



**Planning Commission
County of Louisa
Thursday, August 13, 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 - July 9, 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 – Trevilian Station Agricultural and Forestal District
4. Amendment to Chapter 86 Land Development Regulations – Proposed Addition – South Anna Agricultural and Forestal District
5. Amendment to Chapter 86 Land Development Regulations – Proposed Addition – Indian Creek Agricultural and Forestal District
6. Amendment to Chapter 86 Land Development Regulations – Proposed Addition – Patrick Henry Agricultural and Forestal District
7. REZ2026-03 Matthew Byrd, Applicant; Wayne R. Byrd Trustee, Owner – Rezoning Request
8. Amendment to Chapter 86. Land Development Regulations Relating to Campground Considerations; and Use of Recreational Vehicles

VII. NEW BUSINESS

VIII. DISCUSSION

IX. REPORTS

1. Upcoming Public Hearing - Rezoning - Maple Creek Estates

ANNOUNCEMENTS AND ADJOURNMENT

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



Planning Commission County of Louisa

Thursday, July 9, 2026

Louisa County Public Meeting Room

7:00 PM

CALL TO ORDER

Chairman Disosway called the July 9, 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	Remote	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: 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; Renee Mawyer, Deputy Subdivision Agent; 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. Dickerson, which carried a vote of 7-0, the Planning Commission voted to approve the agenda of the July 9, 2026, meeting without changes.

APPROVAL OF PLANNING COMMISSION MINUTES

Planning Commission - Regular Meeting – June 11, 2026 7:00 PM

On the motion of Mr. Kersey, seconded by Mr. Dickerson, which carried a vote of 7-0, the Planning Commission voted to approve the minutes of the June 11, 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 – Ellisville Agricultural and Forestal District

Maggie Brakeville presented a request 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.

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. Kersey, seconded by Mr. Quarles, 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 Ellisville Agricultural and Forestal District by adding tax map parcel 13-69.

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 13-99, 13-97, and 13-98, containing a total of 33 acres. 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.

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. 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 Gold Mine Creek Agricultural and Forestal District by adding tax map parcels 13-99, 13-97, and 13-98.

Amendments to Chapter 86. Land Development Regulations - Proposed New District – Healing Springs Agricultural and Forestal District

Maggie Brakeville presented a request to create the Healing Springs Agricultural and Forestal District and add tax map parcels 102-32 and 102-12-16, containing a total of 841.24 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.

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. Dickerson, 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 create the Healing Springs Agricultural and Forestal District by adding tax map parcels 102-32 and 102-12-16.

REZ2026-02 R.T. Williams, III, Applicant; Shaun Brown, Owner – Rezoning Request

Renee Mawyer, Deputy Subdivision Agent, presented the rezoning request of approximately 12.98 acres from General Commercial (C-2) to Agricultural (A-2) to allow for a family subdivision.

Chairman Disosway opened the public comment period.

Mr. Torrey Williams, applicant, gave a presentation to the Planning Commission that included details of the proposed family subdivision.

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. Goodwin, seconded by Mr. Hicks, 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 request of REZ2026-02, rezoning of approximately 12.98 acres from General Commercial (C-2) to Agricultural (A-2) to allow for a family subdivision.

NEW BUSINESS

None.

DISCUSSION

None.

REPORTS

Tom Egeland Jr., Deputy Director of Community Development provided reports on the recent applications submitted to Community Development that included two cases for the upcoming Board of Zoning Appeals meeting, and six 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 7-0, the Planning Commission voted to adjourn the July 9, 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: June 26, 2026
 SUBJECT: **Review Addition Request – Gold Mine Creek Agricultural and Forestal District**
Thursday, August 13, 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 638.48 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>	<u>VOTING</u>
Joyce G. Talley	13B-1-3	1.951	A-1	Louisa
John R. Miller	13B-1-4	1.557	A-1	Louisa
Joyce Talley	13B-1-5	1.556	A-1	Louisa
Joyce G. Talley	13B-1-6	1.501	A-1	Louisa
Joyce G. Talley	13B-1-7	1.501	A-1	Louisa
Joyce G. Talley	13B-1-8	1.852	A-1	Louisa
Joyce G. Talley	13B-1-9	1.841	A-1	Louisa
Joyce G. Talley	13-89	53.91	A-1	Louisa
Clifton Farm LLC	14-4-B	0.4	A-1	Mineral
Lucy Coleman Williams Et Als	14-5	13.243	A-2	Mineral
Samuel Kelley	16-2-1	4.26	R-2	Mineral
Clifton Farm LLC	16-3	170.846	R-2	Mineral
Clifton Farm LLC	16-3A	25.38	R-2	Mineral
Clifton Farm LLC	16-3B	21.38	R-2	Mineral
Mansfield LLC	16-15	164.52	R-2/C-2	Mineral
Mansfield LLC	16-18	2.393	R-2	Mineral
Clifton Farm LLC	27-89B	10.85	A-2	Mineral
Clifton Farm LLC	27-90	31.429	A-2	Mineral
Clifton Farm LLC	27-105	45.53	A-2	Mineral
Tina Wilkins & Georgie Fells Et Als	27-106	82.58	A-2	Mineral

Location

The proposed district addition consists of four separate sets of parcels. The first addition adjoins an existing portion of the Gold Mine Creek Agricultural and Forestal District. The parcels are located south and east of Lake Anna, along and south of Route 522 (Zachary Taylor Highway), and north of Route 613 (Mansfield Road) in the Mineral Voting District. The second set of parcels are located 0.90 miles from the Gold Mine Creek Agricultural and Forestal District, east of Route 625 (Chalk Level Road), west of Route 623 (Chopping Road), and along and southwest of Route 624 (Mt. Pleasant Church Road) in the Mineral Voting District. The third set of parcels adjoin the Gold Mine Creek Agricultural and Forestal District, west of Route 760 (Jones Lane), east of Route 651 (Cales Drive), and northeast of Route 669 (Ellisville Drive) in the Mineral Voting District. The final set of parcels is located 0.56 miles from the Gold Mine Creek Agricultural and Forestal District, along Route 669 (Ellisville Drive), north of Route 613 (Oakland Road), and east of Blue Ridge Shores in the Louisa Voting District. The 2040 Louisa County Comprehensive Plan designates this area of Louisa County as rural area and 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 and A-2) Residential General (R-2), and General Commercial (C-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. As for the R-2 zoning district, the stated purpose is to allow for low density residential development & some open areas, that is suitable for family life. Lastly, the stated purpose of the C-2 zoning district is to serve as accessible areas where general business is conducted.

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. 86-391. - Residential general (R-2) district within the growth area overlay district—Statement of intent; policy guidance.

The residential general district (R-2) within the growth area overlay district 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. Development with a mix of dwelling types or uses should be performed under the PUD district.

Sec. 86-428. - General commercial (C-2) district within the growth area overlay district—Statement of intent; policy guidance.

Generally, the general commercial district (C-2) within the growth area overlay district covers that portion of the community intended for the conduct of general business to which the public requires direct and frequent access.

2040 Comprehensive Plan

The 2040 Louisa County Comprehensive Plan designates this area of Louisa County as rural area and 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

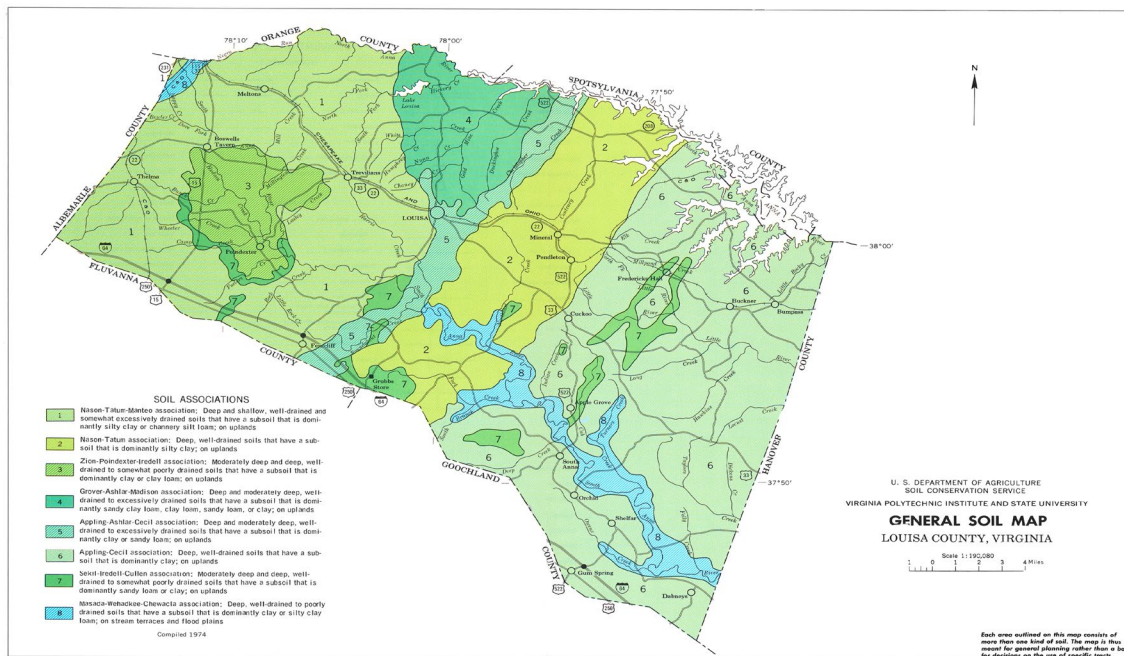
The creation of agricultural and forestal districts and subsequent additions to those districts, complements the goals identified in the Vision Statement by preserving and protecting natural resources, retaining open space, ensuring compatibility between land uses, and managing growth by concentrating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

Existing Uses

Based on information provided by the property owner, the subject parcels are used for timber, fruit, and crop 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 three soil types. First, Grover-Ashlar-Madison association 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.” Second, Nason-Tatum association soils are described as “deep, well-drained soils that have a sub-soil that is dominantly silty clay; on uplands.” Finally, Appling-Ashlar-Cecil association soils are described as “deep and moderately deep, well-drained to excessively drained soils that have a subsoil that is dominantly clay or sandy 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 is located adjacent to or within one mile of existing portions of the Gold Mine Creek Agricultural and Forestal District and the landowners are currently engaged in the production of timber, fruit, and crops which supports the intent of Agricultural and Forestal Districts.

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), Residential General (R-2), and General Commercial (C-2) and the 2040 Louisa County Comprehensive Plan designates this area rural and low density residential in the Lake Anna Growth Area.

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 August 6, 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)
Louisa County
4. Total Acreage in the Proposed District or Addition 638.499
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)
Clifton Farm Limited Liability Company	14-4-B, 14-3, 14-3A, 14-3B, 27-89B, 27-90, 27-105
Lucy Coleman Williams Et Als	14-5
Mansfield Limited Liability Company	14-15, 14-18

NAME

TAX MAP & PARCEL NUMBER(S)

Samuel Kelley

16-21

Georgie Fells ETAs

27-106

Joyce Talley

13B-1-3, 13B-1-5, 13B-1-6

13-B-1-7, 13B-1-8, 13B-1-9

13-89

John R Miller

13B-1-4

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

Sammy Kelley

Phone Number

Email Address

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

PROPERTY OWNER'S NAME: Joyce G. Talley

- 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-B LOT/PARCEL # 13
- ACREAGE: 1.951 ac ZONING: _____
- SUBDIVISION NAME: Rocky Ridge
- 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)

Continue to hold Timber

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

Joyce G. Talley

Kate M.

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 R Miller

- MAILING ADDRESS: _____
- PHONE NUMBER: _____
 - TYPE OF DEVICE: ☒ MOBILE ☐ LANDLINE
- EMAIL ADDRESS: _____
- NO 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 # 13B LOT/PARCEL# 1-4
- ACREAGE: 1.577 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)

Fruit Trees, Crops

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

John Miller

Mary Miller

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: Joyce Talley

- 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 # 13B LOT/PARCEL# 15
- ACREAGE: 1.556 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)

Continue to hold Timber

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

Joyce Talley

Kate M.

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: Joyce G. Talley

- 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 # 13B LOT/PARCEL# 16
- ACREAGE: 1.501 ZONING: _____
- SUBDIVISION NAME: Rocky Ridge
- 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)

Continue to hold Timber

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

Joyce G. Talley

Kate Mel

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: Joyce G. Talley

- 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 # 13B LOT/PARCEL# 17
- ACREAGE: 1.501 ZONING: _____
- SUBDIVISION NAME: Rocky Ridge
- 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)

Continue to hold Timber

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

Joyce G. Talley

Owner(s) Signatures

Kate M. D.

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: Joyce G. Tally

- 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 # 13B LOT/PARCEL# 1 8
- ACREAGE: 1.852 ZONING: _____
- SUBDIVISION NAME: Rocky Ridge
- 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 10): 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)

Continue to hold Timber

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

Joyce G. Tally

Kate Mills

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: Joyce Talley

- MAILING ADDRESS: _____
- PHONE NUMBER: _____
 - o TYPE OF DEVICE: ☒ MOBILE ☐ LANDLINE
- EMAIL ADDRESS: _____
- ☒ Do you agree to receive email correspondence from the county related to APDs 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 B LOT/PARCEL# (1) 9
- ACREAGE: 1.841 ZONING: A1
- SUBDIVISION NAME: Primary Residence
- 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)

Primary Residence / 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: Joyce G. Talley

- 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# 89
- ACREAGE: 53.41 ZONING: A1
- SUBDIVISION NAME: N/A
- 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)

Continue to hold timber

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

Joyce G. Talley

Owner(s) Signatures

Kate M. Talley

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: Clifton Farm Limited Liability Co

- 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 # 14 LOT/PARCEL# 4 B
- ACREAGE: 0.4 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)

Timber

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

Samuel C. Kelley

[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: Lucy Coleman Williams Et Als

- 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 # 14 LOT/PARCEL# 5
- ACREAGE: 13.243 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.

Samuel C. Kelley

[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: Samuel Kellan

- 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 # 110 LOT/PARCEL# 2-1
- ACREAGE: 4.26 ZONING: 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

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

Samuel C. Kelly

[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: Clifton 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 # 110 LOT/PARCEL# 3
- ACREAGE: 170.846 ZONING: 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

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

Samuel C. Kelly

[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: Clifton Farms LLC

- 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 # 160 LOT/PARCEL# 3A
- ACREAGE: 25.38 ZONING: 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)

Timber + Crops

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

Samuel C. Kelly

[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: _____

- 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 # 110 LOT/PARCEL# 3B
- ACREAGE: 21.38 ZONING: 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 + Timber

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

Samuel C. Kelly

[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: Mansfield 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 # 112 LOT/PARCEL# 15
- ACREAGE: 1104.52 ZONING: R2/C2
- 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 & Timber

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

Samuel C. Kelly

[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: Mansfield LLC

- 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 # 16 LOT/PARCEL# 18
- ACREAGE: 2.393 ZONING: 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)

Timber

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

Samuel C. Kelly

[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: Clifton 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 # 27 LOT/PARCEL# 89 B
- ACREAGE: 10.85 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.

Samuel C. Kelly

[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: Clifton 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 # 27 LOT/PARCEL# 90
- ACREAGE: 31.429 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.

Samuel C. Kelly

[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: Clifton 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 # 27 LOT/PARCEL# 105
- ACREAGE: 45.53 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.

Samuel C. Kelly

[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: Tina Wilkins

- 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# 106
- ACREAGE: 82.68 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)

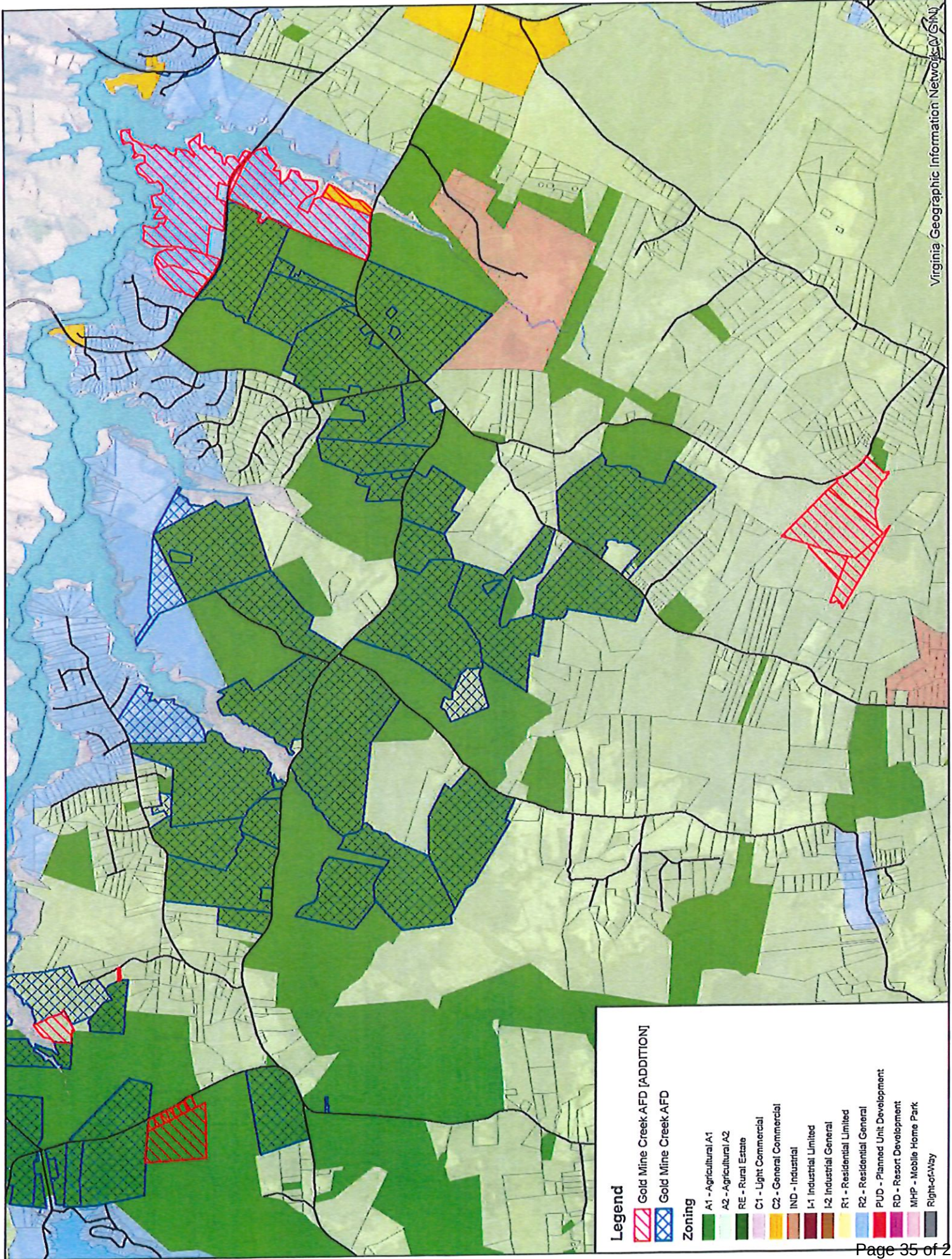
Timber

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

Tina Wilkins
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.)



