



**Planning Commission
County of Louisa
Thursday, June 11, 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 - May 14, 2026

III. CONSENT AGENDA

IV. PUBLIC ADDRESS

V. UNFINISHED BUSINESS

VI. PUBLIC HEARINGS

1. Amendment to Chapter 86 Land Development Regulations – Proposed Addition – Gold Mine Creek Agricultural and Forestal District
2. Amendment to Chapter 86 Land Development Regulations – Proposed Addition – Ellisville Agricultural and Forestal District
3. Amendment to Chapter 86 Land Development Regulations – Proposed Addition – Green Springs Agricultural and Forestal District

VII. NEW BUSINESS

VIII. DISCUSSION

IX. REPORTS

1. Upcoming Public Hearing - Ellisville AFD Addition (Massie)
2. Upcoming Public Hearing - Gold Mine Creek AFD Addition (Courtney)
3. Upcoming Public Hearing - Healing Springs New AFD Addition (Daigh)
4. Upcoming Public Hearing - Rezoning - Shaun Brown

ANNOUNCEMENTS AND ADJOURNMENT

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



Planning Commission
County of Louisa
Thursday, May 14, 2026
Louisa County Public Meeting Room
7:00 PM

CALL TO ORDER

Chairman Disosway called the May 14, 2026, regular meeting of the Louisa County Planning Commission to order at 7:00 p.m.

ROLL CALL

Attendee Name	Title	Status	Arrived
Tommy J. Barlow	Mountain Road District Supervisor	Present	7:00 PM
Todd Hicks	Commissioner	Present	7:00 PM
Ellis Quarles	Commissioner	Present	7:00 PM
George Goodwin	Commissioner	Absent	
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; Maggie Brakeville, Land Development and Agricultural Conservation Coordinator; and Deborah Johnson, Administrative Assistant.

INVOCATION

Mr. Dickerson led the invocation.

PLEDGE OF ALLEGIANCE

Mr. Quarles led the Pledge of Allegiance.

APPROVAL OF AGENDA

On the motion of Mr. Quarles, seconded by Mr. Painting, which carried a vote of 6-0, the Planning Commission voted to approve the agenda of the May 14, 2026, meeting without changes.

APPROVAL OF PLANNING COMMISSION MINUTES

Planning Commission - Regular Meeting – April 9, 2026 7:00 PM

On the motion of Mr. Dickerson, seconded by Mr. Quarles, which carried a vote of 6-0, the Planning Commission voted to approve the minutes of the April 9, 2026, meeting without changes.

CONSENT AGENDA

None.

PUBLIC ADDRESS

Chairman Disosway opened the public address period.

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

UNFINISHED BUSINESS

None.

PUBLIC HEARINGS

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

Maggie Brakeville presented a request to amend the Cuckoo Agricultural and Forestal District to add tax map parcels 71-74B and 71-74C, containing a total of 93.72 acres. The proposed district addition is located 0.90 miles southwest of the Cuckoo Agricultural and Forestal District. The parcels are located south of Route 643 (Cuckoo Road), west of Highway 522 (Cross Country Road), and northwest of Route 699 (Indian Creek Road) in the Cuckoo Voting District.

Chairman Disosway opened the public comment period.

Sarah and David Truslow, applicants, explained the use of the property and desire to be added to the AFD district.

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. Dickerson, seconded by Mr. Quarles, which carried a vote of 6-0, the Planning Commission voted to forward a recommendation of approval to the Louisa County Board of Supervisors on the proposed amendment to Chapter 86 Land Development Regulations to amend the Cuckoo Agricultural and Forestal District by adding tax map parcels 71-74B and 71-74C.

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

Maggie Brakeville presented a request to amend the Trevilian Station Agricultural and Forestal District to add tax map parcel 38-2, containing a total of 17.336 acres. The proposed district addition

adjoins the southernmost portion of the Trevilian Station Agricultural and Forestal District. The parcel is located east of Route 636 (Valentine Mill Road), northwest of Route 613 (Poindexter Road), and south of Route 22 (Louisa Road) in the Patrick Henry Voting District.

Ms. Brakeville presented an additional amendment to add tax map parcel 38-3, containing a total of 36.497 acres. The proposed district addition adjoins the southernmost portion of the Trevilian Station Agricultural and Forestal District. The parcel is located east of Route 636 (Valentine Mill Road), northwest of Route 613 (Poindexter Road), and south of Route 22 (Louisa Road) in the Patrick Henry Voting District.

Chairman Disosway opened the public comment period.

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

On the motion of Mr. Quarles, seconded by Mr. Dickerson, which carried a vote of 6-0, the Planning Commission voted to forward a recommendation of approval to the Louisa County Board of Supervisors on the proposed amendment to Chapter 86 Land Development Regulations to amend the Trevilian Station Agricultural and Forestal District by adding tax map parcels 38-2 and 38-3.

Amendments to Chapter 86. Land Development Regulations - Proposed Addition – Shelton’s Mill Agricultural and Forestal District

Maggie Brakeville presented a request to amend the Shelton’s Mill Agricultural and Forestal District to add tax map parcels 99-59 and 99-60, containing a total of 157.49 acres. The proposed district addition is located 3.75 miles east of the existing portion of Shelton’s Mill Agricultural and Forestal District. The parcels are located along the Louisa Hanover County line on Route 604 (Hopeful Church Road), north of Route 610 (Holly Grove Drive), and south of Johnson Mill Road. The parcels are further located in the Mountain Road and Jackson Voting Districts.

Chairman Disosway opened the public comment period.

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

On the motion of Mr. Hicks, seconded by Mr. Painting, which carried a vote of 6-0, 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 Shelton’s Mill Agricultural and Forestal District by adding tax map parcels 99-59 and 99-60.

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 72-36, 72-37, 81-19, 81-19A, 81-23, 81-20, 81-20A, 81-20B & C, 82-8A, 82-8B, 82-10, and 82-17, containing a total of 1332.939 acres. The proposed district addition consists of two separate portions, a northern and southern addition, both located in the Cuckoo Voting District. The northern addition adjoins the northernmost corner of the existing Indian Creek Agricultural and Forestal District. The parcels are located east of Route 699 (Indian Creek Road) and along the western side of Route 522 (Cross Country Road). The southern addition adjoins the

southernmost portion of the Indian Creek Agricultural and Forestal District. The parcels are located west of Route 522 (Cross Country Road), along Route 699 (Indian Creek Road), and north, east, and south of the South Anna River.

Chairman Disosway opened the public comment period.

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

On the motion of Mr. Dickerson, seconded by Mr. Quarles, which carried a vote of 6-0, 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 72-36, 72-37, 81-19, 81-19A, 81-23, 81-20, 81-20A, 81-20B & C, 82-8A, 82-8B, 82-10, and 82-17.

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

Maggie Brakeville presented a request to amend the Gold Mine Creek Agricultural and Forestal District to add tax map parcels 13-92, 13-93, 13-94, 13-95, 13-96, 13-100, 13-102, and 14-1, containing a total of 253.626 acres. The proposed district addition adjoins the northwestern portion of the existing Gold Mine Creek Agricultural and Forestal District. The parcels are located along Route 669 (Ellisville Drive), north of Route 613 (Goldmine Road), and south of Route 651 (Cales Drive) in the Mineral Voting District.

Chairman Disosway opened the public comment period.

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

On the motion of Mr. Disosway, seconded by Mr. Quarles, which carried a vote of 6-0, the Planning Commission voted to forward a recommendation of approval to the Louisa County Board of Supervisors on the proposed amendment to Chapter 86 Land Development Regulations to amend the Gold Mine Creek Agricultural and Forestal District by adding tax map parcels 13-92, 13-93, 13-94, 13-95, 13-96, 13-100, 13-102, and 14-1.

ORD2026 – Amendments to Chapter 86. Land Development Regulations, Add Section 86-44. Conditional Use Permits for Electric Transmission Facilities

Chris Coon presented the proposed amendment to Chapter 86 of the Louisa County Land Development Regulations to establish Conditional Use Permit (CUP) requirements and performance standards for electric transmission facilities. This amendment is intended to operationalize the recently proposed Comprehensive Plan Addendum by creating a clear, consistent regulatory framework for evaluating transmission infrastructure proposals at the local level.

Chairman Disosway opened the public comment period.

Mr. Craig McClung, Mineral District, spoke in support of the ordinance amendment.

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. Dickerson, seconded by Mr. Painting, which carried a vote of 6-0, the Planning Commission voted to forward a recommendation of approval to the Louisa County Board of Supervisors on the proposed amendments to Chapter 86. Land Development Regulations, Add Section 86-44. Conditional Use Permits for Electric Transmission Facilities.

CPA2026-01; Proposed Amendments to the 2040 Louisa County Comprehensive Plan

Chris Coon presented the amendment to add an appendix to the Comprehensive Plan (2040 Plan) for an Electric Transmission and Corridor Policy addressing the siting and evaluation of electric transmission infrastructure. This policy establishes a clear, consistent framework to guide local decision-making and regional engagement while aligning with the County's long-term land use, growth management, and rural preservation goals.

Chairman Disosway opened the public comment period.

Mr. William Hale, Mountain Road District, spoke in support of the amendment.

Ms. Robin Horne, Mineral District, spoke in support of the amendment.

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. Dickerson, seconded by Mr. Painting, which carried a vote of 6-0, the Planning Commission voted to forward a recommendation of approval to the Louisa County Board of Supervisors on CPA2026-01, proposed amendments to the 2040 Louisa County Comprehensive Plan.

NEW BUSINESS

None.

DISCUSSION AND REPORTS

Linda Buckler provided reports on the recent applications submitted to Community Development that include three proposed additions to agricultural and forestal districts.

ANNOUNCEMENTS AND ADJOURNMENT

On the motion of Mr. Quarles, seconded by Mr. Hicks, which carried a vote of 6-0, the Planning Commission voted to adjourn the May 14, 2026, meeting at 7:36 PM.

BY ORDER OF:

JOHN DISOSWAY, CHAIRMAN
PLANNING COMMISSION
LOUISA COUNTY, VIRGINIA



TO: Members, Planning Commission
 FROM: Staff, Community Development Department
 DATE: April 17, 2026
 SUBJECT: **Review Addition Request – Gold Mine Creek Agricultural and Forestal District
 Thursday, June 11, 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 284 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>
Matthew Craig	13-3-B2	10.3	A-2
Jason and Anna Anderson	14-37	84.815	A-1
Jason and Anna Anderson	15-10	149.686	A-2
Jason and Anna Anderson	15-11	39.2	A-1

Location

The proposed addition consists of three separate sets of parcels. The first parcel is located 1.36 miles from a qualifying portion of the Gold Mine Creek Agricultural and Forestal District, north of Hiding Place Road, south of Route 620 (Vawter Corner Road), and west of Route 669 (Ellisville Drive) in the Louisa Voting District. The second parcel adjoins a qualifying portion of the Gold Mine Creek Agricultural and Forestal District, and is located east of Route 669 (Ellisville Drive), south of Route 613 (Goldmine Road), and west of Route 628 (Bibb Store Road) in the Mineral Voting District. The final set of parcels adjoin a qualifying portion of the Gold Mine Creek Agricultural and Forestal District, and are located along Route 613 (Goldmine Road), south, southeast of Route 628 (Winston Road), and west of Route 687 (Daniel Road) in the Mineral 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 Gold Mine Creek Agricultural and Forestal District are zoned Agricultural (A-1 and A-2). In summary, the stated purpose of the A-1 zoning district is to accommodate uses that are essential to the rural economy and the agrarian character of the community. Additionally, the stated purpose of the A-2 zoning district is to allow for the compatible mixture of agricultural uses and limited residential development in rural areas and protect and retain the rural, open character of the countryside. Very low-density residential uses are allowed along with agricultural uses that are compatible with residential activity to provide for community cohesion in the rural areas and encourage land use interdependence.

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

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

Sec. 86-151. - Statement of intent; policy guidance.

(a) The agricultural (A-2) district is provided to allow for the compatible mixture of agricultural uses and limited residential development in rural areas and protect and retain the rural open character of the countryside. Very low-density residential uses are allowed along with agricultural uses that are compatible with residential activity to provide for community cohesion in the rural areas and encourage land use interdependence. Zoning standards are also included to ensure the co-existence of these uses with each other. The creation of lots fronting on existing state roads or federal highways is strongly discouraged.

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

2040 Comprehensive Plan

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

The Vision Statement for the 2040 Comprehensive Plan states:

“We strengthen our sense of community by providing resources for residents, promoting agriculture and forestry, ensuring environmental stewardship, establishing reasonable growth areas, and maintaining our rural character.”

