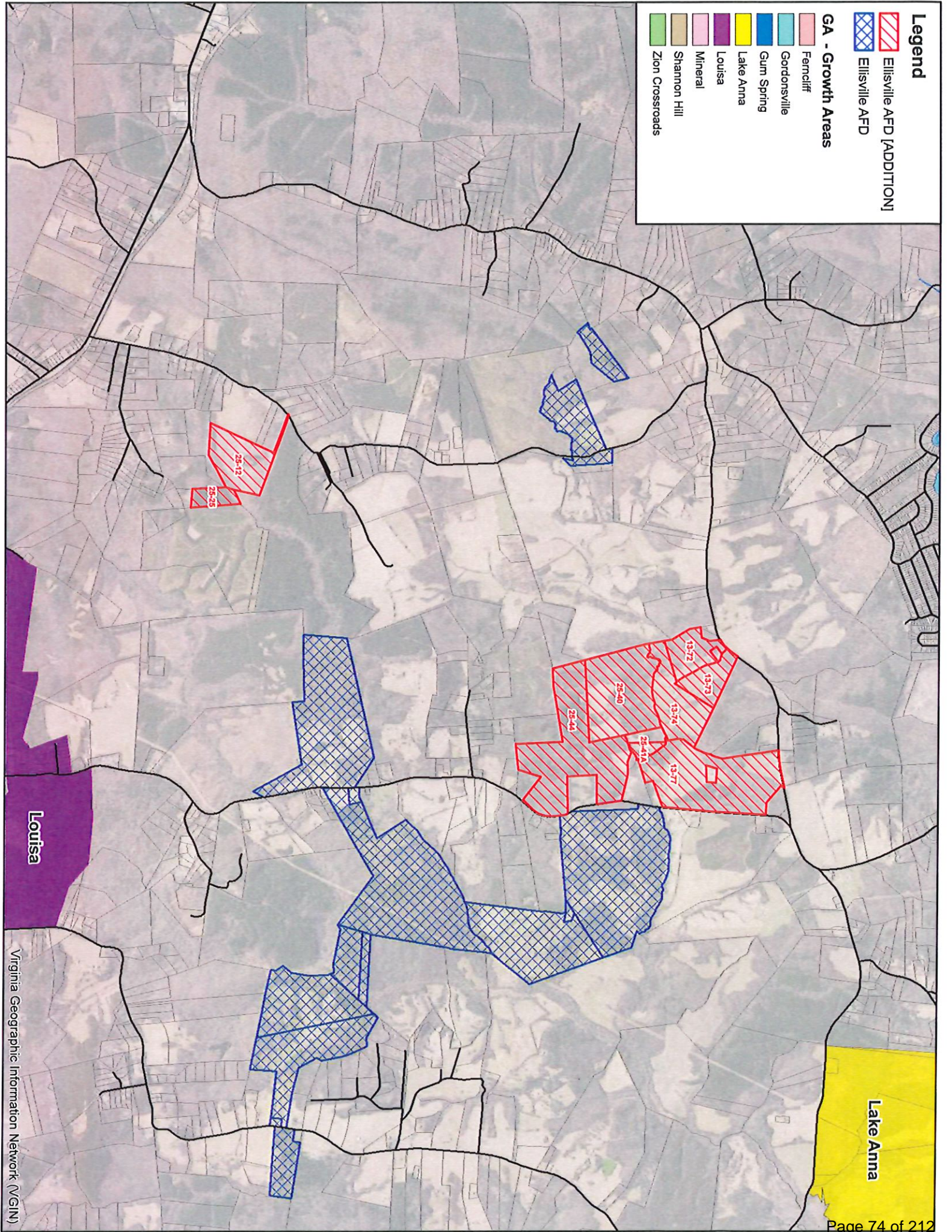
Zoning

- 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
- Town



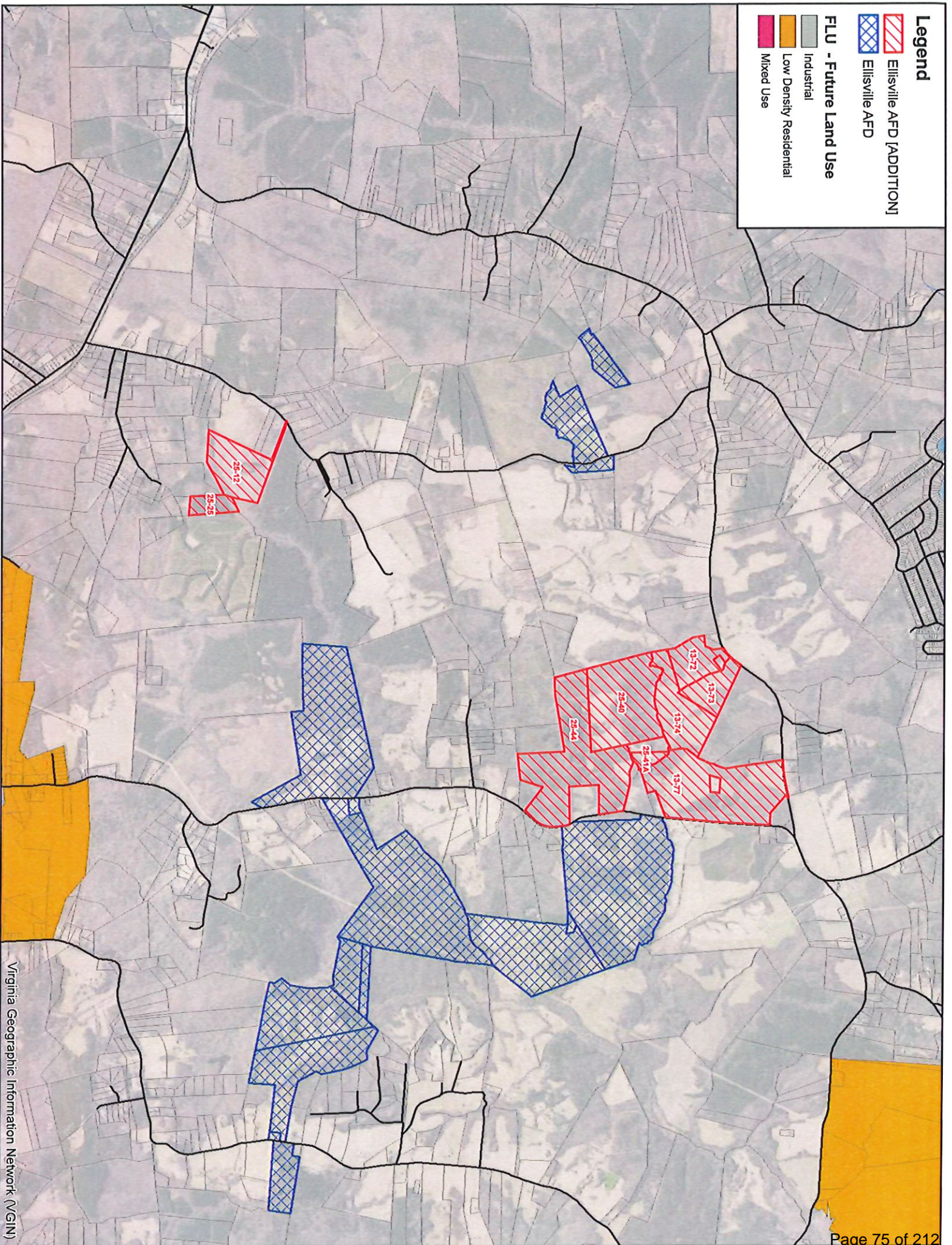
Legend

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



Legend

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



TM13-72_adjainers.csv

Owner: COLEMAN, BYRD

Mailing address: 4864 OAKLAND RD, LOUISA, VA 23093

PAG: 13

Lot: 74

acreage: 76.0

zoning: A1

Owner: COLEMAN, CARL EDWARD TRUSTEE &

Owner 2: COLEMAN, JEAN PERKINS TRUSTEE

Mailing address: 4872 OAKLAND RD, LOUISA, VA 23093

PAG: 13

Lot: 73

acreage: 20.0

zoning: A2

Owner: COLEMAN, JOSEPH A & CAROL S

Owner 2: TRUSTEES

Mailing address: 4864 OAKLAND RD, LOUISA, VA 23093

PAG: 13

Lot: 72

acreage: 23.68

zoning: A2

Owner: MASSIE, JOHN Q

Mailing address: P O BOX 157, MATTAWANA, PA 17054

PAG: 13

Lot: 69

acreage: 30.8

zoning: A1

Owner: MASSIE, FRED & REBECCA

Mailing address: 4724 ELLISVILLE DR, LOUISA, VA 23093

PAG: 25

Lot: 39

acreage: 417.0

zoning: A1

Owner: MADISON, GREGORY A & PATTY COLEMAN

Mailing address: 4782 OAKLAND RD, LOUISA, VA 23093

PAG: 13

Lot: 70

acreage: 5.653

zoning: A2

Owner: WALNUT GROVE FARM LLC

Mailing address: 4759 OAKLAND RD, LOUISA, VA 23093

PAG: 13

Lot: 34

acreage: 453.576

zoning: A1

Owner: MADISON, GREGORY A & PATTY COLEMAN

Mailing address: 4782 OAKLAND RD, LOUISA, VA 23093

PAG: 13

Lot: 71

acreage: 2.34

zoning: A2

Owner: SHARPE, CARROLL EUGENE &

Owner 2: SHARPE, SUSAN COLEMAN

Mailing address: 4852 OAKLAND RD, LOUISA, VA 23093

PAG: 13

Lot: 72

acreage: 1.55

zoning: A2

TM13-73_adjoiners.csv

Owner: COLEMAN, BYRD

Mailing address: 4864 OAKLAND RD, LOUISA, VA 23093

PAG: 13

Lot: 74

acreage: 76.0

zoning: A1

Owner: COLEMAN, CARL EDWARD TRUSTEE &

Owner 2: COLEMAN, JEAN PERKINS TRUSTEE

Mailing address: 4872 OAKLAND RD, LOUISA, VA 23093

PAG: 13

Lot: 73

acreage: 20.0

zoning: A2

Owner: COLEMAN, JOSEPH A & CAROL S

Owner 2: TRUSTEES

Mailing address: 4864 OAKLAND RD, LOUISA, VA 23093

PAG: 13

Lot: 72

acreage: 23.68

zoning: A2

Owner: COLEMAN, JOSEPH A & CAROL S

Owner 2: TRUSTEES

Mailing address: 4864 OAKLAND RD, LOUISA, VA 23093

PAG: 13

Lot: 72

acreage: 23.68

zoning: A2

Owner: WALNUT GROVE FARM LLC

Mailing address: 4759 OAKLAND RD, LOUISA, VA 23093

PAG: 13

Lot: 34

acreage: 453.576

zoning: A1

Owner: WALKER, FRANK R JR TRUSTEE

Owner 2: WALKER FAMILY TRUST

Mailing address: 5212 OAKLAND RD, LOUISA, VA 23093

PAG: 13

Lot: 75

acreage: 64.252

zoning: A2

Owner: SHARPE, CARROLL EUGENE &

Owner 2: SHARPE, SUSAN COLEMAN

Mailing address: 4852 OAKLAND RD, LOUISA, VA 23093

PAG: 13

Lot: 72

acreage: 1.55

zoning: A2

TM13-74_adjainers.csv

Owner: COLEMAN, BYRD

Mailing address: 4864 OAKLAND RD, LOUISA, VA 23093

PAG: 13

Lot: 74

acreage: 76.0

zoning: A1

Owner: COLEMAN, CARL EDWARD TRUSTEE &

Owner 2: COLEMAN, JEAN PERKINS TRUSTEE

Mailing address: 4872 OAKLAND RD, LOUISA, VA 23093

PAG: 13

Lot: 73

acreage: 20.0

zoning: A2

Owner: COLEMAN, JOSEPH A & CAROL S

Owner 2: TRUSTEES

Mailing address: 4864 OAKLAND RD, LOUISA, VA 23093

PAG: 13

Lot: 72

acreage: 23.68

zoning: A2

Owner: COLEMAN, JOSEPH A & CAROL S

Owner 2: TRUSTEES

Mailing address: 4864 OAKLAND RD, LOUISA, VA 23093

PAG: 13

Lot: 72

acreage: 23.68

zoning: A2

Owner: MASSIE, FRED & REBECCA

Mailing address: 4724 ELLISVILLE DR, LOUISA, VA 23093

PAG: 25

Lot: 39

acreage: 417.0

zoning: A1

Owner: COLEMAN, JOSEPH A & CAROL S

Owner 2: COLEMAN, BRIAN S & JANET DUDLEY

Mailing address: 4864 OAKLAND RD, LOUISA, VA 23093

PAG: 13

Lot: 77

acreage: 116.271

zoning: A1

Owner: WALKER, FRANK R JR TRUSTEE

Owner 2: WALKER FAMILY TRUST

Mailing address: 5212 OAKLAND RD, LOUISA, VA 23093

PAG: 13

Lot: 75

acreage: 64.252

zoning: A2

Owner: AGEE, SUNNY

Mailing address: 3679 ELLISVILLE DR, LOUISA, VA 23093

PAG: 25

Lot: 40

acreage: 92.94

zoning: A1

Owner: AGEE, SUNNY

Mailing address: 3679 ELLISVILLE DR, LOUISA, VA 23093

PAG: 25

Lot: 41

acreage: 10.08

zoning: A1

TM13-77_adjainers.csv

Owner: COLEMAN, BYRD

Mailing address: 4864 OAKLAND RD, LOUISA, VA 23093

PAG: 13

Lot: 74

acreage: 76.0

zoning: A1

Owner: COLEMAN, WILLIAM CARSON & ETALS

Owner 2: C/O WILLIAM RANDOLPH COLEMAN

Mailing address: 824 WINSTON RD, LOUISA, VA 23093

PAG: 13

Lot: 81

acreage: 9.73

zoning: A1

Owner: COLEMAN, WILLIAM C

Mailing address: 824 WINSTON RD, LOUISA, VA 23093

PAG: 13

Lot: 84

acreage: 88.77

zoning: A1

Owner: COLEMAN, JOSEPH A & CAROL S

Owner 2: COLEMAN, BRIAN S & JANET DUDLEY

Mailing address: 4864 OAKLAND RD, LOUISA, VA 23093

PAG: 13

Lot: 77

acreage: 116.271

zoning: A1

Owner: BLAKEY, COURTNEY E

Mailing address: 5448 OAKLAND RD, LOUISA, VA 23093

PAG: 13

Lot: A

acreage: 13.113

zoning: A2

Owner: COLEMAN, BRIAN & RAYMOND B

Mailing address: 4471 ELLISVILLE DR, LOUISA, VA 23093

PAG: 13

Lot: 76

acreage: 15.0

zoning: A1

Owner: BLAKEY, COURTNEY E

Mailing address: 5448 OAKLAND RD, LOUISA, VA 23093

PAG: 13

Lot: C

acreage: 2.532

zoning: A2

Owner: WALKER, FRANK R JR TRUSTEE

Owner 2: WALKER FAMILY TRUST

Mailing address: 5212 OAKLAND RD, LOUISA, VA 23093

PAG: 13

Lot: 75

acreage: 64.252

zoning: A2

Owner: HARRIS, BRANDON J &

Owner 2: JACQUES, KAYLEE E

Mailing address: 3839 ELLISVILLE DRIVE, LOUISA, VA 23093

PAG: 13

Lot: 78

acreage: 3.12

zoning: A1

Owner: COLEMAN, BRIAN SCOTT

Mailing address: 4471 ELLISVILLE DR, LOUISA, VA 23093

PAG: 13

Lot: 83

acreage: 6.3

zoning: A1

Owner: FLETCHER, CHARLES ALEXANDER

Mailing address: 4267 ELLISVILLE DRIVE, LOUISA, VA 23093

PAG: 13

Lot: 77

acreage: 2.619

zoning: A1

Owner: GREENE, CAROLYN & SHAQUANA

Mailing address: 5611 OAKLAND RD, LOUISA, VA 23093

PAG: 13

Lot: A

acreage: 2.97

zoning: A2

Owner: AGEE, MARTIN A & SALLY C

Mailing address: 3671 ELLISVILLE DR, LOUISA, VA 23093

PAG: 25

Lot: 41

acreage: 7.285

zoning: A1

Owner: MASSIE, SAMUEL L &

Owner 2: MASSIE, GAIL

Mailing address: 4060 ELLISVILLE DR, LOUISA, VA 23093

PAG: 14

Lot: 35

acreage: 4.937

zoning: A1

Owner: GREENE, SHAQUANA &

Owner 2: GREENE, JASMINE D

Mailing address: 5611 OAKLAND RD, LOUISA, VA 23093

PAG: 13

Lot: A

acreage: 4.772

zoning: A2

Owner: MASSIE, FRED ET ALS

Mailing address: 4724 ELLISVILLE DR, LOUISA, VA 23093

PAG: 14

Lot: 35

acreage: 159.453

zoning: A1

Owner: ROBERTS, THOMAS H

Mailing address: 13300 W SALISBURY RD, MIDLOTHIAN, VA 23113

PAG: 25

Lot: 42

acreage: 12.6

zoning: A2

Owner: BLAKEY, COURTNEY E

Mailing address: 5448 OAKLAND RD, LOUISA, VA 23093

PAG: 13

Lot: B

acreage: 7.861

zoning: A2

Owner: AGEE, SUNNY

Mailing address: 3679 ELLISVILLE DR, LOUISA, VA 23093

PAG: 25

Lot: 41

acreage: 10.08

zoning: A1

25-12_adjoiners.csv

Owner: MITCHELL, SHEILA B

Mailing address: 1054 KENTS MILL RD, LOUISA, VA 23093

PAG: 25

Lot: A

acreage: 5.77

zoning: A2

Owner: COX, DAVID M

Mailing address: 11900 BRENTMOOR CT, GLEN ALLEN, VA 23059

PAG: 25

Lot: 13

acreage: 24.039

zoning: A2

Owner: NAVARRE, DAVID &

Owner 2: NAVARRE, JANE W

Mailing address: 944 KENTS MILL RD, LOUISA, VA 23093

PAG: 25

Lot: A

acreage: 36.758

zoning: R2

Owner: NAVARRE, DAVID &

Owner 2: NAVARRE, JANE W

Mailing address: 944 KENTS MILL RD, LOUISA, VA 23093

PAG: 25

Lot: A

acreage: 36.758

zoning: R2

Owner: AGEE, DEAN PERRY JR & YVONNE M

Mailing address: 1134 KENTS MILL RD, LOUISA, VA 23093

PAG: 25

Lot: 25

acreage: 18.5

zoning: A2

Owner: WINSTON, KATHLEEN T TRUSTEE

Mailing address: 865 S SPIGEL DR, VIRGINIA BEACH, VA 23454

PAG: 25

Lot: 11

acreage: 203.9

zoning: A1

Owner: CARR, ROBERT N &

Owner 2: DEWAELE, MICHAELLA

Mailing address: 1104 KENTS MILL RD, LOUISA, VA 23093

PAG: 25

Lot: B

acreage: 9.808

zoning: A2

Owner: NAVARRE, DAVID &

Owner 2: NAVARRE, JANE W

Mailing address: 944 KENTS MILL RD, LOUISA, VA 23093

PAG: 25

Lot: A

acreage: 36.758

zoning: R2

Owner: NAVARRE, DAVID &

Owner 2: NAVARRE, JANE W

Mailing address: 944 KENTS MILL RD, LOUISA, VA 23093

PAG: 25

Lot: A

acreage: 36.758

zoning: R2

Owner: NAVARRE, DAVID &

Owner 2: NAVARRE, JANE W

Mailing address: 944 KENTS MILL RD, LOUISA, VA 23093

PAG: 25

Lot: A

acreage: 36.758

zoning: R2

Owner: JACKSON, JOSEPH MICHAEL JR &

Owner 2: SHANNON LOWE

Mailing address: 1163 KENTS MILL RD, LOUISA, VA 23093

PAG: 25

Lot: 3

acreage: 5.037

zoning: A2

Owner: AGEE, DEAN PERRY JR & YVONNE M

Mailing address: 1134 KENTS MILL RD, LOUISA, VA 23093

PAG: 25

Lot: 12

acreage: 52.87

zoning: A1

Owner: BANNING, NIGEL ALAN

Mailing address: 795 JACOBY RD, LOUISA, VA 23093

PAG: 25

Lot: 24

acreage: 28.94

zoning: A2

Owner: JACKSON, JOSEPH MICHAEL JR

Mailing address: 1163 KENTS MILL RD, LOUISA, VA 23093

PAG: 25

Lot: 2

acreage: 5.18

zoning: A2

25-25_adjoiners.csv

Owner: JJP LAND & LUMBER LLC

Mailing address: 2507 ELLISVILLE DR, LOUISA, VA 23093

PAG: 25

Lot: 34

acreage: 87.88

zoning: A2

Owner: BANNING, NIGEL ALAN

Mailing address: 795 JACOBY RD, LOUISA, VA 23093

PAG: 25

Lot: 24

acreage: 28.94

zoning: A2

Owner: COX, DAVID M

Mailing address: 11900 BRENTMOOR CT, GLEN ALLEN, VA 23059

PAG: 25

Lot: 13

acreage: 24.039

zoning: A2

Owner: HENSON, SHARRON C

Mailing address: 168 PETERSON CIR, LOUISA, VA 23093

PAG: 25

Lot: 26

acreage: 3.38

zoning: A2

Owner: AGEE, DEAN PERRY JR & YVONNE M

Mailing address: 1134 KENTS MILL RD, LOUISA, VA 23093

PAG: 25

Lot: 25

acreage: 18.5

zoning: A2

Owner: WINSTON, KATHLEEN T TRUSTEE

Mailing address: 865 S SPIGEL DR, VIRGINIA BEACH, VA 23454

PAG: 25

Lot: 11

acreage: 203.9

zoning: A1

Owner: AGEE, DEAN PERRY JR & YVONNE M

Mailing address: 1134 KENTS MILL RD, LOUISA, VA 23093

PAG: 25

Lot: 12

acreage: 52.87

zoning: A1

25-40

~~401~~
92

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.)