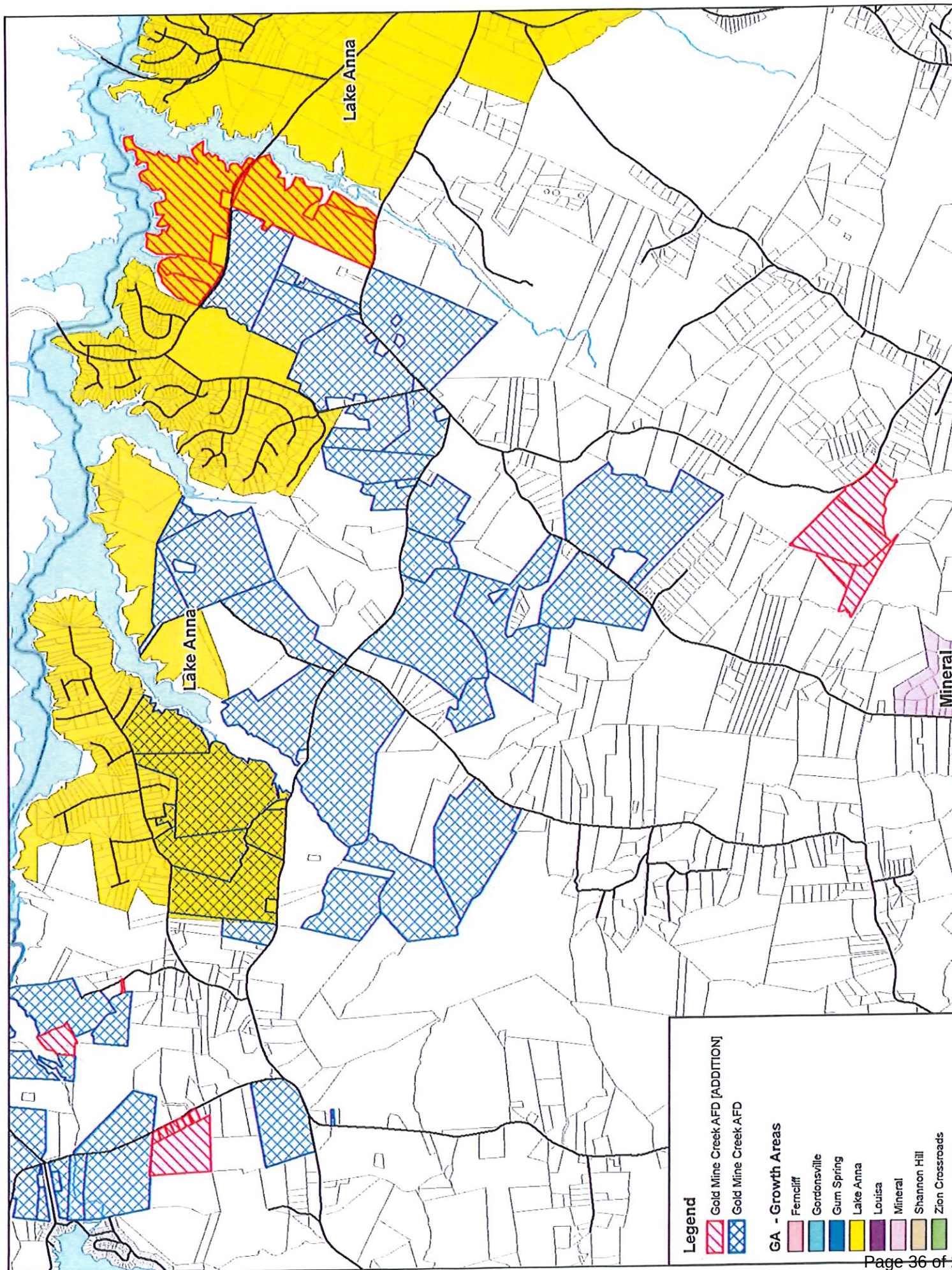
Legend

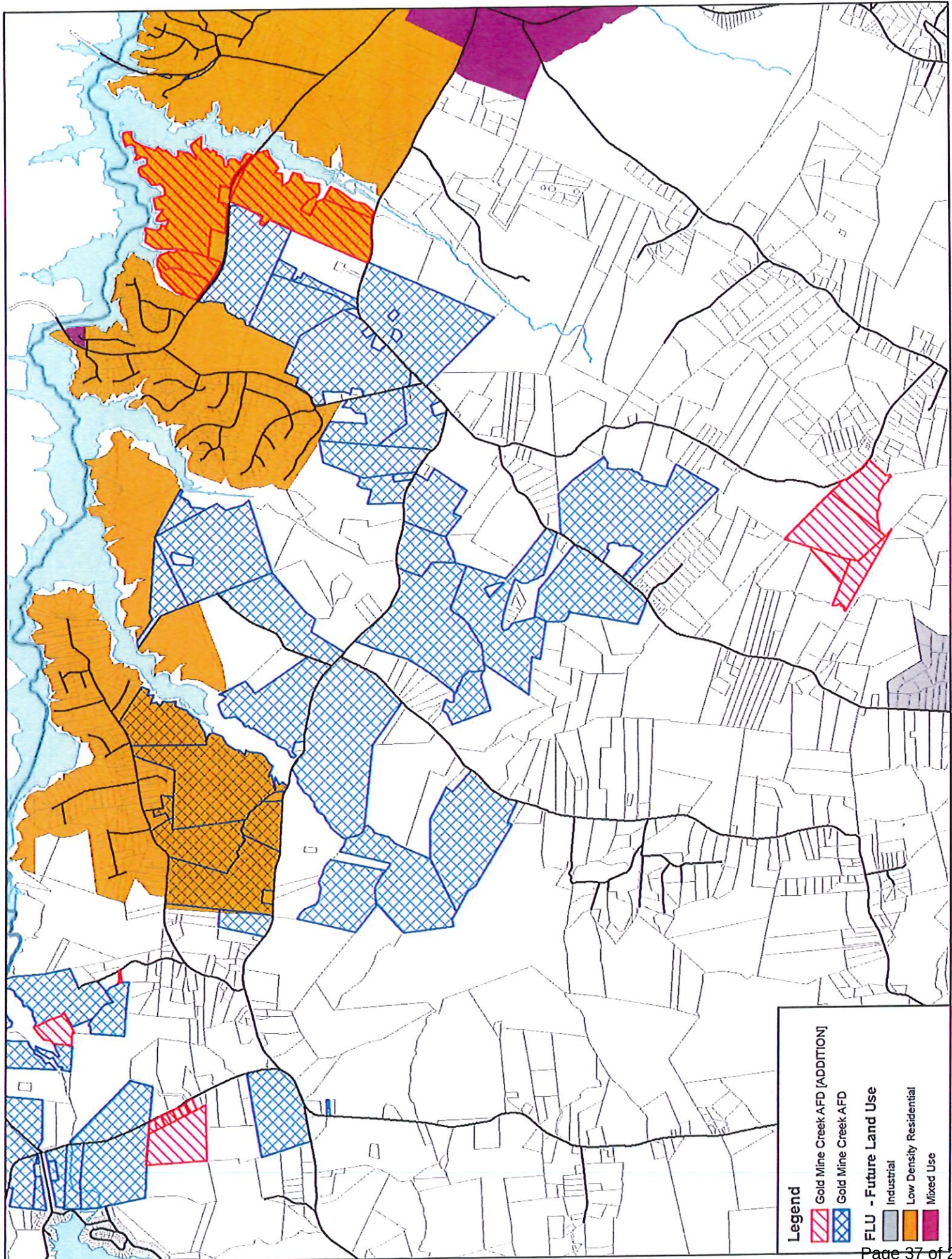
Gold Mine Creek AFD [ADDITION]

Gold Mine Creek AFD

Zoning

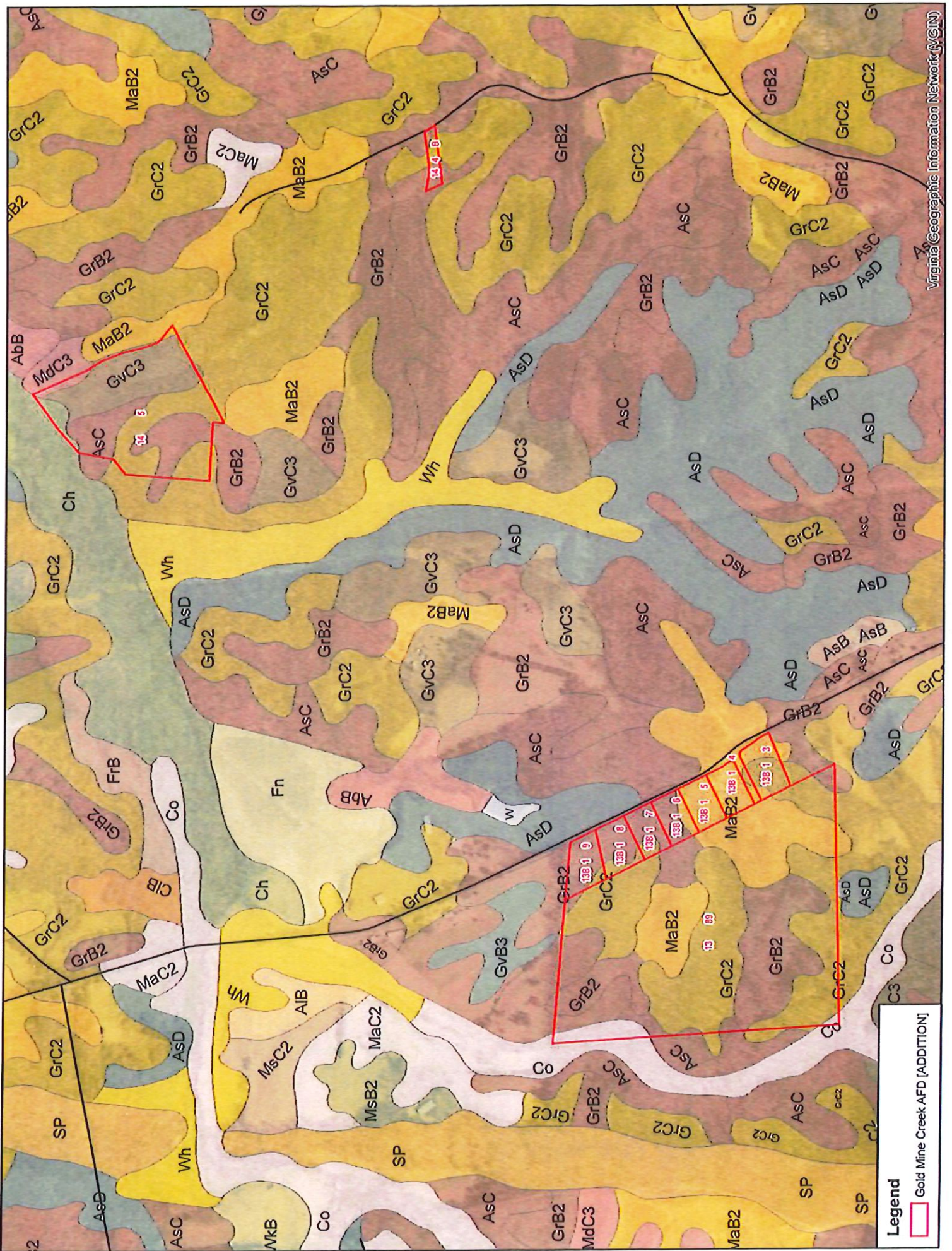
- A1 - Agricultural A1
- A2 - Agricultural A2
- RE - Rural Estate
- C1 - Light Commercial
- C2 - General Commercial
- IND - Industrial
- I-1 Industrial Limited
- I-2 Industrial General
- R1 - Residential Limited
- R2 - Residential General
- PUD - Planned Unit Development
- RD - Resort Development
- MHP - Mobile Home Park
- Right-of-Way



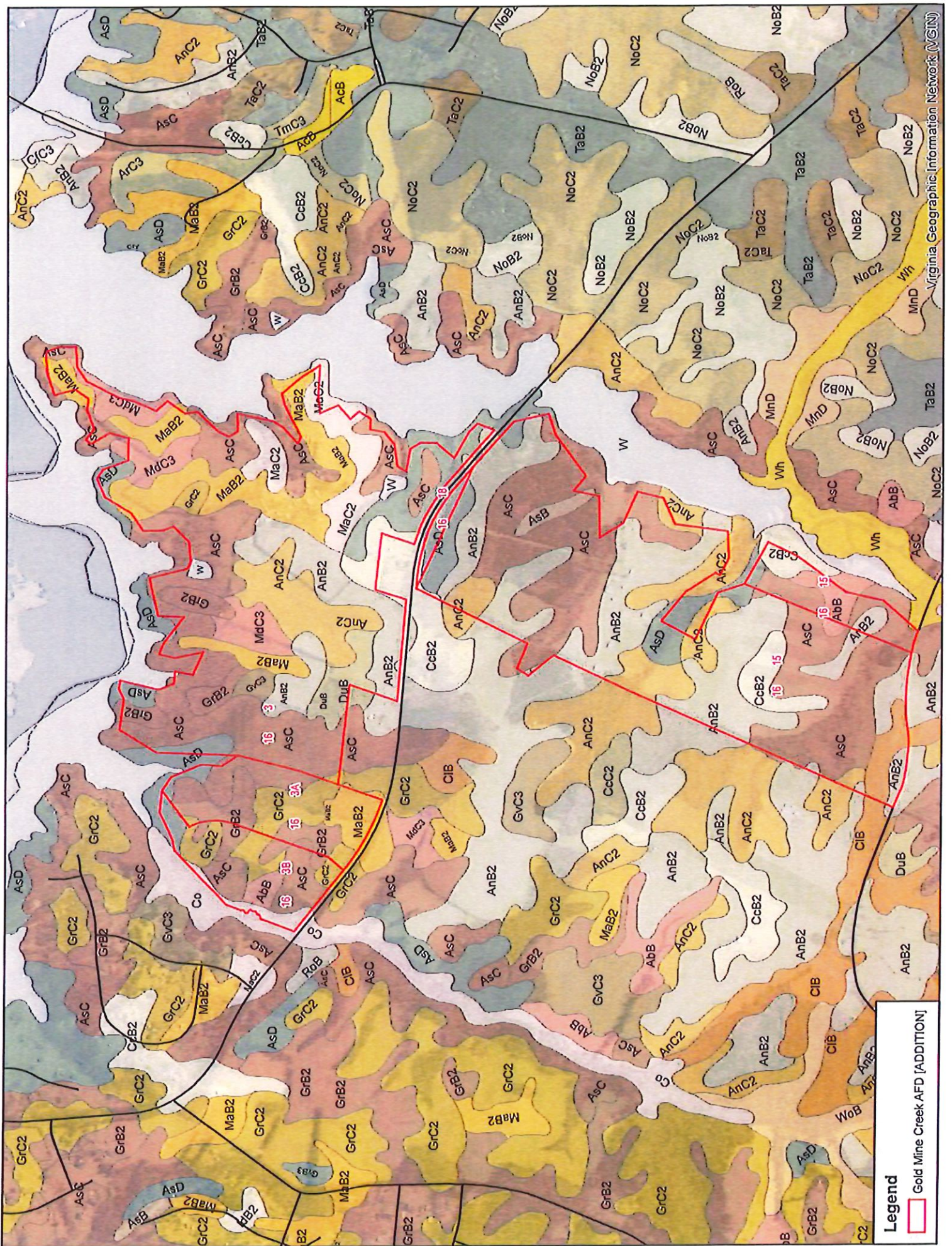


Legend

	Gold Mine Creek AFD [ADDITION]
	Gold Mine Creek AFD
FLU - Future Land Use	
	Industrial
	Low Density Residential
	Mixed Use



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 Gold Mine Creek Agricultural and Forestal District by the addition of Tax Map Parcels 13B-1-3, 13B-1-4, 13B-1-5, 13B-1-6, 13B-1-7, 13B-1-8, 13B-1-9, 13-89, 14-4-B, 14-5, 16-2-1, 16-3, 16-3A, 16-3B, 16-15, 16-18, 27-89B, 27-90, 27-105, and 27-106.

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, 92, 93, 94, 95, 96, 100, 101, 102; 13-89 13B-(1)3, (1)4, (1)5, (1)6, (1)7, (1)8, (1)9; 14-1, 3, (3)80A, 5 , 6, 38, 40, 55, 70, 71, 71B, 72, 77, (4)A, (4)B; 15-3, 5, 9, 13, 21, 27, 28 (portion), 29, 32, 33, 35; 16- (2)1, 3, 3A, 3B, 7, 8, 12, 15, 18, 23; 26-50; 27-4-A, 6, 9, 22, 56 89B, 90, 105, 106
---	--

(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: June 26, 2026
SUBJECT: **Review Addition Request – Ellisville Agricultural and Forestal District**
Thursday, August 13, 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 848.778 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>	<u>VOTING DISTRICT</u>
Fred & Rebecca Massie	13-66	2.8	A-1	Louisa
Fred & Rebecca Massie	13-67	10	A-1	Louisa
Fred & Rebecca Massie	13-68	4	A-1	Louisa
Lancelot Lane LLC	14-32A	22	A-2	Mineral
Fred & Rebecca Massie	14-33	22.38	A-2	Mineral
Fred Massie Et Als	14-35	159.453	A-1	Mineral
Fred & Rebecca Massie	25-1-B	3.22	A-1	Louisa
Robert Downing Trustee	25-38	157.925	A-1	Louisa
Fred & Rebecca Massie	25-39	417	A-1	Louisa
Rebecca Massie	26-14-1	50	A-2	Louisa

Location

The proposed district addition consists of two sets of parcels. The first set of parcels adjoins a recent addition to the Ellisville Agricultural and Forestal District and are located along and east of Route 693 (Kents Mill Road), west of Route 669 (Ellisville Drive), and along and south of Route 613 (Oakland Road). The second set of parcels adjoins existing portions of the Ellisville Agricultural and Forestal District and are located along and east of Route 669 (Ellisville Drive), south of Route 613 (Goldmine Road), and west of Route 628 (Bibb Store Road). The 2040 Louisa County Comprehensive Plan designates this area of Louisa County as “Rural Area” and are located in the Mineral and Louisa Voting Districts.