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

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

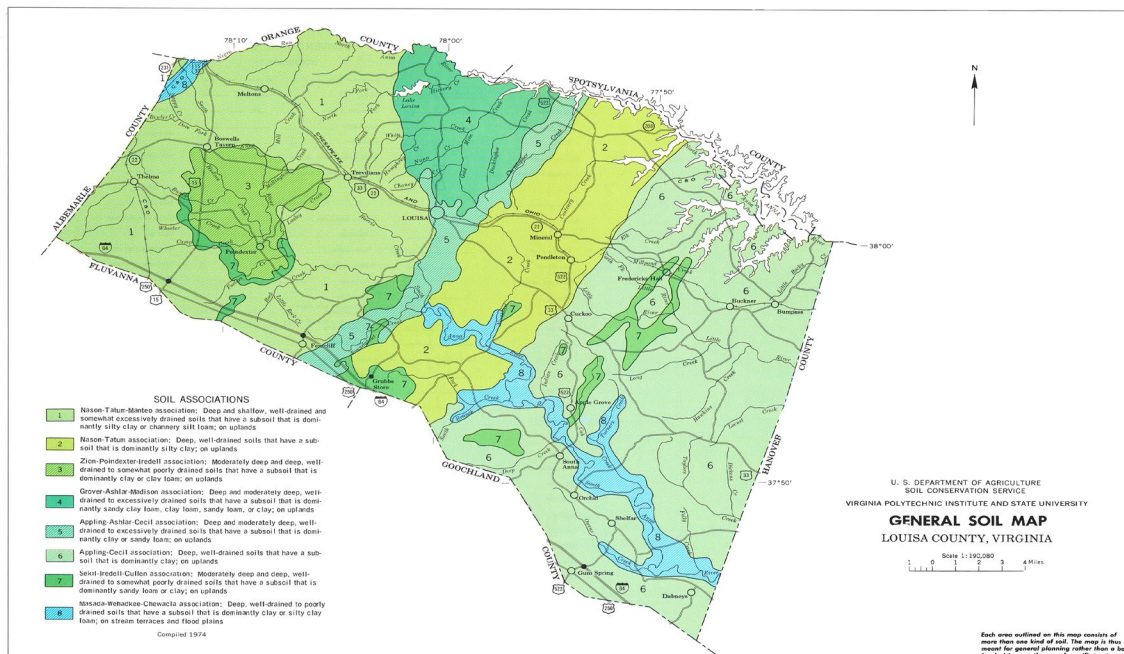
The creation of agricultural and forestal districts and subsequent additions to those districts, complements the goals identified in the Vision Statement by preserving and protecting natural resources, open space retention, compatibility between land uses, and managing growth by concentrating development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

Existing Uses

Based on information provided by the property owner, the subject parcels are used for crops, hay, timber, vegetables, and livestock including goats, pigs, chickens, and rabbits.

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 meets the statutory requirements for agricultural and forestally significant because the landowners are currently engaged in the production of crops, hay, timber, vegetables, and livestock including goats, pigs, chickens, and rabbits.

In part, § 15.2-4305, states:

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

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

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

Staff recommends the application for addition to the existing Gold Mine Creek Agricultural and Forestal District be sent to the Board of Supervisors with a favorable recommendation, as consistent with the current zoning of the properties as Agricultural (A-1 and A-2) and the Rural Area designation in the 2040 Louisa County Comprehensive Plan.

Recommendations of the Agricultural, Forestal, and Rural Preservation Committee

Staff will provide a verbal recommendation at the Planning Commission Meeting as the Agricultural, Forestal, and Rural Preservation Committee does not meet until June 4, 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 Gold Mine 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)

Northwestern Louisa County

4. Total Acreage in the Proposed District or Addition 283.98

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>Matthew Craig</u>	<u>13 3 B2</u>
<u>Jason + Anna Anderson</u>	<u>14-37, 15-10, 15-11</u>

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

PROPERTY OWNER'S NAME: Matthew Craig

- 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.)

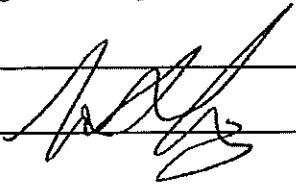
PARCEL INFORMATION:

- TAX MAP # 13 LOT/PARCEL# 3 B2
- ACREAGE: 10.3 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

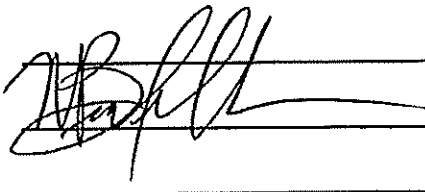
(Describe in Detail the Use of the Subject Property)

Compost Soil, Livestock - Goats, Pigs, chickens, rabbits
Horticultural Products, Veggies

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

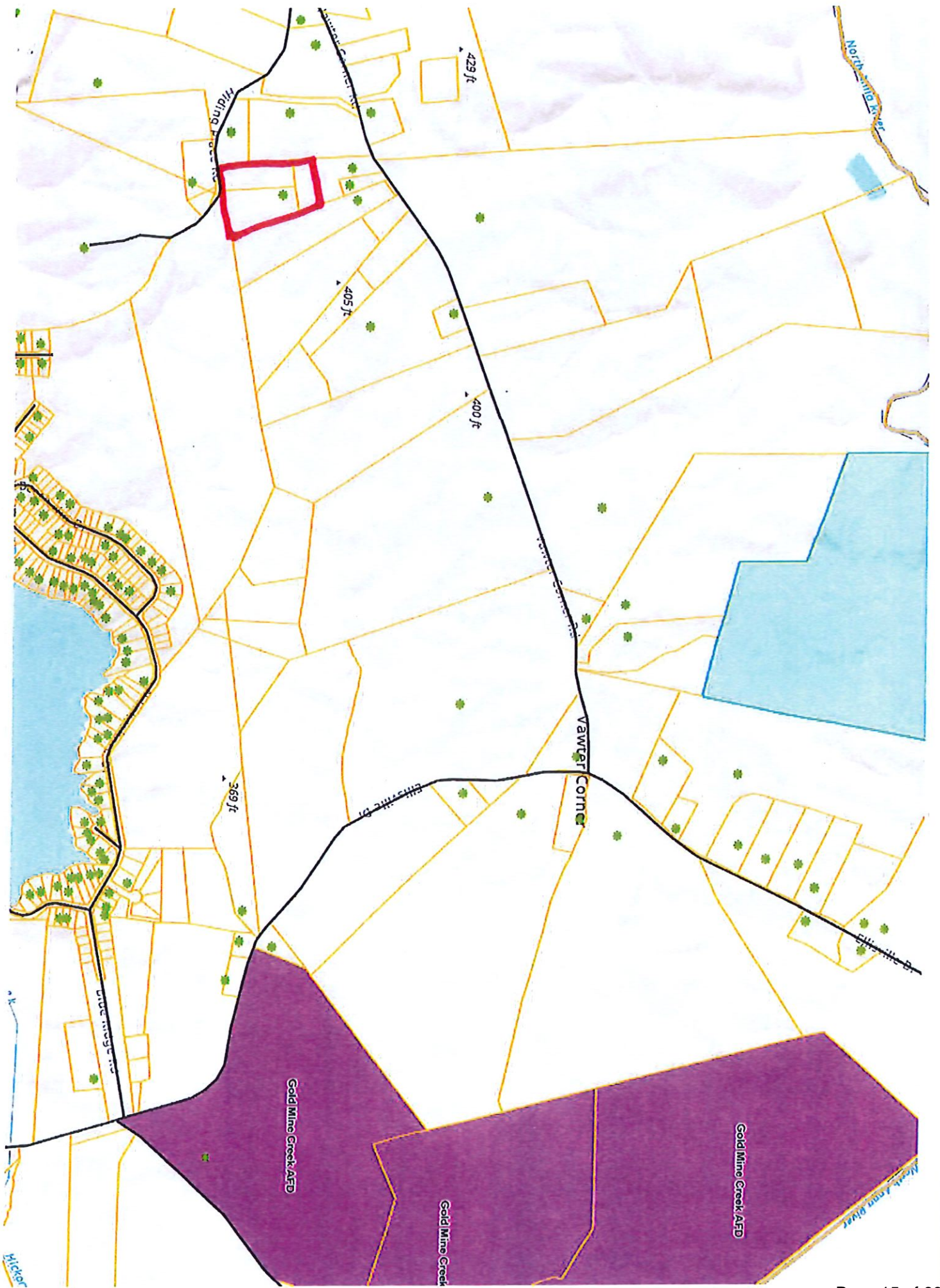


Owner(s) Signatures



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: Jason D & Anna C. Anderson

• MAILING ADDRESS: _____

• PHONE NUMBER: _____

o 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 # 14 37 LOT/PARCEL# _____

• ACREAGE: 84.8 ZONING: Ag

• 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)

Used for small grains or hayfield

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: Jasmi D & Anna C. Anderson

- 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 # 15 10 LOT/PARCEL# _____
- ACREAGE: 149.6 ZONING: Ag
- 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)

Planted pines

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

[Signature]
Anna C. Anderson

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: Jason D & Anna C Anderson

- 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 # 15 11 LOT/PARCEL# _____
- ACREAGE: 39.2 ZONING: Ag
- 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)