PROPERTY OWNER'S NAME: Fred Massie
MAILING ADDRESS: 4724 Ellisville Dr. Louisa VA 23093
TAX MAP # 25 LOT/PARCEL# 39 ACREAGE 417
ZONING _____ SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: Byrd Coleman
MAILING ADDRESS: 4864 Oakland Rd Louisa Va 23093
TAX MAP # 13 LOT/PARCEL# 74 ACREAGE 76
ZONING _____ SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: Martin Agee
MAILING ADDRESS: 3671 Ellisville Dr. Louisa VA 23093
TAX MAP # 25 LOT/PARCEL# 41A ACREAGE 7.2
ZONING _____ SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: Sunny Agee
MAILING ADDRESS: 3679 Ellisville Dr Louisa, VA 23093
TAX MAP # 25 LOT/PARCEL# 41 ACREAGE 10
ZONING A-1 SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: "
MAILING ADDRESS: "
TAX MAP # 25 LOT/PARCEL# 44 ACREAGE 143.493
ZONING _____ SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: Ronald Pendleton

MAILING ADDRESS: 23666 Waltons Store Rd Louisa, VA 23093

TAX MAP # 25 LOT/PARCEL# 48 ACREAGE 13.6

ZONING A2 SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: _____

MAILING ADDRESS: _____

TAX MAP # _____ LOT/PARCEL# _____ ACREAGE _____

ZONING _____ SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: _____

MAILING ADDRESS: _____

TAX MAP # _____ LOT/PARCEL# _____ ACREAGE _____

ZONING _____ SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: _____

MAILING ADDRESS: _____

TAX MAP # _____ LOT/PARCEL# _____ ACREAGE _____

ZONING _____ SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: _____

MAILING ADDRESS: _____

TAX MAP # _____ LOT/PARCEL# _____ ACREAGE _____

ZONING _____ SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: _____

MAILING ADDRESS: _____

TAX MAP # _____ LOT/PARCEL# _____ ACREAGE _____

ZONING _____ SUBDIVISION NAME: _____

25-41A

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.)

PROPERTY OWNER'S NAME: Joseph A Carroll S Coleman
MAILING ADDRESS: 4864 Oakland Rd
TAX MAP # 13 LOT/PARCEL# 77 ACREAGE 116
ZONING _____ SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: Thomas H. Roberts
MAILING ADDRESS: 13300 w Salisbury Rd. Midlothian VA 23113
TAX MAP # 25 LOT/PARCEL# 42 ACREAGE 12.4
ZONING _____ SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: Sunny Agee
MAILING ADDRESS: 3679 Ellisville Dr. Louisa VA 23093
TAX MAP # 25 LOT/PARCEL# 44 ACREAGE 143
ZONING _____ SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: _____
MAILING ADDRESS: _____
TAX MAP # _____ LOT/PARCEL# _____ ACREAGE _____
ZONING _____ SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: _____
MAILING ADDRESS: _____
TAX MAP # _____ LOT/PARCEL# _____ ACREAGE _____
ZONING _____ SUBDIVISION NAME: _____

2544

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.)

PROPERTY OWNER'S NAME: Leon McILvene
MAILING ADDRESS: 3477 Ellisville Dr Louisa VA 23093
TAX MAP # 25 LOT/PARCEL# 44A ACREAGE 15.8
ZONING _____ SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: John F + Melissa Agee
MAILING ADDRESS: 3149 Ellisville Dr. Louisa VA 23093
TAX MAP # ~~25~~ 25 LOT/PARCEL# ~~44A~~ 44B ACREAGE ~~15.8~~ 6.4
ZONING _____ SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: Brian Jackson
MAILING ADDRESS: 1 Blackfield Dr. #351 Belvedere Tiburon Cal 94920
TAX MAP # 25 LOT/PARCEL# 53 ACREAGE 6.2
ZONING _____ SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: Michelle Hayman
MAILING ADDRESS: PO Box 83 Accident Maryland 21520
TAX MAP # 25 LOT/PARCEL# 51 ACREAGE 20
ZONING _____ SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: Michelle Hayman
MAILING ADDRESS: PO Box 83 Accident Md. 21520
TAX MAP # 25 LOT/PARCEL# 46 ACREAGE 77.8
ZONING _____ SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: Ronald Pendleton
MAILING ADDRESS: 2366 Walters Stone Rd Louisa VA 23093
TAX MAP # 25 LOT/PARCEL# 48 ACREAGE 13.6
ZONING _____ SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: Fred Massie
MAILING ADDRESS: 4724 Ellisville Dr. Louisa VA 23093
TAX MAP # 25 LOT/PARCEL# 39 ACREAGE 4.7
ZONING _____ SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: BYRD Coleman
MAILING ADDRESS: 4864 Oakland Rd Louisa VA 23093
TAX MAP # 13 LOT/PARCEL# 74 ACREAGE 76
ZONING _____ SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: Martin + Sally Aree
MAILING ADDRESS: 3671 Ellisville Drive Louisa VA 23093
TAX MAP # 25 LOT/PARCEL# 41A ACREAGE 7.2
ZONING _____ SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: Thomas Roberts
MAILING ADDRESS: 13300 W Salisbury Rd Middlethian VA 23113
TAX MAP # 25 LOT/PARCEL# 42 ACREAGE 12.6
ZONING _____ SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: Bruce Johnson
MAILING ADDRESS: 3230 Ellisville Drive Louisa VA 23093
TAX MAP # 26 LOT/PARCEL# 1 ACREAGE 186
ZONING _____ SUBDIVISION NAME: _____



TO: Members, Planning Commission
FROM: Staff, Community Development Department
DATE: March 19, 2026
SUBJECT: Review Addition Request Amendment – Ellisville 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 amendment to an addition, totaling 1496.576 acres, to the existing Ellisville Agricultural and Forestal District, as follows:

<u>OWNER'S NAME</u>	<u>TAX MAP PARCEL #</u>	<u>ACREAGE</u>	<u>ZONING</u>
JJP Land and Lumber LLC	25-2-A	134.34	R-2
JJP Land and Lumber LLC	25-2-B	148.57	A-2
The JJP Timber Trust	25-9-A & B	288.81	A-2
The JJP Timber Trust	25-8	42.401	A-2
Robert Carr	25-7-B	9.808	A-1
The JJP Timber Trust	25-18-4	34.315	A-1
JJP Land and Lumber LLC	25-34	87.88	A-2
JJP Land and Lumber LLC	25-35	10.45	A-2
JJP Land and Lumber LLC	25-37	196.825	A-1
JJP Land and Lumber LLC	25-63	0.5	A-2
John Jerl Purcell III	25-72B	19.827	A-2
Helene and John Jerl Purcell III	25-76	174.071	A-2
Ridgecrest Farm LLC	25-77	4.389	A-2
JD Land Holding LC	25-91	187.15	A-1
Ridgecrest Farm LLC	25-98	5	A-1
JJP Land and Lumber LLC	40-190	5.54	R-1
JJP Land and Lumber LLC	40-194	14	R-1
The JJP Timber Trust	40-200	35.8	A-2
The JJP Timber Trust	40-202	44.86	A-2
The JJP Timber Trust	40-203	7.35	A-2
The JJP Timber Trust	40-205	1	A-2
The JJP Timber Trust	40-206	9.65	A-2
The JJP Timber Trust	40-215	34.04	A-2/IND

Location

The proposed district addition is located north of Route 22 (Louisa Road), west of Route 669 (Ellisville Drive), east of Route 693 (Kents Mill Road), and south of Route 613 (Oakland Road). The proposed district addition is adjacent to or located within one mile of the existing Ellisville Agricultural and Forestal District in the Louisa Voting District. The 2040 Louisa County Comprehensive Plan designates this area of Louisa County as Rural Area and as low density residential and mixed use in the Louisa Growth Area.

Zoning

The parcels proposed to be included in the Ellisville Agricultural and Forestal District are zoned Agricultural (A-1 and A-2), Residential limited (R-1 and R-2), Industrial (IND), Agricultural (A-2) in the Growth Area Overlay District, and Residential (R-1) in the Growth Area Overlay District.

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.

Sec. 86-168. – Statement of intent; policy guidance.

The residential limited district (R-1) is composed of certain quiet, low density residential areas plus certain open areas where similar residential development appears likely to occur. The regulations for this district are designed to stabilize and protect the essential characteristics of the district, to promote and encourage an enjoyable environment for family life, and to prohibit activities of a commercial nature. To these ends, development is limited to single-unit dwellings providing homes for the residents, plus certain other uses, such as schools, parks, churches and public facilities that serve the residents of the district.

Sec. 86-186. – Statement of intent; policy guidance.

The residential general district (R-2) is composed of certain quiet, low density residential uses plus certain open areas where similar development appears likely to occur. The regulations for this district are designed to stabilize and protect the essential characteristics of the district, to promote and encourage a suitable environment for family life where there are children, and to prohibit activities of a commercial nature. In order to enhance compatibility between dwellings of different types, protect the natural environment, and achieve attractive and well-coordinated designs for building groups, dwelling types other than single-family dwelling, detached are to be permitted only with a conditional use permit.

Sec. 86-239. – Statement of intent; policy guidance.

The primary purpose of the industrial (IND) district is to establish areas where the principal use of land is for light or medium industrial operations, that are capable of controlling external effects and that may not be particularly compatible with residential, institutional and neighborhood commercial service establishments. The specific intent of this district is to: (1) Encourage the development of and the continued use of land designated for light or medium industrial purposes; and (2) Discourage residential and general commercial use of the land, and to discourage any other use which would substantially interfere with the development, continuation or expansion of heavy commercial and industrial uses in the district; and (3) Apply only to properties currently zoned industrial (IND), as of December 12, 2007, and prohibit any additional properties to be reclassified to this industrial (IND) zoning district.

Sec. 86-356. – Statement of intent; policy guidance.

(a) The agricultural (A-2) district within the growth area overlay 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 within the growth area overlay 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.

Sec. 86-375. – Statement of intent; policy guidance.

The residential limited district (R-1) within the growth area overlay district is composed of certain quiet, low density residential areas plus certain open areas where similar residential development appears likely to occur. The regulations for this district are designed to stabilize and protect the essential characteristics of the district, to promote and encourage an enjoyable environment for family life, and to prohibit activities of a commercial nature. To these ends, development is limited to single-unit dwellings providing homes for the residents, plus certain other uses, such as schools, parks, churches and public facilities that serve the residents of the district.

Existing Uses

Based on information provided by the property owner, the subject parcel is used for commercial timber production, firewood for farm use, forages, hay, pastures, crop production, and livestock production including cattle, sheep, goats, and poultry.

State Code of Virginia – Agricultural and Forestal Districts Act

§ 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....

(1) "Notify, by first-class mail, adjacent property owners, as shown on the maps of the locality used for tax assessment purposes, and where applicable, any political subdivision whose territory encompasses or is part of the district, of the application....

(iv) “a statement that 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”

Conclusion

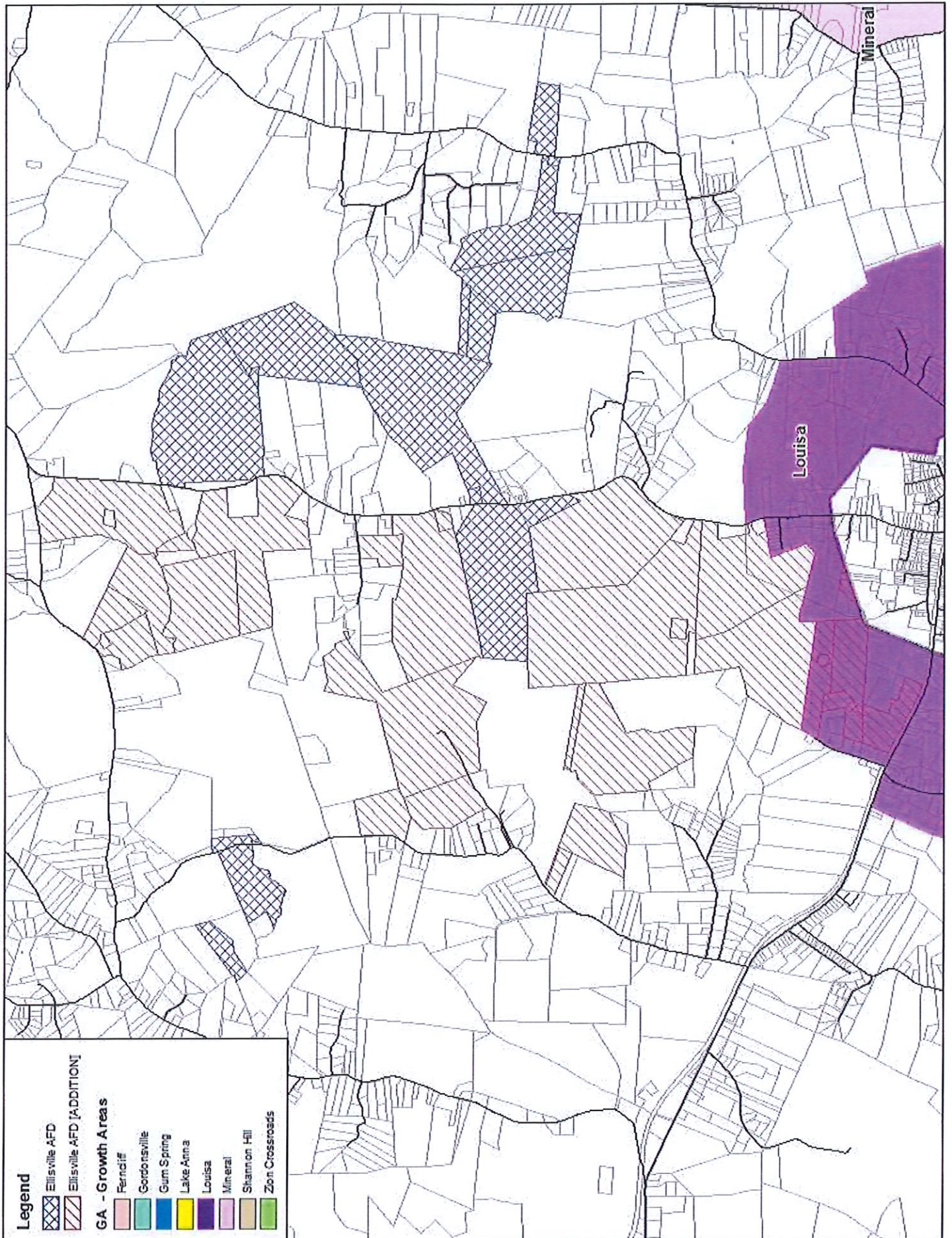
The proposed addition is located within one mile of the land areas that currently make up the Ellisville Agricultural and Forestal District. The current use of the properties consists of commercial timber production, firewood for farm use, forages, hay, pastures, crop production, and livestock production including cattle, sheep, goats, and poultry.

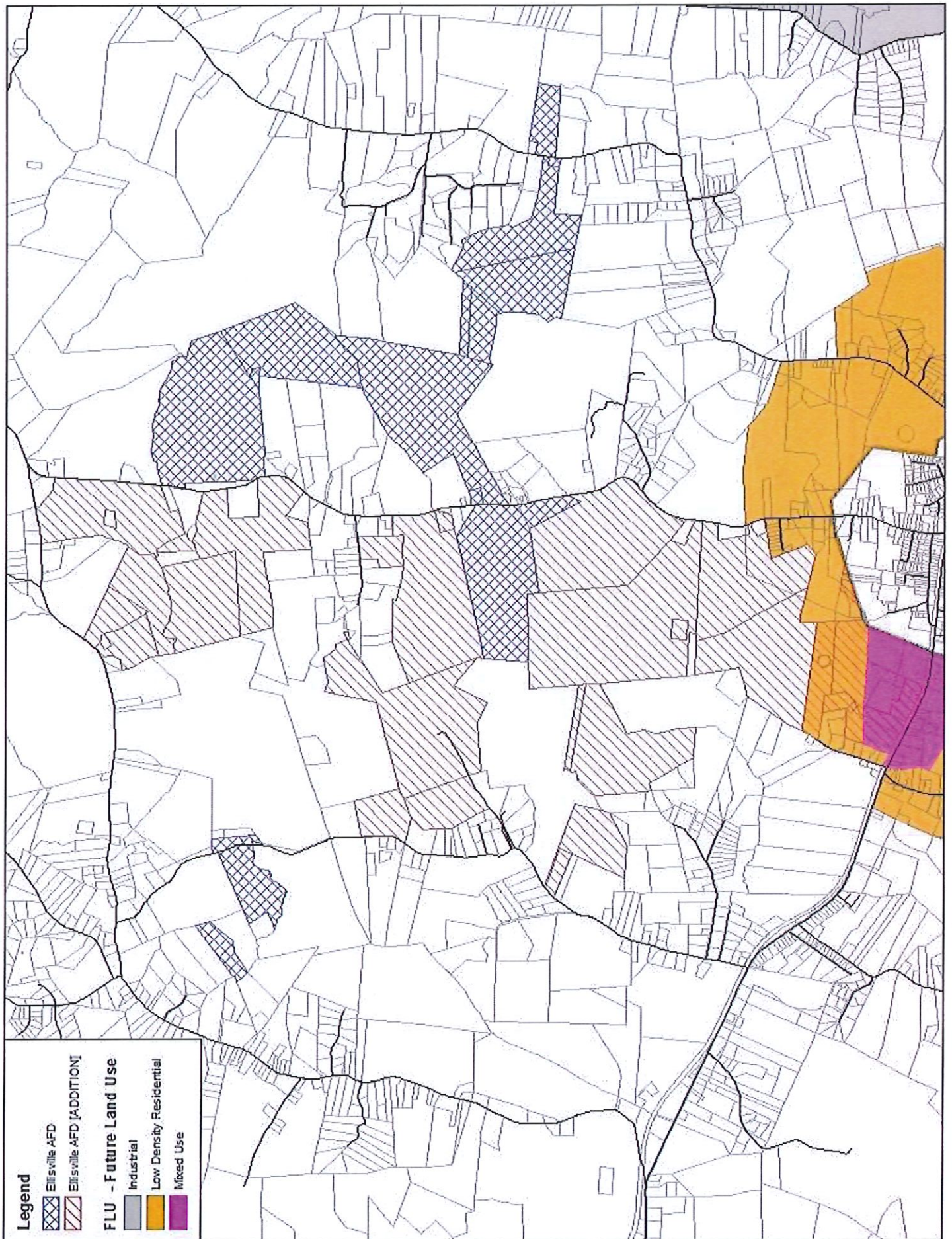
Additionally, the amendment to the addition was submitted on March 19, 2026, which is within 30 days of the notice, as it was mailed out on March 3, 2026.