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

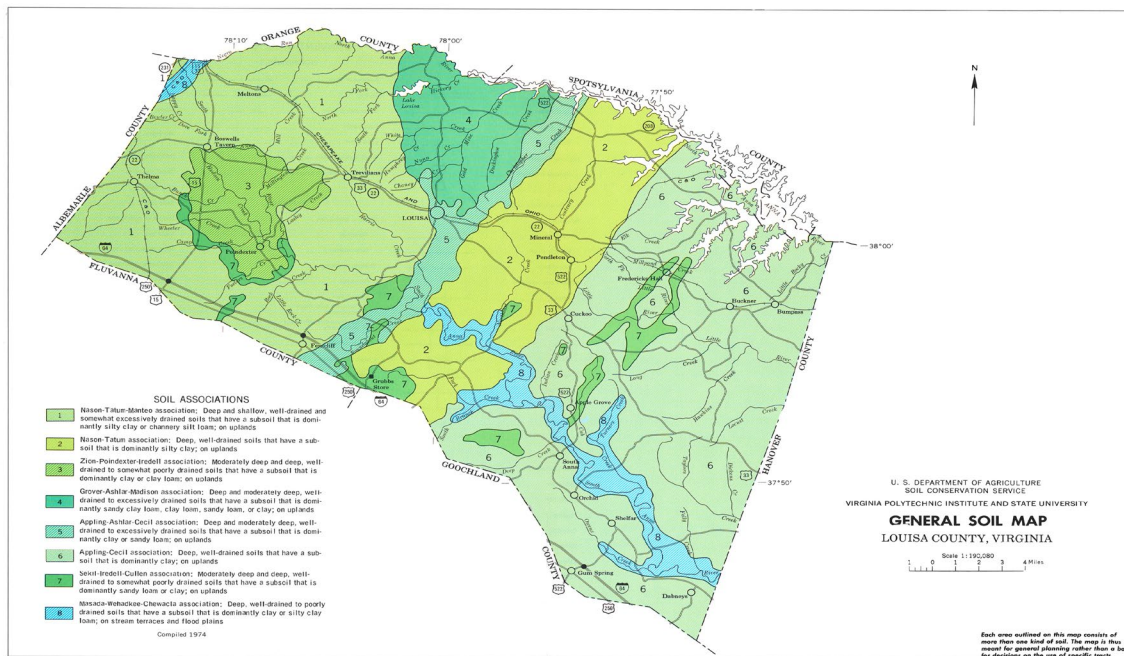
The creation of agricultural and forestal districts and subsequent additions to those districts, complements the goals identified in the Vision Statement by preserving and protecting natural resources, retaining open space, ensuring compatibility between land uses, and managing growth by concentrating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

Existing Uses

Based on information provided by the property owner, the subject parcels are used for hay, timber, crops, pasture, and cattle 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 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 both of the land areas that currently make up the Ellisville Agricultural and Forestal District. The current use of the properties consists of hay, timber, crops, pasture, and cattle production 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 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 August 6, 2026.



TO: Members, Planning Commission
FROM: Staff, Community Development Department
DATE: July 15, 2026
SUBJECT: **Review Addition Request Amendment – Ellisville Agricultural and Forestal District**
Thursday, August 13, 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 152.89 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>
DMP Timber LLC	24-163	30.43	A-2
The DMP Timber Trust	25-1-A	122.46	A-2

Location

The proposed district addition is located along Route 693 (Kents Mill Road), south and east of Route 613 (Oakland Road), and north of Route 22 (Louisa Road). The proposed district addition is adjacent to 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.

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.

Existing Uses

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

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 timber, which supports the intent of the agricultural and forestal districts.

Additionally, the amendment to the addition was submitted on July 7, 2026, which is within 30 days of the notice, as it was mailed out on June 27, 2026.

Staff recommends the application for amendment to the addition to the 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 August 6, 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)

Central Louisa

4. Total Acreage in the Proposed District or Addition ~~848.753~~ 1001.643

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>Fred + Rebecca Massie</u>	<u>13-64, 13-67, 13-68</u>
	<u>14-33, 25-1-B, 25-39</u>
<u>Rebecca Massie</u>	<u>24-14-1</u>
<u>Lancelot Lane LLC</u>	<u>14-32A</u>
<u>Fred Massie Et Al</u>	<u>14-35</u>

NAME TAX MAP & PARCEL NUMBER(S)

Robert Downing

25-38

The DMP Timber Trust

25-1-A, 24-143

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 Fred Massie John Porcell

Phone Number

Email Address

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

PROPERTY OWNER'S NAME: Fred + Rebecca Massie

- 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# 106
- ACREAGE: 2.8 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)

Hay + Timber

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

Fred + Rebecca Massie

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: Fred + Rebecca Massie

- 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# 67
- ACREAGE: 10 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)

Hay + Timber

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

Fred Massie
Rebecca Massie

[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: Fred + Rebecca Masste

- 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 # 13 LOT/PARCEL# 68
- ACREAGE: 4 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.

Fred Masste
Rebecca Masste

[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: Lancelot Lane 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 # 14 LOT/PARCEL# 32 A
- ACREAGE: 22.00 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.

Fred Massie

[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: Fred + Rebecca Massie

- 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 LOT/PARCEL# 33
- ACREAGE: 22.38 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, Crop

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

Fred Massie
Rebecca Massie

[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: Fred Massie Et Als

• 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 # 14 LOT/PARCEL# 35

• ACREAGE: 159.453 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)

Hay, Pasture, Timber

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

Fred Massie

[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: Fred + Rebecca Massie

- 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# 1 B
- ACREAGE: 3.22 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, Hay, Timber

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

Fred Massie
Rebecca Massie

[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: James Howard Downing Jr. 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 38 LOT/PARCEL# 38
- ACREAGE: 157.9 ZONING: A1
- SUBDIVISION NAME: Ellisville
- 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)

CATTLE (beef) , HAY , AND FORAGE PRODUCTION

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

Robert B. Downing Trustee
Robert B. Downing 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: Fred + Rebecca Massie

- 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# 39
- ACREAGE: 417 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)

Hay, Pasture, Timber

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

Fred Massie
Rebecca Massie

[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: Rebecca Massie

- 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 # 24 LOT/PARCEL # 141
- ACREAGE: 50 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)

Pasture, Timber

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

Rebecca Massie

[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: The DMP Timber Trust

- MAILING ADDRESS: _____
- PHONE NUMBER: _____
- TYPE OF DEVICE: _____ MOBILE ☒ LANDLINE
- EMAIL ADDRESS: _____
- Y 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# 1-A
- ACREAGE: 122.46 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)

Pine Plantation

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

[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: DMP Timber, LLC

- MAILING ADDRESS: _____
- PHONE NUMBER: _____
- TYPE OF DEVICE: ☒ MOBILE ☒ LANDLINE
- EMAIL ADDRESS: _____
- Y 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 # 24 LOT/PARCEL# 163
- ACREAGE: 30.43 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)

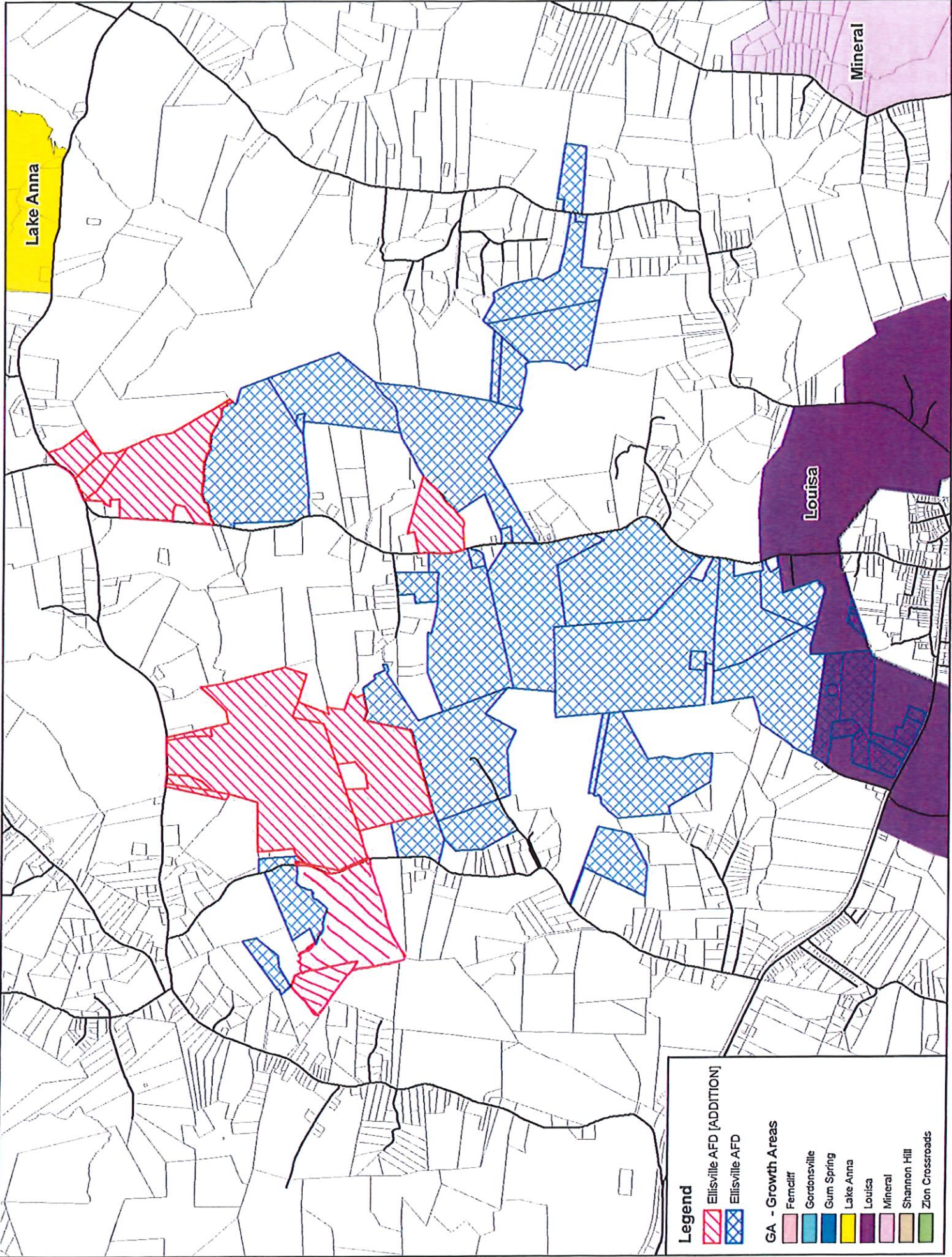
Commercial Pine Plantation

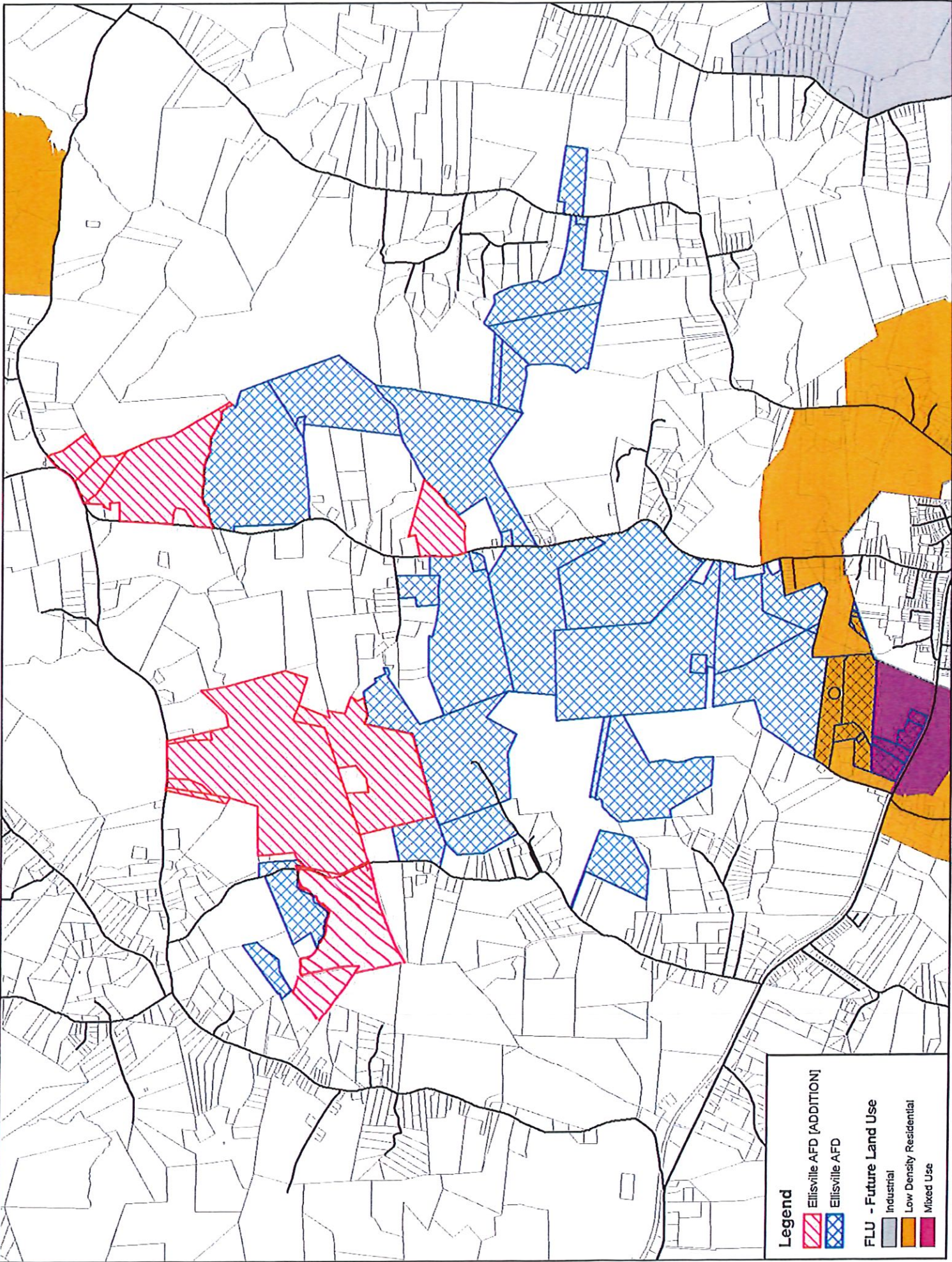
We the undersigned have read the above mentioned conditions and request the property described above be designated an Agricultural and Forestal District.

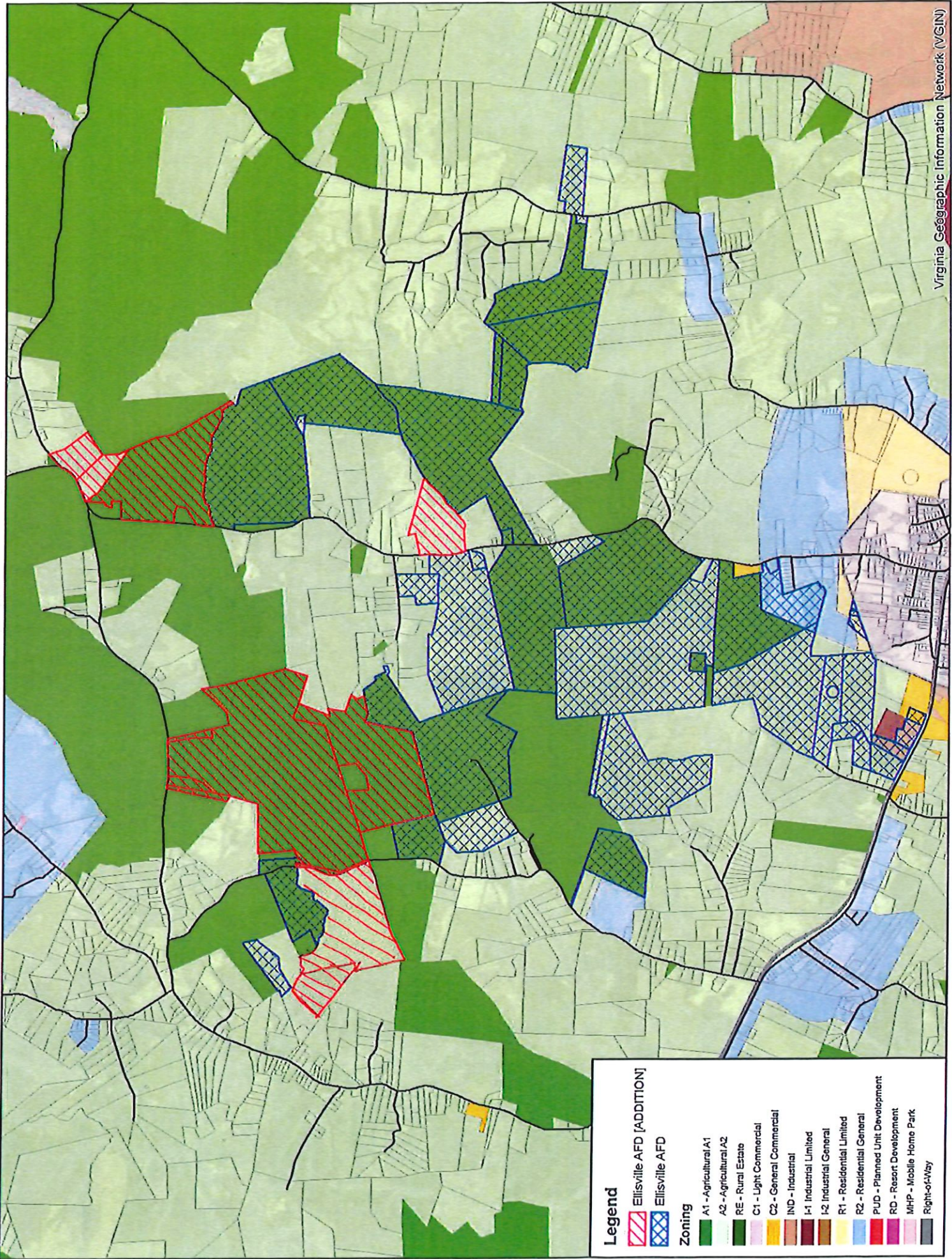
Jeff Manner
Owner(s) Signatures

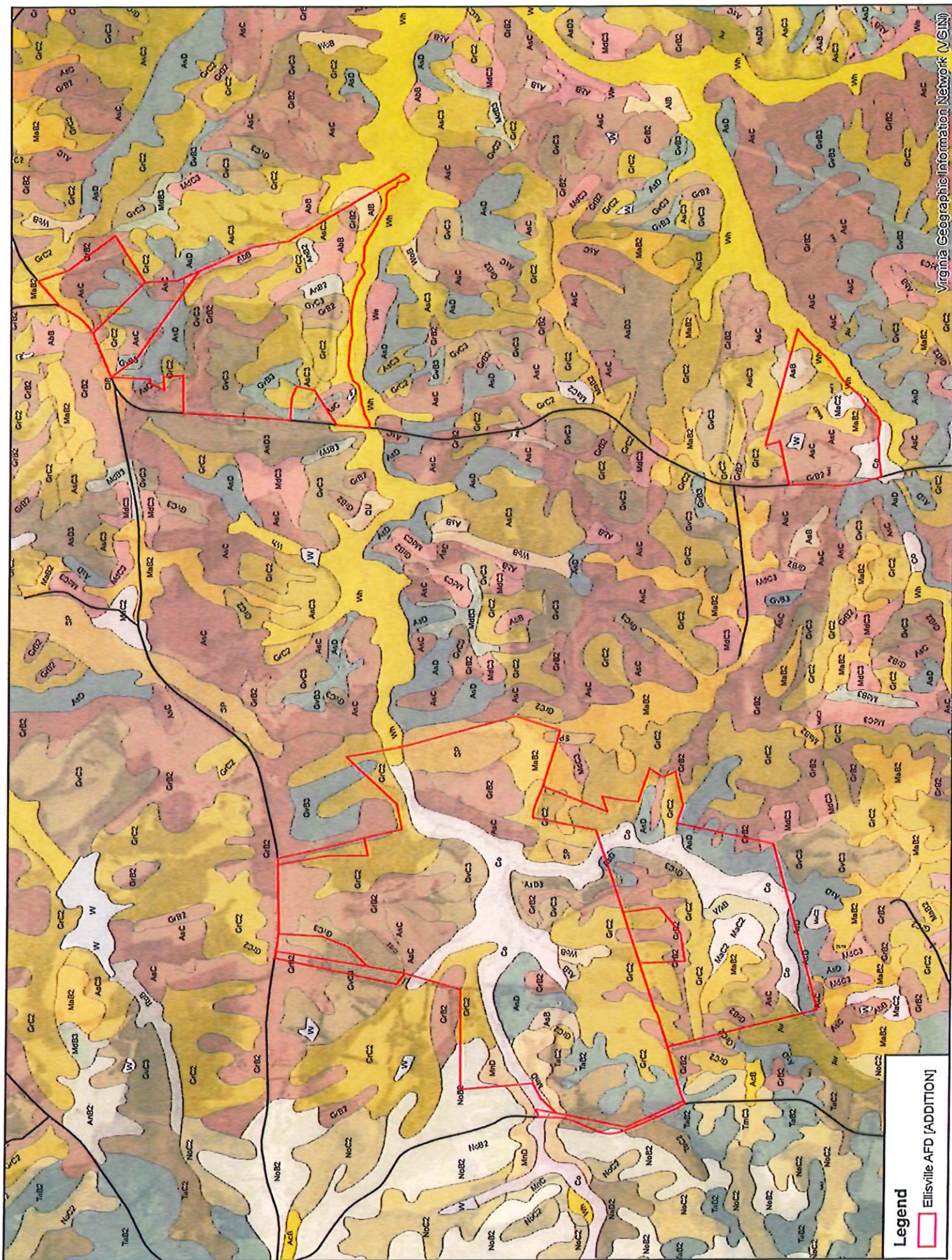
[Signature]
Witness

(VA Code § 15.2-4305 requires all owners to sign the application or otherwise provide written approval. Please see page 2 for additional information.)