Planted pines

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

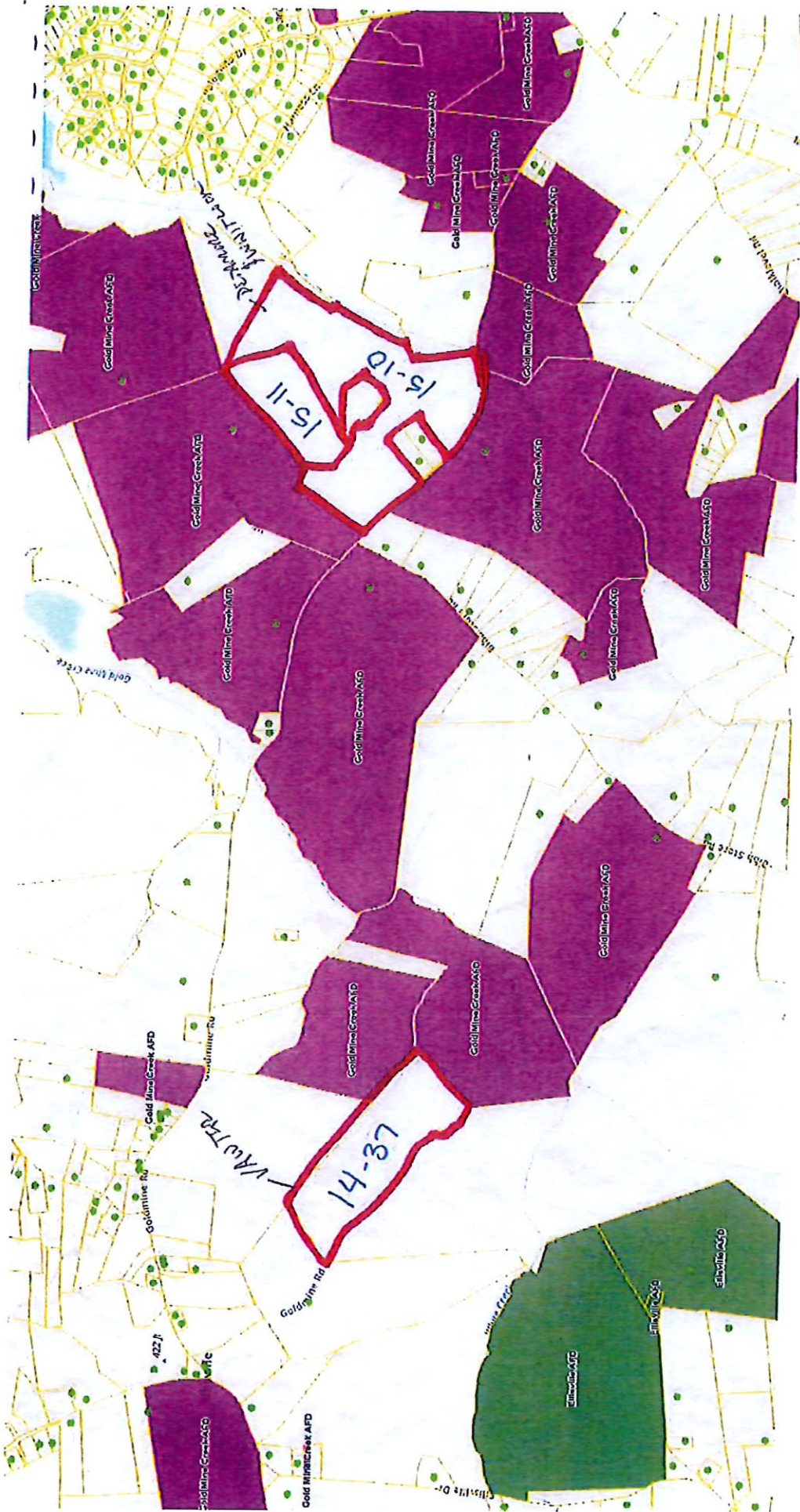
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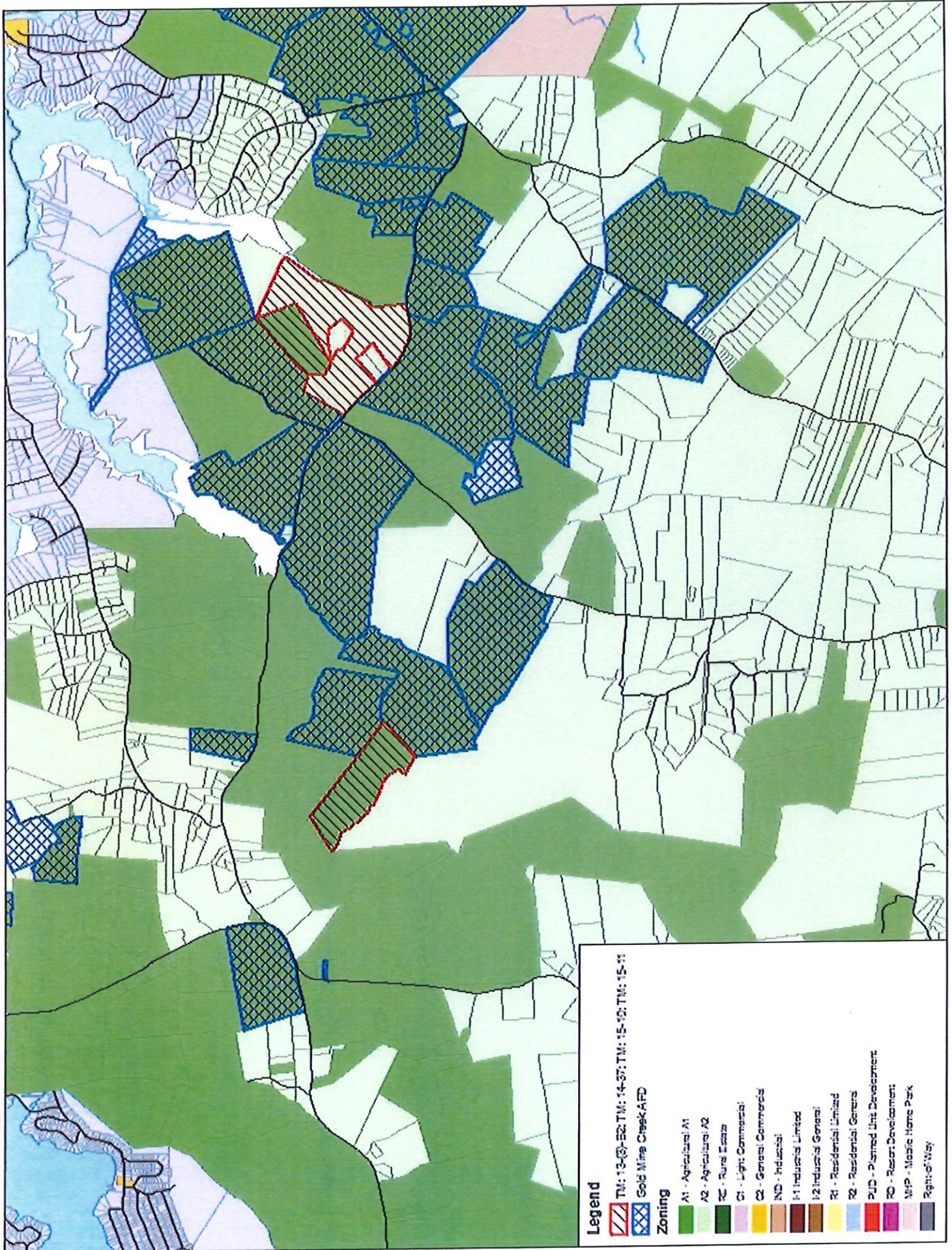
Anna C. Anderson

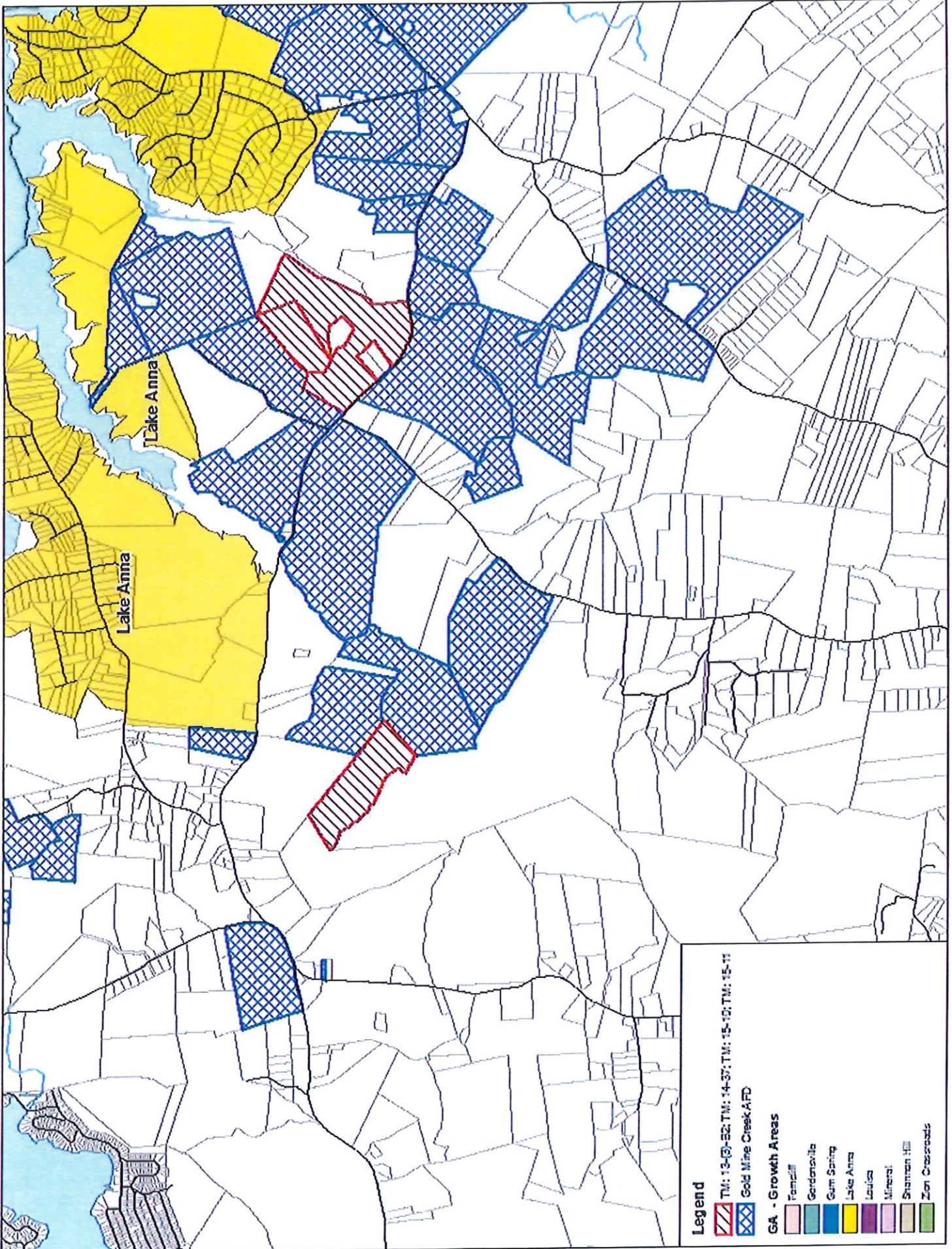
Owner(s) Signatures

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.)

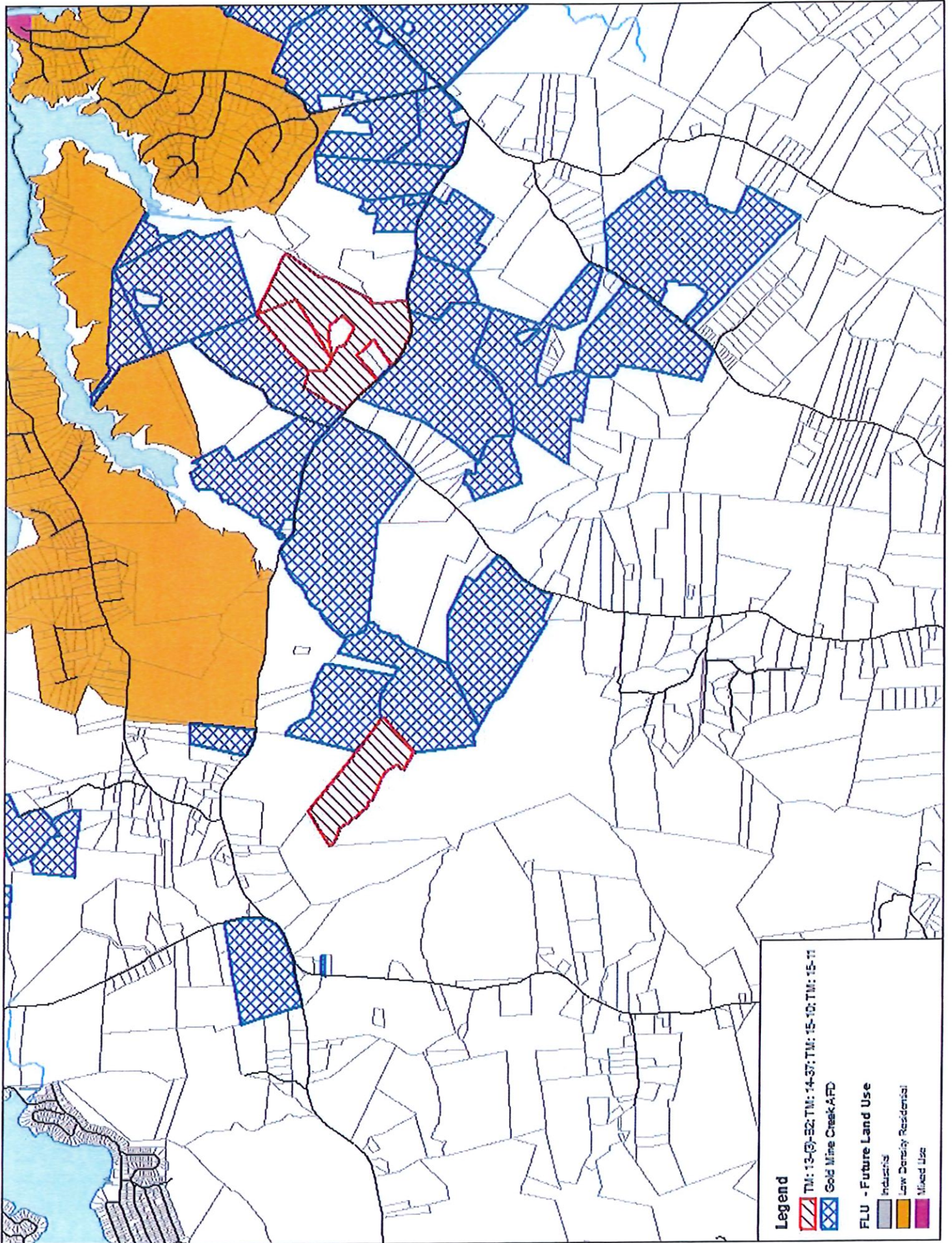






Legend

 TM: 13-03-52; TM: 14-37; TM: 15-10; TM: 15-11
 Gold Mine Creek AFD
GA - Growth Areas
 Fencil
 Gardenville
 Gum Spring
 Lake Anna
 Louisa
 Mineral
 Shannon Hill
 Zen 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 Parcels 13-3-B2, 14-37, 15-10, and 15-11.