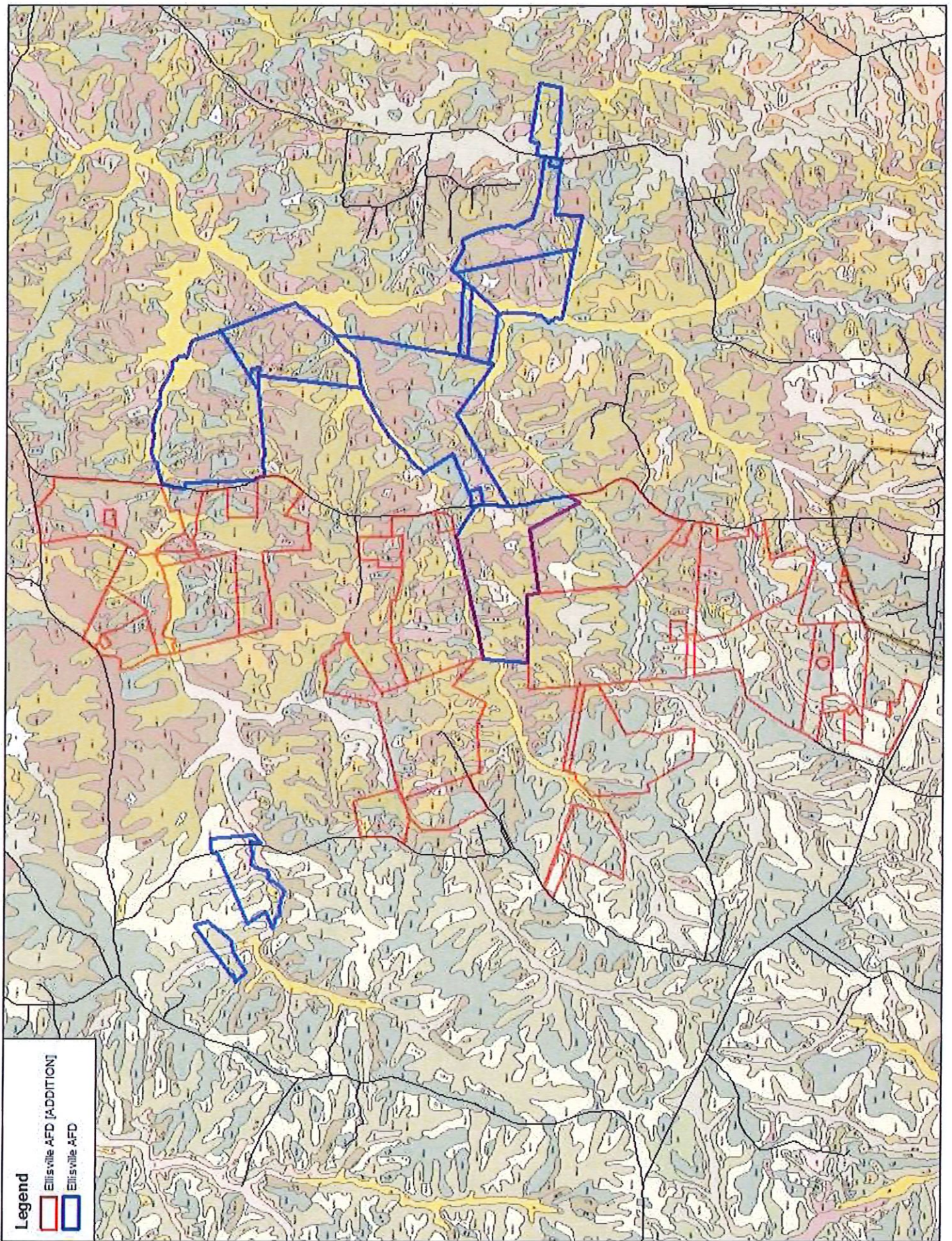
Staff recommends the application for amendment to the addition to the Ellisville Agricultural and Forestal District be sent to Board of Supervisors with a favorable recommendation, as consistent with the current zoning of the properties as Agricultural (A-1 and A-2), Residential limited (R-1 and R-2), Industrial (IND), Agricultural (A-2) in the Growth Area Overlay District, and Residential (R-1) in the Growth Area Overlay District.

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.



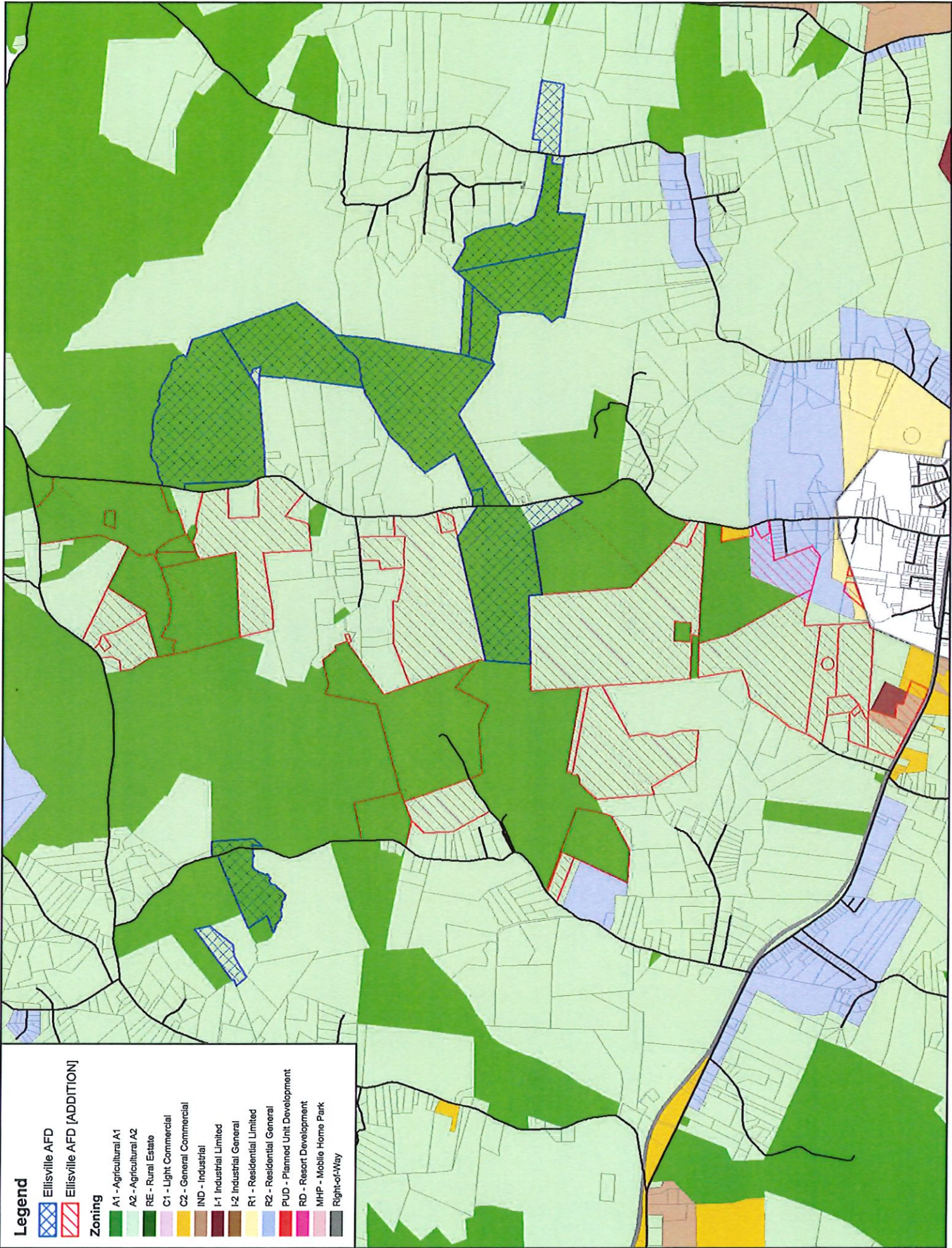




Legend

Elisville AFD (ADDITION)

Elisville AFD



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

PROPERTY OWNER'S NAME: JTP LAND & LUMBER 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 # 25

LOT/PARCEL# 2 A

• ACREAGE: 134.3

ZONING: A2 4 R2

• 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, FORAGE, FORESTRY

Will build one or two residences on this parcel

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

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: JJP Land + Lumber LLC

• MAILING ADDRESS: 2507 Ellisville Dr, Louisa VA 23093

• PHONE NUMBER: 540-894-3568

○ TYPE OF DEVICE: MOBILE LANDLINE

• EMAIL ADDRESS: jert.purcell@gmail.com

• 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 # 25 2 B LOT/PARCEL# _____

• ACREAGE: 148.57 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)

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.)

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

PROPERTY OWNER'S NAME: Robert Carr

• MAILING ADDRESS: 1104 Kents Mill Rd Louisa, VA 23093

• PHONE NUMBER: 330 233 7327

○ TYPE OF DEVICE: MOBILE LANDLINE

• EMAIL ADDRESS: rc33260@gmail.com

• 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 # 25 LOT/PARCEL# 7B

• ACREAGE: 9.808 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)

Chickens, Timber, Firewood

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

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: JJP TIMBER TRUST

- 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 # 25 LOT/PARCEL# 9 A, B
- ACREAGE: 288.8 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)

Commercial FORESTRY

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

[Signature], Trustee

Owner(s) Signatures

[Signature]

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: The JSP Timber Trust
John J. Purcell III, Trustee

- MAILING ADDRESS: 2507 Ellisville Drive, Louisa VA 23093
- PHONE NUMBER: 540-894-3568
 - TYPE OF DEVICE: MOBILE LANDLINE
- EMAIL ADDRESS: john.purcell@gmail.com
- 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 # 25 8 LOT/PARCEL# _____
- ACREAGE: 42.401 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)

~35 acres used for small grain/corn production

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

[Signature], trustee

Owner(s) Signatures

[Signature]

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.)

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.)

PROPERTY OWNER'S NAME: Wantrell Travis White & Chyann Maxine Hart
MAILING ADDRESS: 1973 Oakland Rd, Louisa VA 23093
TAX MAP # 25 35 LOT/PARCEL# _____ ACREAGE 11.23
ZONING A2 SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: John K. & Deannie M. Tanner
MAILING ADDRESS: 1947 Lake Forest Drive, ~~Lot~~ Mineral, VA 23117
TAX MAP # 25 81 LOT/PARCEL# _____ ACREAGE 4.51
ZONING A2 SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: Riverstreet Construction LLC
MAILING ADDRESS: 2194 Owens Creek Rd, Mineral Va 23117
TAX MAP # 25 82A LOT/PARCEL# _____ ACREAGE 2.817
ZONING A2 SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: CMH Homes Inc
MAILING ADDRESS: 5000 Clayton Rd, Maryland TN 37804
TAX MAP # 25 83 LOT/PARCEL# _____ ACREAGE 4.48
ZONING A2 SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: Zachary B Deavers
MAILING ADDRESS: 1584 Kents Mill Rd, Louisa VA 23093
TAX MAP # 25 84 LOT/PARCEL# _____ ACREAGE 6.38
ZONING A2 SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: Twanda L Thomasson
MAILING ADDRESS: 161 Evergreens Dr, Louisa VA 23093
TAX MAP # 25 89 LOT/PARCEL# _____ ACREAGE 3.14
ZONING A2 SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: Jerrl Allen Steadman & Virginia Steadman
MAILING ADDRESS: P.O. Box 189, Louisa, VA 23093
TAX MAP # 25 89A LOT/PARCEL# _____ ACREAGE 1.50
ZONING A2 SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: _____
MAILING ADDRESS: _____
TAX MAP # _____ LOT/PARCEL# _____ ACREAGE _____
ZONING _____ SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: _____
MAILING ADDRESS: _____
TAX MAP # _____ LOT/PARCEL# _____ ACREAGE _____
ZONING _____ SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: _____
MAILING ADDRESS: _____
TAX MAP # _____ LOT/PARCEL# _____ ACREAGE _____
ZONING _____ SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: _____
MAILING ADDRESS: _____
TAX MAP # _____ LOT/PARCEL# _____ ACREAGE _____
ZONING _____ SUBDIVISION NAME: _____

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

PROPERTY OWNER'S NAME: JSP TIMBER TRUST

- 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 # 25 LOT/PARCEL# 18 - 4
- ACREAGE: 34.3 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)

CROP , FORAGE , FORESTRY
10 ac , 5 ac , 19.3 ac

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

Trustee

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: JJ P Land + Lumber LLC

• MAILING ADDRESS: 2507 Ellisville Dr. LOUISA VA 23093

• PHONE NUMBER: 540-894-3568

○ TYPE OF DEVICE: MOBILE LANDLINE

• EMAIL ADDRESS: jerl.purcell@gmail.com

• 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 # 25-34 LOT/PARCEL# _____

• ACREAGE: 87.88 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

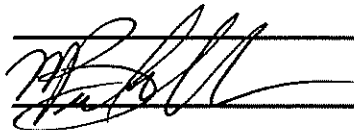
(Describe in Detail the Use of the Subject Property)

Commercial forestry

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

Helene P Purcell

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.)

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.)

PROPERTY OWNER'S NAME: Kathleen Winston, Trustee
MAILING ADDRESS: 865 S Spigel Drive, Virginia Beach, VA 23454
TAX MAP # 25 11 LOT/PARCEL# _____ ACREAGE 203.90
ZONING A1 SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: Dean Perry Agee JR & Yvonne M. Agee
MAILING ADDRESS: 1134 Kents Mill Rd, Louisa VA 23093
TAX MAP # 25 25 LOT/PARCEL# _____ ACREAGE 18.50
ZONING A2 SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: Sharron C. Henson
MAILING ADDRESS: 168 Peterson Cir, Louisa VA 23093
TAX MAP # 25 24 LOT/PARCEL# _____ ACREAGE 3.38
ZONING A2 SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: Ross & Karl & Marvin Farewell Jr. Melinda & farewelly Bailey & Sheila farewell
MAILING ADDRESS: c/o Harris Land & Timber Co. LLC
TAX MAP # 25 27 LOT/PARCEL# _____ ACREAGE 5.00
ZONING A2 SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: Robert Weber & Racheal Huff
MAILING ADDRESS: 406 Harris St., Roanoke Rapids NC 27870
TAX MAP # 25 33A LOT/PARCEL# _____ ACREAGE 9.814
ZONING A2 SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: James & Sarah B Amick
MAILING ADDRESS: 678 Jacoby Rd, Louisa VA 23093
TAX MAP # 25 33 LOT/PARCEL# _____ ACREAGE 5.043
ZONING A2 SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: Charles Harvey Amick SR & Janet B Amick
MAILING ADDRESS: 642 Jacoby Rd, Louisa VA 23093
TAX MAP # 25 29 LOT/PARCEL# _____ ACREAGE 49.362
ZONING A2 SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: _____
MAILING ADDRESS: _____
TAX MAP # _____ LOT/PARCEL# _____ ACREAGE _____
ZONING _____ SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: _____
MAILING ADDRESS: _____
TAX MAP # _____ LOT/PARCEL# _____ ACREAGE _____
ZONING _____ SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: _____
MAILING ADDRESS: _____
TAX MAP # _____ LOT/PARCEL# _____ ACREAGE _____
ZONING _____ SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: _____
MAILING ADDRESS: _____
TAX MAP # _____ LOT/PARCEL# _____ ACREAGE _____
ZONING _____ SUBDIVISION NAME: _____

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

PROPERTY OWNER'S NAME: JJP Land + Lumber LLC

• MAILING ADDRESS: 2507 Ellisville Drive, Louisa VA 23093

• PHONE NUMBER: 540-894-3568

○ TYPE OF DEVICE: MOBILE LANDLINE

• EMAIL ADDRESS: jerl.purcell@gmail.com

• 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 # 25 35 LOT/PARCEL# _____

• ACREAGE: 10.45 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)

Commercial forestry

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

Hekme P Purcell

Owner(s) Signatures

[Signature]

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.)

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.)

PROPERTY OWNER'S NAME: Kathleen Winston, Trustee

MAILING ADDRESS: 865 S. SPIGEL DR, VIRGINIA BEACH, VA 2345

TAX MAP # 25 11 LOT/PARCEL# _____ ACREAGE 203.90

ZONING A1 SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: _____

MAILING ADDRESS: _____

TAX MAP # _____ LOT/PARCEL# _____ ACREAGE _____

ZONING _____ SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: _____

MAILING ADDRESS: _____

TAX MAP # _____ LOT/PARCEL# _____ ACREAGE _____

ZONING _____ SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: _____

MAILING ADDRESS: _____

TAX MAP # _____ LOT/PARCEL# _____ ACREAGE _____

ZONING _____ SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: _____

MAILING ADDRESS: _____

TAX MAP # _____ LOT/PARCEL# _____ ACREAGE _____

ZONING _____ SUBDIVISION NAME: _____

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

PROPERTY OWNER'S NAME: JJP Land & Lumber LLC

• MAILING ADDRESS: 2507 Ellisville Dr., Louisa VA 23093

• PHONE NUMBER: 540-894-3568

○ 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 # 25 37 LOT/PARCEL# _____

• ACREAGE: 196.825 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)

3 grain bins in use, ~~25 acres~~ cropped small grains/corn pasture for cattle/sheep/goats, hayfields pine/hardwood timber

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

Helene P Russell

[Signature]

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.)

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: Kathleen Winston, Trustee
MAILING ADDRESS: 865 S. Spiegel Dr. Virginia Beach VA 23454
TAX MAP # 25 11 LOT/PARCEL# _____ ACREAGE 203.90
ZONING A1 SUBDIVISION NAME: _____

2. PROPERTY OWNER'S NAME: Debra Wood ~~Winston~~ Whittington
MAILING ADDRESS: 429 Pinchtown Rd, Louisa VA 23093
TAX MAP # 25 72 LOT/PARCEL# _____ ACREAGE 30.76
ZONING A2 SUBDIVISION NAME: _____

3. PROPERTY OWNER'S NAME: ~~Betty S. Lanier~~
MAILING ADDRESS: ~~129 Cherokee Pond Ct Lexington SC 29072~~
TAX MAP # ~~25 66~~ LOT/PARCEL# _____ ACREAGE ~~10.236~~
ZONING ~~A2~~ SUBDIVISION NAME: _____

4. PROPERTY OWNER'S NAME: Michelle D. Haymans, Custodian
MAILING ADDRESS: P.O. Box 83, Accident, Md. 21520
TAX MAP # 25 61 LOT/PARCEL# _____ ACREAGE 15.2549 Acres
ZONING A2 SUBDIVISION NAME: _____

5. PROPERTY OWNER'S NAME: Robert Downing Trustee
MAILING ADDRESS: P.O. Box 1147, Louisa VA 23093
TAX MAP # 25 38 LOT/PARCEL# _____ ACREAGE 157.925 AC
ZONING A1 SUBDIVISION NAME: _____

6. Brian A. Elmore, 220 ^{Snead} ~~Snead~~ Farm Rd., Louisa VA 23093
Parcel 25 16 C, Zoning A1, 12.319 acres

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

PROPERTY OWNER'S NAME: JJP Land & Lumber 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 # 25

LOT/PARCEL# 63

• ACREAGE: 0.5

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)

Commercial Forestry

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

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: John Jerl Purcell III

• MAILING ADDRESS: 2507 Ellisville Drive, Louisa VA 23093

• PHONE NUMBER: 540-894-3548

○ TYPE OF DEVICE: MOBILE LANDLINE

• EMAIL ADDRESS: jerl.purcell@gmail.com

• 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 # 25 72 B LOT/PARCEL# _____

• ACREAGE: 19.827 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)

pasture for cattle/sheep/goats
Battle of Trevillians, camp for Union troops, night before battle of Trevillian

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

[Signature]

Owner(s) Signatures

[Signature]

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.)

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.)

PROPERTY OWNER'S NAME: Christopher Talley
MAILING ADDRESS: 2365 Ellisville Drive, Louisa Va 23093
25 15 1 TAX MAP # 125 15 2 LOT/PARCEL# _____ ACREAGE 1,687
3,137
ZONING A2 SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: Debra Wood Whittington
MAILING ADDRESS: 429 Pinchtown Rd, Louisa VA 23093
TAX MAP # 25 72 LOT/PARCEL# _____ ACREAGE 30 76
ZONING A2 SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: Nitika D Mercer & Charles E Mercer
MAILING ADDRESS: 148 Pinchtown Rd, Louisa VA 23093
TAX MAP # 25 56 LOT/PARCEL# _____ ACREAGE 1,572
ZONING A2 SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: Gary & Brenda Willis
MAILING ADDRESS: 170 Pinchtown Rd. Louisa VA 23093
TAX MAP # 25 10 D LOT/PARCEL# _____ ACREAGE 2,184
ZONING _____ SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: David Lee Mahoney
MAILING ADDRESS: 167 Laurel Acres Lane
TAX MAP # 25 10 C LOT/PARCEL# _____ ACREAGE 2,630
ZONING A2 SUBDIVISION NAME: _____

adjacent to 257210

PROPERTY OWNER'S NAME: Rickey + Dolores Seay
MAILING ADDRESS: 243 Pinchtown Rd, Louisa Va 23093
TAX MAP # 25 73 LOT/PARCEL# _____ ACREAGE 2.686
ZONING A2 SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: Joseph J Brinson
MAILING ADDRESS: 359 Pinchtown Rd, Louisa, VA 23093
TAX MAP # 25 72 A LOT/PARCEL# _____ ACREAGE 11.724
ZONING A2 SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: _____
MAILING ADDRESS: _____
TAX MAP # _____ LOT/PARCEL# _____ ACREAGE _____
ZONING _____ SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: _____
MAILING ADDRESS: _____
TAX MAP # _____ LOT/PARCEL# _____ ACREAGE _____
ZONING _____ SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: _____
MAILING ADDRESS: _____
TAX MAP # _____ LOT/PARCEL# _____ ACREAGE _____
ZONING _____ SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: _____
MAILING ADDRESS: _____
TAX MAP # _____ LOT/PARCEL# _____ ACREAGE _____
ZONING _____ SUBDIVISION NAME: _____

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

PROPERTY OWNER'S NAME: John Jerl Purcell III and Helene P. Purcell

• MAILING ADDRESS: 2507 Ellisville Drive, Louisa, VA 23093

• PHONE NUMBER: 540-894-3568

○ TYPE OF DEVICE: MOBILE LANDLINE

• EMAIL ADDRESS: jerl.purcell@gmail.com

• 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 # 25-76 LOT/PARCEL# _____

• ACREAGE: 174.071 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)

- Commercial pine production, pasture - cattle, hay fields
- house is listed in the old home of Louisa
- Battle of Trevillians, camp for troops on the way to battle
- 45 minute skirmish - first contact of opposing troops - makes eligible for National Battlefield Conservation easement

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

[Signature]
Helene P. Purcell

[Signature]

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.)