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 13-66, 13-67, 13-68, 14-32A, 14-33, 14-35, 24-163, 25-1-A, 25-1-B, 25-38, 25-39, and 26-14-1.

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>	13- 66, 67, 68 , 72, 73, 74, 77; 14-32A, 33, 35 ; 24-160, 163 ; 25- (1)A, (1)B , 2, (2)A, (2)B, (7)B, 8, (9)A, (9)B, 12, (18)4, 25, 34, 35, 37, 38, 39 , 40, 41A, 44, 63, (72)B, 76, 77, 89, 91, 92, 98; 26-1, 2, 3, 5, 5A, (14)1 , 43, 44, 45, 46, 47, 71, 73; 27-(5)F; 40-190, 194, 200, 202, 203, 205, 206, 215.
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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: June 26, 2026
 SUBJECT: **Review Addition Request – Trevilian Station Agricultural and Forestal District**
Thursday, August 13, 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 674.68 acres, to the existing Trevilian Station Agricultural and Forestal District, as follows:

<u>OWNER'S NAME</u>	<u>TAX MAP PARCEL #</u>	<u>ACREAGE</u>	<u>ZONING</u>	<u>Voting district</u>
The JJP Timber Trust	12-1-1	2.9	A-2	Louisa
The JJP Timber Trust	12-1-3	10.828	A-2	Louisa
Susan Fletcher	12-8-A1	23.07	A-2	Louisa
Steve & Amy Seay	12-32	0.5	A-2	Louisa
Charles E. Fletcher Jr & Stacey Fletcher	12-53	13.69	A-2	Louisa
Charles & Stacey Fletcher	12-54	10.8	A-2	Louisa
Charles & Stacey Fletcher	12-55	24.326	A-2	Louisa
Susan Fletcher & Duane Ryder	12-56	2	A-2	Louisa
Steve & Amy Seay	13-12-B1	23.813	R-2/A-1	Louisa
Steve & Amy Seay	13-12-B2	21.13	R-2	Louisa
Fox Branch LLC	13-15-3	1.845	R-2	Louisa
Fox Branch LLC	13-15-4	1.52	R-2	Louisa
Fox Branch LLC	13-15-5	1.171	R-2	Louisa
Fox Branch LLC	13-15-6	1.677	R-2/A-2	Louisa
Fox Branch LLC	13-15-7	1.729	A-2	Louisa
Fox Branch LLC	13-15-8	1.691	A-2	Louisa
Fox Branch LLC	13-15-9R	16.51	R-2/A-2	Louisa
Fox Branch LLC	13-15-17R	19.47	R-2	Louisa
The JJP Timber Trust	13-22	59.75	A-2	Louisa
Amick Farm Louisa LLC	39-28	436.26	A-1	Patrick Henry

Location

The proposed district addition consists of three separate sets of parcels. The first addition is located 0.92 miles from the existing Trevilian Station Agricultural and Forestal District, along Route 679 (Firehouse Drive), east of Route 692 (Hickory Creek Road), north of Route 613 (Oakland Road), and west of Route 669 (Ellisville Drive) in the Louisa Voting District. The second addition is located 0.90 miles from the existing Trevilian Station Agricultural and Forestal District, along and south of Route 620 (Vawter Corner Road), west of Route 692 (Hickory Creek Road), north of May Lane in the Louisa Voting District. The final addition is located 0.63 miles from the existing Trevilian Station Agricultural and Forestal District, south of Route 22 (Louisa Road), west of Route 741 (Walnut Shade Road), and along Route 745 (Tisdale 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 Trevilian Station Agricultural and Forestal District are zoned Agricultural (A-1 and A-2) and Residential General (R-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. As for the R-2 zoning district, the stated purpose is to allow for low density residential development & some open areas, that is suitable for family life.

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. - 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.

Sec. 86-186. - Residential general (R-2) district—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.

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

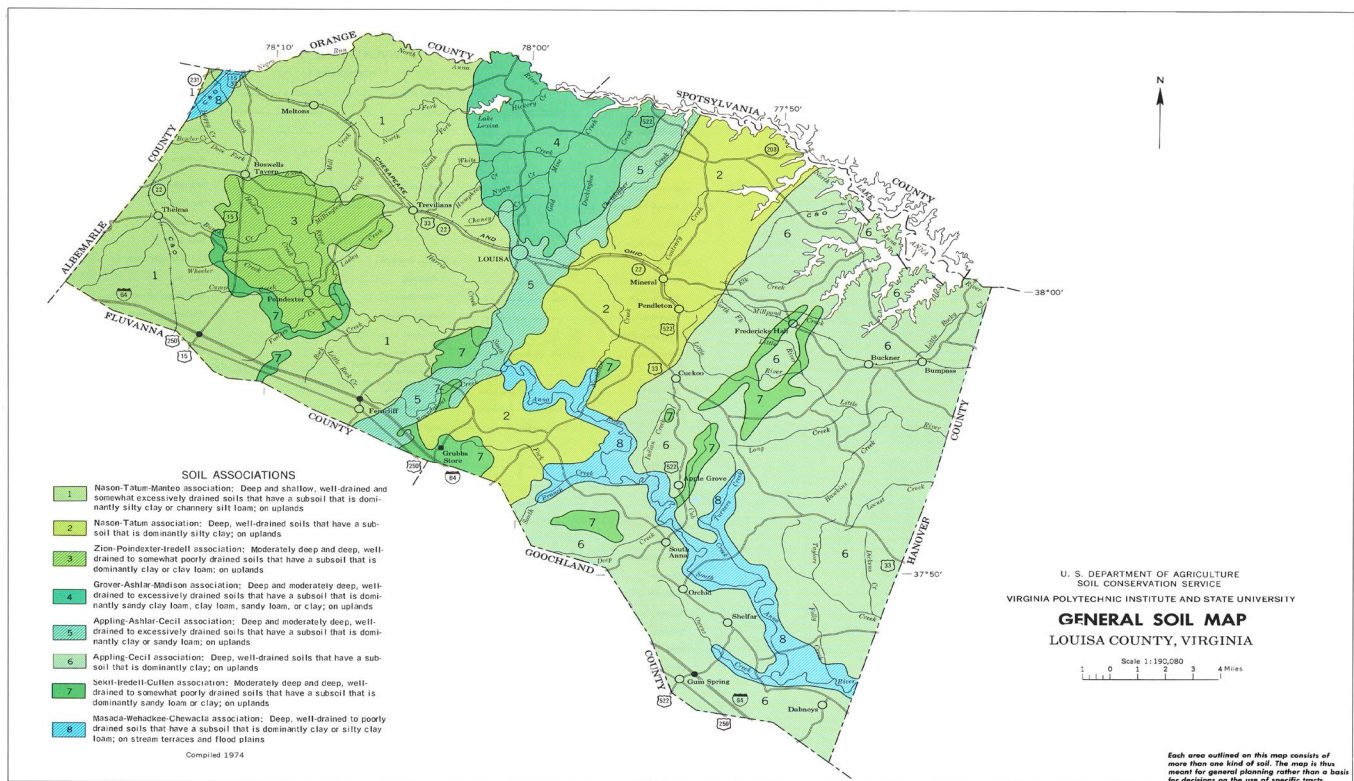
The creation of agricultural and forestal districts and subsequent additions to those districts, complements the goals identified in the Vision Statement by preserving and protecting natural resources, retaining open space, ensuring compatibility between land uses, and managing growth by concentrating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

Existing Uses

Based on information provided by the property owners, the subject parcels are used for timber, pasture, livestock, and crops.

Soils

Based on the 1976 Louisa County Soil Survey from the U.S. Department of Agriculture Soil Conservation Service, the soils in this area are primarily made up of two soil associations. First, Grover-Ashlar-Madison association soils are “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.” Second, Nason-Tatum-Manteo association soils are “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.”



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 additions are located within one mile of the existing Trevilian Station Agricultural and Forestal District. The current use of the properties consist of timber, pasture, livestock, and crops which supports the intent of the agricultural and forestal districts.

Staff recommends the application for addition to the existing Trevilian Stations 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 General Residential (R-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 August 6, 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 Trevilian Station
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)
Northwest Louisa County
4. Total Acreage in the Proposed District or Addition 474.48
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>Susan Fletcher</u>	<u>12-8-A1</u>
<u>Charles & Stacey Fletcher</u>	<u>12-53, 12-54, 12-55,</u>
<u>Susan Fletcher & Duane Ryder</u>	<u>12-56</u>
<u>Hester Fletcher + Ashley Fletcher</u>	
<u>Amick Farm Louisa LLC</u>	<u>39-28</u>

TAX MAP & PARCEL NUMBER(S)

The JJP Timber Trust 13-22, 12-1-1, 12-1-3

Contact Name Stacey Fletcher / Dave Norford

Email Address _____

Amy Seay

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

PROPERTY OWNER'S NAME: The 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 # 12 11 LOT/PARCEL# _____
- ACREAGE: 2.9 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)

Managed loblolly pine stand

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

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

- 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 # 12 1 3 LOT/PARCEL# _____
- ACREAGE: 10.828 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)

managed 100% pine stand

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

John P. Smith

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: Susan Fletcher

- 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 # 12 LOT/PARCEL # 8A1
- ACREAGE: 23.07 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.

Susan R. Fletcher

Danny C. Hurba

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.)

☐ Override 1
 ☐ Subdivision Boundary
 ☐ Landmarks
 ☐ County

*
 ☐ Addresses
 ☐ Tax Map Grid
 ☐ Parcel Labels
 ☐ World_Hillshade

☐ Roads
 ☐ Tax Map Annotation
 ☐ Parcels

0.2 mi

0.4 km

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

PROPERTY OWNER'S NAME: Charles E Fletcher Jr + Stacey Fletcher

- 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 # 12 LOT/PARCEL# 53
- ACREAGE: 13.69 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

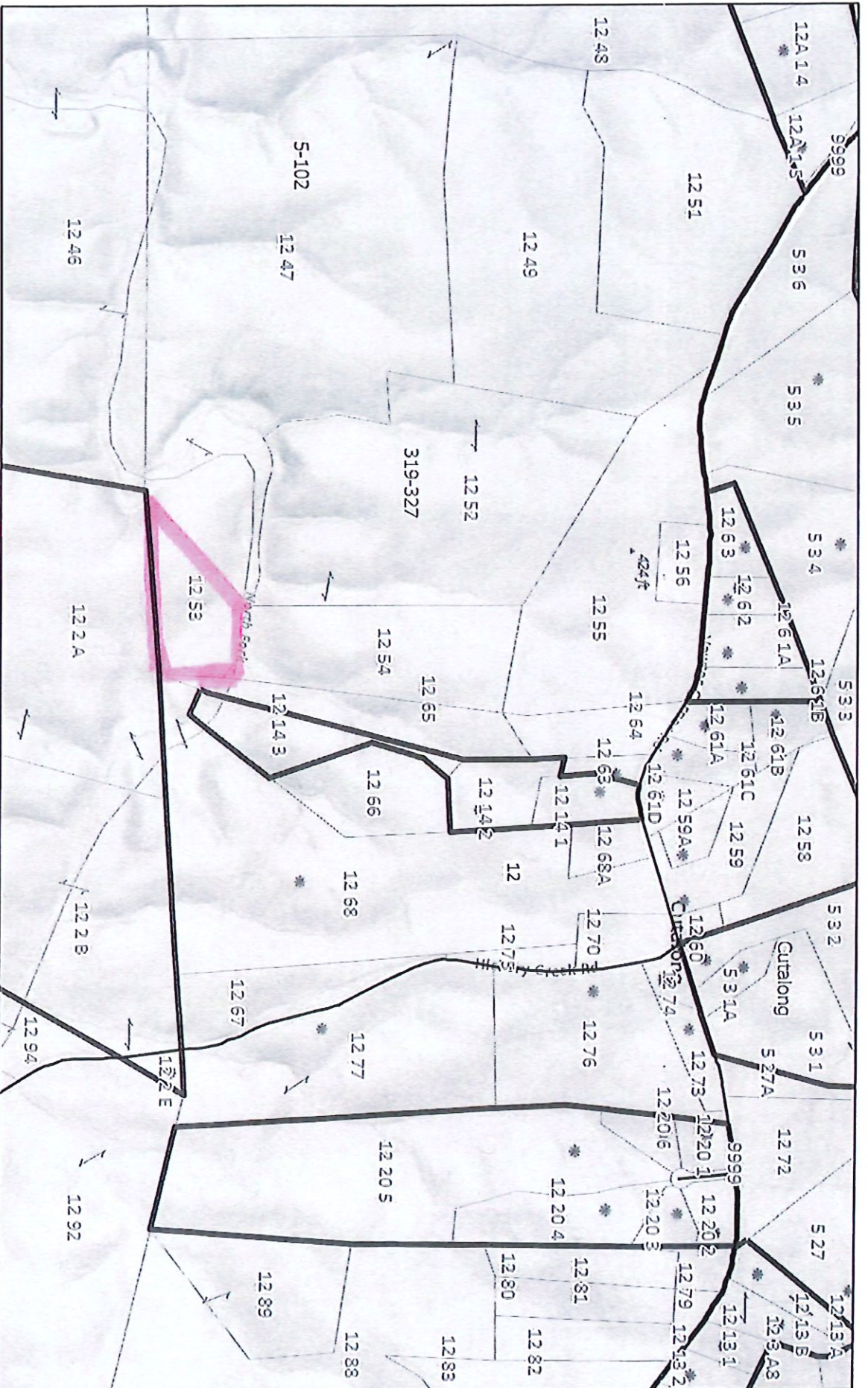
We the undersigned have read the above mentioned conditions and request the property described above be designated an Agricultural and Forestal District.

Charles E. Fletcher
Stacey C. Fletcher
Walter A. Lee
Charles E. Fletcher Jr
Stacey C. Fletcher
Owner(s) Signatures

Stacey C. Fletcher
Stacey C. Fletcher
Walter A. Lee
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.)

Louisa County, VA



5/4/2026, 4:51:20 PM

- * Addresses
- Roads
- Subdivision Boundary
- ☐ Tax Map Grid
- Tax Map Annotation
- Parcel Labels
- Parcels
- County
- World_Hillshade



0 0.05 0.1 0.2 0.4 mi
0 0.1 0.2 0.4 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Esri, NASA, NOAA, USGS, FEMA

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

PROPERTY OWNER'S NAME: Charles + Stacey Fletcher

- 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 # 12 LOT/PARCEL# 54
- ACREAGE: 10.8 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

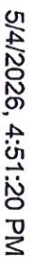
We the undersigned have read the above mentioned conditions and request the property described above be designated an Agricultural and Forestal District.

Sydney R. Fletcher
Stacey E. Fletcher
Ashley D. Lee
Charles E. Fletcher Jr.
Stacey C. Fletcher
Owner(s) Signatures

Stacey C. Fletcher
Stacey C. Fletcher
Thym Charles Kim
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.)

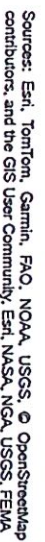
Page 83 of 227



World Hillshade

Parcels

County



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

PROPERTY OWNER'S NAME: Charles + Stacey Fletcher

- 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 # 12 LOT/PARCEL# 55
- ACREAGE: 24.324 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

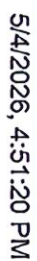
We the undersigned have read the above mentioned conditions and request the property described above be designated an Agricultural and Forestal District.

Susan R. Fletcher
Stacey E. Fletcher
Charles E. Fletcher
Stacey C. Fletcher
Owner(s) Signatures

Stacey C. Fletcher
Stacey C. Fletcher
Ryan Clarke Kim
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.)

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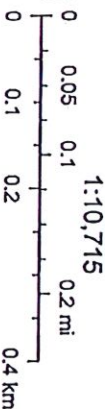
World_Hillshade

Tax Map Annotation

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS © OpenStreetMap contributors

Landhooks

County



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Esri, NASA, NGA, USGS, FEMA

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

PROPERTY OWNER'S NAME: Susan Fletcher & Duane Ryder

- 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 # 12 LOT/PARCEL# 56
- ACREAGE: 2 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.

Susan Fletcher
Duane E. Ryder

Owner(s) Signatures

Stacy C. Surber
Stacy C. Surber

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.)

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Esri, NASA, NGA, USGS, FEMA

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

PROPERTY OWNER'S NAME: Steve + Amy Sean

- 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# 12 B1 +12:32
- ACREAGE: 23.813 / 0.46 ZONING: R2 .46 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, Pasture, 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: Steve + Amy Seay

• 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# 12 B2

• ACREAGE: 21.13

ZONING: 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, livestock, pasture, timber

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

Amy Seay

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: Fox Branch 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 # 13 LOT/PARCEL# 15 3
- ACREAGE: 1.845 ZONING: 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)

Timber, Crop

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: Fox Branch 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 # 13 LOT/PARCEL# 154
- ACREAGE: 1.52 ZONING: 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)

Timber, Crops

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: Fox Branch 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 # 13 LOT/PARCEL# 15 5
- ACREAGE: 1.171 ZONING: 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)

Timber, Crops

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: Fox Branch 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 # 13 LOT/PARCEL# 154
- ACREAGE: 1.677 ZONING: ~~P2~~ A-2/P-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, Crops

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: Fox Branch 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 # 13 LOT/PARCEL# 157
- ACREAGE: 1.729 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, Crop

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: Fox Branch LLC

- 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 # 13 LOT/PARCEL# 15 8
- ACREAGE: 1.091 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, Crops

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: Fox Branch 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 # 13 LOT/PARCEL# 15 92
- ACREAGE: 116.51 ZONING: 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)

Timber, Crops

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.)

PROPERTY OWNER'S NAME: Fox Branch LLC

- (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.)

- TAX MAP # 13 LOT/PARCEL# 15 17P
- ACREAGE: 19.47 ZONING: 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 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

Timber, Crop

designated an Agricultural and Forestal District.