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- (3) B2 , 81 (1.196 ac portion of), 84, 92, 93, 94, 95, 96, 100, 101, 102; 14-1, 3, 6, 37 , 38, 40, 55, 70, 71, 71B, 72, 77, (4)A; 15-3, 5, 9, 10, 11 , 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, Planning Commission
FROM: Staff, Community Development Department
DATE: April 17, 2026
SUBJECT: **Review Addition Request – Ellisville Agricultural and Forestal District**
Thursday, June 11, 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 57.971 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>
Rene Gutierrez	26-73	47.241	A-2
Rene Gutierrez	27-5-F	10.73	A-2

Location

The proposed addition adjoins the existing Ellisville Agricultural and Forestal District. The parcels are located east of Route 628 (Bibb Store Road) and west of Route 625 (Chalklevel Road) in the Mineral 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-2). In summary, the stated purpose of the A-2 zoning district is to allow for the compatible mixture of agricultural uses and limited residential development in rural areas and protect and retain the rural, open character of the countryside. Very low-density residential uses are allowed along with agricultural uses that are compatible with residential activity to provide for community cohesion in the rural areas and encourage land use interdependence.

Sec. 86-151. - Statement of intent; policy guidance.

(a) The agricultural (A-2) district is provided to allow for the compatible mixture of agricultural uses and limited residential development in rural areas and protect and retain the rural open character of the countryside. Very low-density residential uses are allowed along with agricultural uses that are compatible with residential activity to provide for community cohesion in the rural areas and encourage land use interdependence. Zoning standards are also included to ensure the co-existence of these uses with each other. The creation of lots fronting on existing state roads or federal highways is strongly discouraged.

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

2040 Comprehensive Plan

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

The Vision Statement for the 2040 Comprehensive Plan states:

“We strengthen our sense of community by providing resources for residents, promoting agriculture and forestry, ensuring environmental stewardship, establishing reasonable growth areas, and maintaining our rural character.”

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

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

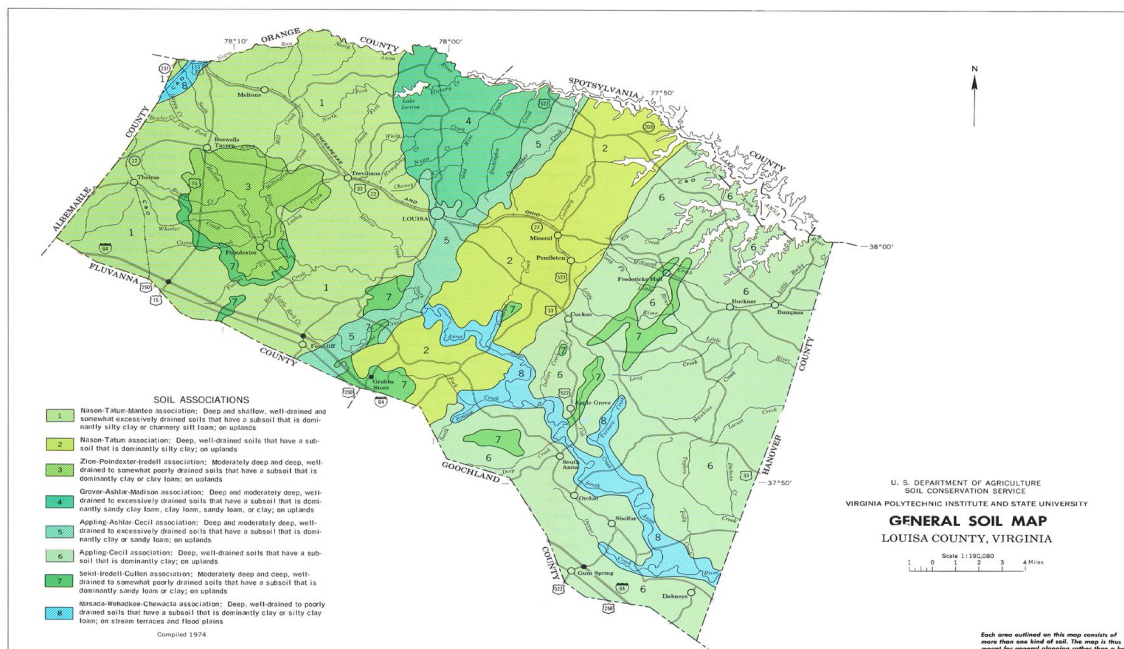
The creation of agricultural and forestal districts and subsequent additions to those districts, complements the goals identified in the Vision Statement by preserving and protecting natural resources, open space retention, compatibility between land uses, and managing growth by concentrating development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

Existing Uses

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

Soils

Based on the 1976 Louisa County Soil Survey from the U.S. Department of Agriculture Soil Conservation Service, the soils in this area are primarily made up of 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 meets the statutory requirements for agricultural and forestally significant because the landowners are currently engaged in the production of timber.

In part, § 15.2-4305, states:

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

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

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

Staff recommends the application for addition to the existing Ellisville Agricultural and Forestal District be sent to the Board of Supervisors with a favorable recommendation, as consistent with the current zoning of the properties as Agricultural (A-2) and the Rural Area designation in the 2040 Louisa County Comprehensive Plan.

Recommendations of the Agricultural, Forestal, and Rural Preservation Committee

Staff will provide a verbal recommendation at the Planning Commission Meeting as the Agricultural, Forestal, and Rural Preservation Committee does not meet until June 4, 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 AFD

2. Check Applicable Action:

- Creation of New District
 Addition to Existing District
 Removal from Existing District

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

Between Bibbs Store Rd + Chalk Level Rd

4. Total Acreage in the Proposed District or Addition 57.971

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)

Rene Gutierrez 26-73, 27-5-F

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

PROPERTY OWNER'S NAME: Rene Gutierrez

- 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 # 26 LOT/PARCEL# 73
- ACREAGE: 47.241 ZONING: A-2
- SUBDIVISION NAME: _____
- PART OF THE CORE: YES or NO
- WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: YES or NO
- IS THE PROPERTY AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA §15.2-4302 (see page 1): YES or NO
- IS THE PROPERTY ENROLLED IN LAND USE TAXATION: YES or NO
- IS A CONSERVATION EASEMENT PLACED ON THE PROPERTY: YES or NO

(Describe in Detail the Use of the Subject Property)

Timber

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

[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: Rene Gutierrez

- 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 # 27 LOT/PARCEL# SF
- ACREAGE: 10.73 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.

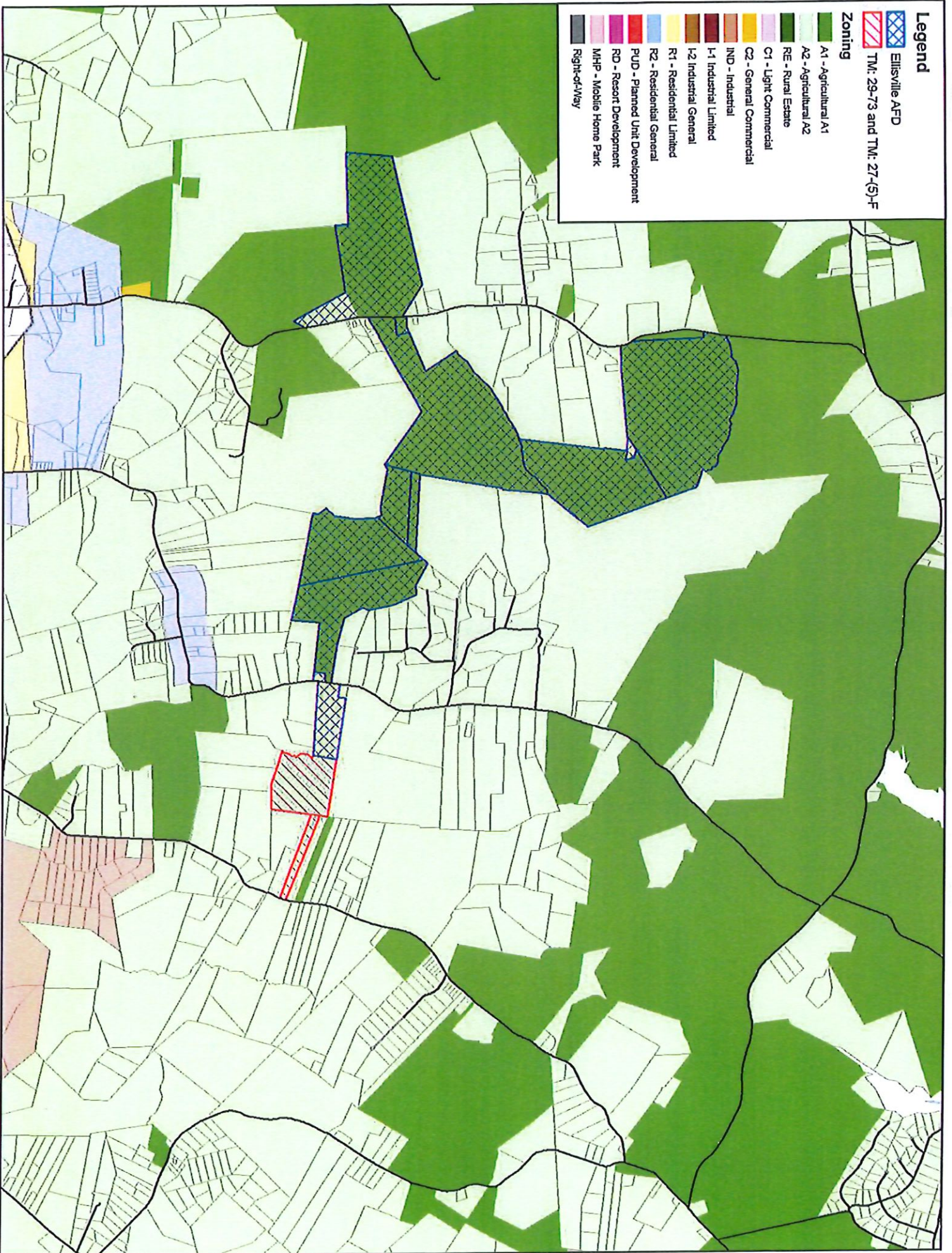
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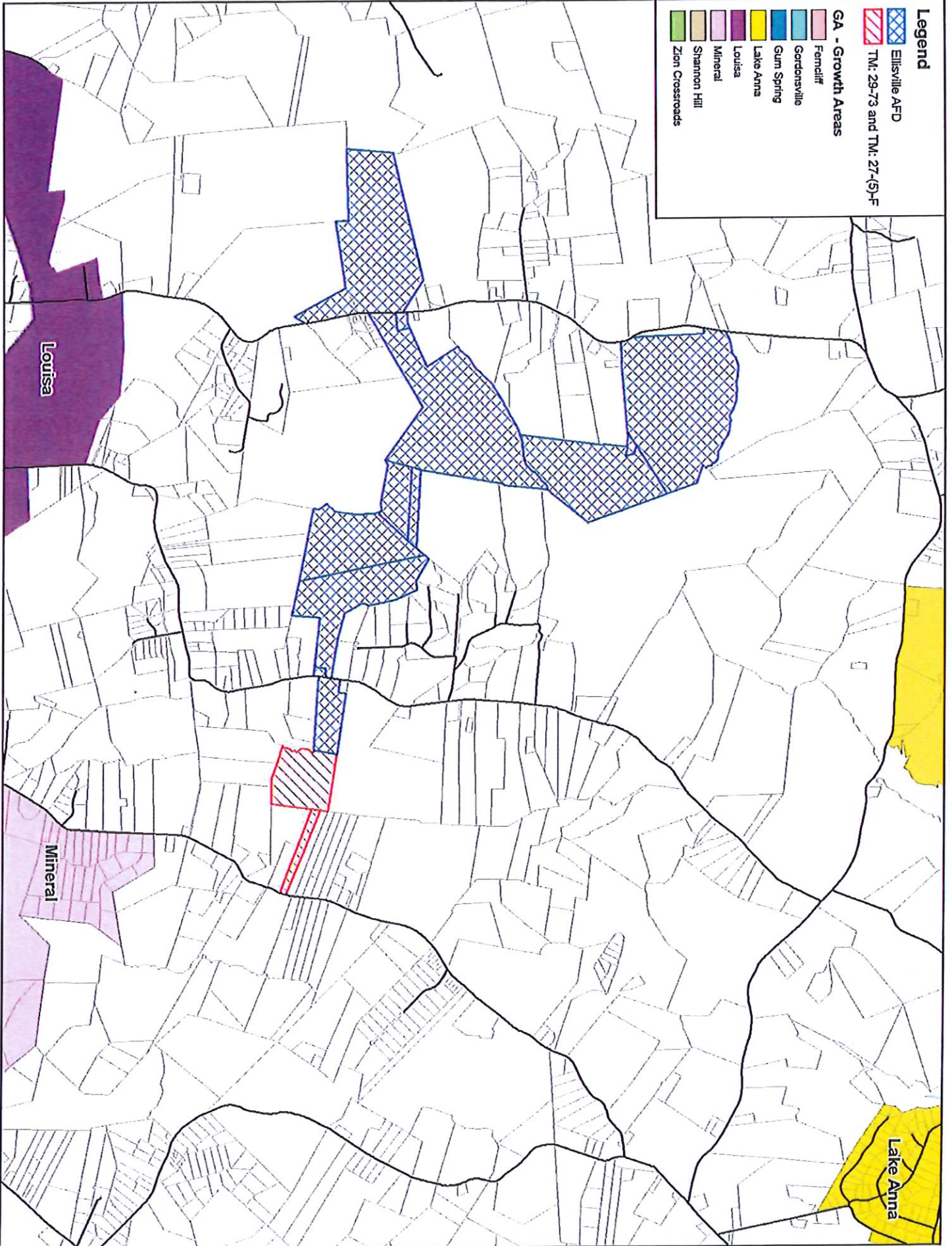
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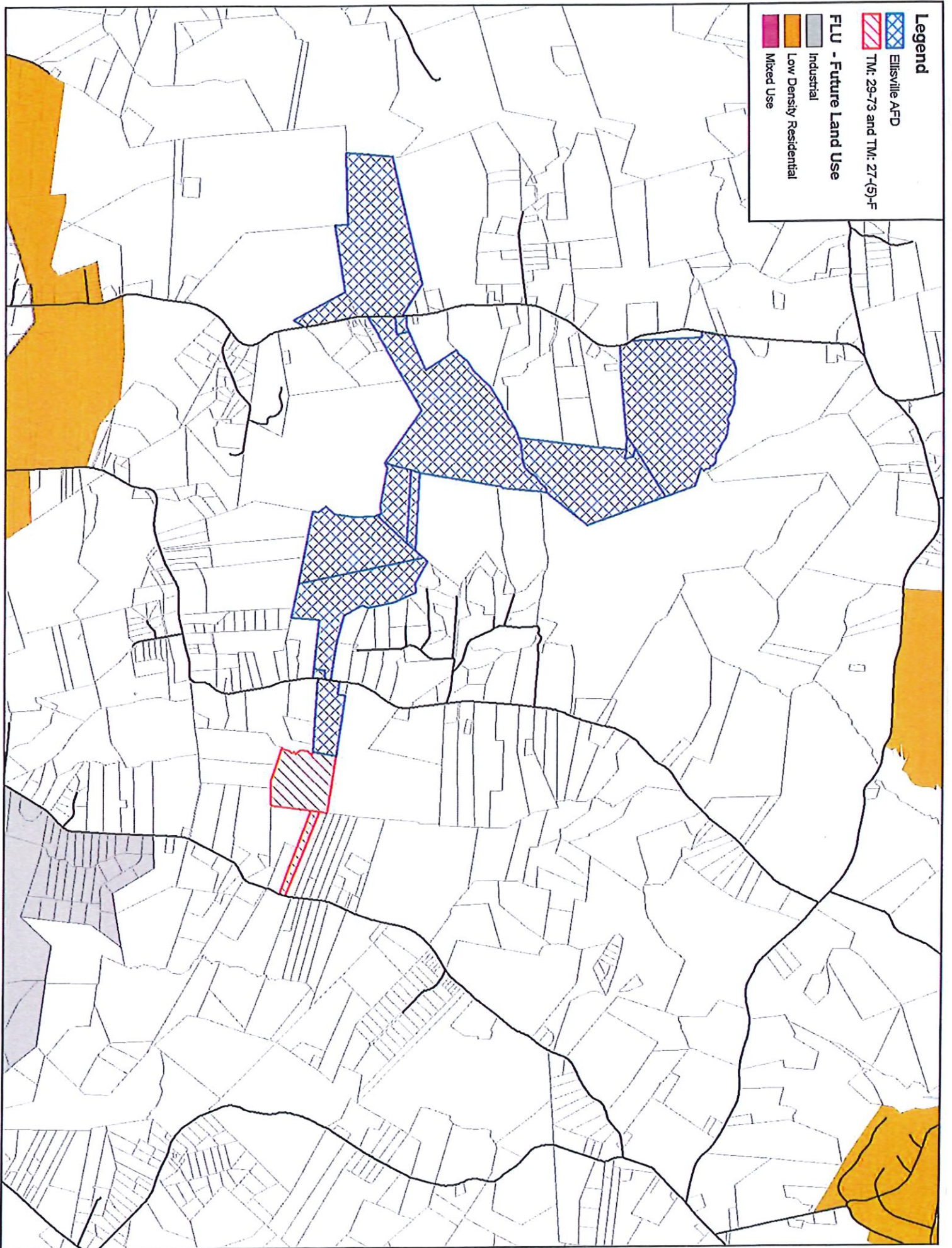
Owner(s) Signatures