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.)

PROPERTY OWNER'S NAME: Kathleen Winston, Trustee
MAILING ADDRESS: 865 S. Spigel Dr., VIRGINIA Beach VA 23454
TAX MAP # 25 11 LOT/PARCEL# _____ ACREAGE 203.90
ZONING A1 SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: Brian L. & Cary Coleman Wilson
MAILING ADDRESS: 2011 Ellisville DRIVE, LOUISA VA 23093
TAX MAP # 25 89 LOT/PARCEL# _____ ACREAGE 163.624
ZONING A1 SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: Christopher L. Talley & Angela Talley
MAILING ADDRESS: 2365 Ellisville DRIVE, LOUISA VA 23093
TAX MAP # 25 61 LOT/PARCEL# _____ ACREAGE 5.55
ZONING A2 SUBDIVISION NAME: _____

*also adjoins at tax map 25 151, 1.687 acres, A2
& 25 152, 3.137 acres, A2*
PROPERTY OWNER'S NAME: ERIC Courtney, Blaine Courtney, Morgan Courtney
MAILING ADDRESS: 2286 Ellisville Drive, LOUISA VA 23093
TAX MAP # 25 79 LOT/PARCEL# _____ ACREAGE 26.21
ZONING A2 SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: REBECCA R MASSIE
MAILING ADDRESS: 4724 Ellisville Drive, LOUISA, VA 23093
TAX MAP # 26 14 1 LOT/PARCEL# _____ ACREAGE 50
ZONING A2 SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: Debra Wood Whittington
MAILING ADDRESS: 429 Pinchtown Rd, Louisa VA 23093
25 71 TAX MAP # 425 72 LOT/PARCEL# _____ ACREAGE 5 acres
30.76 acres
ZONING A2 SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: Joseph J. Brinson
MAILING ADDRESS: 359 Pinchtown Rd, Louisa VA 23093
TAX MAP # 25 72A LOT/PARCEL# _____ ACREAGE 11.724
ZONING A2 SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: _____
MAILING ADDRESS: _____
TAX MAP # _____ LOT/PARCEL# _____ ACREAGE _____
ZONING _____ SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: _____
MAILING ADDRESS: _____
TAX MAP # _____ LOT/PARCEL# _____ ACREAGE _____
ZONING _____ SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: _____
MAILING ADDRESS: _____
TAX MAP # _____ LOT/PARCEL# _____ ACREAGE _____
ZONING _____ SUBDIVISION NAME: _____

PROPERTY OWNER'S NAME: _____
MAILING ADDRESS: _____
TAX MAP # _____ LOT/PARCEL# _____ ACREAGE _____
ZONING _____ SUBDIVISION NAME: _____

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

PROPERTY OWNER'S NAME: Ridgecrest 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 # 25 LOT/PARCEL# 77
- ACREAGE: 4.3 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)

FORESTRY & PASTURE

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

[Signature]

Owner(s) Signatures

[Signature]

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: JD LAND HOLDING LC

- 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 # 25 LOT/PARCEL# 91
- ACREAGE: 187.1 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)

Commercial FORESTRY

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

[Signature]

Owner(s) Signatures

[Signature]

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: Ridgecrest 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 # 25

LOT/PARCEL# 98

• ACREAGE: 5

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)

Residence amongst Commercial Forestry

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

[Signature]

Owner(s) Signatures

[Signature]

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: JJP Land + Timber

• 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# 190

• ACREAGE: 5.54

ZONING: R-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

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

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: JJP Land + Timber

- 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# 194
- ACREAGE: 14 ZONING: P-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

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

JJP Land + Timber

Owner(s) Signatures

[Signature]

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: JTP TIMBER TRUST

- 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# 200
- ACREAGE: 35.8 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)

FORESTRY

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

JTP Timber Trust

Owner(s) Signatures

[Signature]

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: JSP TIMBER TRUST

- 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# 202
- ACREAGE: 44.8 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)

COMMERCIAL FORESTRY

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

[Signature]

Owner(s) Signatures

[Signature]

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: JJP TIMBER TRUST

- 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# 203
- ACREAGE: 7.35 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)

Commercial FORESTRY

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

JJP Purcell, trustee

Owner(s) Signatures

[Signature]

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: JTP TIMBER TRUST

• 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# 205

• ACREAGE: 1

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)

FORESTRY

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

[Signature]

Owner(s) Signatures

[Signature]

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: SJP TIMBER TRUST

• 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# 206

• ACREAGE: 9.65 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)

FORESTRY

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

[Signature]

Owner(s) Signatures

[Signature]

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.)



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

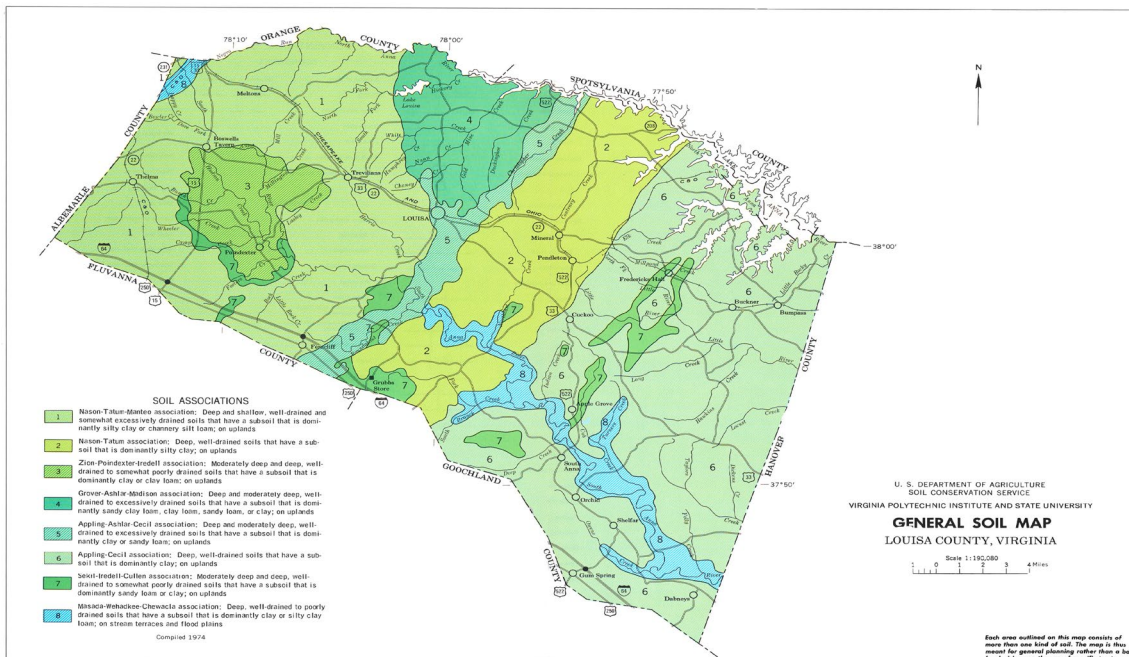
The creation of agricultural and forestal districts and subsequent additions to those districts, complements the goals identified in the Vision Statement by preserving and protecting natural resources, open space retention, compatibility between land uses, and managing growth by concentrating development 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 & 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 & 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-804393-1289

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.
- "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.

(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:

- "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.
- "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.

(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:

- "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.
- "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.

(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

• 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.
- "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.

(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 MILK 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

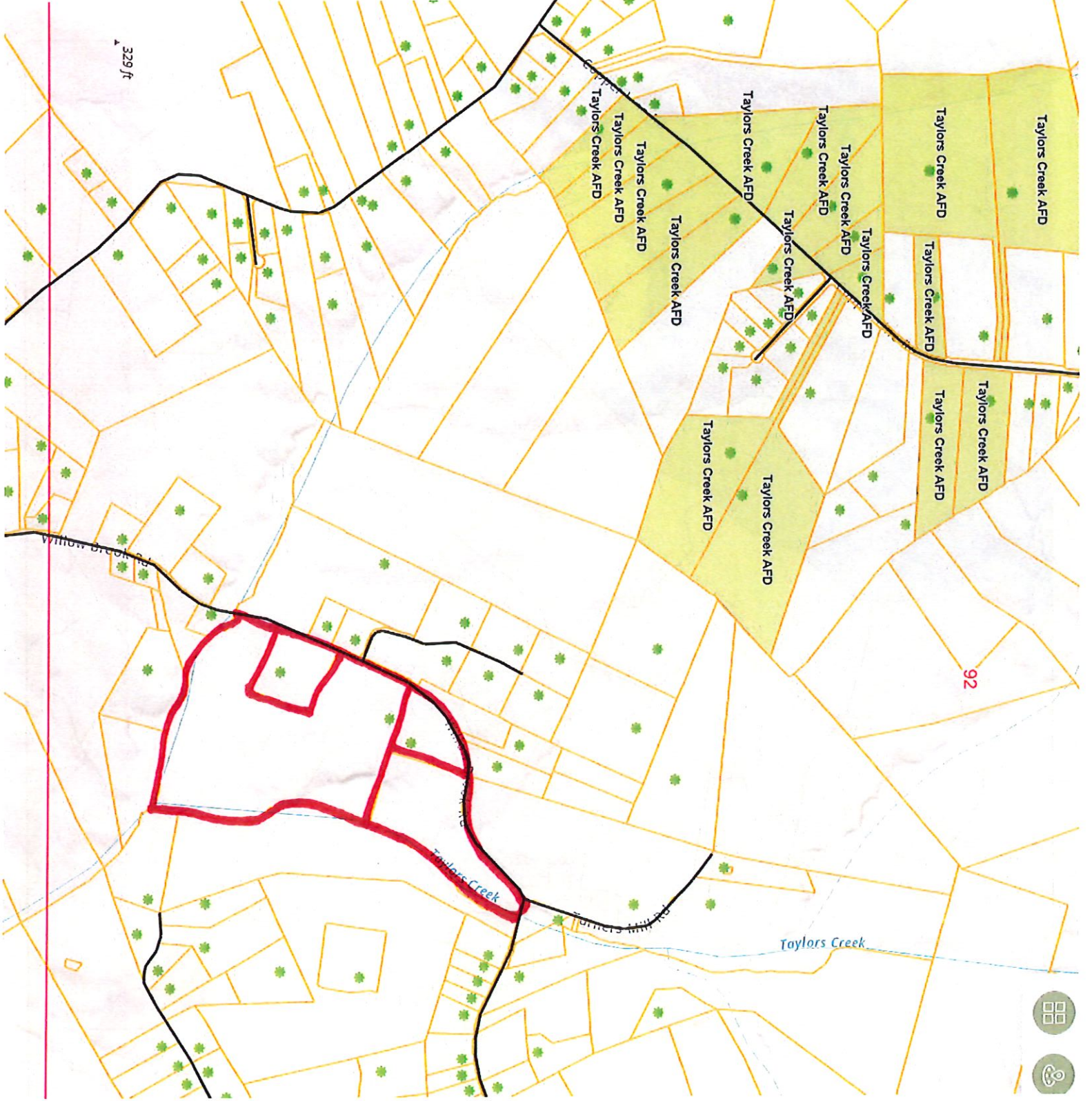


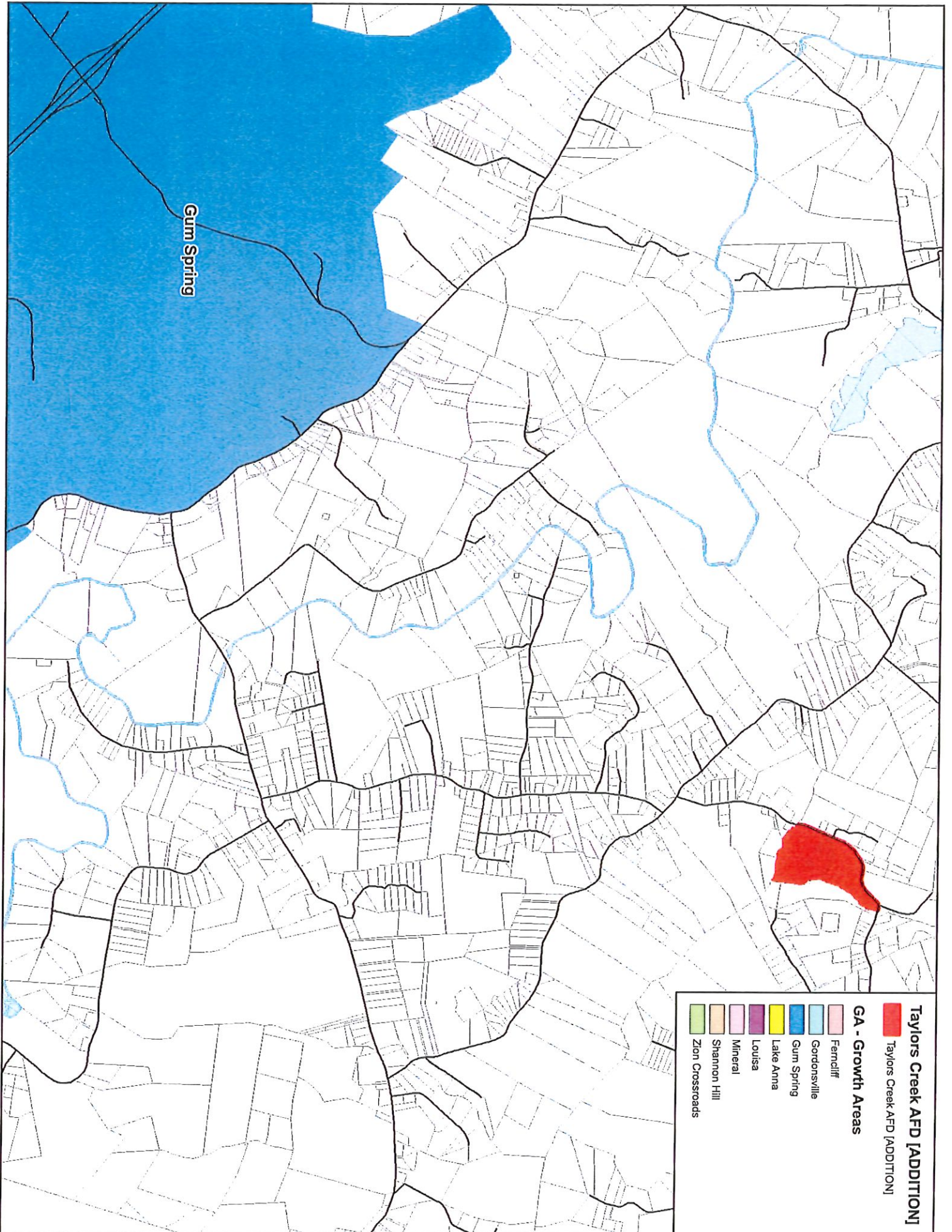
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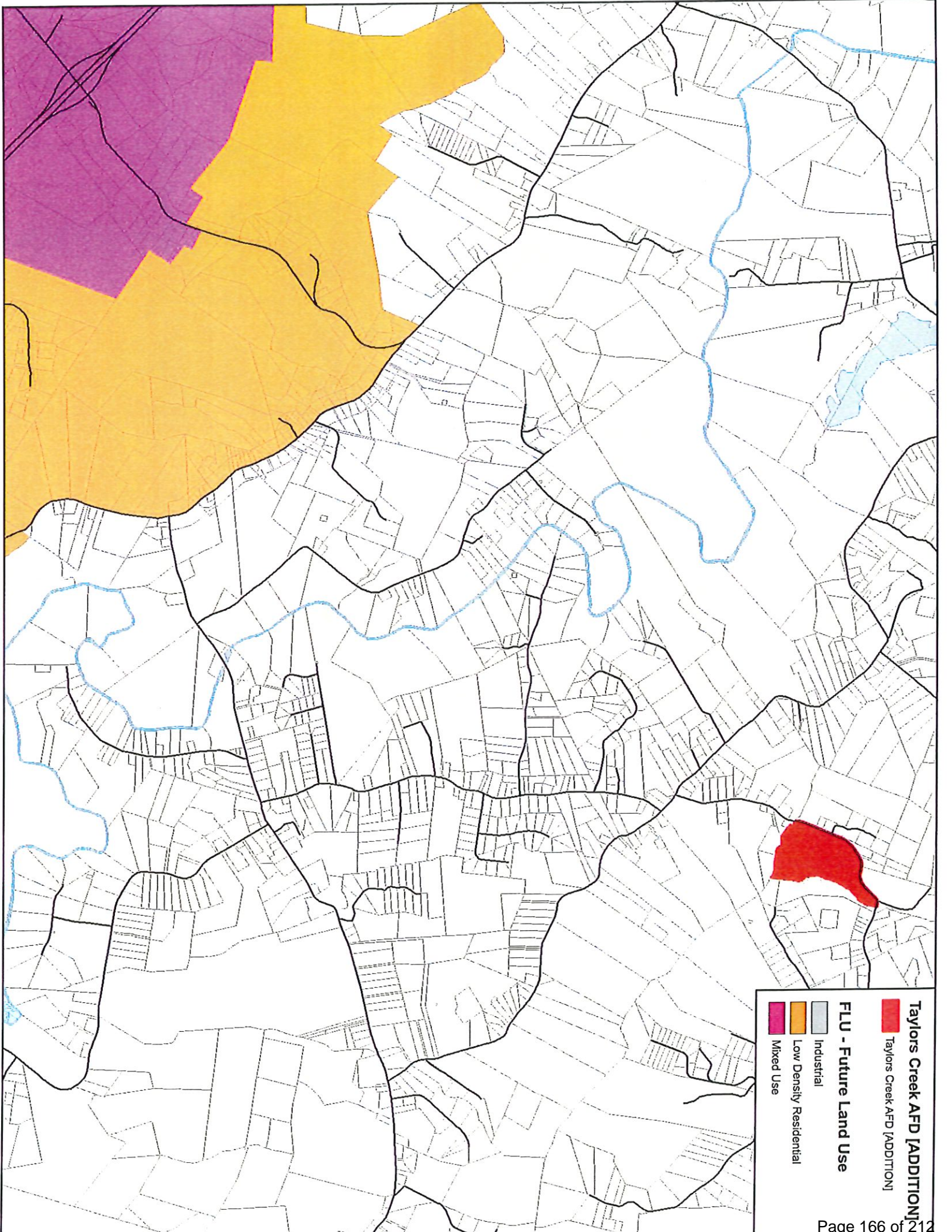
Esri, NASA, NGA, USGS, FEMA | Esri Community M... Powered by Esri