[Signature]

[Signature]

(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 JIP 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 # 13 22 LOT/PARCEL# _____
- ACREAGE: 59.75 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)

Managed loblolly pine stand

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

John Paul 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.)

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

PROPERTY OWNER'S NAME: AMICIA FARM LOUISA 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 # 3928 LOT/PARCEL# _____
- ACREAGE: 486.26 (-50) 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)

CATTLE, TIMBER, PASTURE

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

David Rydell

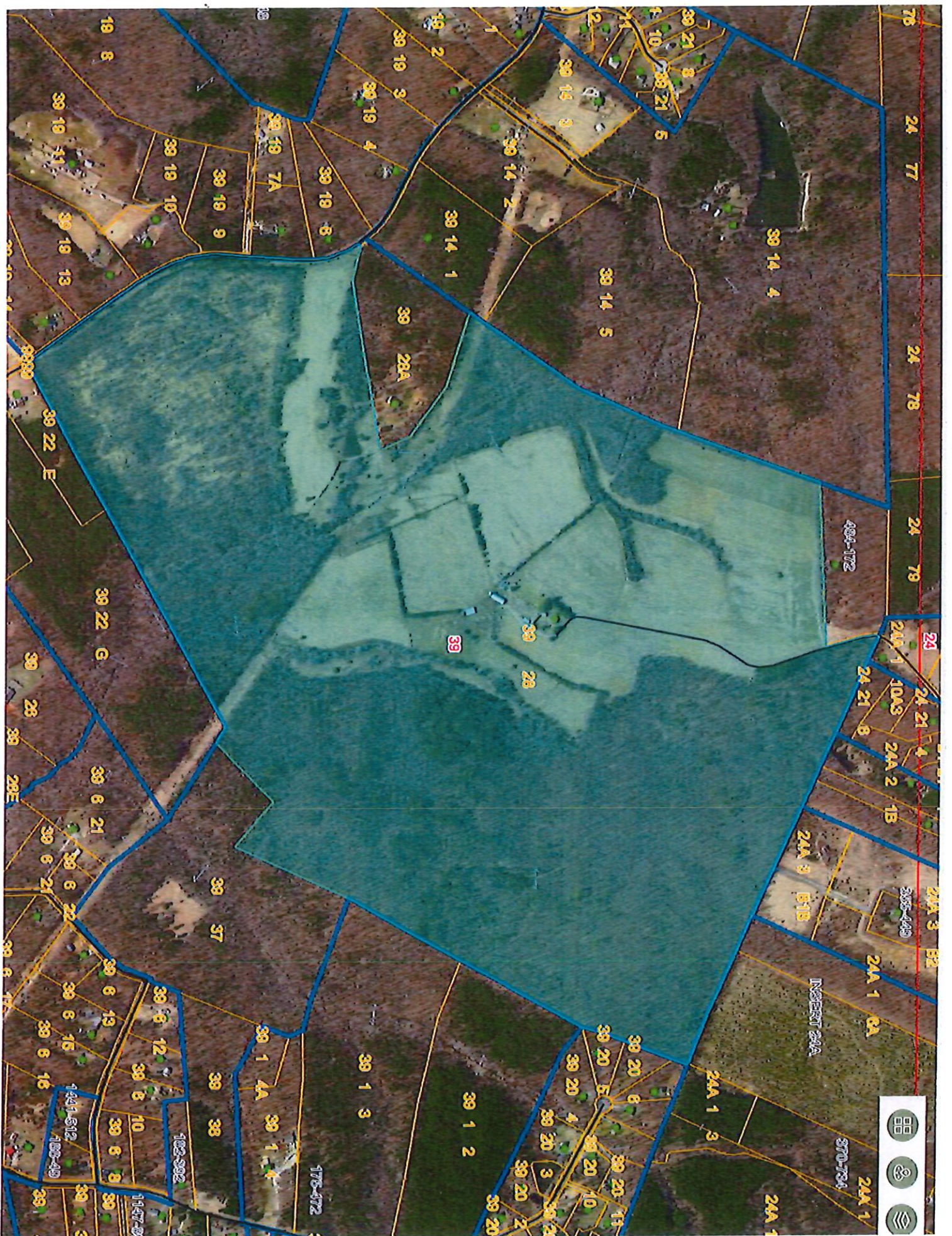
[Signature]

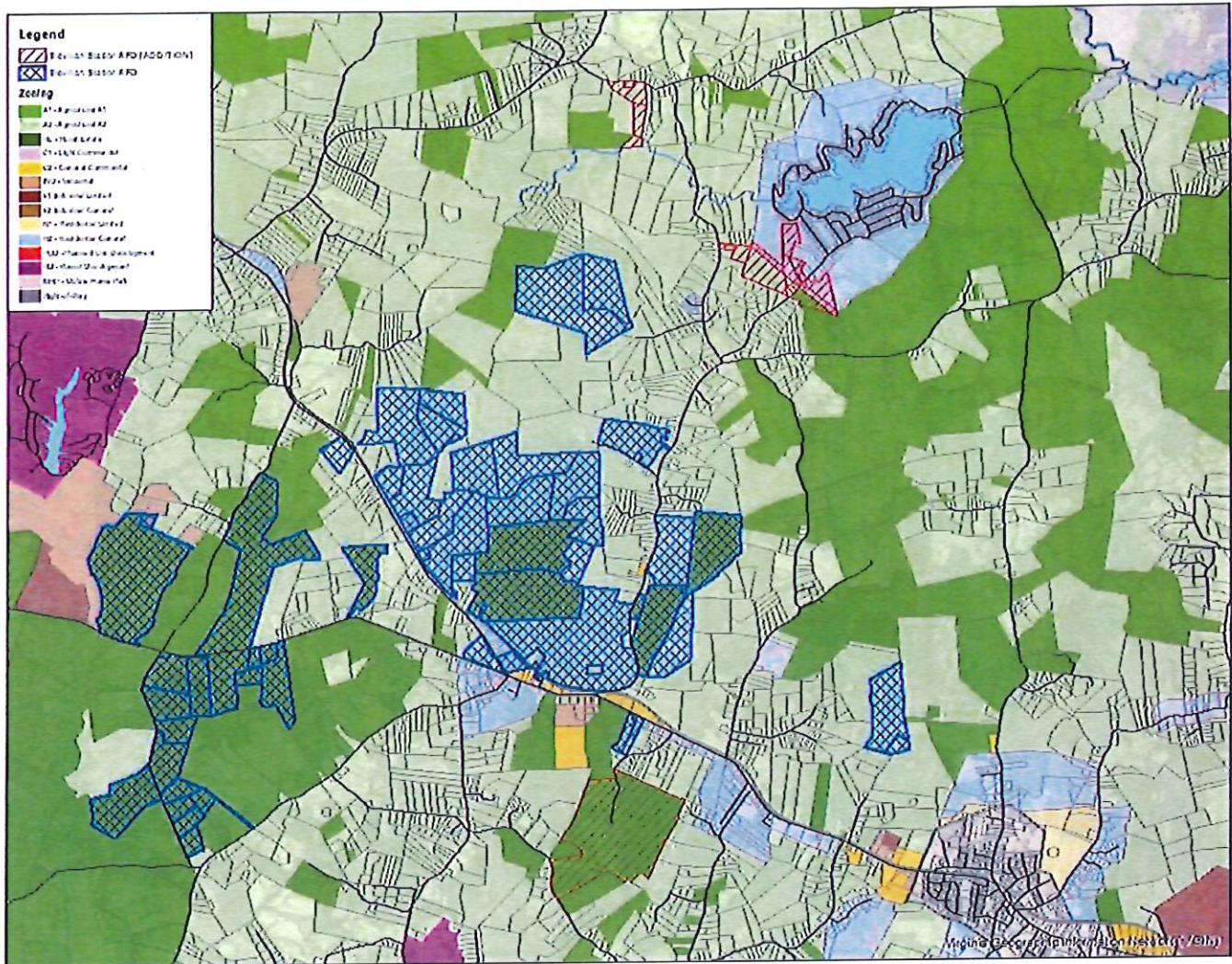
Owner(s) Signatures

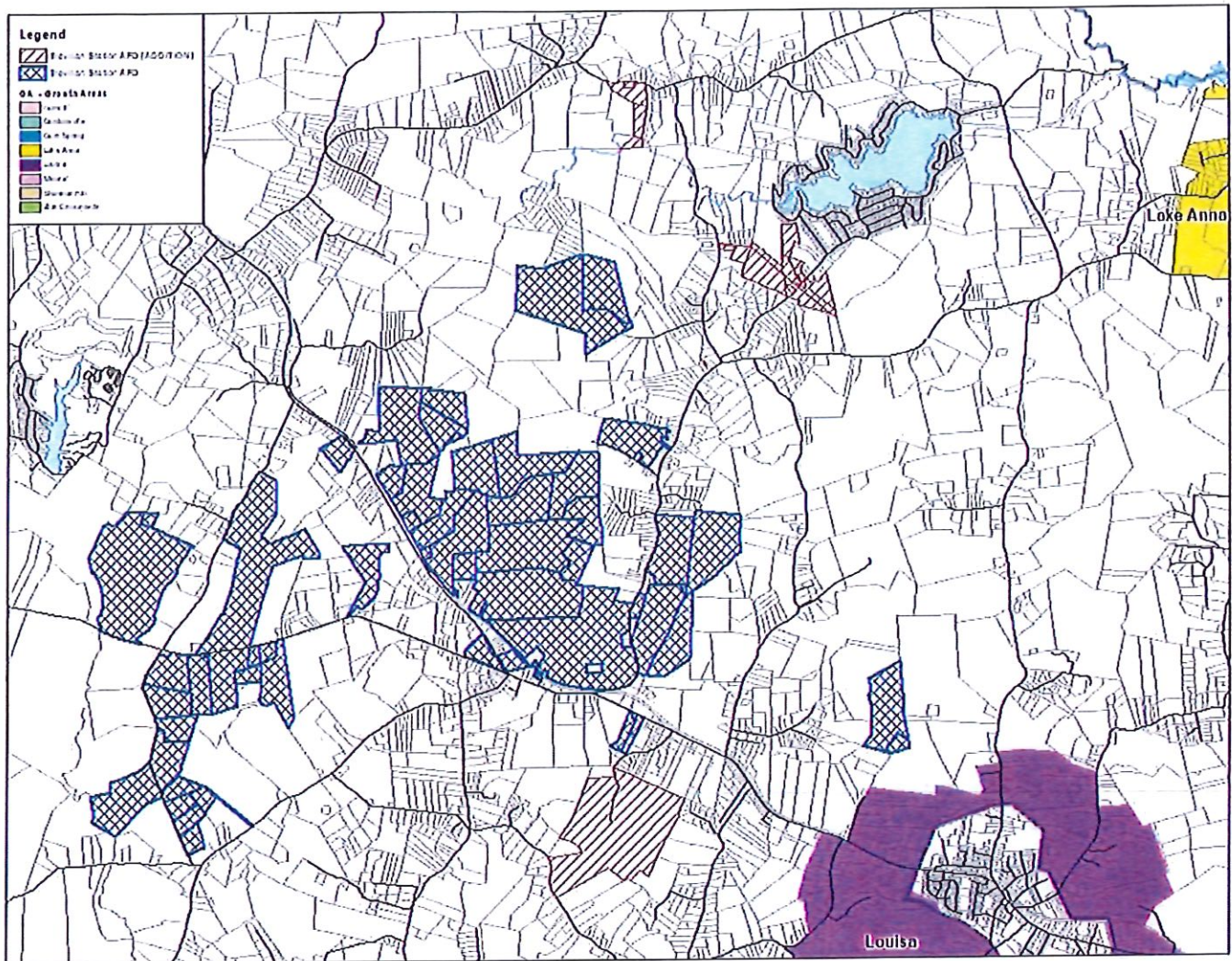
Witness

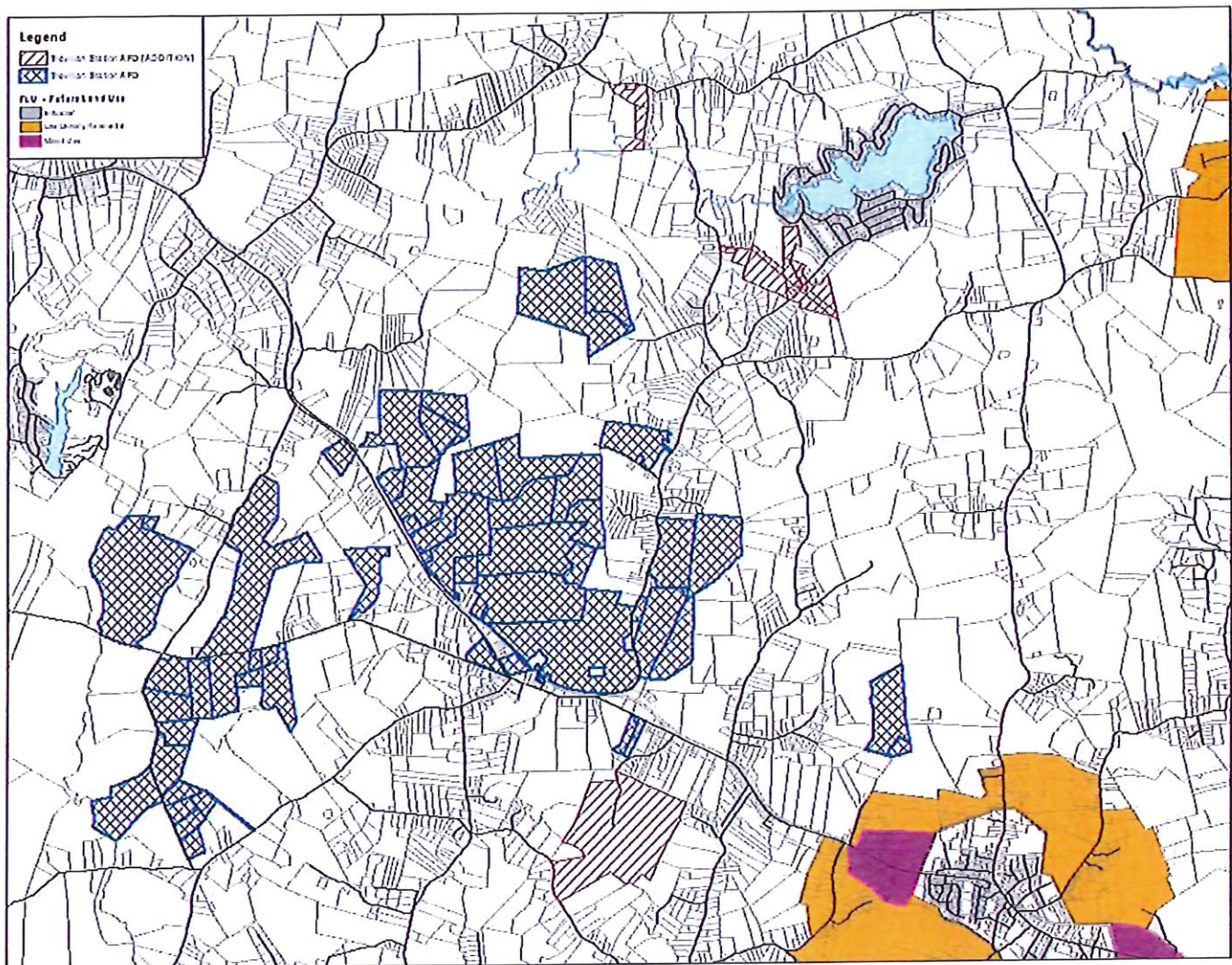
(VA Code § 15.2-4305 requires all owners to sign the application or otherwise provide written approval. Please see page 2 for additional information.)



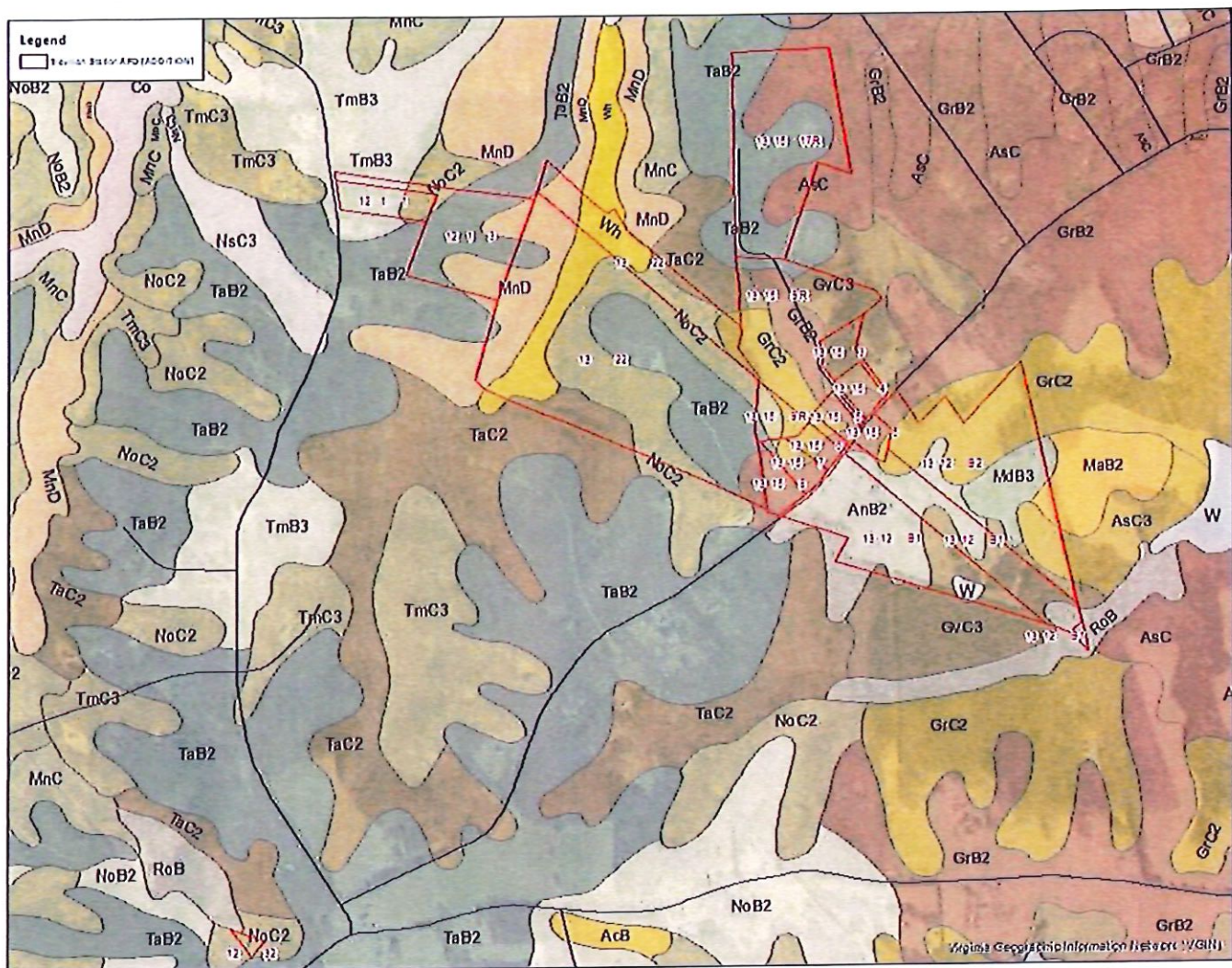












AMENDMENT

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 Trevilian Station Agricultural and Forestal District by the addition of Tax Map Parcels 12-1-1, 12-1-3, 12-8-A1, 12-32, 12-53, 12-54, 12-55, 12-56, 13-12-B1, 13-12-B2, 13-15-3, 13-15-4, 13-15-5, 13-15-6, 13-15-7, 13-15-8, 13-15-9R, 13-15-17R, 13-22, and 39-28.