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
-  TM: 29-73 and TM: 27-(5)-F

FLU - Future Land Use

-  Low Density Residential
-  Industrial
-  Mixed Use

AMENDMENT

Amendment to Article II. Zoning Ordinance and Maps; Division 7. Agricultural and Forestal Districts of the Louisa County Land Development Regulations (Chapter 86) to amend the Ellisville Agricultural and Forestal District by the addition of Tax Map Parcels 26-73 and 27-5-F.

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>Ellisville Agricultural and Forestal District</i>	<p>13-72, 73, 74, 77 24-160; 25-2, 2(A), 2(B), 7(B), 8, 9(A), 9(B), 12, 18(4), 25, 34, 35, 37, 40, 41A, 44, 63, 72(B), 76, 77, 89, 91, 92, 98; 26-1, 2, 3, 5, 5A, 43, 44, 45, 46, 47, 71, 73; 27-5(F) 40-190, 194, 200, 202, 203, 205, 206, 215.</p>
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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, Planning Commission
 FROM: Staff, Community Development Department
 DATE: April 17, 2026
 SUBJECT: **Review Addition Request – Green Springs Agricultural and Forestal District
 Thursday, June 11, 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 85.098 acres, to the existing Green Springs Agricultural and Forestal District, as follows:

<u>OWNER'S NAME</u>	<u>TAX MAP PARCEL #</u>	<u>ACREAGE</u>	<u>ZONING</u>
Karen Hulebak and Joseph Rodricks	37-1-A1	78.101	A-2
Karen Hulebak and Joseph Rodricks	38-13	5.4960	A-2
Karen Hulebak and Joseph Rodricks	38-14	1.501	A-2

Location

The proposed addition adjoins an existing qualifying portion of the Green Springs Agricultural and Forestal District. The parcels are located east of Route 613 (Poindexter Road), west of Route 649 (Byrd Mill Road), and north of Route 637 (Brickhouse Road) in the Patrick Henry 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 Green Springs Agricultural and Forestal District are zoned Agricultural (A-2). In summary, the stated purpose of the A-2 zoning district is to allow for the compatible mixture of agricultural uses and limited residential development in rural areas and protect and retain the rural, open character of the countryside. Very low-density residential uses are allowed along with agricultural uses that are compatible with residential activity to provide for community cohesion in the rural areas and encourage land use interdependence.

Sec. 86-151. - Statement of intent; policy guidance.

(a) The agricultural (A-2) district is provided to allow for the compatible mixture of agricultural uses and limited residential development in rural areas and protect and retain the rural open character of the countryside. Very low-density residential uses are allowed along with agricultural uses that are compatible with residential activity to provide for community cohesion in the rural areas and encourage land use interdependence. Zoning standards are also included to ensure the co-existence of these uses with each other. The creation of lots fronting on existing state roads or federal highways is strongly discouraged.

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

2040 Comprehensive Plan

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

The Vision Statement for the 2040 Comprehensive Plan states:

“We strengthen our sense of community by providing resources for residents, promoting agriculture and forestry, ensuring environmental stewardship, establishing reasonable growth areas, and maintaining our rural character.”

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

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

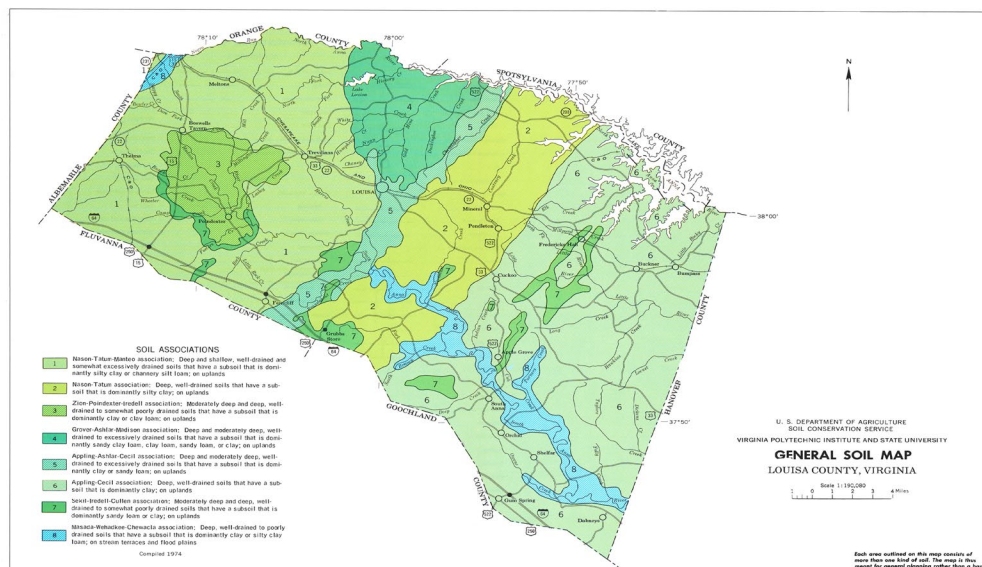
The creation of agricultural and forestal districts and subsequent additions to those districts, complements the goals identified in the Vision Statement by preserving and protecting natural resources, open space retention, compatibility between land uses, and managing growth by concentrating development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

Existing Uses

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

Soils

Based on the 1976 Louisa County Soil Survey from the U.S. Department of Agriculture Soil Conservation Service, the soils in this area are primarily made up of the Zion-Poindexter-Iredell association. In summary, these soils are described as “moderately deep and deep, well-drained to somewhat poorly drained soils that have a subsoil that is dominantly clay or clay loam; on uplands.”



State Code of Virginia – Agricultural and Forestal Districts Act

§ 15.2-4302. Definitions.

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

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

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

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

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

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

- (i) if the nearest boundary of the parcel is within one mile of the boundary of the core,
- (ii) if it is contiguous to a parcel in the district the nearest boundary of which is within one mile of the boundary of the core, or
- (iii) if the local governing body finds, in consultation with the advisory committee or planning commission, that the parcel not part of the core or within one mile of the boundary of the core contains agriculturally and forestally significant land.

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

§ 15.2-4306. Criteria for evaluating application.

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

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

3. The nature and extent of land uses other than active farming or forestry within the district and in areas adjacent thereto;
4. Local developmental patterns and needs;
5. The comprehensive plan and, if applicable, the zoning regulations;
6. The environmental benefits of retaining the lands in the district for agricultural and forestal uses; and
7. Any other matter which may be relevant.

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

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

§ 15.2-4307. Review of application; notice; hearing.

Upon the receipt of an application for a district or for an addition to an existing district, the program administrator shall refer such application to the advisory committee.

The advisory committee shall review and make recommendations concerning the application or modification thereof to the local planning commission....

Conclusion

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

In part, § 15.2-4305, states:

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

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

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

Staff recommends the application for addition to the existing Green Springs Agricultural and Forestal District be sent to the Board of Supervisors with a favorable recommendation, as consistent with the current zoning of the properties as Agricultural (A-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 June 4, 2026.