1,000 ft







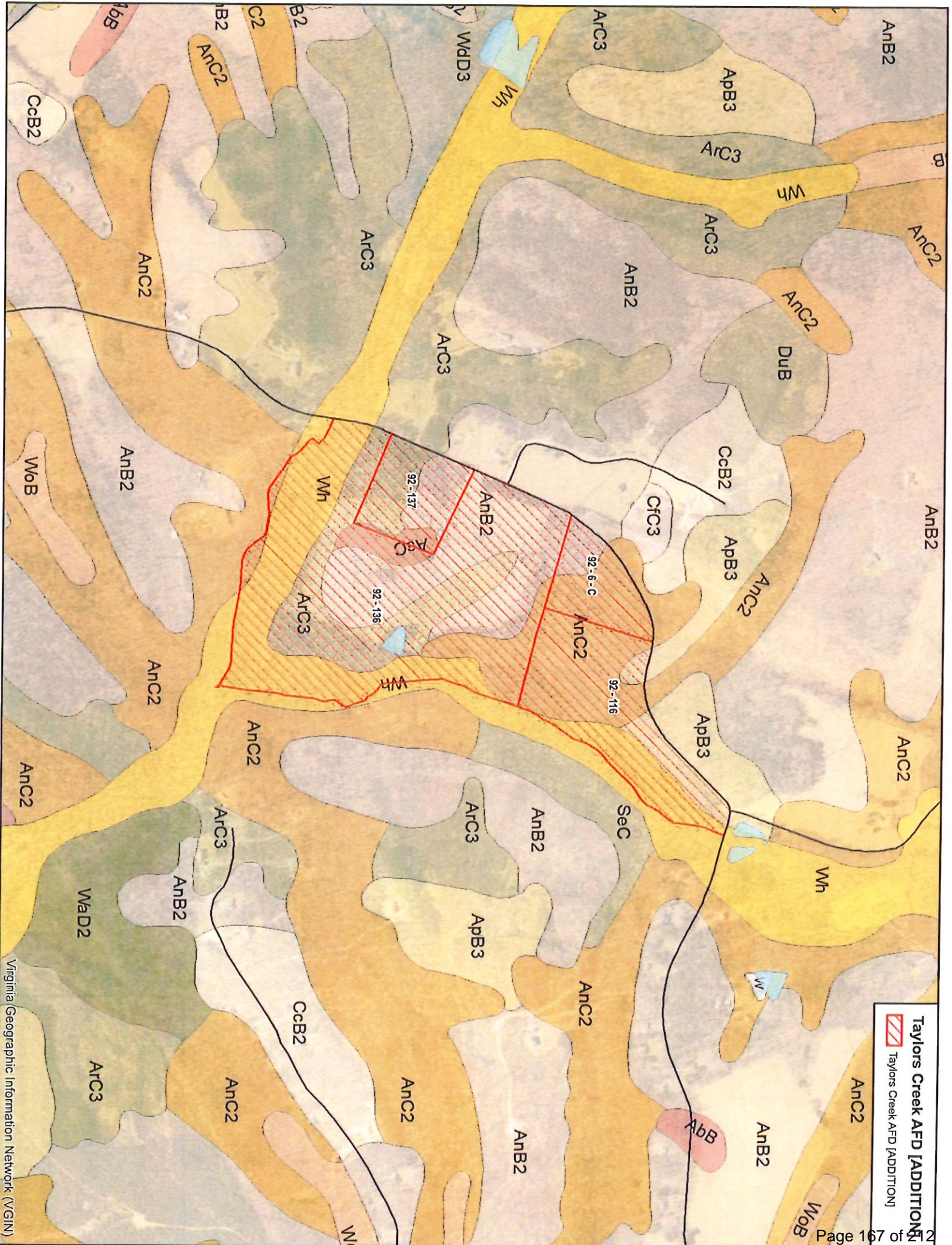
Taylor's Creek AFD [ADDITION]
Taylor's Creek AFD [ADDITION]

FLU - Future Land Use

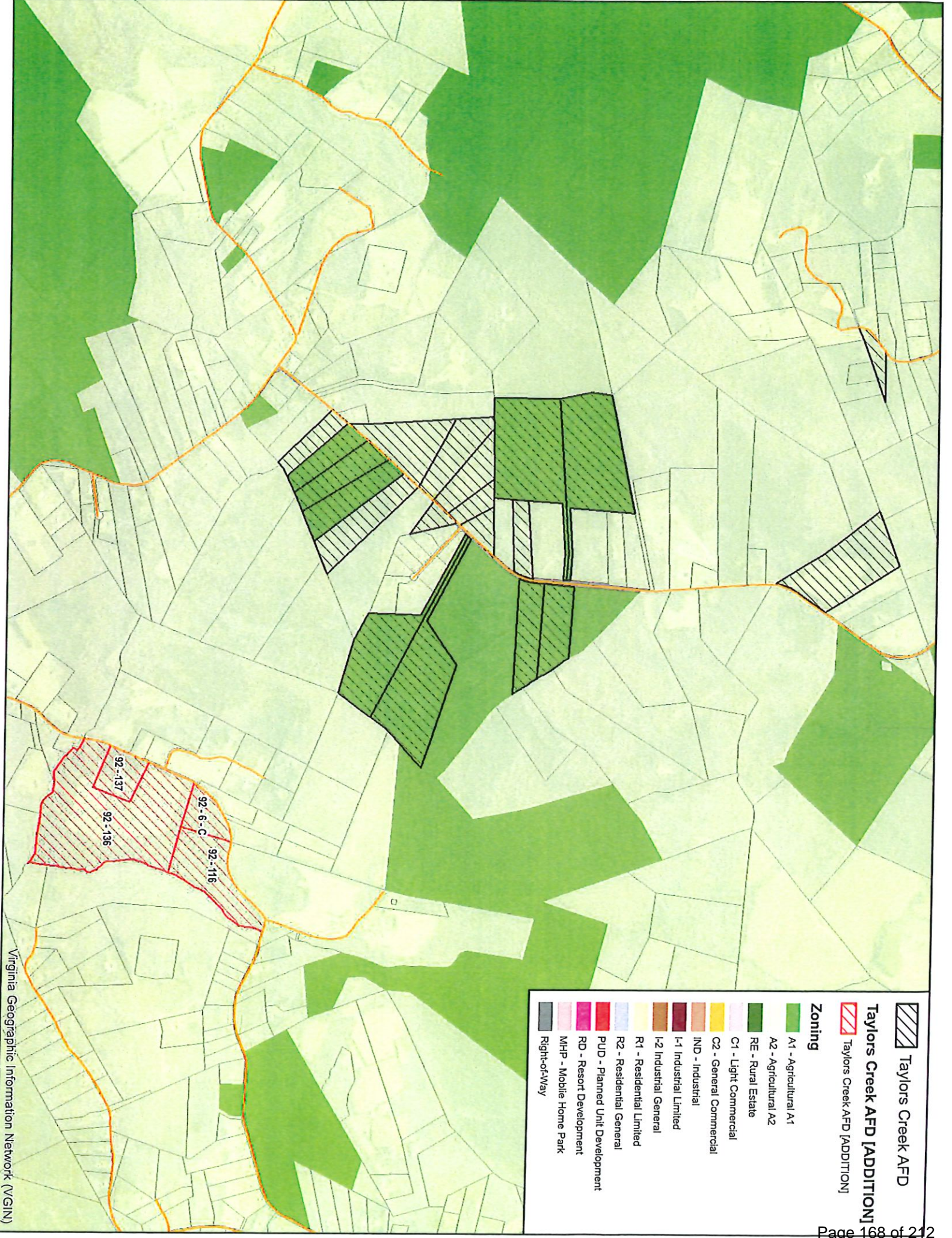
Industrial

Low Density Residential


Mixed Use

















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



 Taylors Creek AFD

 Taylors 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
	92-6C, 116, 136, 137

(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: Louisa County Planning Commission
FROM: Staff, Louisa County Community Development
REQUEST: CUP2026-02, Conditional Use Permit for Farmers' Market
APPLICANT: Zion United Methodist Church
OWNER: Zion United Methodist Church
DATE: March 24, 2026

REQUEST: The Planning Commission will meet to review the above items Thursday, April 9, 2026, at 7:00 P.M. in the Louisa County Public Meeting Room.

INFORMATION SUMMARY	
TAX MAP AND PARCEL #:	51-6
ACREAGE:	5.68
ELECTION DISTRICT:	Green Springs
ZONING:	Split Agricultural (A-2) and Agricultural (A-2 GAOD)
SURROUNDING ZONING:	Agricultural (A-2) and Agricultural (A-2 GAOD)
EXISTING USE(S):	Religious Assembly & Day Care (CUP02-2010)
REQUESTED USE(S):	Conditional Use Permit for Farmers' Market
GROWTH AREA:	Zion Crossroads
FUTURE LAND USE(S):	Split Low Density Residential and Mixed Use

OWNER/APPLICANT:

Zion United Methodist Church
 David McWilliams
 1674 Zion Road
 Troy, VA 22974

PROPERTY LOCATION:

The property is located at the intersection of Zion Road (Route 627) and Columbia Road (Route 615), and is further identified as tax map parcel 51-6, in the Green Springs Election District. The subject property is located in the Zion Crossroads Growth Area and is designated as Low Density Residential and Mixed Use on the 2040 Louisa County Comprehensive Plan Future Land Use Map.

BACKGROUND INFORMATION:

Zion United Methodist Church has been in Louisa County on Zion Road for the last hundred years. Currently, the church is focused on building a strong sense of community, and in addition to its religious function, it also offers preschool five days a week, an afterschool program, and a food pantry twice a month. The Conditional Use Permit request would allow the applicant to operate a community-based Farmer’s Market. In 1996 Louisa County citizens with land zoned Agricultural (A) were given a choice for their property to be rezoned Agricultural (A-2) or Agricultural (A-1). The Board of Supervisors rezoned the subject property Agricultural (A-2) during the mass rezoning in 1996.

Exhibit A: Zoning Map

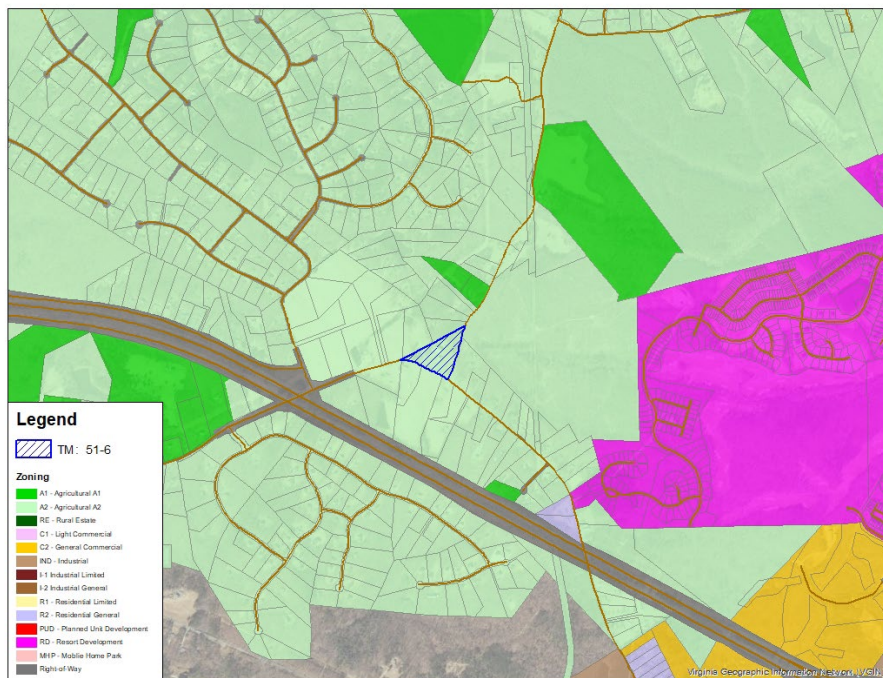


Exhibit B: Growth Area Map

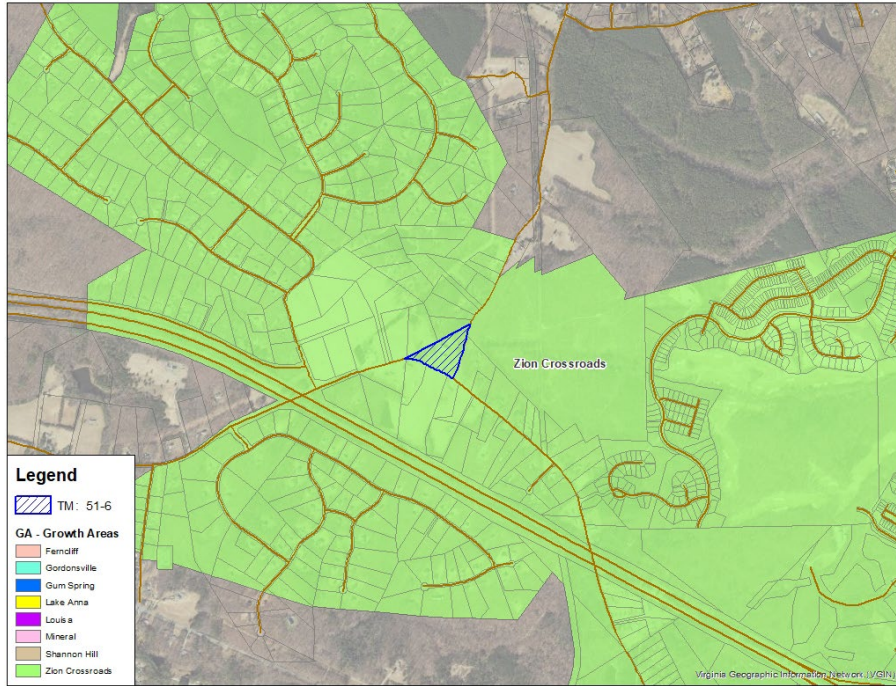
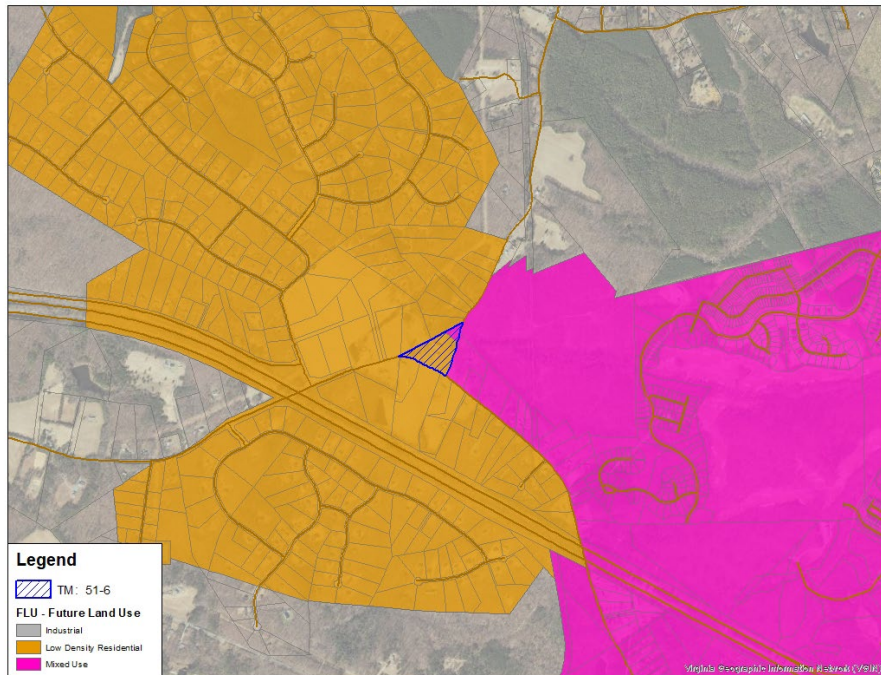


Exhibit C: Future Land Use Map



CONFORMANCE REVIEW:

I. 2040 Louisa County Comprehensive Plan

The Rural Values and Character section 3.1.1 of the Louisa County 2040 Comprehensive Plan (the “2040 Plan”) states that “agriculture is a vital part of the economy” and the Guiding Principles of the 2040 Plan, states that there should be a focus on “broadening the tax base by establishing businesses.” The applicants proposed Farmers’ Market would provide a venue for agriculture-based businesses that are vital to the economy of Louisa County. Additionally, the proposed farmers’ market use supports goal one of the Vision Statement of the 2040 Plan which calls for the preservation and protection of “our rural heritage and natural resources.”

II. Agricultural Preservation Review

This permit request has no negative impact on agricultural land preservation in Louisa County. The farmers’ market will be held on facilities that are already established—the church’s parking lot. The Church will not be building any additional structures on the facility or performing any activities that inhibit land preservation in the county. In fact, the farmers’ market will provide an agricultural benefit to the community as it will allow residents to obtain fresh produce and farm goods from local producers who chose to sell their products through the market. The farmers’ market could provide food to county residents who may be less fortunate and in need of assistance. As a result, it is staff’s opinion that there are no negative impacts on land preservation, but many positive impacts on the county as a whole.

III. Louisa County Land Development Regulations

Section 86-151. Agricultural (A-2) district – 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.

Section 86-356. Agricultural (A-2) district within the growth area overlay district – Statement of intent; policy guidance:

(a) The agricultural (A-2) district within the growth area overlay 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 within the growth area overlay 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.

Section 86-154. Permitted Uses - With Conditional Use Permit and Section 86-359. Permitted Uses - With Conditional Use Permit enables the issuance of a conditional use permit for *farmers' market* which is defined as follows:

Farmers' market. *A public market at which farmers and other vendors may conduct the retail sale of: fresh fruits and vegetables; other food-related items; and agricultural/horticultural products which are home grown, homemade, and/or home produced. The sale of livestock is not permitted. Sale locations may be indoor or outdoor, occupied by several different temporary tenants on a short term or daily basis.*

IV. 2024 Public Facilities Impacts Review

The Board of Supervisors adopted a Public Facilities plan on February 20, 2024, as an amendment to the 2040 Comprehensive Plan adopted August 5, 2019. The Plan aims to ensure that development impacts are adequately assessed and mitigated, to promote sustainable growth and to preserve the community's well-being. As Louisa County grows, the pressure on public facilities and services intensifies. The county expects proposed developments to consider the impacts on Public Facilities and to mitigate the impacts of the development. This mitigation can take various forms, such as impact fees, infrastructure improvements, land dedication, and other items, ensuring that the burden of growth does not disproportionately fall on existing residents and businesses in the County.

This application has therefore been evaluated to determine if it impacts the following areas:

Administration

Community Development staff and the Applicant believe there would be a minimum level of impact to Administration. Community Development Department staff is currently involved in the Conditional Use Permitting Process and would also be involved in future site plan reviews, development permit reviews, and inspections.

Fire & EMS

Applicant believes there would be minimal impact from approval of the Conditional Use Permit and will take steps to limit fire safety concerns and tripping hazards.

Law Enforcement

Community Development staff and the Applicant believe there would be minimal impact from approval of the Conditional Use Permit. The Applicant will alert the Sheriff's office about which weekends the farmers' market will occur.

Parks and Recreation

Community Development staff and the Applicant do not believe approval of the Conditional Use Permit will have an impact to parks and recreation.

Schools

Applicant believes approval of the Conditional Use Permit will impact schools positively as the proposed farmers' market would provide nutritious food for families in our community who suffer from food insecurity.

Solid Waste

Community Development staff and the Applicant do not believe the Conditional Use Permit will increase any impact to solid waste facilities at this time.

NEIGHBORHOOD MEETING RESULTS:

A neighborhood meeting was held in the Louisa County Public Meeting Room on March 11, 2026. No citizens attended this meeting.

CONSIDERATIONS FOR EVALUATION:

In determining imposed conditions, the governing body shall take into consideration Sec. 86-43. - Intent, requirements, conditions and procedures of Division 5 – Conditional Use and may impose reasonable conditions that:

- (1) *Abate or restrict noise, smoke, dust or other elements that may affect surrounding property. **This has been addressed by the Louisa County Land Development Regulation Chapter 51-Noise.***
- (2) *Establish setback, side and front yard requirements necessary for orderly development and to prevent traffic congestion. **This has been addressed by the Louisa County Land Development Regulation section Sec. 86-364. - Yard regulations, Sec. 86-159. - Yard regulations, Sec. 86-115. - Setback regulations for buildings and structures—Generally, and Sec. 86-116. - Setback regulations for buildings and structures, growth area overlay districts.***
- (3) *Provide for adequate parking and ingress and egress to public streets or roads. **The applicant is responsible for obtaining any necessary entrance permits from VDOT.***
- (3) *Provide adjoining property with a buffer or shield from view of the proposed use if such use is considered detrimental to adjoining property. **This property is an existing church and a cemetery.***
- (4) *Tend to prevent such use from changing the character and established pattern of development of the community. **The proposed farmers' market would offer a venue for agriculture-based businesses, preserving the rural character of the county all while allowing the property to continue with its existing religious assembly use.***

STAFF RECOMMENDED CONDITIONS:

Staff recommends eleven (11) conditions listed below for the Planning Commissions Consideration:

1. Lighting. All design and use of exterior lighting shall comply with the International Dark-Sky Association and shall be labeled as such on the site plan sketch.
2. Noise. Sound shall not exceed levels of 65dB during daytime and 55dB at night when measured at the property line.
3. Permits. The applicant shall secure all necessary permits and approvals from the Louisa County Community Development Department, the Virginia Department of Transportation (VDOT), and the Virginia Department of Health (VDH) as applicable.
4. Land Disturbance. If land disturbance, which includes the addition of gravel, asphalt, or the grading of land, meets or exceeds 10,000 square feet of area, an erosion and sediment control plan must be prepared and submitted to the County for review and approval, prior to any land disturbing activities commencing on-site.
5. Fireworks. The use of fireworks associated with the farmers' market is prohibited.
6. Outdoor Music. There will be no amplified outdoor music. All music will be indoors, abiding by Chapter 51 – Noise of the County Code.
7. Cemetery. The market manager will be responsible for ensuring respectful use of the church cemetery for the duration of the Farmers' Market.
8. Vendors. The Farmers' Market will only accept vendors in accordance with the county definition in County Code 86-13 "Farmers' Market." They will not permit mass produced or multi-level marketing items.
9. Guiding Procedures. The Farmers' Market will abide by the Guiding Procedures included within their application.
10. Inspections. The Board of Supervisors or their designated representative shall have the right to inspect the site at any reasonable time without prior notice.
11. Permit Revocation. Violation of any conditions contained herein shall be grounds for revocation of the Conditional Use Permit.