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>Trevilian Station Agricultural and Forestal District</i>	24-23, 21-122, 23-139, 24-33, 24-15, 23-136, 24-2, 24-14, 24-133, 23-135, 24-13, 24-1, 24-3, 23-138, 24-16, 24-134, 24-123, 23-56, 24-124, 24-27, 24-28, 24-119, 24-4, 23-137, 24-33, 24-38, 23-140A, 23-140, 23-146, 23-14124-10-A 24-10-B, 24-10-B1, 25-84, 23-133, 24-21 23-7, 23-10-B 22-19, 22-20, 22-21, 22-23 22-17, 22-18, 37-21, 37-22, 37-23 23-41 12-13, 12-43 22-26, 22-32 24-142 23-143, 23-144, 23-145, 11-48 25-31, 25-32 37-24 23-15, 23-9 38-2, 3 12-1-1, 12-1-3, 12-8-A1, 12-32, 12-53, 12-54, 12-55, 12-56, 13-12-B1, 13-12-B2, 13-15-3, 13-
---	--

TEXT LEGEND

Bolded Text = To Be Added

Regular Text = To Remain

~~Strikethrough Text~~ = To Be Removed

Red Text – For Information Purposes Only

	15-4, 13-15-5, 13-15-6, 13-15-7, 13-15-8, 13-15-9R, 13-15-17R, 13-22, 39-28 (portion of 436.26 acres)
--	--

(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: June 26, 2026
 SUBJECT: **Review Addition Request – South Anna Agricultural and Forestal District**
Thursday, August 13, 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 480.53 acres, to the existing South Anna Agricultural and Forestal District, as follows:

<u>OWNER'S NAME</u>	<u>TAX MAP PARCEL #</u>	<u>ACREAGE</u>	<u>ZONING</u>	<u>VOTING DISTRICT</u>
Charles & Katie Miller	55-1-D	8.83	A-2	Patrick Henry
Claudia B. Perkins	55-10	10	A-1	Patrick Henry
Margaret Perkins and Garyt King	55-11	57.77	A-1	Patrick Henry
Claudia B. Perkins	55-11-4	52.4	A-1	Patrick Henry
Charles Jason Miller Et Als	55-23	124	A-1	Patrick Henry
Tashjian, Margaret Lathrop Trse Of, The Margaret Lathrop Tashjian Trust	55-62A	0.725	A-1	Patrick Henry
Austin Miller	55-72	22.18	A-2	Patrick Henry
Charles A. Miller	55-73	88.75	A-1	Patrick Henry
Tashjian, Margaret Lathrop Trse Of, The Margaret Lathrop Tashjian Trust	55-74	73.75	A-1	Patrick Henry
Margaret Perkins and Garyt King	55-82	1.73	A-1	Patrick Henry
Charles & Katie Miller	55-116	32.4	A-2	Patrick Henry
Walter & Ashley Madison	55-116A	8	A-2	Patrick Henry

Location

The proposed district addition is located 0.90 miles from the existing South Anna Agricultural and Forestal District, west and east of Route 208 (Courthouse Road), east of Route 649 (Byrd Mill Road), south of Route 649 (Bickley Road), and north of Route 640 (East Jack Jouette Road) in the Patrick Henry Voting District. The 2040 Louisa County Comprehensive Plan designates this area of Louisa County as Rural Area.

Zoning

The parcel proposed to be included in the South Anna Agricultural and Forestal District is 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. - 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.

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

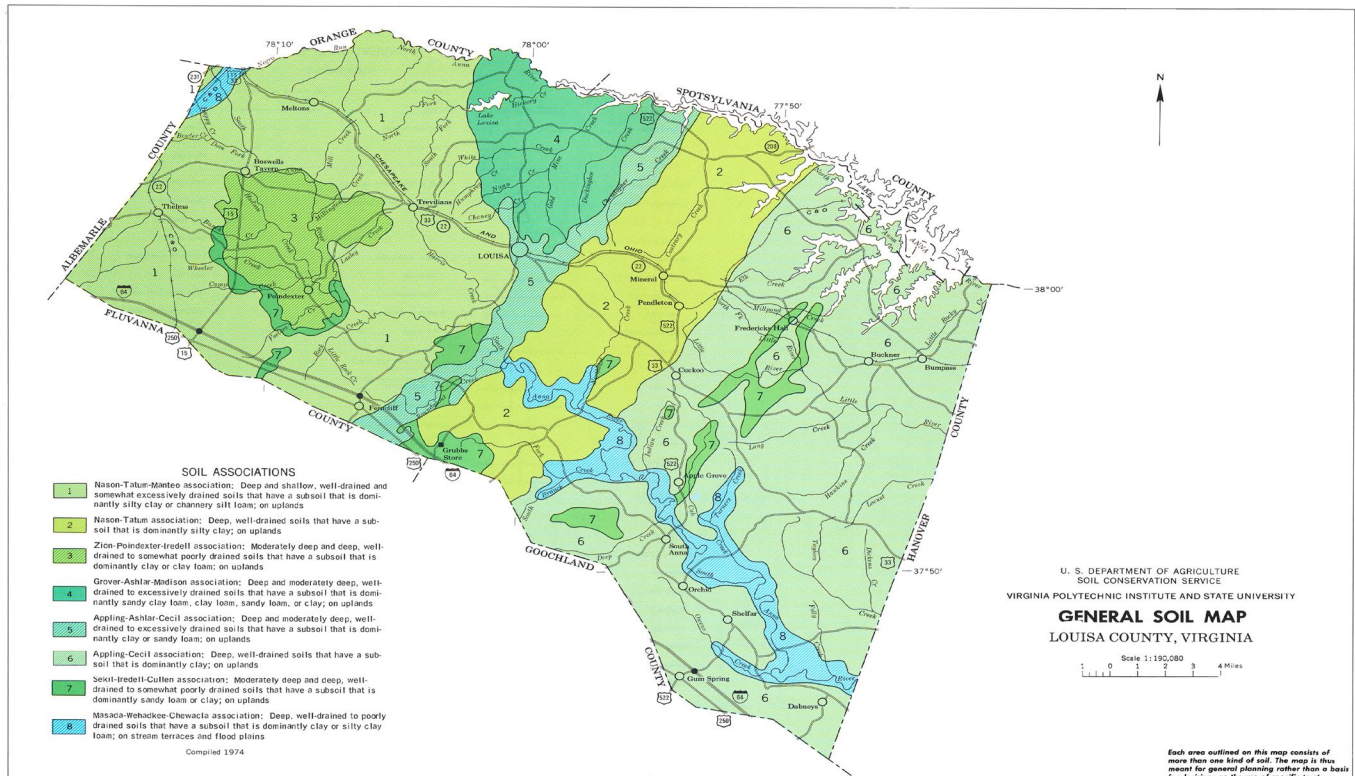
The creation of agricultural and forestal districts and subsequent additions to those districts, complements the goals identified in the Vision Statement by preserving and protecting natural resources, retaining open space, ensuring compatibility between land uses, and managing growth by concentrating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

Existing Uses

Based on information provided by the property owner, the subject parcels are used for firewood, timber, crops, pasture, horses, hay, forestry, and livestock 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 Nason-Tatum-Manteo association. In summary, these soils are “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.”



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....

(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 South Anna Agricultural and Forestal District. The proposed addition meets the statutory requirements for agricultural and forestally significant because the landowners are currently engaged in the production of firewood, timber, crops, pasture, horses, hay, forestry, and livestock production, which supports the intent of the agricultural and forestal districts.

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 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. Additionally, "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, ... firewood ... for sale or for farm use.

Staff recommends the application for amendment to the addition to the South Anna 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 August 6, 2026.



TO: Members, Planning Commission
FROM: Staff, Community Development Department
DATE: July 15, 2026
SUBJECT: **Review Addition Request Amendment – South Anna Agricultural and Forestal District**
Thursday, August 13, 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 165.846 acres, to the existing South Anna Agricultural and Forestal District, as follows:

<u>OWNER'S NAME</u>	<u>TAX MAP PARCEL #</u>	<u>ACREAGE</u>	<u>ZONING</u>
Cecil W. Bickley	55-11-1	35.48	A-1
Cecil W. Bickley	55-11-3	37.50	A-1
Anita Roberts	55-61	12.916	A-1
Anita Roberts	55-63	1.5	A-1
Cecil Bickley	55-83	9.0	A-1
Cecil Bickley	55-100	69.45	A-2

Location

The proposed district addition is located 1.41 miles west of the southern portion of the South Anna Agricultural and Forestal District and is located along and west of Route 208 (Courthouse Road), east of Route 649 (Byrd Mill Road), and north and southwest of Route 642 (Bickley 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 South Anna 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.

Existing Uses

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

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 South Anna Agricultural and Forestal District. The current use of the properties consists of timber and crop production, which supports the intent of the agricultural and forestal districts.

Additionally, the amendments to the addition were submitted on July 7, 2026 and July 17, 2026, which is within 30 days of the notice, as it was mailed out on June 27, 2026.

Staff recommends the application for amendment to the addition to the South Anna 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 and A-2) and the Rural Area designation in the 2040 Louisa County Comprehensive Plan.



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 South Anna

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)

Louisa County

4. Total Acreage in the Proposed District or Addition ~~480.53~~ 631.96

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)
Charles + Katie Miller	55-1-D, 55-114
Charles Miller Et Als	55-23
Claudia Perkins	55-10, 55-11-4
Margaret Perkins + Gary + King	55-11, 55-82
Margaret Tashjian	55-62A, 55-74

TAX MAP & PARCEL NUMBER(S)

Austin Miller	55-72
Charles A. Miller	55-73
Walter + Ashley Madison	55-116A
Anita Roberts	55-61, 55-63
Cecil Bickley	55-11-1, 55-11-3, 55-83 55-100

REACHED. Charles +
Contact Name Katie Miller

Phone Number

Email Address

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

PROPERTY OWNER'S NAME: Charles + Katie Miller

- 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 # 55 LOT/PARCEL# (1) D
- ACREAGE: 8.83 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.

Katie Miller
Charles Miller
Owner(s) Signatures

Lynn Miller
Lynn Miller
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: CLAUDIA B PERKINS

- 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 # 55 LOT/PARCEL# 10
- ACREAGE: 10 ZONING: A1
- SUBDIVISION NAME: N/A
- 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)

Full TIMBERED ACREAGE

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

Claudia B. Perkins

[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: MARGARET PERKINS & GARYT KING

- 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 # 55 LOT/PARCEL# 11
- ACREAGE: 55.77 ZONING: A1
- SUBDIVISION NAME: N/A
- 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

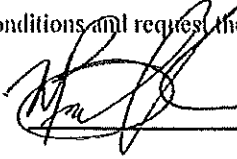
(Describe in Detail the Use of the Subject Property)

HARVEST HAY FOR LIVESTOCK.

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: CLAUDIA B PERKINS

- 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 # 55 LOT/PARCEL# 11-4
- ACREAGE: 52.4 ZONING: A1
- SUBDIVISION NAME: N/A
- 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)

HARVEST HAY and RAISE LIVESTOCK

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

C. Claudia B. Perkins

[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: Charles Jason Miller Et Als

- 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 # 55 LOT/PARCEL# 23
- ACREAGE: 12.4 ZONING: A1
- SUBDIVISION NAME: NA
- 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.

Charles J. Miller
John Miller
Charles J. Miller
Owner(s) Signatures

Regan Maden

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: TASHJIAN, MARGARET LATHROP TRST OF THE MARGARET LATHROP TASHJIAN TRST

• MAILING ADDRESS: _____

• PHONE NUMBER: _____

◦ TYPE OF DEVICE: ☒ MOBILE, ☐ LANDLINE

• EMAIL ADDRESS: _____

• YES Do you agree to receive email correspondence from the county related to APDs 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# 55

LOT/PARCEL# 62A

• ACREAGE: 0.725

ZONING: A1 (land use)

• SUBDIVISION NAME: NA

• 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)

Manage forest, planted

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

Margaret Lathrop Tashjian, the
Owner(s) Signatures
MARGARET LATHROP TASHJIAN, the

Witness

John R. Tashjian
JOHN R. TASHJIAN

(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: Austin Miller

- 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 # 55 LOT/PARCEL# 72
- ACREAGE: 22.18 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.

[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: Charles A. Miller

- 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 # 55 LOT/PARCEL# 73
- ACREAGE: 88.75 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)

Crop

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

Charles A. Miller
Owner(s) Signatures

Ashtley
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: TASHJIAN, MARGARET LATHROP TRSE OF
THE MARGARET LATHROP TASHJIAN TRST

• MAILING ADDRESS: _____

• PHONE NUMBER: _____

◦ TYPE OF DEVICE: ☒ MOBILE ☐ LANDLINE

• EMAIL ADDRESS: _____

• YES Do you agree to receive email correspondence from the county related to APDs 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 # 55

LOT/PARCEL# 74

• ACREAGE: 73.75

ZONING: A1 (land use)

• SUBDIVISION NAME: NA

• 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)

Manage forest, planted

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

Margaret Lathrop Tashjian, the
Owner's Signatures

John R. Tashjian
Witness

MARGARET LATHROP TASHJIAN, the
(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: MARGARET PERKINS & GARYT KING

- MAILING ADDRESS: _____
- PHONE NUMBER: _____
 - TYPE OF DEVICE: X MOBILE _____ LANDLINE _____
- EMAIL ADDRESS: _____
- X 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.)

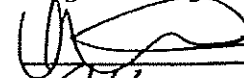
PARCEL INFORMATION:

- TAX MAP # 55 LOT/PARCEL# 82
- ACREAGE: 1 ZONING: A1
- SUBDIVISION NAME: N/A
- 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)

HARVEST HAY FOR LIVESTOCK.

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: Charles + Katie Miller

- 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 # 55 LOT/PARCEL# 116
- ACREAGE: 32.4 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 / pasture, horses

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

Katie Miller
Charles J. Miller
Owner(s) Signatures

Louise Miller
Louise Miller
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: Walter & Ashley Madison

- MAILING ADDRESS: _____
- PHONE NUMBER: _____
- TYPE OF DEVICE: (MOBILE) LANDLINE
- EMAIL ADDRESS: _____
- ☒ Do you agree to receive email correspondence from the county related to APDs 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 # 55-116A LOT/PARCEL# _____
- ACREAGE: 8 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 10): (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)

Trees for firewood / Crops.

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

Ashley Madison

Ashley Madison

Walter Madison

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: Anita Roberts

- 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 # 55 LOT/PARCEL# 608
- ACREAGE: 1.5 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)

Timber + Hay

Historically - corn

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

Anita Roberts

[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: Anita Roberts

- 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 # 55 LOT/PARCEL# 401
- ACREAGE: 12.916 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)

Timber + Hay

Historically - Corn

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

Anita Roberts

[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: Cecil W. Bickley

- 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 # 55 LOT/PARCEL# 11 1
- ACREAGE: 35.48 ZONING: A-1
- SUBDIVISION NAME: N/A
- 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)

These fields are used as pasture for cattle.
One small part is used for hay and hay storage.

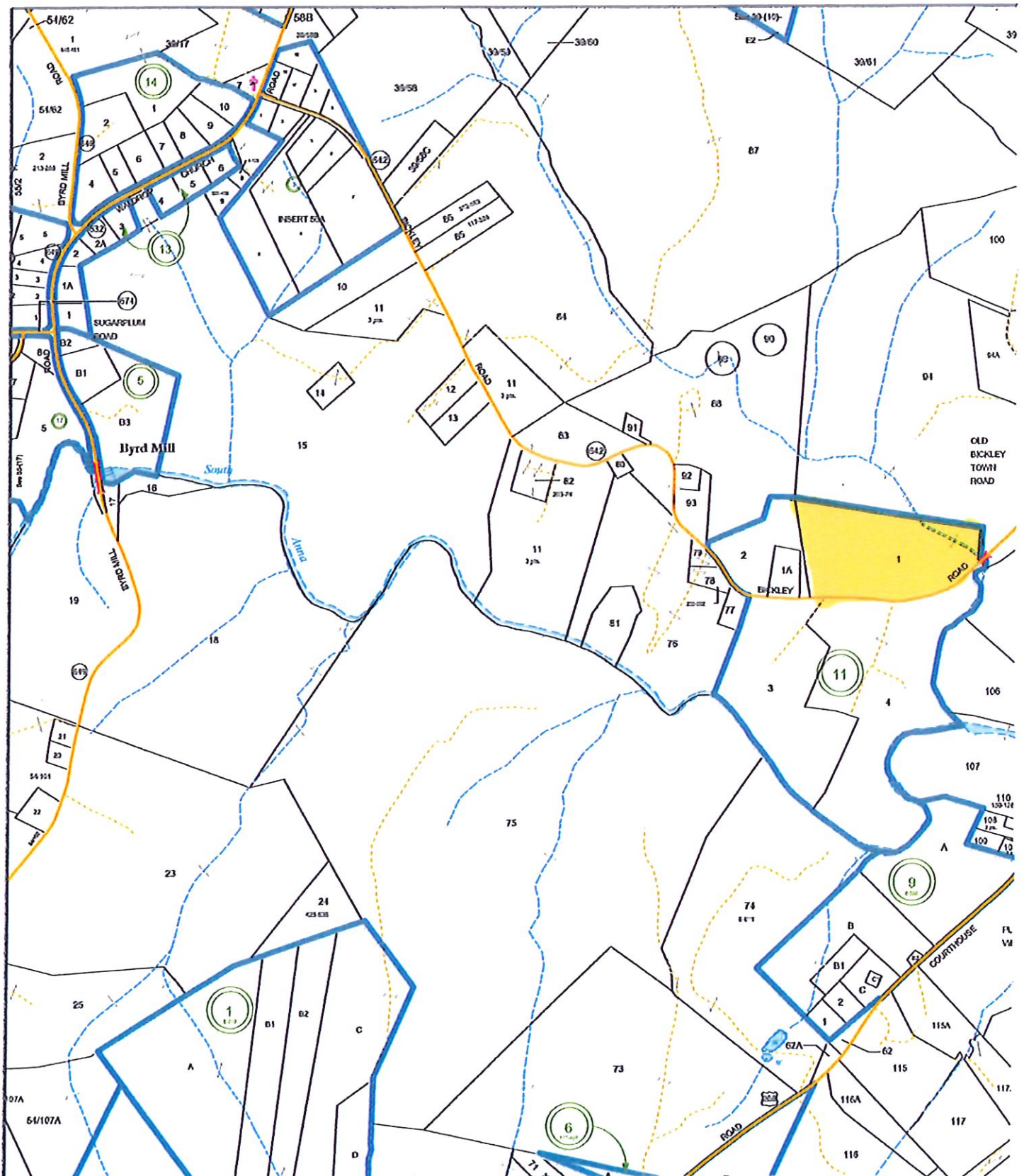
We the undersigned have read the above mentioned conditions and request the property described above be designated an Agricultural and Forestal District.