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

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

1. Name of District Green Springs

2. Check Applicable Action:

- Creation of New District
 Addition to Existing District
 Removal from Existing District

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

Trevillians Area, Louisa County

4. Total Acreage in the Proposed District or Addition 85.098

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>Karen Hulebak + Joseph Podricks</u>	<u>38-13, 37-1-A1,</u> <u>38-14</u>

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

PROPERTY OWNER'S NAME: KAREN HULEBAK & JOSEPH RODRICKS

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

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

PARCEL INFORMATION:

- TAX MAP # 38 LOT/PARCEL# 13
- ACREAGE: 78.101 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)

PASTURAGE; GRAZING; FIBER PRODUCTION

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: KAREN HULEBAK & JOSEPH RODRICKS

- 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 # 37 LOT/PARCEL# 1 A1
- ACREAGE: 5.4960 ZONING: A-2 ?
- SUBDIVISION NAME: _____
- PART OF THE CORE: YES or NO
- WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: YES or NO
- IS THE PROPERTY AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA §15.2-4302 (see page 1): YES or NO
- IS THE PROPERTY ENROLLED IN LAND USE TAXATION YES or NO
- IS A CONSERVATION EASEMENT PLACED ON THE PROPERTY: YES or NO

(Describe in Detail the Use of the Subject Property)

FORESTRY, TIMBER

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

[Signature]

David Stone

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: KAREN HULEBAK & JOSEPH RODRICKS

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

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

PARCEL INFORMATION:

- TAX MAP # 38 LOT/PARCEL# 14
- ACREAGE: 1.501 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)

PASTUREAGE; GRAZING; FIBER PRODUCTION

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

[Signature]

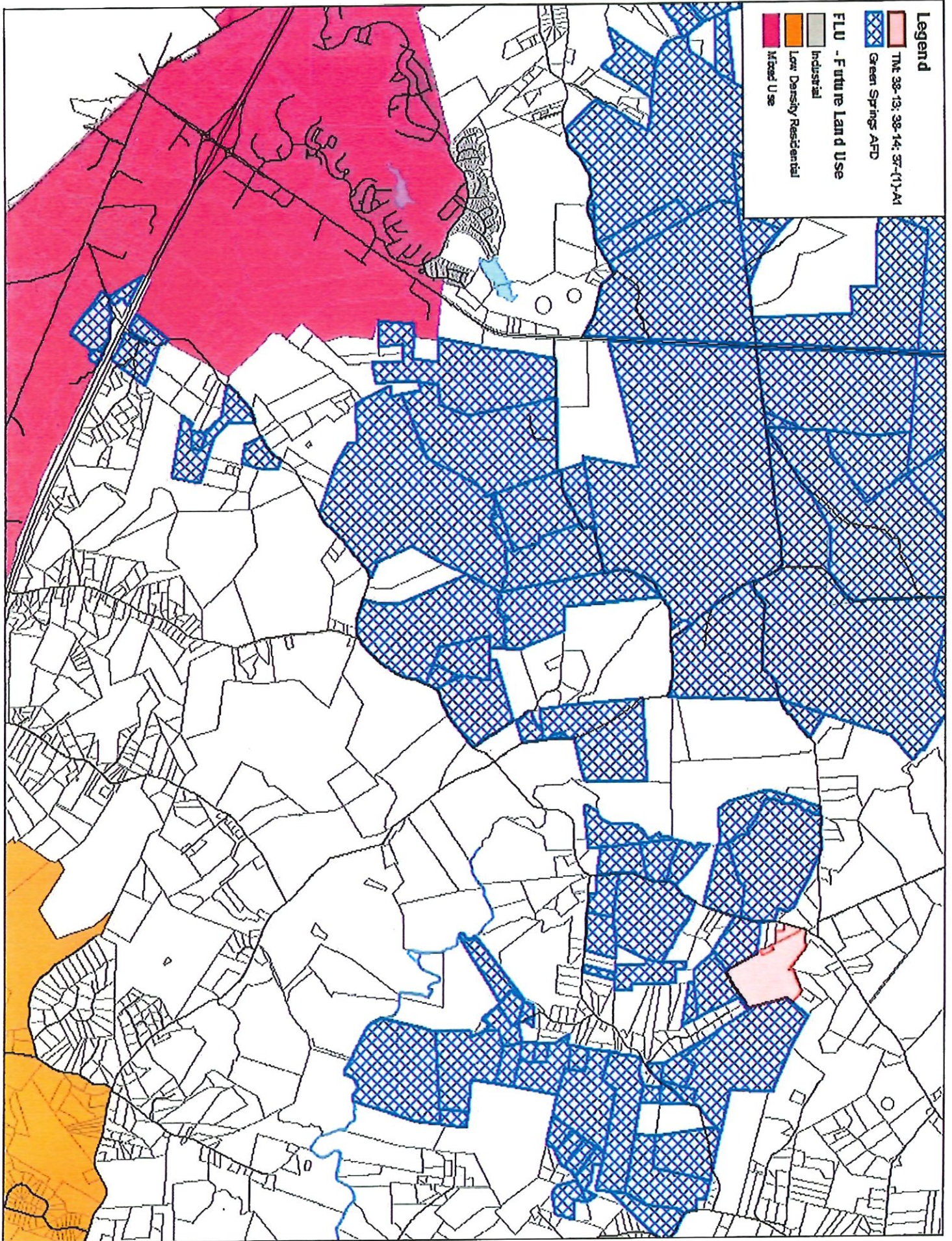
David Stone

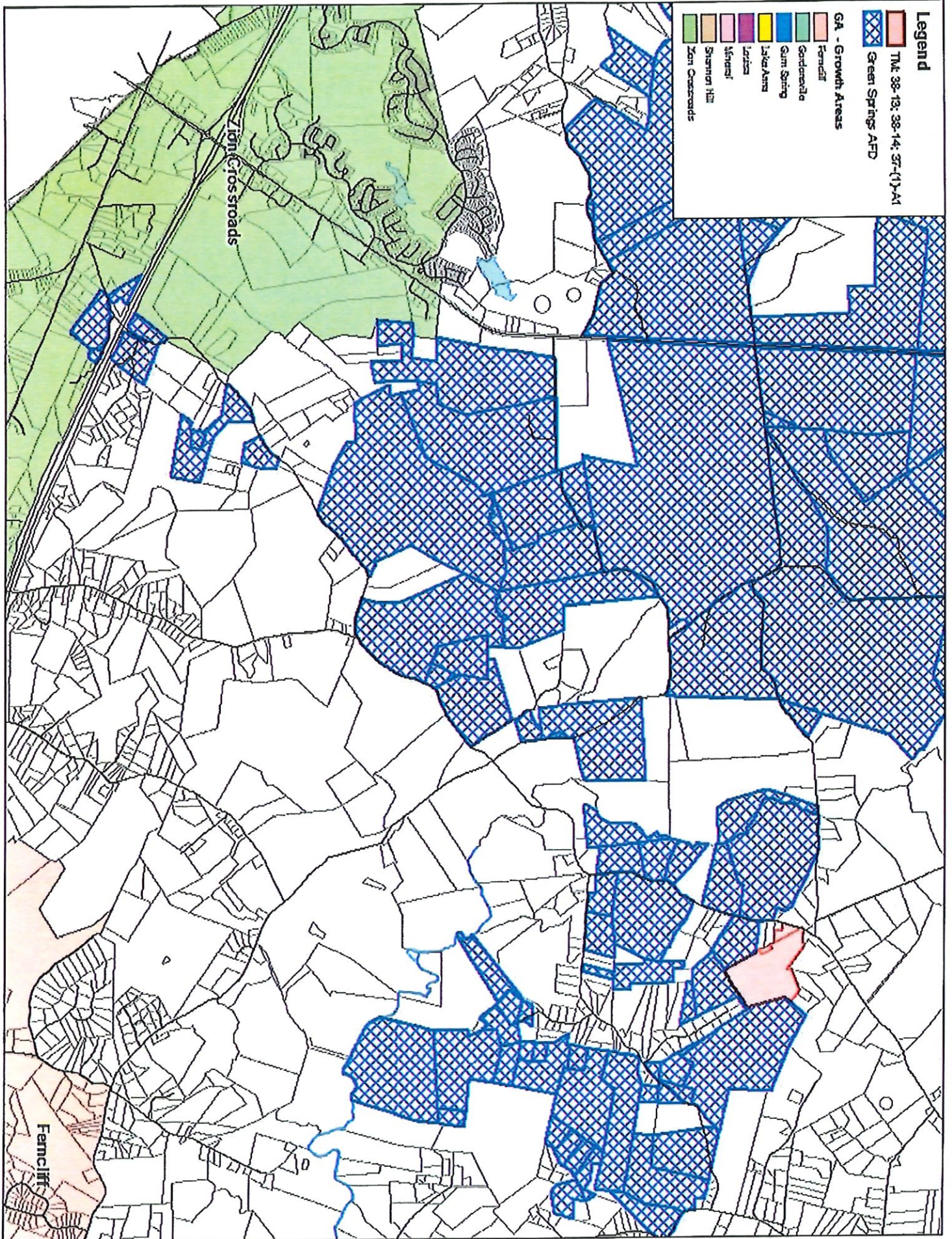
Owner(s) Signatures

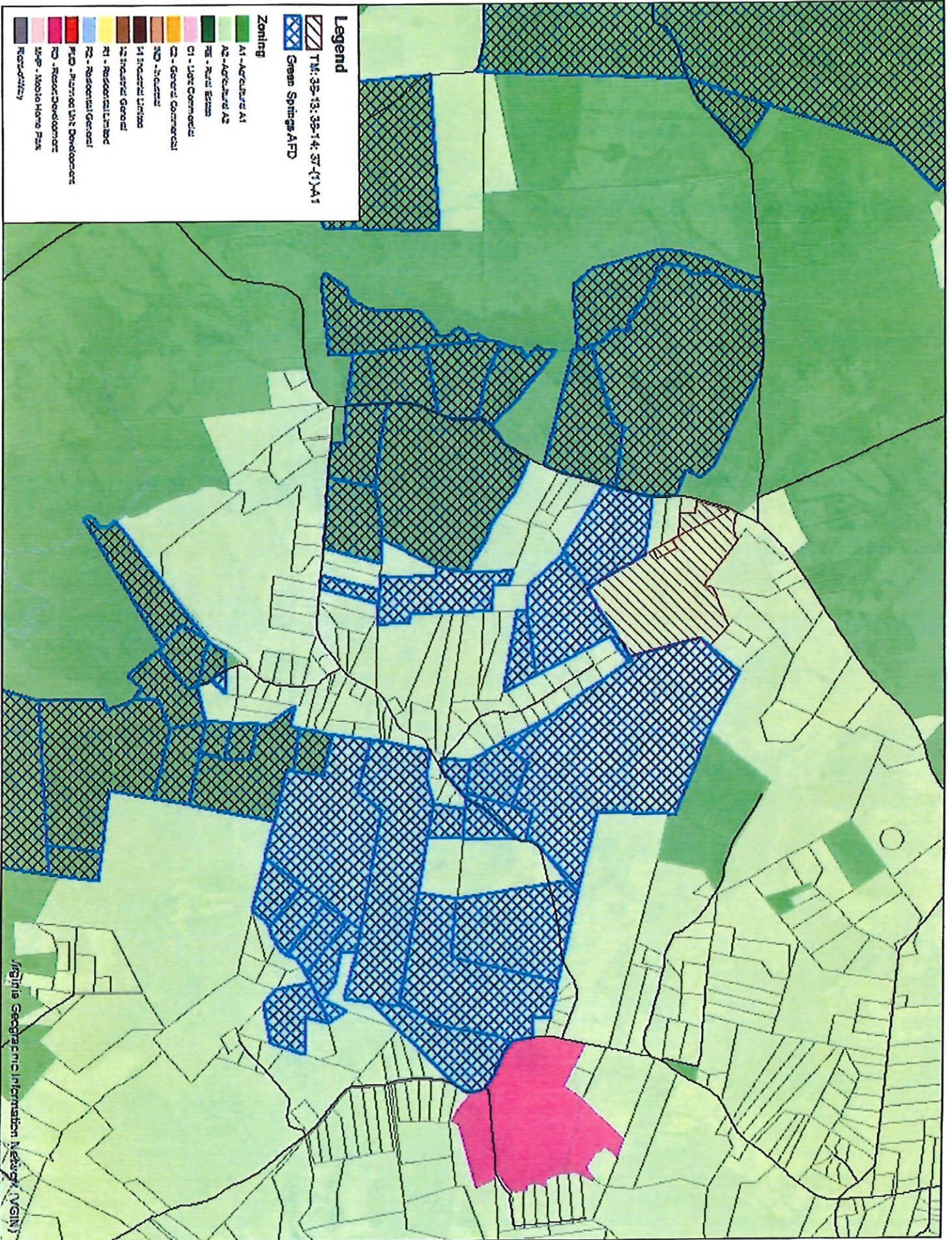
Witness

(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

T1: 35-13:35-14: 37-11: A1
 Green Springs AFD

Zoning

- A1 - Agriculture A1
- A2 - Agriculture A2
- RE - Rural Estate
- C1 - Light Commercial
- C2 - General Commercial
- ND - Neighbors
- I1 - Industrial Limited
- I2 - Industrial General
- R1 - Residential Limited
- R2 - Residential General
- PLD - Planned Unit Development
- RD - Resort Development
- MHP - Mobile Home Park
- Residentially

Virginia Geographic Information Network (VGIN)

AMENDMENT

Amendment to Article II. Zoning Ordinance and Maps; Division 7. Agricultural and Forestal Districts of the Louisa County Land Development Regulations (Chapter 86) to amend the Green Springs Agricultural and Forestal District by the addition of Tax Map Parcels 37-1-A1, 38-13, and 38-14.