ENCLOSURES (1):

Enclosure 1: Application

Reviewer: _____ Case # _____
Fee Rcv'd: _____ Rpt # _____
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: Farmers' Market
- 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: Zion United Methodist Church
If a corporation, name of agent: David McWilliams
- B. MAILING ADDRESS: 1674 Zion Rd. Troy, VA 22974
Telephone # 434-589-1665
- C. NAME OF PRESENT OWNER OF PROPERTY ON WHICH THIS REQUEST WILL OCCUR:
The United Methodist Church Held in Trust by Zion United Methodist Church
- D. MAILING ADDRESS: 1674 Zion Rd. Troy, VA 22974
Telephone # _____

If the applicant is not the owner of the property in question, explain: Appointed Senior Pastor by the denomination who own the property.

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 Green Springs B. TAX MAP # 51
C. SUBDIVISION NAME _____ D. LOT/PARCEL# 6
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:**

See Attached
Reason: Develop community and provide easy access to food distribution among community members.

(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.**

Our Farmers' market will exist on already established parking lot. There will be easy access to a main road without impact on neighborhood streets, including a clear proposed traffic overflow route (see attached). We will only use limited electric function on the weekends, and limit excessive noise outdoors.

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:**

None

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

- A. EXISTING LAND USE(S): A2, Code 76, Religious Assembly
- B. EXISTING STRUCTURE(S): Parking Lot, Church Sanctuary, Gym and offices
- C. EXISTING ZONING: A2
- D. ACREAGE OF REQUEST: 5.68
- E. UTILITIES: Well / Septic, CVEC Electric, Propane & Oil Heat
(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:

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: Spring Creek Land Development
MAILING ADDRESS: PO Box 7505 Charlottesville VA 22906
TAX MAP # 51
SUBDIVISION NAME Spring Creek LOT/PARCEL# 51.63
ACREAGE 118.574 ZONING A2
- * PROPERTY OWNER'S NAME: Jones, Donald Wayne Sr Robin Krahenbill
MAILING ADDRESS: 1598 Zion Rd Gordonsville VA 22942
TAX MAP # 51
SUBDIVISION NAME: _____ LOT/PARCEL# 14-1
ACREAGE 5.101 ZONING A2
- * PROPERTY OWNER'S NAME: Cooper, Gary Doyle Cooper Laurie Anderson
MAILING ADDRESS: 165 Columbia Rd Gordonsville VA 22942
TAX MAP # 61

SUBDIVISION NAME: _____ 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 # _____

SUBDIVISION NAME: _____ 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 # _____

SUBDIVISION NAME: _____ 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 # _____

SUBDIVISION NAME: _____ LOT/PARCEL# _____
 ACREAGE _____ ZONING _____

* PROPERTY OWNER'S NAME: _____
 MAILING ADDRESS: _____
 _____ TAX MAP # _____

TAX MAP# 51
SUBDIVISION NAME: _____ LOT/PARCEL# 12.12
ACREAGE 3 ZONING A2
* PROPERTY OWNER'S NAME: Cooper, Margaret Anne
MAILING ADDRESS: 1872 Zion Rd Troy VA 22974
TAX MAP# 51
SUBDIVISION NAME: _____ LOT/PARCEL# 13.1
ACREAGE 5.319 ZONING A2
* PROPERTY OWNER'S NAME: Cooper, Margaret Anne
MAILING ADDRESS: 1872 Zion Rd Troy VA 22974
TAX MAP# 51
SUBDIVISION NAME: _____ LOT/PARCEL# 13.2
ACREAGE 5.281 ZONING A2
* PROPERTY OWNER'S NAME: Sauer Paul W Roddy, Katherine G
MAILING ADDRESS: 1627 Zion Rd Gordonsville VA 22942
TAX MAP# 51
SUBDIVISION NAME: _____ LOT/PARCEL# 19A
ACREAGE 2.603 ZONING A2
* PROPERTY OWNER'S NAME: Jones, Bernard Mason Jr., Jones, Donald W
MAILING ADDRESS: 1945 Zion Rd Troy VA 22974
TAX MAP# 51
SUBDIVISION NAME: _____ LOT/PARCEL# 18
ACREAGE 15.11 ZONING A2
* PROPERTY OWNER'S NAME: Jones, Bernard Mason Jr Jones, Donald
MAILING ADDRESS: 1945 Zion Rd Troy VA 22974
TAX MAP# 51
SUBDIVISION NAME: _____ LOT/PARCEL# 17
ACREAGE 1.06 ZONING A2
* PROPERTY OWNER'S NAME: Apgar Steven C Apgar, Janna Renee
MAILING ADDRESS: 1827 Zion Rd Troy VA 22974
TAX MAP# 51
SUBDIVISION NAME: _____ LOT/PARCEL# 16
ACREAGE 3.01 ZONING A2
* PROPERTY OWNER'S NAME: _____

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.

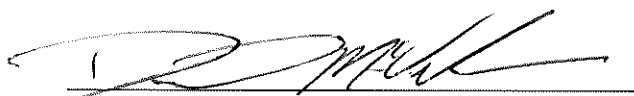
*THERE IS AN ADDITIONAL CHARGE FOR PUBLIC NOTICE ADVERTISEMENT.

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: February 19 _____, 2026 .



SIGNATURE OF APPLICANT
(Same Name as Used in Item 2-A, Page 1)

David McWilliams

APPLICANT'S NAME
(Typed or Printed)

SIGNATURE OF OWNER

(Same Name as Used in Item 2-C, Page 1)

OWNER'S NAME

(Typed or Printed)

SIGNATURE OF AGENT

(Name of Person Other Than, but Acting for the Applicant, Responsible for this Application)

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.



COUNTY OF LOUISA COMMUNITY DEVELOPMENT

1 WOOLFOLK AVENUE, STE 201 • LOUISA, VIRGINIA • 23093 • www.louisacounty.gov • (540) 967-3430

Conditional Use & Rezoning Fee Worksheet

Property Address	1674 Zion Rd. Troy, VA 22974
Tax Map ID	51-6

The effects of proposed conditional use permit or rezoning applications – whether related to land size, building space, use type, or operational factors – can increase the time and effort required by staff to review and evaluate the project. Larger properties, more complex building designs, higher customer volumes, and greater numbers of employees all require additional staff time to review and process the project application. To account for the totality of the application review, a tiered fee structure has been created, which adjusts the base fee using specific characteristics of the proposed application according to the following factors.

Use this worksheet to calculate applicable project fees.

Conditional Use & Rezoning Fees		
Description	Fee	Applicable Fee to Project
Base Fee	Applies to all projects.	\$750
Total Site Acres		
0 - 2.5 total acres	No additional fee	
2.6 - 10 total acres	+\$50	
10.1 - 25 total acres	+\$100	
25+ total acres	+\$250	
Disturbed Acres		
<1 acre	No additional fee	
1.1 - 2.5 acres	+\$50	
2.6 - 10 acres	+\$100	
10+ acres	+\$250	



COMMUNITY DEVELOPMENT

Total Building Square Footage		
0 - 5,000 sq. ft.	No additional fee	
5,001 - 10,000 sq. ft.	+\$50	
10,001 - 20,000 sq. ft.	+\$100	
20,001+ sq. ft.	+\$250	
Finished Square Footage		
0 - 2,500 sq. ft.	No additional fee	
2,501 - 5,000 sq. ft.	+\$50	
5,001 - 10,000 sq. ft.	+\$100	
10,001+ sq. ft.	+\$250	
Residential		
Personal Use Only	-\$1,000	
Residential Development	+\$1,000	
Commercial, Business Size		
Fewer than 50 customers/ clients onsite per day	No additional fee	
50-200 customers/ clients onsite per day	+\$100	
More than 200 customers/ clients onsite per day	+\$250	
Commercial, Number of Employees		
0 - 10 employees	No additional fee	
11 - 50 employees	+\$50	
51 - 100 employees	+\$100	
101+ employees	+\$250	
<i>Non-Profit Organization</i>		Total Fees

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

See Attached.

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

2025-2026

**APPLICATION SCHEDULE
LOUISA COUNTY PLANNING COMMISSION**

*Due to Holiday
 Pre-app: Second Friday
 Filing deadline: Third Friday
 N. Mtg: Second Wednesday
 PC Mtg: Second Thursday

Preapplication Date	Filing Deadline	Neighborhood Meeting Date	Revisions Deadline	Ad to Paper	Richmond Times Dispatch Ad Dates	Planning Commission Meeting Date
December 13, 2024	December 20, 2024	January 8	January 15	January 24	January 30 February 6	February 13, 2025
January 10, 2025	January 17	February 12	February 19	February 21	February 27 March 6	March 13, 2025
February 14, 2025	February 21	March 12	March 19	March 21	March 27 April 3	April 10, 2025
March 14, 2025	March 21	April 9	April 16	April 18	April 24 May 1	May 8, 2025
April 11, 2025	April 18	May 14	May 21	May 23	May 29 June 5	June 12, 2025
May 9, 2025	May 16	June 11	June 18	June 20	June 26 July 3	July 10, 2025
June 13, 2025	June 20	July 9	July 16	July 25	July 31 August 7	August 14, 2025
July 11, 2025	July 18	August 13	August 20	August 22	August 28 September 4	September 11, 2025
August 8, 2025	August 15	September 10	September 17	September 20	September 25 October 2	October 9, 2025
September 12, 2025	September 19	October 8	October 15	October 24	October 30 November 6	November 13, 2025
October 10, 2025	October 17	November 12	November 19	November 21	*November 26 December 4	December 11, 2025
November 14, 2025	November 21	December 10	December 17	December 19	December 24 *December 31	January 8, 2026
December 12, 2025	December 19	January 14	January 21	January 23, 2026	January 29, 2026 February 5, 2026	February 12, 2026

A scheduled meeting is required before submitting an application.

Zion United Methodist Church Farmers' Market CUP Proposal Supporting Documents

What: A community-based Farmers' Market, including a free food-pantry distribution.

Where: Zion United Methodist Church; 1674 Zion Rd. Troy, VA 22974

When: Saturdays, no earlier than 10:00am and no later than 4:00pm

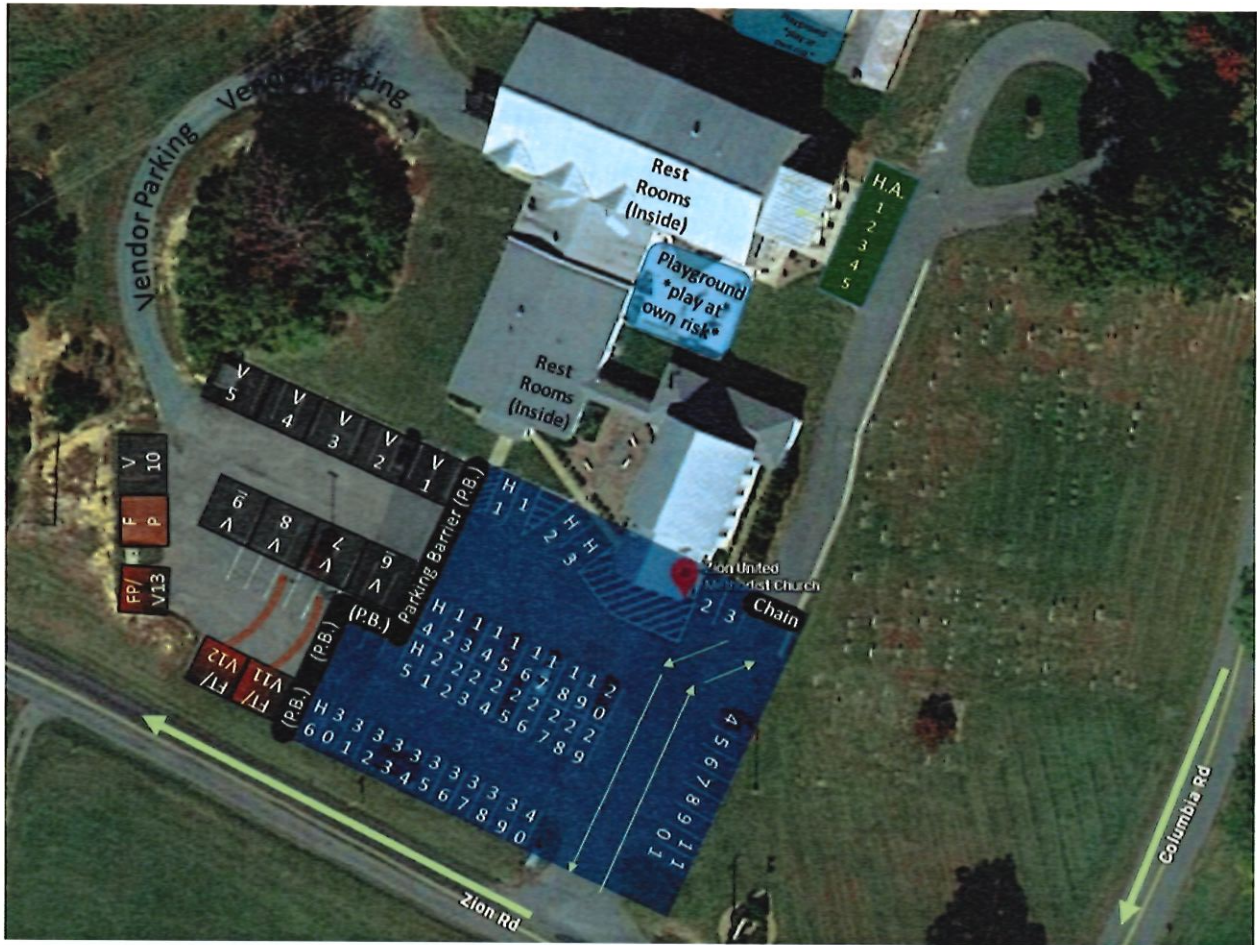
Layout: Pictured Below (See Version 1 & Version 2)

Version 1



- Key:
- Blue = Parking; Spaces Numbered 1-40, Handicap Parking Spaces H1-H6
 - Gray = Vendor Area; Numbered V1-V10
 - Orange/Black Radiant = Flexible Spaces for Food Pantry, Food Trucks, or Vendors
 - Orange = Reserved for Food Pantry
 - Green Arrows & Box = Overflow Traffic Relief Plan (see below)

Version 2



- Key: Blue = Parking; Spaces Numbered 1-40, Handicap Parking Spaces H1-H6
 Gray = Vendor Area; Numbered V1-V10
 Orange/Black Radiant = Flexible Spaces for Food Pantry, Food Trucks, or Vendors
 Orange = Reserved for Food Pantry
 Green Box = Overflow Traffic Relief Plan (see below)

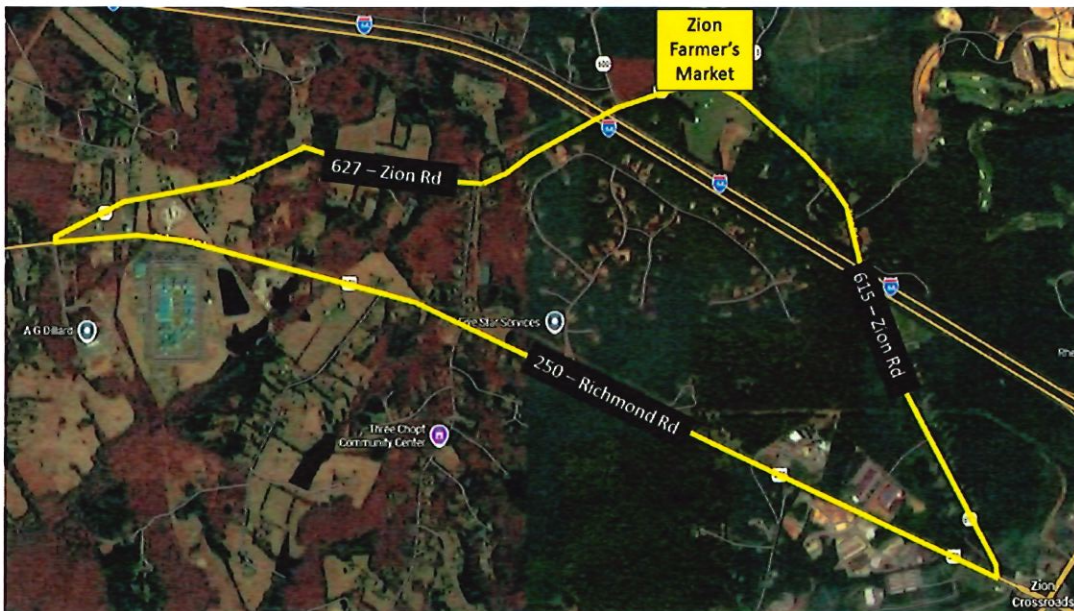
Note: In both versions, restrooms will be available for use inside the building. Additionally, the playground will be available for use, with clear signage that indicates that the use of the playground is "at your own risk." In nice weather, the grassy areas may be used for pedestrians, however we will not allow cars to drive or park on grass.

Overflow Traffic Relief Plan

While based on a 1:3 ratio of vendors to parking spaces, there is ample parking (46 spaces) for the maximum number of vendors (13). However, in anticipation of growth in popularity, we have designed the following traffic relief plan to prevent an impact on traffic flow and cars turning around in neighbor's driveways.

In Version 1: Parking Volunteers will direct cars to a "holding area" (HA on the layout picture above), where each car will receive a map and instructions for driving a 10-minute loop. Each car will be given a number based on the order they arrived to ensure fair access to the parking lot. When returning, cars will be directed to an open spot.

In Version 2: Parking Volunteers will direct cars to a "holding area" (HA on the layout picture above), where we will be able to park 5 cars in a "holding pattern" until a spot opens up. Should more than 5 spots be needed for overflow, each additional car will receive a map and instructions for driving a 10-minute loop. Each car will be given a number based on the order they arrived to ensure fair access to the parking lot.



Exiting the parking lot, cars will turn left onto Route 615/Zion Rd.
They will drive 1.7 miles to turn right on Route 250/Richmond Rd.
They will then drive 3.2 miles to turn right on Route 627/Zion Rd.
They will then drive 2.3 where they will turn left into the parking lot.

We are currently seeking partnerships with local businesses and public spaces for which traffic might be redirected or suggested before or after attending the market.

Guiding Procedures

Conditional Use Permit – Farmers’ Market

1. Purpose and Intent

These guiding procedures are voluntarily offered to address anticipated impacts and community concerns associated with the operation of a farmers’ market at Zion UMC.

2. Market Operations

a. The farmers’ market shall operate only on the following days and times:

- Days: Saturday
- Hours: No earlier than 10:00am. No later than 4:00pm.

b. The market shall operate on a year-round basis.

c. The maximum number of vendors permitted at any one time shall be: 13.

d. The market shall be set up according to the proposed layout.

3. Traffic and Parking

a. See the provided layout and overflow traffic relief plan.

b. Zion UMC will be responsible for the expenses of temporary traffic control measures (signage, volunteers, cones, etc.) as well as providing the required volunteers.

4. Noise and Amplified Sound

a. Amplified sound shall be limited in such a manner compliant with Chapter 51-Noise of the County Code and shall be limited to the operating hours outlined above.

5. Cleanliness and Sanitation

a. Adequate trash, recycling, and/or compost receptacles shall be provided and serviced on market days. The site shall be cleaned and restored to its pre-market condition at the conclusion of each market day. This includes vendors and food trucks; no overnight storage of tents, tables, or vendor equipment shall be permitted outside.

6. Safety and Security

a. The market shall designate a site manager present during all market hours.

b. Emergency access lanes shall be maintained at all times.

7. Signage

a. Temporary signage shall be limited to 2 days prior to market days and removed at the end of each market day.

Voluntarily Given Conditions
Conditional Use Permit – Farmers’ Market

1. The Farmers’ Market will abide by the Guiding Procedures included (above) within this application.
2. All products sold at the Farmers’ Market must conform to the values of the United Methodist Church. This includes forbidding the sale of alcohol, legal or illegal drugs, or paraphernalia related unto.
3. There will be no amplified outdoor music. All amplified music will be indoors, abiding by Chapter 51-Noise of the County Code.
4. The market manager will be responsible for ensuring a respectful use of the church cemetery for the duration of the Farmers’ Market.
5. The Farmers’ Market will only accept vendors in accordance with the county definition in County Code 86-13 “Farmers’ Market.” We will not permit mass produced or multi-level marketing items.