Cecil W. Bickley
Owner(s) Signatures

Susannah N. Bickley
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.)

LOUISA COUNTY



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

PROPERTY OWNER'S NAME: Cecil W. Bickley

- 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 # 55 LOT/PARCEL# 11 3
- ACREAGE: 37.50 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)

The fields are used primarily for pasture.
Sometimes, in Spring, part is used for hay.

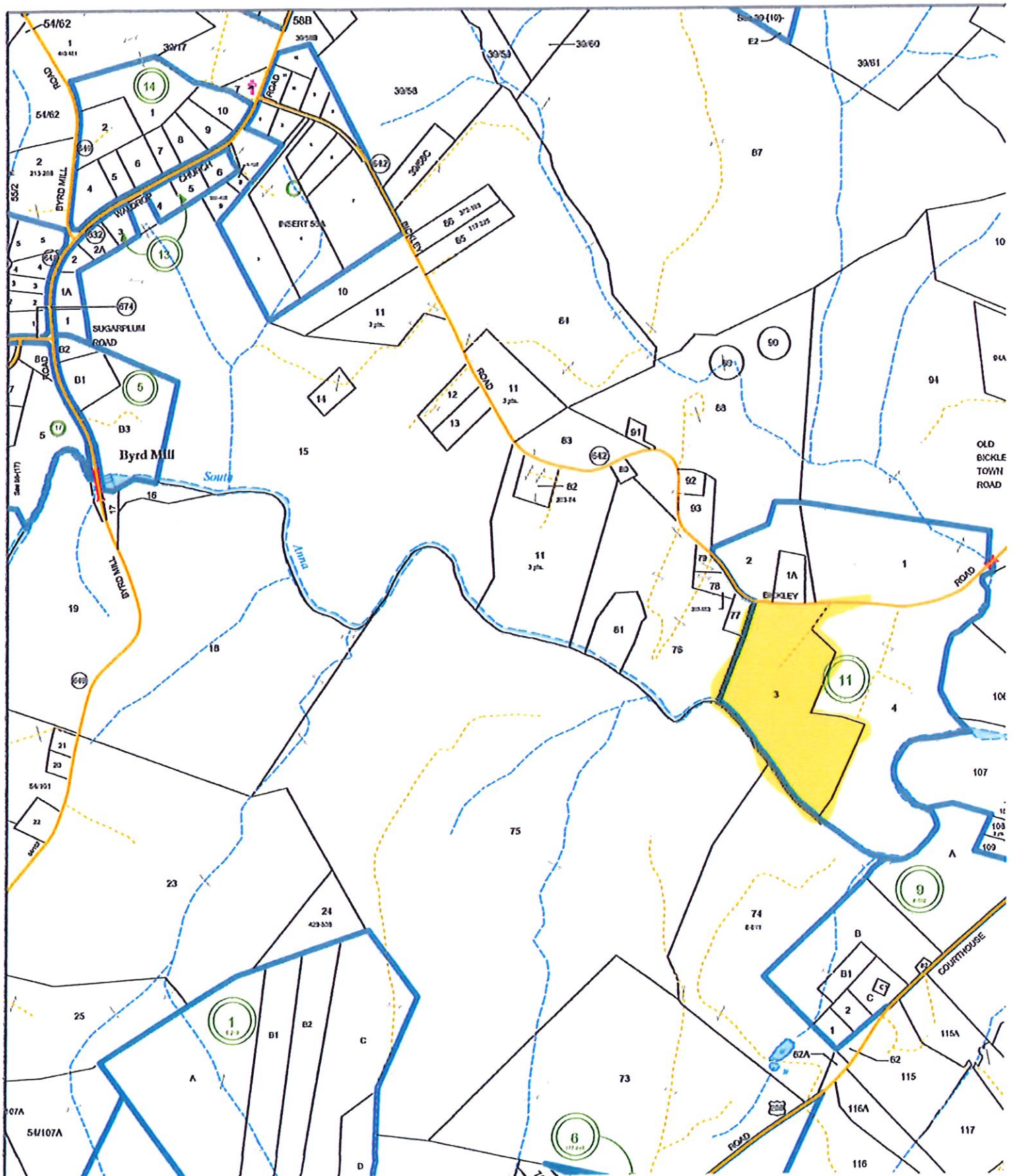
We the undersigned have read the above mentioned conditions and request the property described above be designated an Agricultural and Forestal District.

Cecil W. Bickley
Owner(s) Signatures

Susannah N. Bickley
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.)

LOUISA COUNTY



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

PROPERTY OWNER'S NAME: Cecil W. Bickley

- 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 # 55 LOT/PARCEL # 83
- ACREAGE: 9.00 ZONING: A-1
- SUBDIVISION NAME: N/A
- 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)

all crop land (corn, hay, barley - rotate crops)

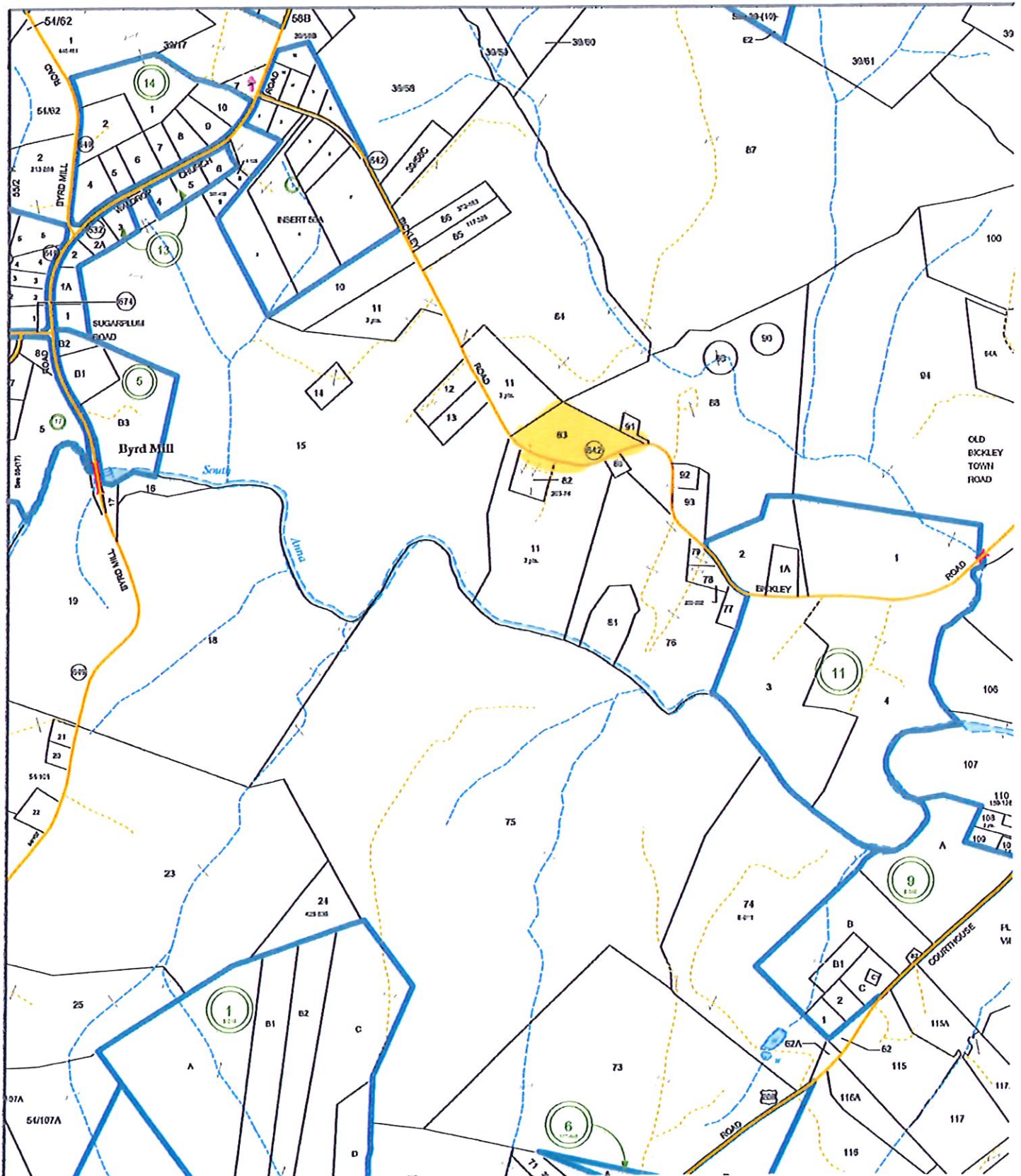
We the undersigned have read the above mentioned conditions and request the property described above be designated an Agricultural and Forestal District.

Cecil W. Bickley
Owner(s) Signatures

Susannah M. Bickley
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.)

LOUISA COUNTY



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

PROPERTY OWNER'S NAME: Cecil W. Bickley

- 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 # 55 LOT/PARCEL# 100
- ACREAGE: 69.45 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)