Sec. 86-501. - Districts described.

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

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

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

TEXT LEGEND

Bolded Text = To Be Added

Regular Text = To Remain

~~Strikethrough Text~~ = To Be Removed

Red Text – For Information Purposes Only

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

John Massie, applicants/owners; request an amendment to Article II. Zoning Ordinance and Maps; Division 7. Agricultural and Forestal Districts of the Louisa County Land Development Regulations (Section 86-501 Districts Described) to amend the Ellisville Agricultural and Forestal District to add tax map parcel 13-69 containing a total of 30.8 acres. The proposed addition is located 0.67 miles from the northernmost portion of the Ellisville Agricultural and Forestal District. The parcel is located along Route 613 (Oakland Road), west of Route 669 (Ellisville Drive), east of Route 693 (Kents Mill Road), and north of White Creek in the Louisa Voting District. The 2040 Louisa County Comprehensive Plan designates this area of Louisa County as “Rural Area”.

In accordance with Section 15.2-4307 of the State Code of Virginia –

- an application for a district or an addition has been filed with the program administrator;
- the application will be on file open to public inspection in the office of the clerk of the local governing body;
- any owner of additional qualifying land may join the application within thirty days from the date of the notice or, with the consent of the local governing body, at any time before the public hearing the local governing body must hold on the application;
- any owner who joined in the application may withdraw his land, in whole or in part, by written notice filed with the local governing body, at any time before the local governing body acts pursuant to § 15.2-4309; and
- additional qualifying lands may be added to an already created district at any time upon separate application pursuant to this chapter;

Adjacent and area property owners who would like to join the proposed districts are invited to do so by contacting the Community Development Department at the above address within thirty (30) days of this notice or with consent of the local governing body. This district will be subject to public review and hearings with the Planning Commission and Board of Supervisors, through separate notices.

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

June and Linda Courtney, applicants/owners; request an amendment to Article II. Zoning Ordinance and Maps; Division 7. Agricultural and Forestal Districts of the Louisa County Land Development Regulations (Section 86-501 Districts Described) to amend the Gold Mine Creek Agricultural and Forestal District to add tax map parcels 13-97, 13-98, and 13-99 containing a total of 33 acres. The proposed addition adjoins the westernmost qualifying portion of the Gold Mine Creek Agricultural and Forestal District. The parcels are located along Route 669 (Ellisville Drive), south of Route 651 (Cales Drive), and northwest of Route 760 (Jones Lane) in the Mineral Voting District. The 2040 Louisa County Comprehensive Plan designates this area of Louisa County as “Rural Area”.

In accordance with Section 15.2-4307 of the State Code of Virginia –

- an application for a district or an addition has been filed with the program administrator;
- the application will be on file open to public inspection in the office of the clerk of the local governing body;
- any owner of additional qualifying land may join the application within thirty days from the date of the notice or, with the consent of the local governing body, at any time before the public hearing the local governing body must hold on the application;
- any owner who joined in the application may withdraw his land, in whole or in part, by written notice filed with the local governing body, at any time before the local governing body acts pursuant to § 15.2-4309; and
- additional qualifying lands may be added to an already created district at any time upon separate application pursuant to this chapter;

Adjacent and area property owners who would like to join the proposed districts are invited to do so by contacting the Community Development Department at the above address within thirty (30) days of this notice or with consent of the local governing body. This district will be subject to public review and hearings with the Planning Commission and Board of Supervisors, through separate notices.

Public Hearing – Amendment to Chapter 86 Land Development Regulations – Proposed Addition – Healing Springs Agricultural and Forestal District

Healing Springs Farms LLC, applicants/owners; request an amendment to Article II. Zoning Ordinance and Maps; Division 7. Agricultural and Forestal Districts of the Louisa County Land Development Regulations (Section 86-501 Districts Described) to create the Healing Springs Agricultural and Forestal District with tax map parcel 102-32 containing a total of 826.50 acres. The proposed district is located along Route 611 (Octagon Church Road) and Route 635 (Factory Mill Road), south of the South Anna River, east of Route 663 (Owens Creek Road), slightly west of the Hanover County line, and slightly north of the Goochland County line in the Mountain Road Voting District. The 2040 Louisa County Comprehensive Plan designates this area of Louisa County as “Rural Area”.

In accordance with Section 15.2-4307 of the State Code of Virginia –

- an application for a district or an addition has been filed with the program administrator;
- the application will be on file open to public inspection in the office of the clerk of the local governing body;
- any owner of additional qualifying land may join the application within thirty days from the date of the notice or, with the consent of the local governing body, at any time before the public hearing the local governing body must hold on the application;
- any owner who joined in the application may withdraw his land, in whole or in part, by written notice filed with the local governing body, at any time before the local governing body acts pursuant to § 15.2-4309; and
- additional qualifying lands may be added to an already created district at any time upon separate application pursuant to this chapter;

Adjacent and area property owners who would like to join the proposed districts are invited to do so by contacting the Community Development Department at the above address within thirty (30) days of this notice or with consent of the local governing body. This district will be subject to public review and hearings with the Planning Commission and Board of Supervisors, through separate notices.

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

LAND USE AMENDMENT APPLICATION
Board of Supervisors of Louisa County, Virginia

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

1. IDENTIFICATION OF REQUEST:

- A: REZONING: From CZ () to AZ ()
- B: CONDITIONAL USE: _____
- 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: R.T "Torrey" Williams, III Esquire
If a corporation, name of agent: _____
- B: MAILING ADDRESS: _____
Telephone # _____
- C: NAME OF PRESENT OWNER OF PROPERTY ON WHICH THIS REQUEST WILL OCCUR:
Shawn Brown
- D. MAILING ADDRESS: _____
Telephone # _____

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

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 CUCKOO B. TAX MAP # 44-58
- C. SUBDIVISION NAME N/A D. LOT/PARCEL# _____
- E. PROPERTY LOCATION Two miles outside of Town of Mineral, heading East on Frederickshell Rd. on Right
- 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:**

Property was purchased to build 3 houses on for 2 sons & nephew. Thought could use Family Division but cannot because zoned Commercial. Location is important to family
(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.

All surrounding properties are used for residential purposes even though zoned Commercial. All private septic & well on all lots. Property fronts on Public road. low to no impact.

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 to Knowledge

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.

Applicant is further willing to proffer to hold any family divisions on this parcel for a period of 15 years and further agrees to limit the parcel to three total family divisions

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: March 25, 2026.



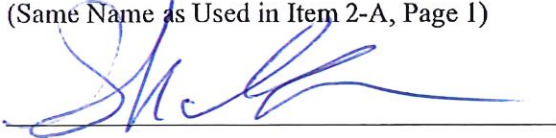
SIGNATURE OF APPLICANT

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

R.T. Williams, III Esq.

APPLICANT'S NAME

(Typed or Printed)



SIGNATURE OF OWNER

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

Shaun Brown

OWNER'S NAME

(Typed or Printed)

SIGNATURE OF AGENT

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

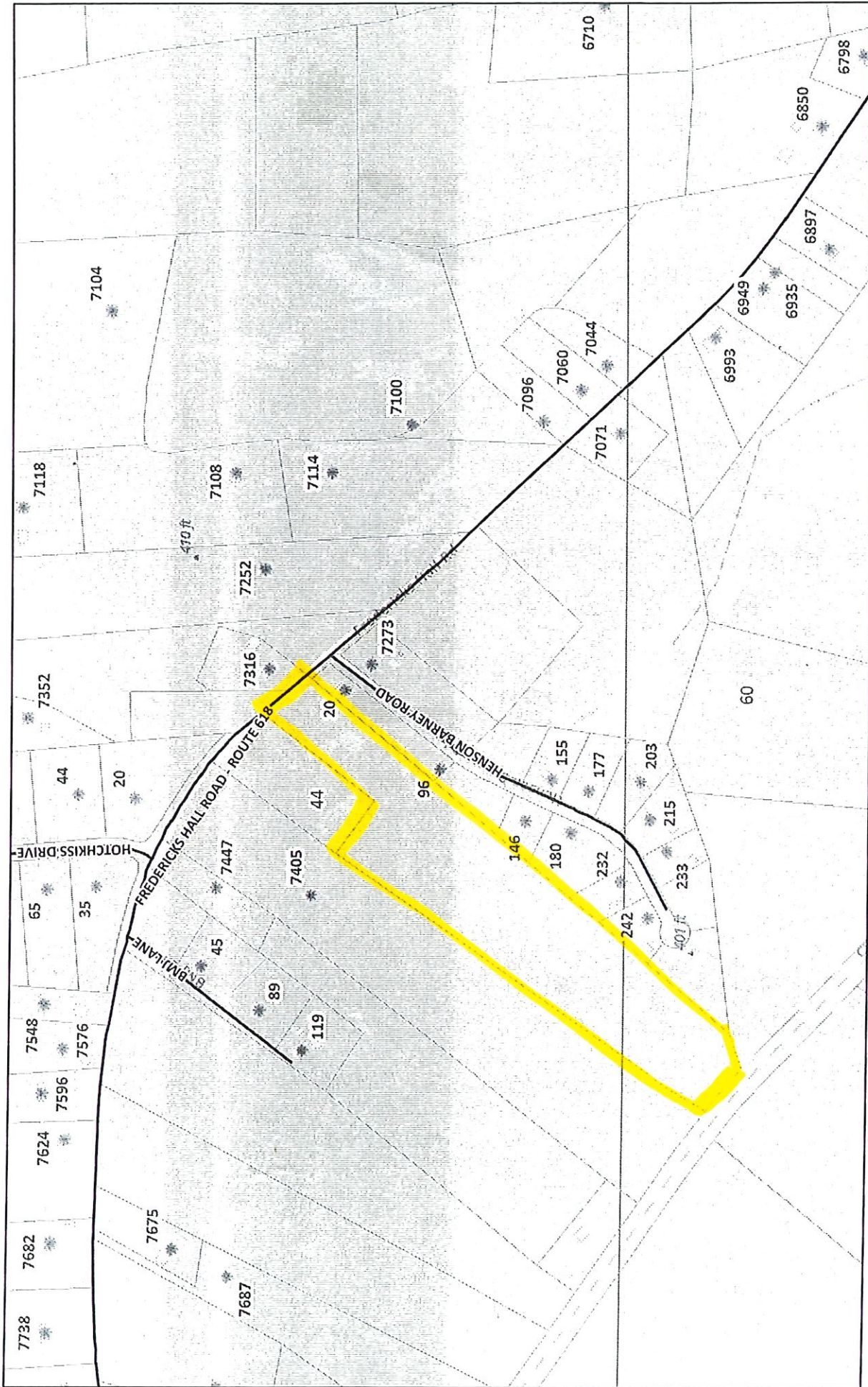
AGENT'S NAME

(Typed or Printed)

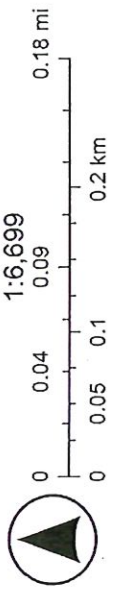
NOTICE TO TEMPORARY CONDITIONAL USE PERMIT APPLICANTS

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.

Louisa County, VA



3/25/2026, 9:03:37 AM



- * Addresses
- Roads
- Bridge
- Tax Map Grid
- Parcels
- County
- World_Hillshade

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Sources: Esri, Vantor, Airbus DS.

Pettit, by deed from Martin Harmata and wife, dated March 25, 1946 and recorded in the Clerk's Office of the Circuit Court of Louisa County, Virginia, in Deed Book No. 68, page 295.