Applicant Name: David McWilliams

Signature: 

Date: 2/19/2020

Public Facilities Impact Report

Conditional Use Permit – Farmers' Market

- Fire & EMS
 - We recognize that any public event, no matter the size, will have the potential need for emergency services. In order to limit fire safety concerns before the need for emergency services, we will have a market manager on site at all times. In order to limit tripping hazards, which could result in the need for EMS, we will ensure walkways are clear and there is adequate open space between vendors.

- Law Enforcement
 - We recognize that any public event, no matter the size, will have the potential need for law enforcement services. In order to limit public safety concerns being prematurely reported to law enforcement, we will have a market manager on site at all times. Therefore, we will alert the Sherriff's office about which weekends we will offer a Farmers' Market. Additionally, being on church property, we will regulate a strict code of conduct that should limit concerns.

- Parks & Recreation
 - We will be providing a free community event that will share a common goal with Parks & Recreation. There should be no negative impact on their weekend events.

- Schools
 - As a weekend event, we do not anticipate any conflict with public or private schools. However, we do anticipate being able to support the public schools by providing nutritious food for families in our community who suffer from food insecurity.

- Solid Waste
 - While we anticipate an increase in solid waste production, our onsite dumpster has ample space and is serviced regularly, and therefore should not place any burden upon our solid waste provider.

- Administration
 - We do not anticipate any need for county administration. In order to limit concerns, we will strictly abide by the conditions of our CUP.

Vendor Agreement – Farmers’ Market Conditional Use Permit Application

This Vendor Agreement (“Agreement”) is entered into between **Zion United Methodist Church** (“Church”) and the undersigned vendor (“Vendor”) for participation in the **Zion United Methodist Farmers’ Market** (“Market”).

1. Market Details

- **Location:** Zion United Methodist Church, Troy, Virginia
 - **Market Day(s) and Time(s):** _3rd Saturday of Each Month from 11am-1pm__
 - **Vendor Space:** 10ft x 10ft Parking Lot Space
-

2. Vendor Arrival and Departure Requirements

Due to the configuration and location of vendor parking on Church property, Vendor agrees to the following:

1. Vendor must arrive no later than thirty (30) minutes prior to the official opening time of the Market (10:30am).
2. Vendor vehicles may not leave the property until the Market has officially concluded (1:30pm), unless expressly directed by Market management for safety or emergency reasons.
3. Vehicle movement during Market hours is prohibited, as it presents a safety risk to patrons, volunteers, and other vendors.

Failure to comply with these requirements may result in removal from the Market or denial of participation in future Market events.

3. Permitted Products and Alcohol Restriction

1. Vendor agrees to sell only those goods approved by Market management and compliant with all applicable local, state, and federal laws.
2. **No alcohol may be sold, distributed, sampled, or promoted** at the Market, as the Market is held on church property. This restriction includes, but is not limited to, beer, wine, spirits, alcoholic ciders, mead, or alcohol-containing samples.

Any violation of this provision will result in immediate removal from the Market without refund.

4. Vendor Responsibilities

Vendor agrees to:

- Maintain a clean, safe, and professional booth space.
- Remove all trash, debris, and personal property at the conclusion of the Market.
- Comply with all Market rules, instructions from Market staff, and safety guidelines.
- Obtain and maintain any required licenses, permits, or insurance related to Vendor's products.

5. Liability and Indemnification

1. Vendor participates in the Market at **Vendor's own risk**.
2. Vendor agrees to release, indemnify, and hold harmless Zion United Methodist Church, its trustees, staff, volunteers, and agents from any and all claims, damages, losses, liabilities, or expenses arising out of:
 - Vendor's participation in the Market
 - Vendor's products, services, or activities
 - Injury to persons or damage to property caused by Vendor
3. The Church shall not be responsible for:
 - Loss, theft, or damage to Vendor property
 - Injury to Vendor, Vendor's employees, or customers
 - Weather conditions or acts beyond the Church's control

6. Insurance (Optional but Recommended)

Vendor is strongly encouraged to maintain general liability insurance covering Vendor's participation in the Market. The Church may request proof of insurance for certain vendors or products.

7. Termination

The Church reserves the right to:

- Deny participation to any Vendor
- Remove a Vendor for violation of this Agreement or Market rules
- Cancel or modify the Market due to weather, safety, or unforeseen circumstances

- Renew or deny renewal to any Vendor every 4 months.

Vendors can terminate this contract with 20 days' notice to avoid the vendor space fee.

8. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the Commonwealth of Virginia.

9. Agreement Acknowledgment

By signing below, Vendor acknowledges that they have read, understand, and agree to abide by the terms of this Agreement.

Vendor Name / Business: _____

Contact Name: _____

Signature: _____

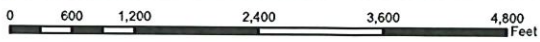
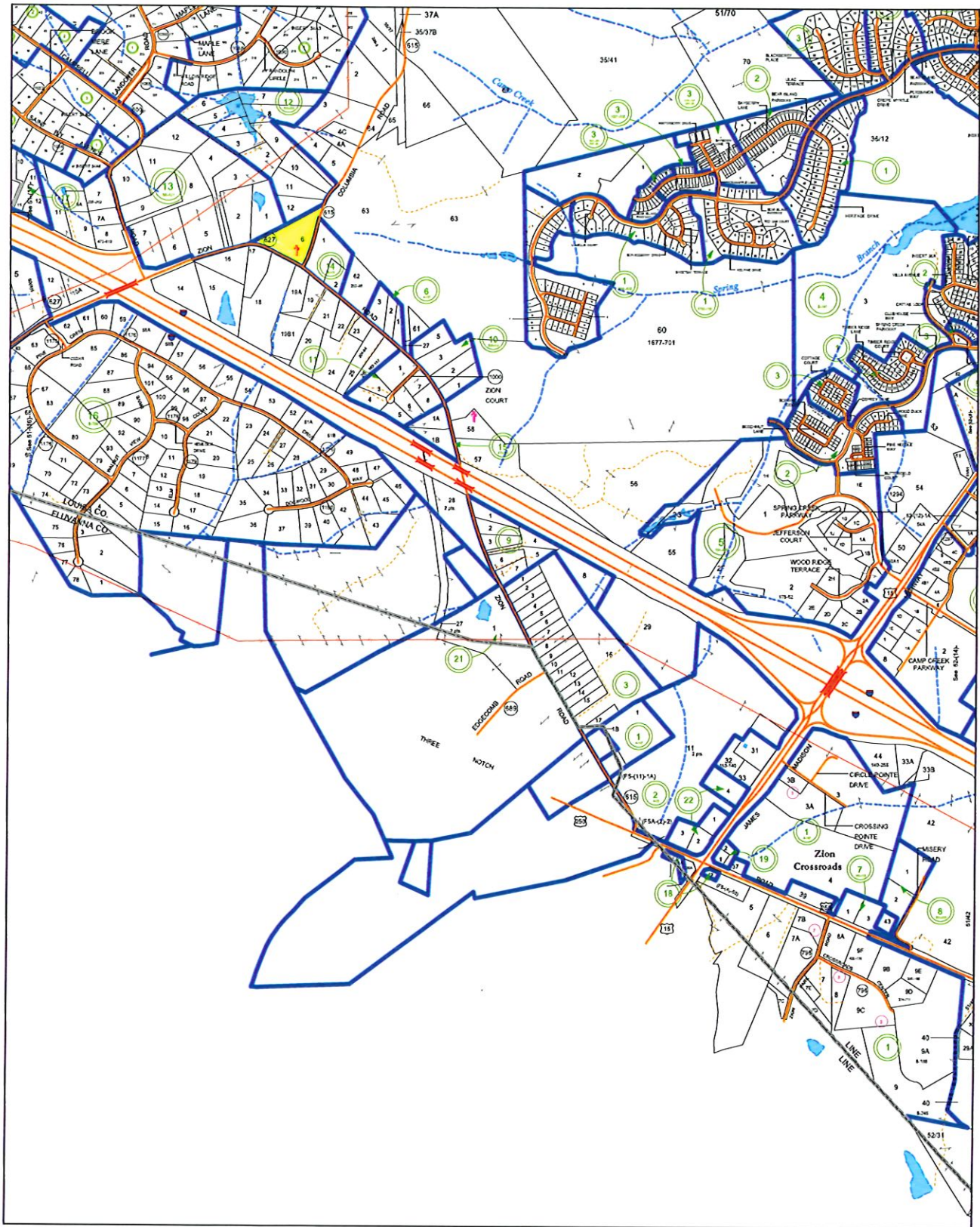
Date: _____

Approved by Zion United Methodist Church:

Signature: _____

Date: _____

LOUISA COUNTY



SECTION 51

GREEN SPRINGS DISTRICT

34	35	36
50	51	52
		65

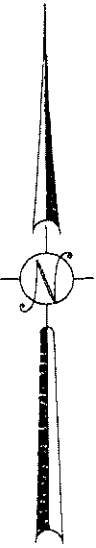
MATCHING SHEETS



Date: Thursday, January 23, 2025

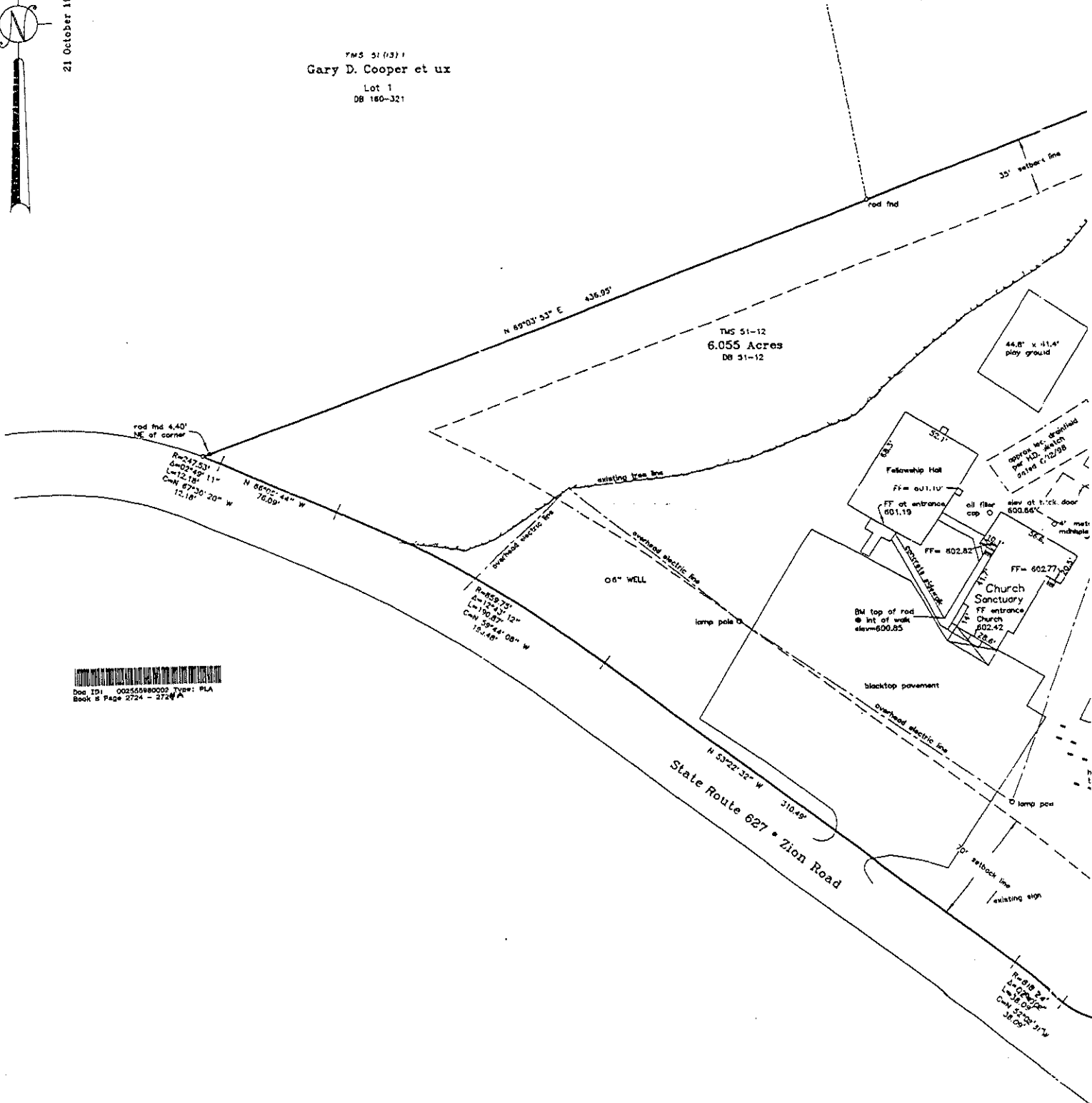
Page 1
exhibit A

Meridian per James H. Bell, Jr., P. C.

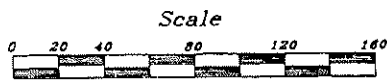


21 October 1991

TMS 51-12
Gary D. Cooper et ux
Lot 1
DB 180-321



00255980002
Doc ID: 00255980002 Type: PLA
Book 8 Page 2724 - 2724A



Page 2
Exhibit A

TMS 01(12)12
Gary D. Cooper, II

DB 665-622
DB 196-490 plat

TMS 01-63
PURCELL LAND &
LUMBER
DB 140-99

N 69°05' 00" E 425.94'

S 33°16' 00" E 102.11'

Prod. Ind. 0.44'
SE of corner

State Route 615 • Columbia Road

INSTRUMENT #10001822
RECORDED IN THE CLERK'S OFFICE OF
LOUISA COUNTY ON
MARCH 31, 2010 AT 04:30PM
SUSAN R. HOPKINS, CLERK
RECORDED BY: ELK

General Notes:

No current title report has been provided.
Underground utilities and subsurface facilities
have not been located.
Other easements, restrictions and property rights
may exist that are not shown on this plan.
By graphic determination this lot is not mapped in FEMA
Flood Hazard Zone "A" per Flood Insurance Rate Map,
Community Number 510092, Panel 0250, Suffix B, dated
November 3, 1997.
Boundary shown is based on a current field survey.
Priority improvements shown were located from
actual field measurements. The improvements
are within the lot lines and there are no apparent
encroachments or visible easements unless otherwise
shown.

CEMETERY

Physical Survey of 6.055 Acres
Standing in the Name of
Trustees of Zion Methodist Church
Green Spring District • Louisa County
Virginia
Scale: 1" = 40' 27 November 2002



Bell Surveys, Inc.
Professional Land Surveying
Land Planning & Site Design
30 Industrial Drive, Suite 18 • Louisa, Virginia 23093
Phone (540) 967-1214 • Fax (540) 967-1361

1/26/10
[Signature]
Co Subdivision Agent

**BOARD OF SUPERVISORS
COUNTY OF LOUISA
RESOLUTION**

At a regular meeting of the Board of Supervisors of the County of Louisa held in the Louisa County Public Meeting Room at 5:00 PM on the 20th day of January 2026, at which the following members were present, the following resolution was adopted by a majority of all members of the Board of Supervisors, the vote being recorded in the minutes of the meeting as shown below:

RESULT:	Passed
MOVER:	Chairman, Board of Supervisor - Mineral District Duane Adams
SECONDER:	Board of Supervisors - Green Springs District Rachel Jones
AYES:	Duane Adams, Tommy Barlow, R.T. "Toni" Williams, Rachel Jones,
NAYS:	Fitzgerald Barnes, Manning Woodward, Christopher McCotter
ABSTAIN:	None
	None

A RESOLUTION AUTHORIZING A REFERRAL TO LOUISA COUNTY PLANNING COMMISSION TO RECOMMEND THE REMOVAL OF THE TECHNOLOGY OVERLAY DISTRICT (TOD) DESIGNATION FROM THE ASSEMBLAGE OF ACREAGES KNOWN AS THE FISHER CHEWNING AND COOKE RAIL PROPERTIES

WHEREAS, the Louisa County Board of Supervisors adopted the Technology Overlay District (TOD) by ORD2023-6 to encourage and support technology-oriented and employment-centered development in designated areas of the County; and

WHEREAS, assemblage of acreages known as the Fisher Chewning, and Cooke Rail properties are currently designated within the Technology Overlay District and remains undeveloped; and

WHEREAS, the Fisher Chewning Technology Overlay District includes the following tax parcels: 58-3; 58-7-3; 42-81; 58-17; 42-93; 42-86; 42-83; 42-82; 42-84; 42-14-12; and

WHEREAS, the Cooke Rail Technology Overlay District includes the following tax parcels 42-13; 42-23; 42-24; 42-30; 42-59B; 42-12-1; 42-60; 42-16-1; 42-16-2; 42-16-3; 42-16-4; 42-16-5; 42-16-6; 42-16-7; 42-16-8; 42-16-9; 42-16-11; 42-16-12; 42-16-13; 42-16-14; 42-16-15; 42-16-16; 42-16-17; 42-16-18; 42-16-19; 42-16-20; 42-16-21; 42-16-22; 42-16-23; 42-16-24; 42-16-25; 46-16-26; 42-16-27; 42-16-28; 42-16-29; 42-68; 42-14; 42-21; 42-22; 41-234A; 42-4C; 42-3; 42-18; 42-20; 42-19; 42-15; 42-1; 27-91; 27-92; 27-93; 42-17; and

WHEREAS, the Louisa County Comprehensive Plan and Zoning Ordinance allow for review and amendment of overlay district designations to ensure consistency with adopted land use policies, environmental stewardship goals, and realistic development potential; and

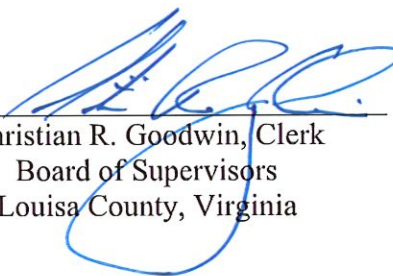
WHEREAS, the Board of Supervisors desires to refer this matter to the Louisa County Planning Commission for review and a recommendation regarding the removal of the Technology Overlay District (TOD) designation from the Fisher Chewning and Cooke Rail properties.

NOW, THEREFORE, BE IT RESOLVED, on this 20th day of January 2026, that the Louisa County Board of Supervisors hereby directs the Planning Commission to:

1. Review and evaluate the appropriateness of removing the Technology Overlay District (TOD) designation from the Fisher Chewning and Cooke Rail Properties;
2. If necessary, consider alternative zoning classifications to maintain the underlying zoning district, as appropriate, in a manner consistent with land preservation, conservation objectives, and the Comprehensive Plan;
3. Conduct all required public hearings and analyses in accordance with state law and County ordinances; and
4. Provide a recommendation to the Board of Supervisors regarding any proposed zoning map amendment or related ordinance changes resulting from this review.

BE IT FURTHER RESOLVED, that this referral shall be placed on the Planning Commission agenda at the earliest practicable meeting.

A Copy, teste:



Christian R. Goodwin, Clerk
Board of Supervisors
Louisa County, Virginia

Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	
<u>Gum Spring</u>	<u>Shannon Hill</u>	<u>Fisher-Chewning</u>	<u>Rt. 33 Assemblage</u>	<u>Haley Drive</u>	<u>IDA/Cooke Foundation</u>	
100-117	79-36	58-3	58-11C	30-48	42-13	42-16-19
100-110	79-2-B	58-7-3	58-30B	30-3-A	42-23	42-16-20
100-115	79-2-A	42-81	58-30C	30-3-B	42-24	42-16-21
100-111	79-34	58-17	58-30	30-54	42-30	42-16-22
100-113	79-33	42-93	58-32	30-56	42-59B	42-16-23
100-112	79-35	42-86	70-47		42-12-1	42-16-24
96-40	79-12	42-83	70-48		42-60	42-16-25
96-43	79-11	42-82			42-16-1	46-16-26
100-118	79-10	42-84	71-1*		42-16-2	42-16-27
100-119		42-14-12	71-3*		42-16-3	42-16-28
100-120					42-16-4	42-16-29
100-121	Removed 08/05/2024	Public Hearing for Potential Removal			42-16-5	42-68
96-45					42-16-6	42-14
96-46					42-16-7	42-21
96-47					42-16-8	42-22
100-125					42-16-9	41-234A
100-2-A					42-16-11	42-4C
100-129					42-16-12	42-3
101-9					42-16-13	42-18
100-130					42-16-14	42-20
101-10					42-16-15	42-19
					42-16-16	42-15
					42-16-17	42-1
					42-16-18	27-91
						27-92
						27-93
						42-17

96-39*
96-44*
96-114*
Removed 08/05/2024

Public Hearing for
Potential Removal

**BOARD OF SUPERVISORS
COUNTY OF LOUISA
ORDINANCE**

At a regular meeting of the Board of Supervisors of the County of Louisa held in the Louisa County Public Meeting Room at 5:00 PM on the 3rd day of April 2023, at which the following members were present, the following ordinance was adopted by a majority of all members of the Board of Supervisors, the vote being recorded in the minutes of the meeting as shown below:

RESULT:	APPROVED [6 TO 1]
MOVER:	Fitzgerald A. Barnes, Patrick Henry District Supervisor
SECONDER:	Eric F. Purcell, Louisa County Supervisor
AYES:	Barlow, Barnes, Purcell, Williams, Adams, Jones
NAYS:	Willie L. Gentry Jr.

AN ORDINANCE LDR 2023-01; PROPOSED AMENDMENT TO CHAPTER 86. LAND DEVELOPMENT REGULATIONS, TO SECTION 86-330, AND FOLLOWING, TO ESTABLISH THE TECHNOLOGY OVERLAY DISTRICT (TOD)

WHEREAS, the creation of a Technology Overlay District (TOD) would permit certain primary and accessory uses by right, subject to restrictions and standards for campus size and location, and the design of buildings, buffers, setbacks, lighting, landscaping, and open space; and

WHEREAS, the Planning Commission held a public hearing on March 9, 2023, and voted 7-0 that the public necessity, convenience, general welfare, or good zoning practice compels it to make a recommendation of approval to the Board of Supervisors on the proposed amendments to Section 86-330 and following sections, with the recommendations noted below; and

WHEREAS, the Planning Commission recommended the definitions proposed in Section 86-330 to establish the Technology Overlay District be defined in further detail by the Board of Supervisors. The Planning Commission also requested the Louisa County Board of Supervisors to apply Section 51-3 Unnecessary noises enumerated to the proposed Technology Overlay District; and

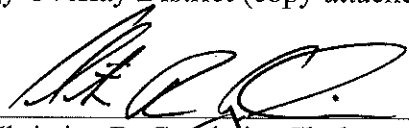
WHEREAS, the district is proposed to include the following properties: 27-91, 92, and 93; 30-48, 54, and 56; 30-3-A and B; 41-234A; 41-234A; 42-1, 3, 4C, 13, 14, 15, 17-24, 30, 59B, 60, 68, 81 through 84, 86, 93; 42-12-1; 42-14-12; 42-16-1 through 9, 11 through 29; 58-3, 11C, 17, 30, 30B, 30C, 32; 58-7-3; 70-47, 48; 71-1, 3; 79-10, 11, 12, 33, 34, 35, 36; 79-2-A and B; 96-39, 40, 43 through 47; 100-110 through 115, 117 through 121; 125, 129, 130; 100-2-A; 101-9, 10; and

WHEREAS, This will be accomplished by the creation of Section 86-330 within Chapter

86 of the Land Development Regulations.

NOW, THEREFORE, BE IT ORDAINED, on this 3rd day of April 2023, that the Louisa County Board of Supervisors approves the adoption of Section 86-330, and following sections, to establish the Technology Overlay District (copy attached).





A Copy, teste:

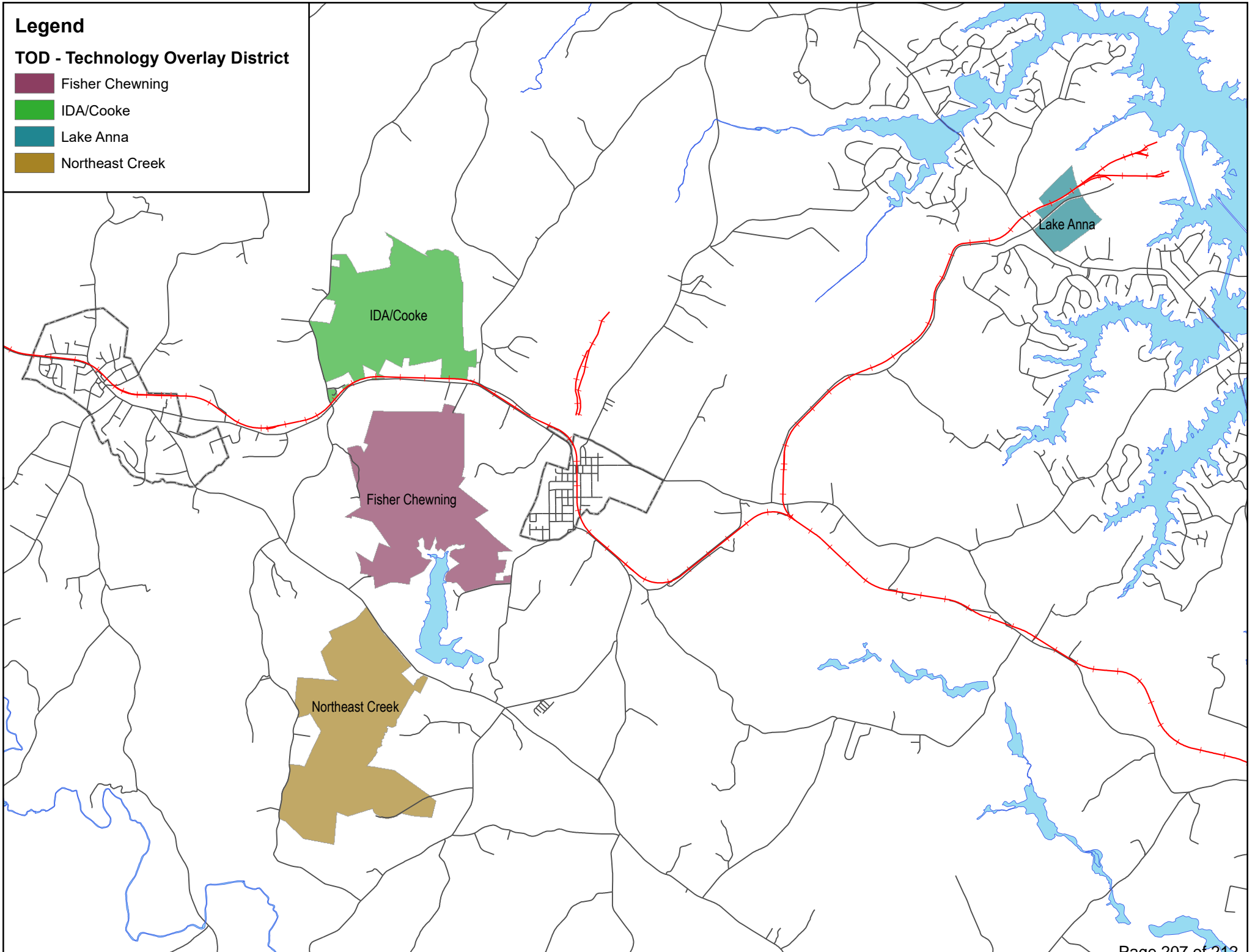


Christian R. Goodwin, Clerk
Board of Supervisors
Louisa County, Virginia

Legend





TOD - Technology Overlay District

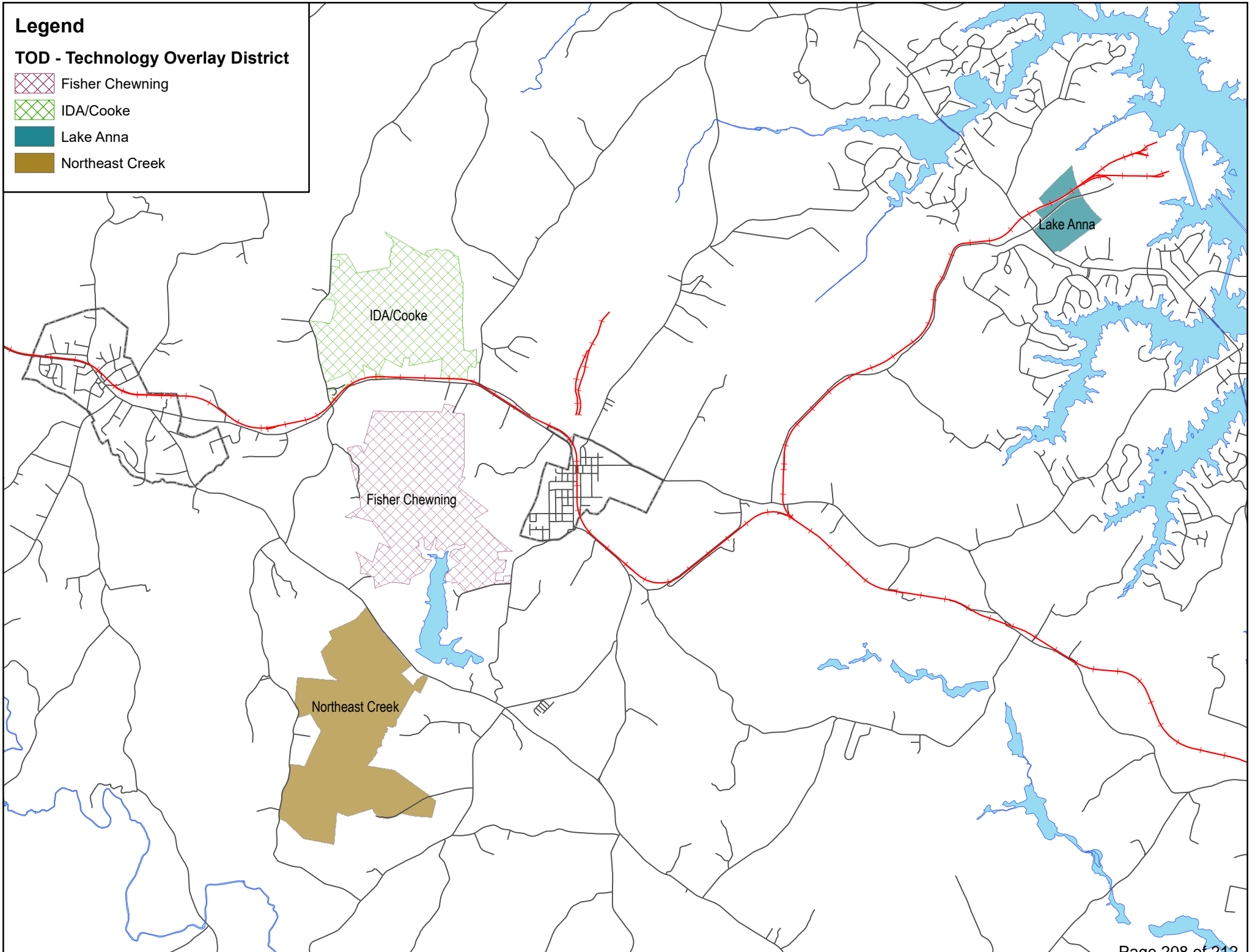
-  Fisher Chewning
-  IDA/Cooke
-  Lake Anna
-  Northeast Creek



Legend



TOD - Technology Overlay District

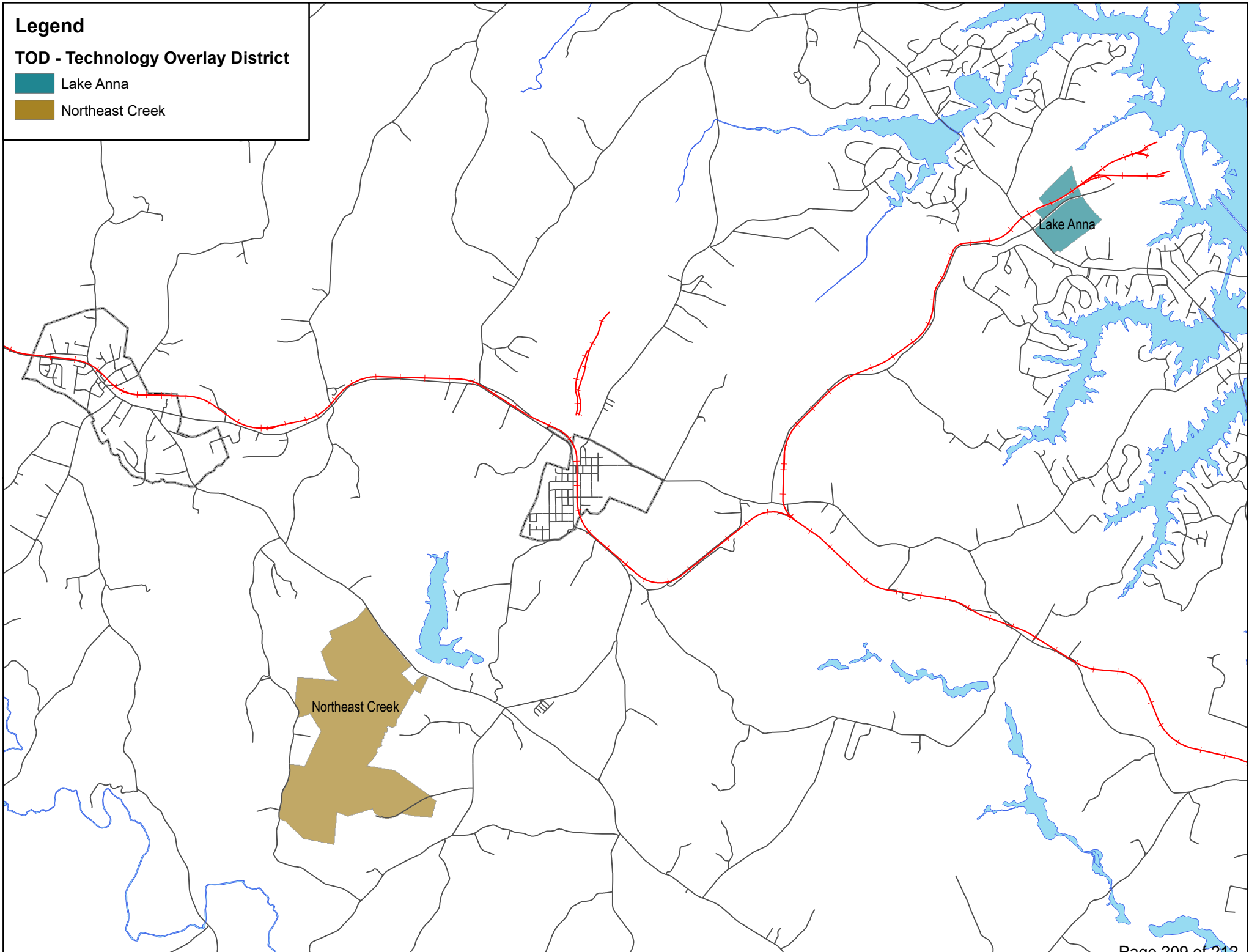
-  Fisher Chewning
-  IDA/Cooke
-  Lake Anna
-  Northeast Creek



Legend

TOD - Technology Overlay District

-  Lake Anna
-  Northeast Creek





COUNTY OF LOUISA

COMMUNITY DEVELOPMENT Fax (540) 967-3486

(540) 967-3430

www.louisacounty.gov

SENT BY CERTIFIED MAIL

January 22, 2026

Amazon Data Services, Inc.
P.O. Box 81226
Seattle, WA 98108

To Whom It May Concern:

At a regular meeting of the Louisa County Board of Supervisors held January 20, 2026, the Board adopted a resolution authorizing a referral to the Louisa County Planning Commission to discuss the removal of the Technology Overlay District (TOD) designation from the assemblage of acreage known as the Fisher-Chewning property. The TOD was originally approved by Ordinance Resolution (ORD2023-6) adopted April 3, 2023.

The Fisher Chewning Technology Overlay District includes the following tax parcels: 58-3; 58-7-3; 42-81; 58-17; 42-93; 42-86; 42-83; 42-82; 42-84; 42-14-12; and is located between Jefferson Highway (U.S. Route 33) and Davis Highway (Route 22), primarily in the Mineral Election District.

This notice is to also advise that the Louisa County Planning Commission will hold a public hearing on February 12, 2026, at 7:00 p.m. in the Louisa County Public Meeting Room, at 1 Woolfolk Avenue, Louisa Virginia 23093 on the above referenced matter.

Should you have questions or require further information, please contact our office.

Sincerely,

Linda L. Buckler

Linda Buckler
Director of Community Development

/llb



COUNTY OF LOUISA
COMMUNITY DEVELOPMENT
www.louisacounty.gov

(540) 967-3430

Fax (540) 967-3486

SENT BY CERTIFIED MAIL

January 22, 2026

Dustin Madison, Chairman
Louisa County Industrial Development Authority
1 Woolfolk Avenue, STE 302
Louisa, Virginia 23093

Rail Park North, LLC
P.O. Box 462
Louisa, Virginia 23093

To Whom It May Concern:

At a regular meeting of the Louisa County Board of Supervisors held January 20, 2026, the Board adopted a resolution authorizing a referral to the Louisa County Planning Commission to discuss the removal of the Technology Overlay District (TOD) designation from the assemblage of acreage known as the Cooke Rail property. The TOD was originally approved by Ordinance Resolution (ORD2023-6) adopted April 3, 2023.

Cooke Rail Technology Overlay District includes the following tax parcels 42-13; 42-23; 42-24; 42-30; 42-59B; 42-12-1; 42-60; 42-16-1; 42-16-2; 42-16-3; 42-16-4; 42-16-5; 42-16-6; 42-16-7; 42-16-8; 42-16-9; 42-16-11; 42-16-12; 42-16-13; 42-16-14; 42-16-15; 42-16-16; 42-16-17; 42-16-18; 42-16-19; 42-16-20; 42-16-21; 42-16-22; 42-16-23; 42-16-24; 42-16-25; 46-16-26; 42-16-27; 42-16-28; 42-16-29; 42-68; 42-14; 42-21; 42-22; 41-234A; 42-4C; 42-3; 42-18; 42-20; 42-19; 42-15; 42-1; 27-91; 27-92; 27-93; 42-17; and is located north of Davis Highway (Route 22, between Chalklevel Road (Route 625) and Chopping Road (Route 623), primarily in the Mineral Election District.

This notice is to also advise that the Louisa County Planning Commission will hold a public hearing on February 12, 2026, at 7:00 p.m. in the Louisa County Public Meeting Room, at 1 Woolfolk Avenue, Louisa Virginia 23093 on the above referenced matter.

Should you have questions or require further information, please contact our office.

Sincerely,

Linda L. Buckler

Linda Buckler
Director of Community Development

/llb

Cc: Andy Wade, Economic Development Director awade@louisacounty.gov



COUNTY OF LOUISA
COMMUNITY DEVELOPMENT
www.louisacounty.com

(540) 967-3430

Fax (540) 967-3486

January 21, 2026

PUBLIC HEARING NOTICE

Proposed Amendments to ORD2023-06 to Remove Assemblage of Acreages in the Technology Overlay District (TOD) Described as Fisher Chewing and Cooke Rail

Dear Property Owner:

You have been identified as an adjoining property owner to one of the currently designated Technology Overlay Districts. This notice is to advise that the Louisa County Planning Commission will hold a public hearing on February 12, 2026, at 7:00 p.m. in the Louisa County Public Meeting Room, at 1 Woolfolk Avenue, Louisa Virginia 23093, in reference to the following:

Proposed Amendments to ORD2023-06 to Remove Assemblage of Acreages in the Technology Overlay District (TOD) Described as Fisher Chewing and Cooke Rail

Proposed amendments to remove assemblage of acreage that comprises two (2) adopted TOD sites, known as “Fisher Chewing” and “Cooke Rail” and approved by Ordinance Resolution (ORD2023-6) adopted April 3, 2023. The Fisher Chewing and Cooke Rail Technology Overlay Districts are described as follows:

Fisher Chewing Technology Overlay District includes the following tax parcels: 58-3; 58-7-3; 42-81; 58-17; 42-93; 42-86; 42-83; 42-82; 42-84; 42-14-12; and is located between Jefferson Highway (U.S. Route 33) and Davis Highway (Route 22), primarily in the Mineral Election District.

Cooke Rail Technology Overlay District includes the following tax parcels 42-13; 42-23; 42-24; 42-30; 42-59B; 42-12-1; 42-60; 42-16-1; 42-16-2; 42-16-3; 42-16-4; 42-16-5; 42-16-6; 42-16-7; 42-16-8; 42-16-9; 42-16-11; 42-16-12; 42-16-13; 42-16-14; 42-16-15; 42-16-16; 42-16-17; 42-16-18; 42-16-19; 42-16-20; 42-16-21; 42-16-22; 42-16-23; 42-16-24; 42-16-25; 46-16-26; 42-16-27; 42-16-28; 42-16-29; 42-68; 42-14; 42-21; 42-22; 41-234A; 42-4C; 42-3; 42-18; 42-20; 42-19; 42-15; 42-1; 27-91; 27-92; 27-93; 42-17; and is located north of Davis Highway (Route 22, between Chalklevel Road (Route 625) and Chopping Road (Route 623), primarily in the Mineral Election District.

Ways to participate:

You may join the meeting in-person to provide public comment or submit a comment in writing to PlanningZoning@louisa.org, or 1 Woolfolk Ave, Suite 201, Louisa VA 23093 (Attn: D. Johnson). Written comments received by 5pm on the meeting date will be acknowledged and put into the official meeting record at the Commission’s discretion. You may also watch the meeting live online by visiting www.louisacounty.com and look for the live meetings under the Government tab.

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