The parties of the first part covenant that they have the right to convey the said land; that they have done no act to encumber the same; that the party of the second part shall have quiet possession thereof, free from encumbrances; and that they, the parties of the first part, will execute such further assurances of and to the same as may be requisite:

WITNESS the following Signatures and Seals:

C. Pembroke Pettit (SEAL)
Nellie Mae Pettit (SEAL)

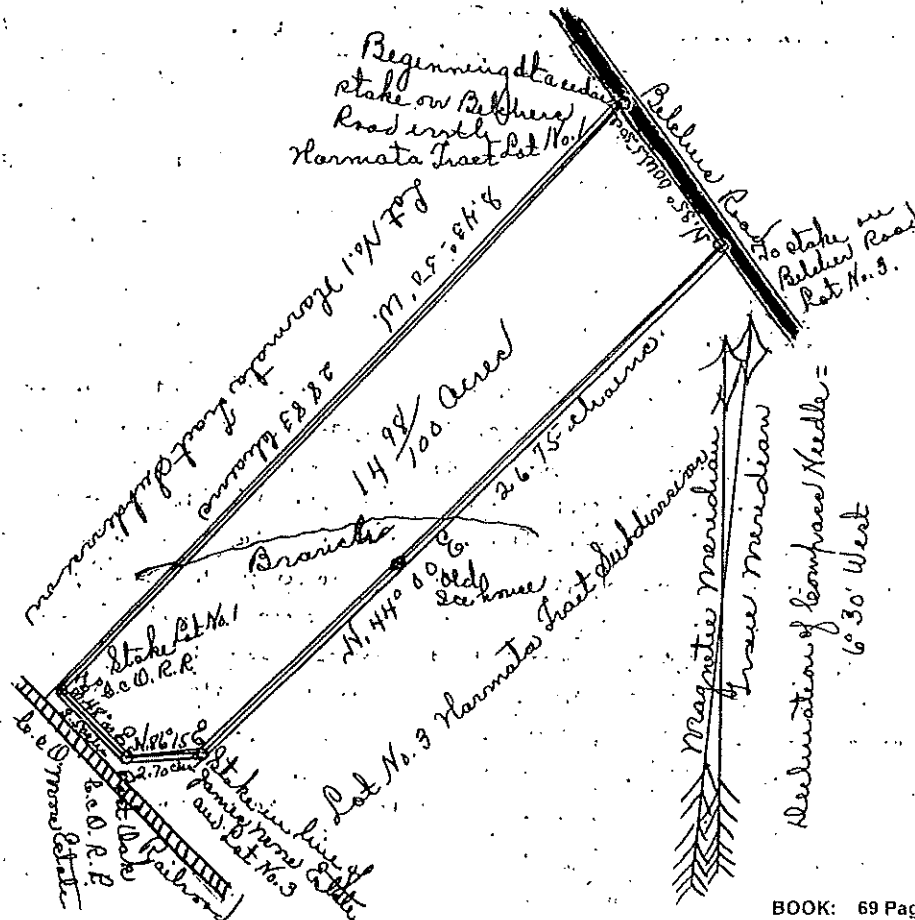
STATE OF VIRGINIA,
COUNTY OF LOUISA, to-wit:

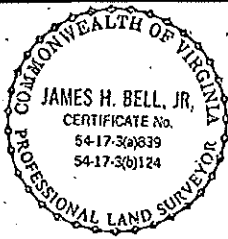
I, Ruth M. Poindexter, a Notary Public in and for the State and County aforesaid and whose commission as such will expire on the 8th day of March, 1949, do hereby certify that C. Pembroke Pettit and Nellie Mae Pettit, his wife, whose names are signed to the foregoing and hereunto annexed deed, dated the 5th day of June, 1946, have each acknowledged the same before me in my said State and County.

Given under my hand this 8th day of June, 1946.

Ruth M. Poindexter
Notary Public as aforesaid.

Plot Harmata Tract
Lot No. 2.

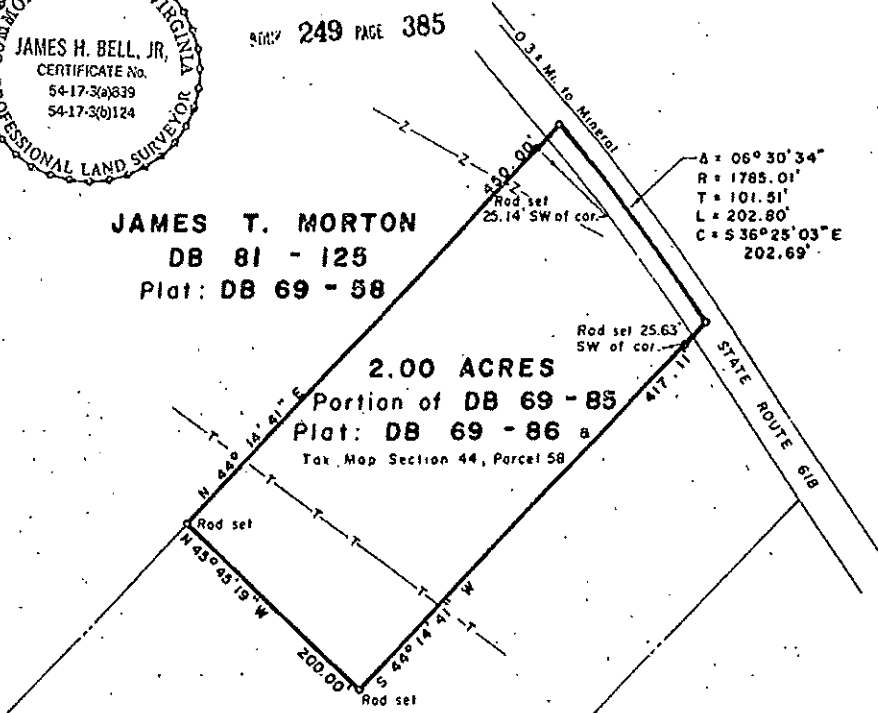




SHR 249 PAGE 385

JAMES T. MORTON
 DB 81 - 125
 Plat: DB 69 - 58

A = 06° 30' 34"
 R = 1785.01'
 T = 101.51'
 L = 202.80'
 C = S 36° 25' 03" E
 202.69'



2.00 ACRES
 Portion of DB 69 - 85
 Plat: DB 69 - 86 a
 Tax Map Section 44, Parcel 58

LORAIN COURTNEY
 DB 69 - 85
 Plat: DB 69 - 86

Plat of Survey of 2.00 Acres
 Standing in the Name of
LORAIN COURTNEY
 Cuckoo District, Louisa County, Virginia
 Scale: 1" = 100' 23 March 1981

JAMES H. BELL, JR., P.C.
 PROFESSIONAL LAND SURVEYOR

JOB NO. 930 C 81 FIELD BOOK NO. 313

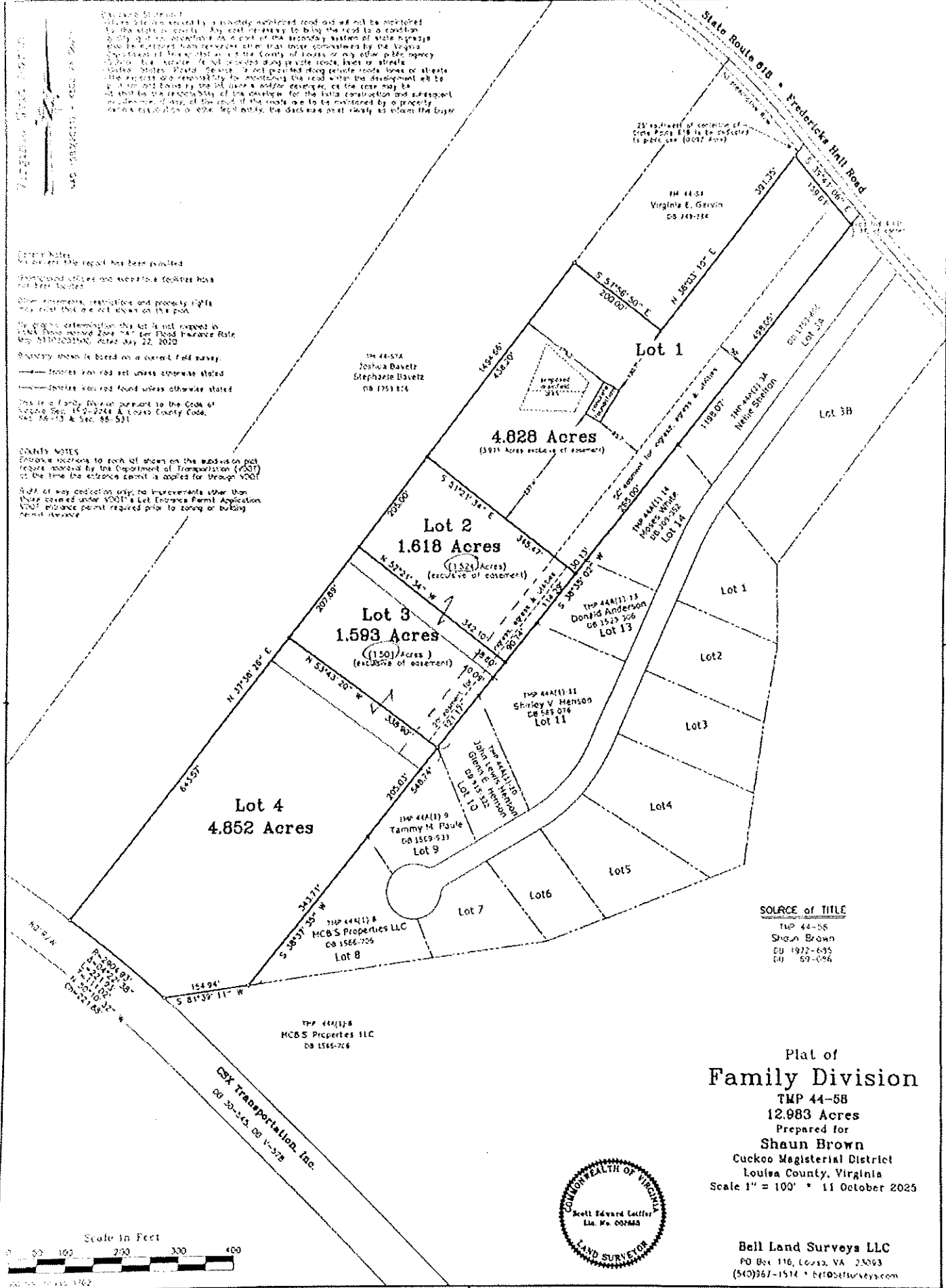
AVB

... VIRGINIA: In the Clerk's Office of the Circuit Court of Louisa County, Jan. 26, 1981. This document was this day received in said office, and, upon the certificate of acknowledgment thereto annexed, admitted to record, at 10:00 o'clock A.M. after payment of \$ 2.00 tax imposed by Sec. 58-54 (b).
 Teste: James Leonard Clerk

Plat of a Family Division...
 The plat is prepared by a licensed professional land surveyor and will not be recorded by the state or county. Any cost necessary to bring the plat to a condition of being a public record is the responsibility of the developer. The Virginia Department of Transportation is the County of Louisa or any other public agency that may be involved in the project. It is not intended to create a public record or create a public utility. The plat is not intended to create a public utility or create a public record. The plat is not intended to create a public utility or create a public record. The plat is not intended to create a public utility or create a public record.

PLAT NOTES
 No person other than the applicant has been notified.
 The proposed plat and associated features have been reviewed.
 Other easements, restrictions and property rights have been noted and are not shown on this plat.
 The plat is based on a current field survey.
 Boundaries are shown as best as can be determined.
 This is a family division pursuant to the Code of Virginia, Sec. 15-2-2248 & Louisa County Code, Sec. 15-2-2248 & Sec. 15-2-2249.

COUNTY NOTES
 Platting fees for each lot shown on this plat are as shown on the attached fee schedule. The Department of Transportation (DOT) or the time the plat is recorded is applied through DOT.
 Staff of way dedication may be required other than those covered under DOT's Lot Easement Permit Application (LEPA) and a public hearing may be required prior to zoning or building permit issuance.



SOURCE of TITLE
 TWP 44-58
 Shaun Brown
 DB 1972-635
 DB 59-096

Plat of
Family Division
 TWP 44-58
 12.983 Acres
 Prepared for
Shaun Brown
 Cuckoo Magisterial District
 Louisa County, Virginia
 Scale 1" = 100' * 11 October 2025



Bell Land Surveys LLC
 PO Box 116, Louisa, VA 23093
 (540)267-1514 • bell@bellsurveys.com