part is pasture land, majority is used for either
hay, corn, or barley

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

Cecil W. Bickley

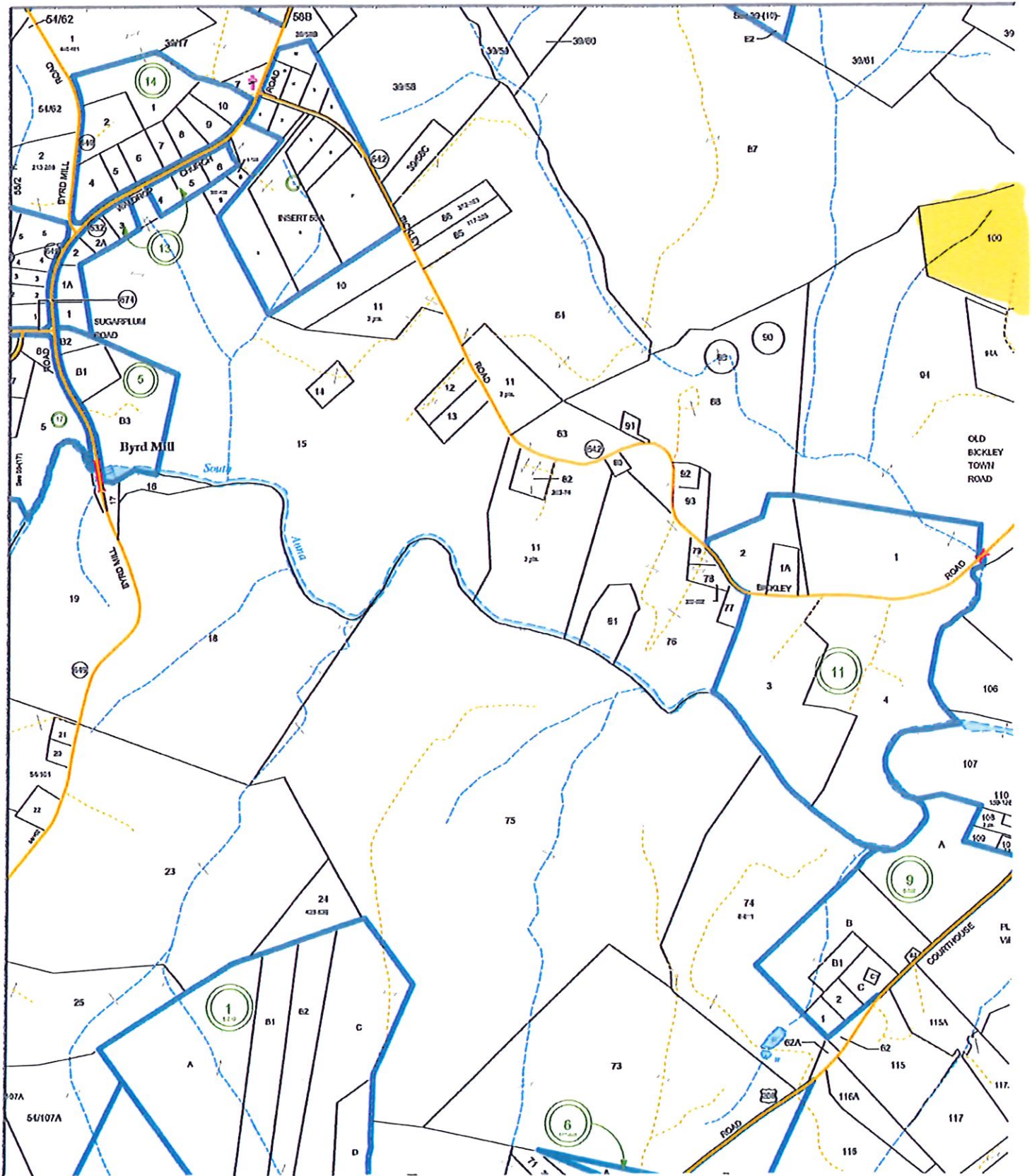
Owner(s) Signatures

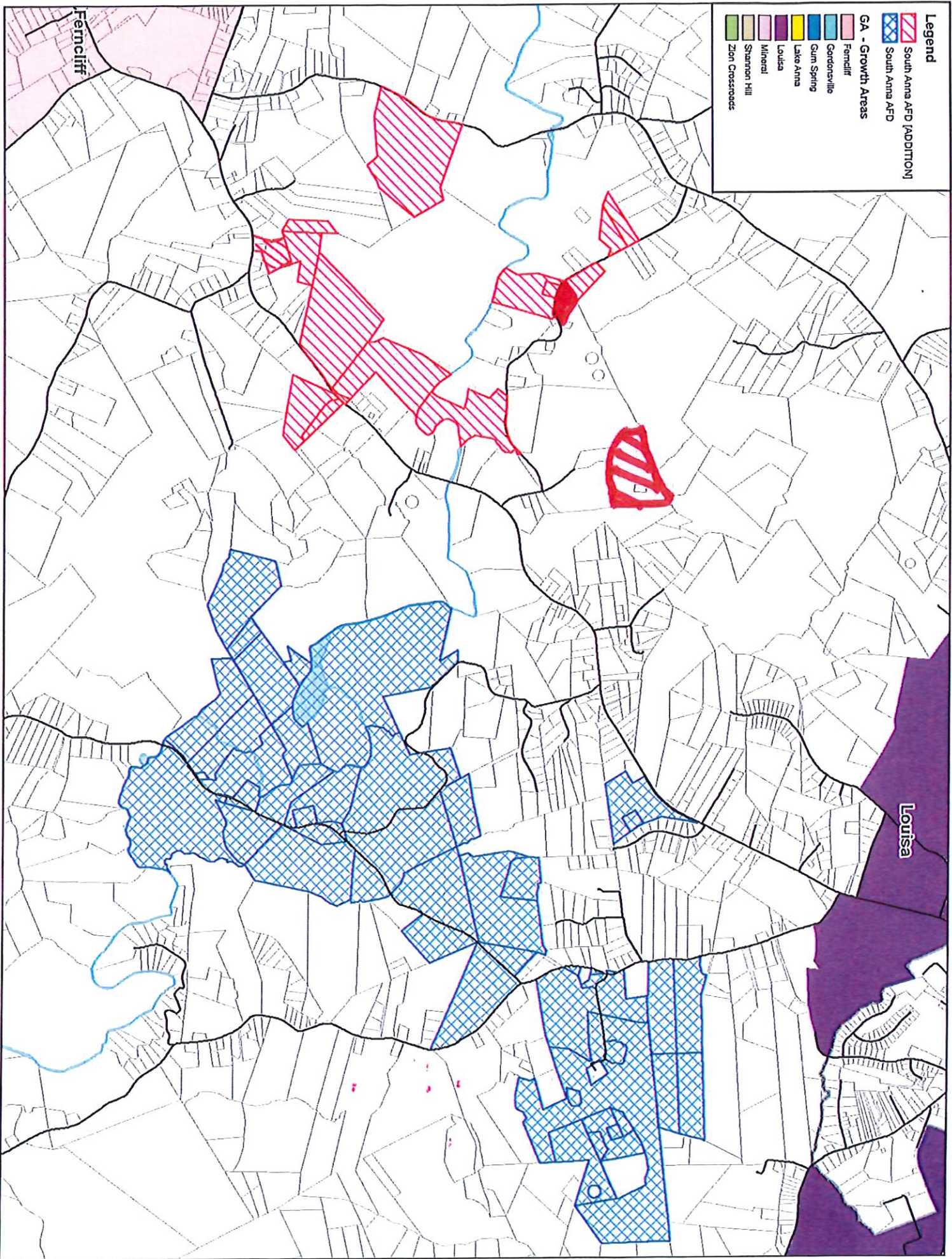
Susannah N. Bickley

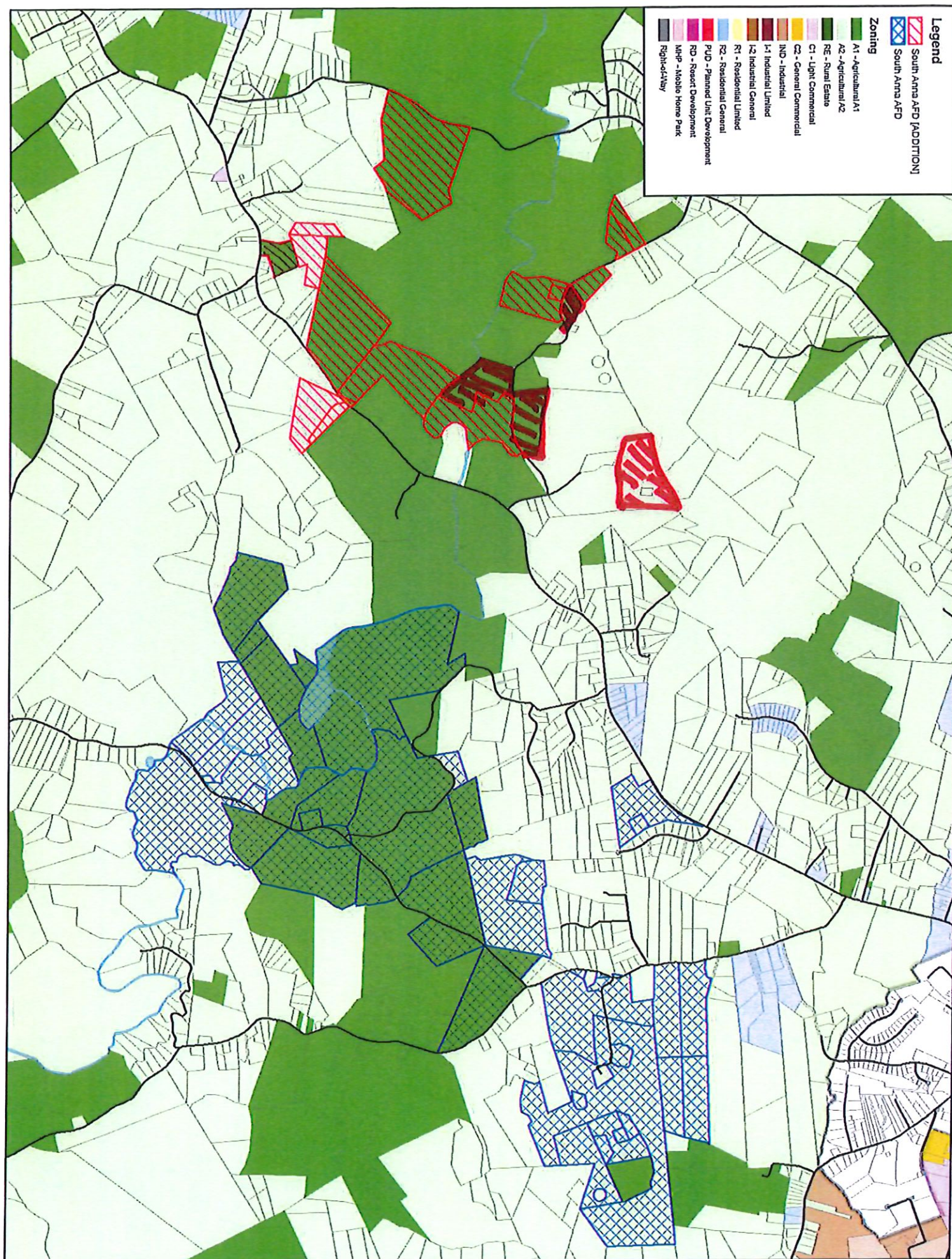
Witness

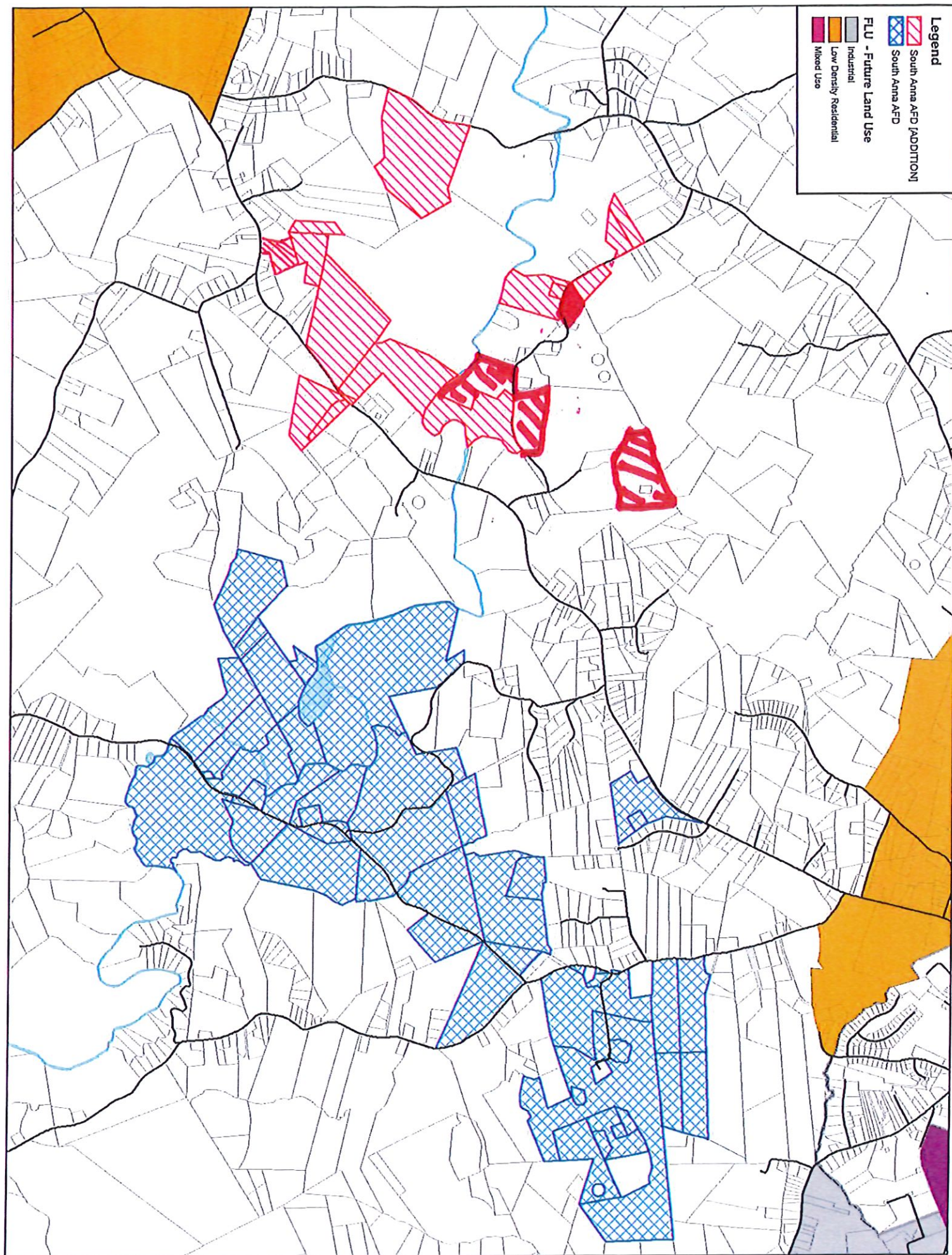
(VA Code § 15.2-4305 requires all owners to sign the application or otherwise provide written approval. Please see page 2 for additional information.)

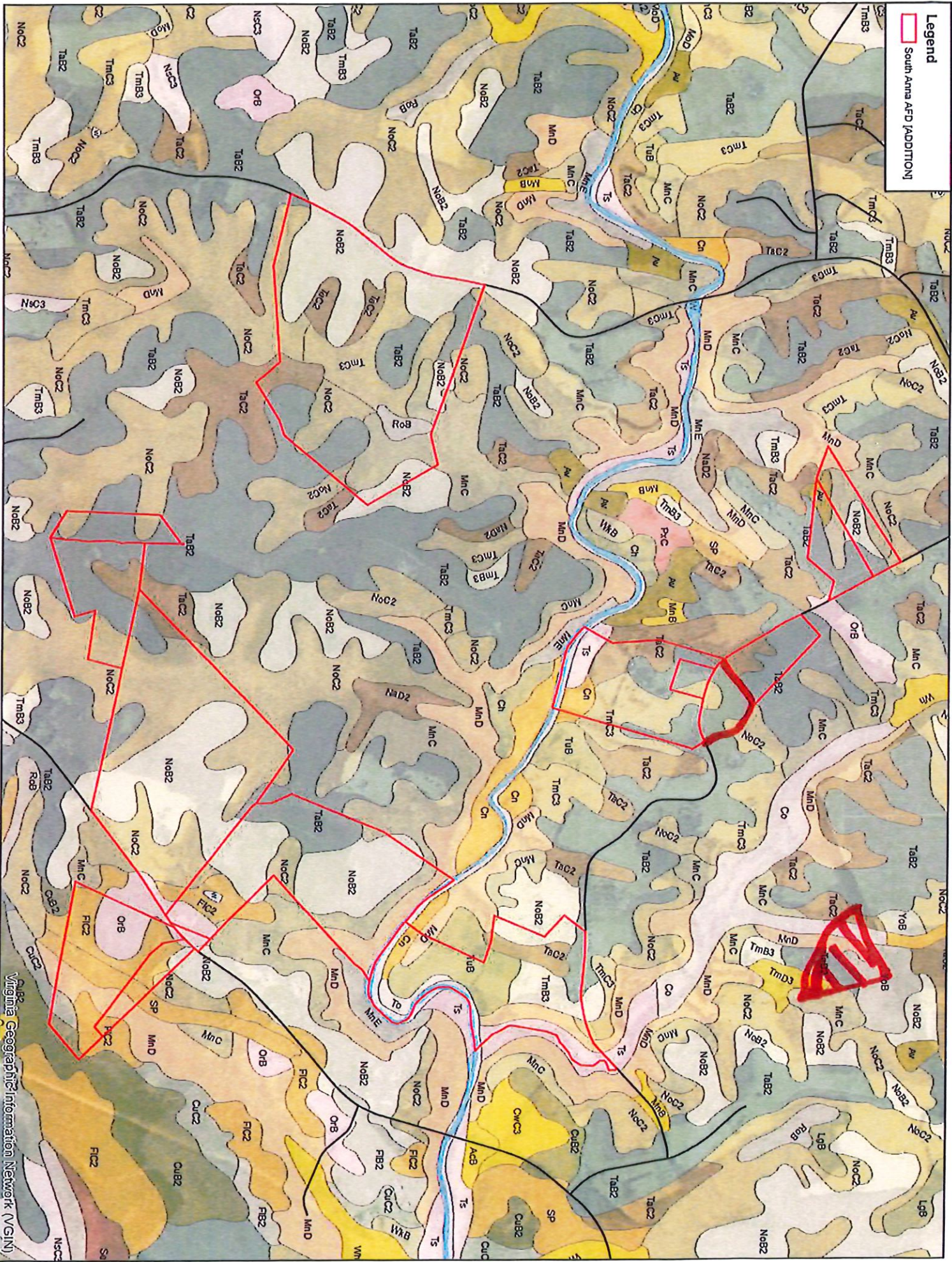
LOUISA COUNTY











Legend
South Anna AFD (ADDITION)

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 South Anna Agricultural and Forestal District by the addition of Tax Map Parcels 55-1-D, 55-10, 55-11, 55-11-1, 55-11-3, 55-11-4, 55-23, 55-61, 55-62A, 55-63, 55-72, 55-73, 55-74, 55-82, 55-83, 55-100, 55-116, and 55-116A.

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>South Anna Agricultural and Forestal District</i>	55-(1)D, 10, 11, (11)1, (11)3, (11)4, 23, 61, 62A, 63, 72, 73, 74, 82, 83, 100, 116, 116A; 56-30, 33, 34, 35, 36, 37, 38, 73, 74, 90, 91, 92, 93, 93A, 94, 95, 96, 98, 101, 102, 102A, 102B, 102C, 102D, 103, 104, 105, 106, 107, 107A, 107B, 108, 109, 121, 122, 127, 128; 57-1, 1A, 1B, 1C, 7, 8, 9, 10, 11, 11A, 11B, 47A.
--	--

(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: June 26, 2026
SUBJECT: **Review Addition Request – Indian Creek Agricultural and Forestal District**
Thursday, August 13, 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 339.719 acres, to the existing Indian Creek Agricultural and Forestal District, as follows:

<u>OWNER'S NAME</u>	<u>TAX MAP PARCEL #</u>	<u>ACREAGE</u>	<u>ZONING</u>	<u>VOTING DISTRICT</u>
Wendy Madison	82-8	201.07	A-2	Cuckoo
Wendy Madison	82-8C	94.599	A-2	Cuckoo
Wendy Madison	82-25	44.05	A-2	Cuckoo

Location

The proposed addition adjoins a recent addition to the Indian Creek Agricultural and Forestal District. The parcels are located along Route 522 (Cross County Road), north of Route 647 (Harts Mill Road), west of Route 33 (Jefferson Highway), and east of Route 699 (Indian Creek Road) in the Cuckoo 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 Indian Creek 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

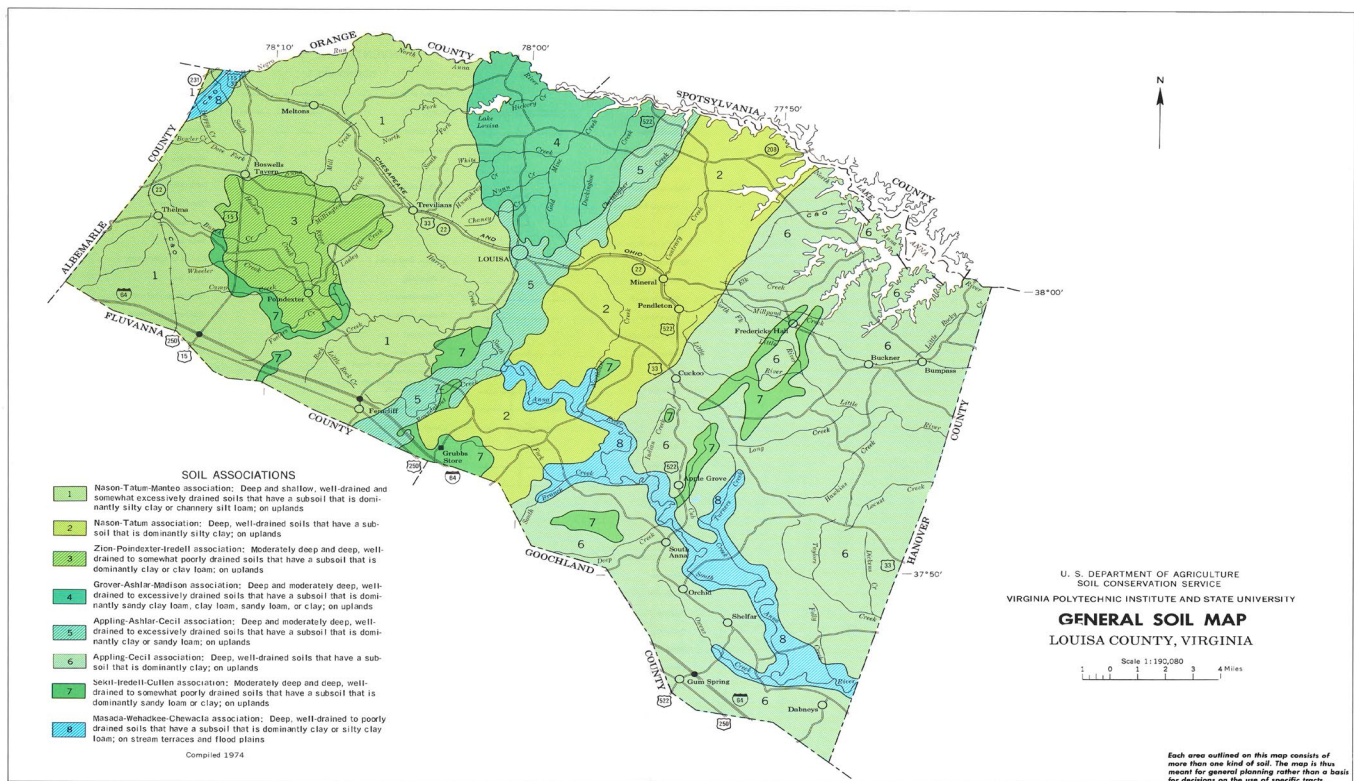
The creation of agricultural and forestal districts and subsequent additions to those districts, complements the goals identified in the Vision Statement by preserving and protecting natural resources, retaining open space, ensuring compatibility between land uses, and managing growth by concentrating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

Existing Uses

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

Soils

Based on the 1976 Louisa County Soil Survey from the U.S. Department of Agriculture Soil Conservation Service, the soils in this area are primarily made up of the Appling-Cecil soil association. In summary, this soil association is described as “Deep, well-drained soils that have a subsoil that are 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 adjoins a recent addition to the Indian Creek Agricultural and Forestal District. The current use of the properties consists of timber and crops, which supports the intent of the agricultural and forestal districts.

Staff recommends the application for addition to the existing Indian 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-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 August 6, 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 Indian 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)
Louisa County
4. Total Acreage in the Proposed District or Addition 339.719
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>Wendy Madison</u>	<u>82-8, 82-25, 82-8-C</u>

NAME	TAX MAP & PARCEL NUMBER(S)

TAX MAP & PARCEL NUMBER(S) _____

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 Wendy Madison

Phone Number _____

Email Address _____

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

PROPERTY OWNER'S NAME: Wendy Madison

- 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 # 82 LOT/PARCEL# 8
- ACREAGE: 201.07 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.

Wendy Madison

Regan Madison

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: Wendy Madison

- 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 # 82 LOT/PARCEL# 8C
- ACREAGE: 94.599 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.

Wendy Madison

Regan Madison

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: Wendy Madison

- 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 # 82 LOT/PARCEL # 25
- ACREAGE: 44.05 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.

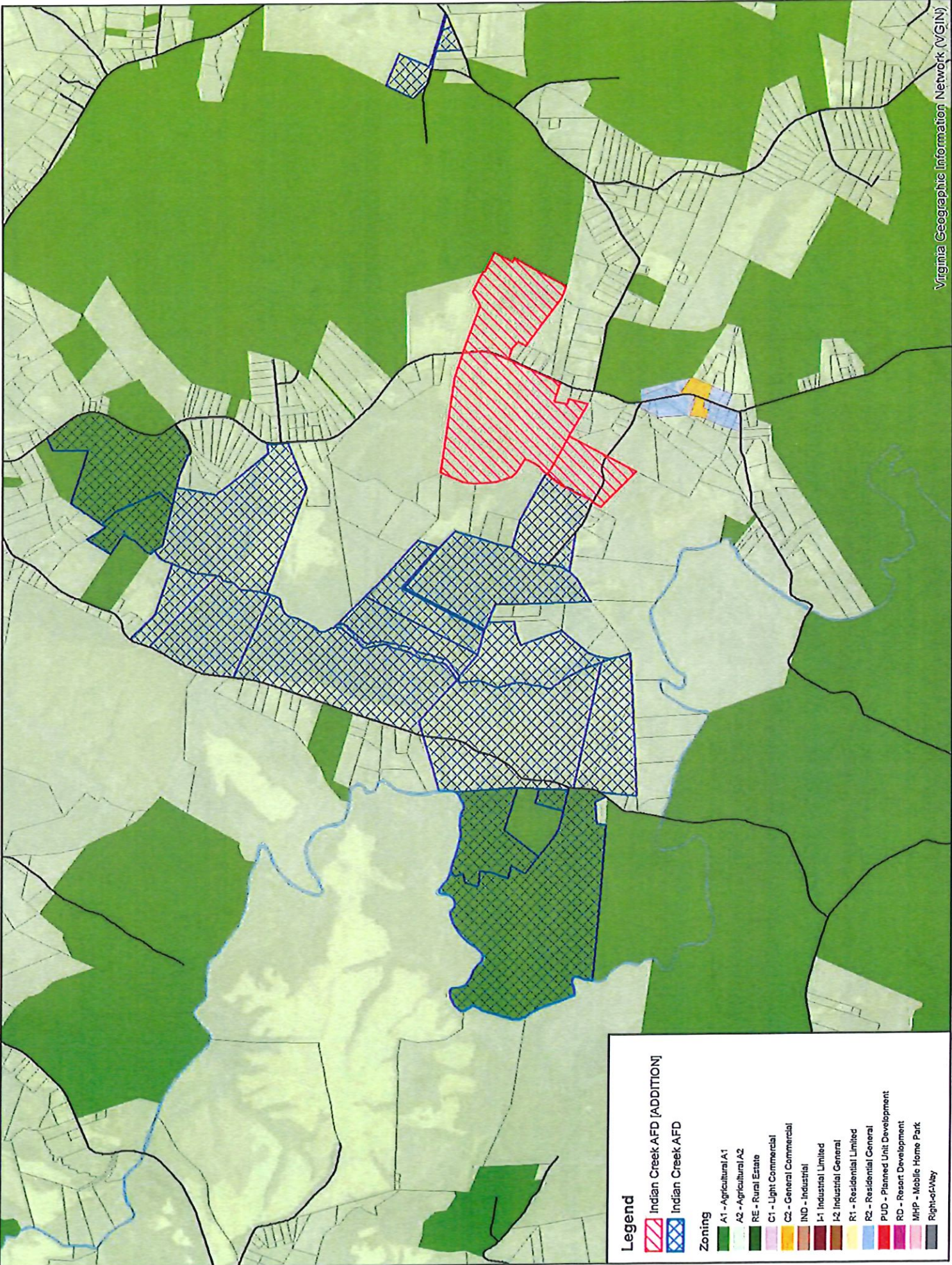
Wendy Madison

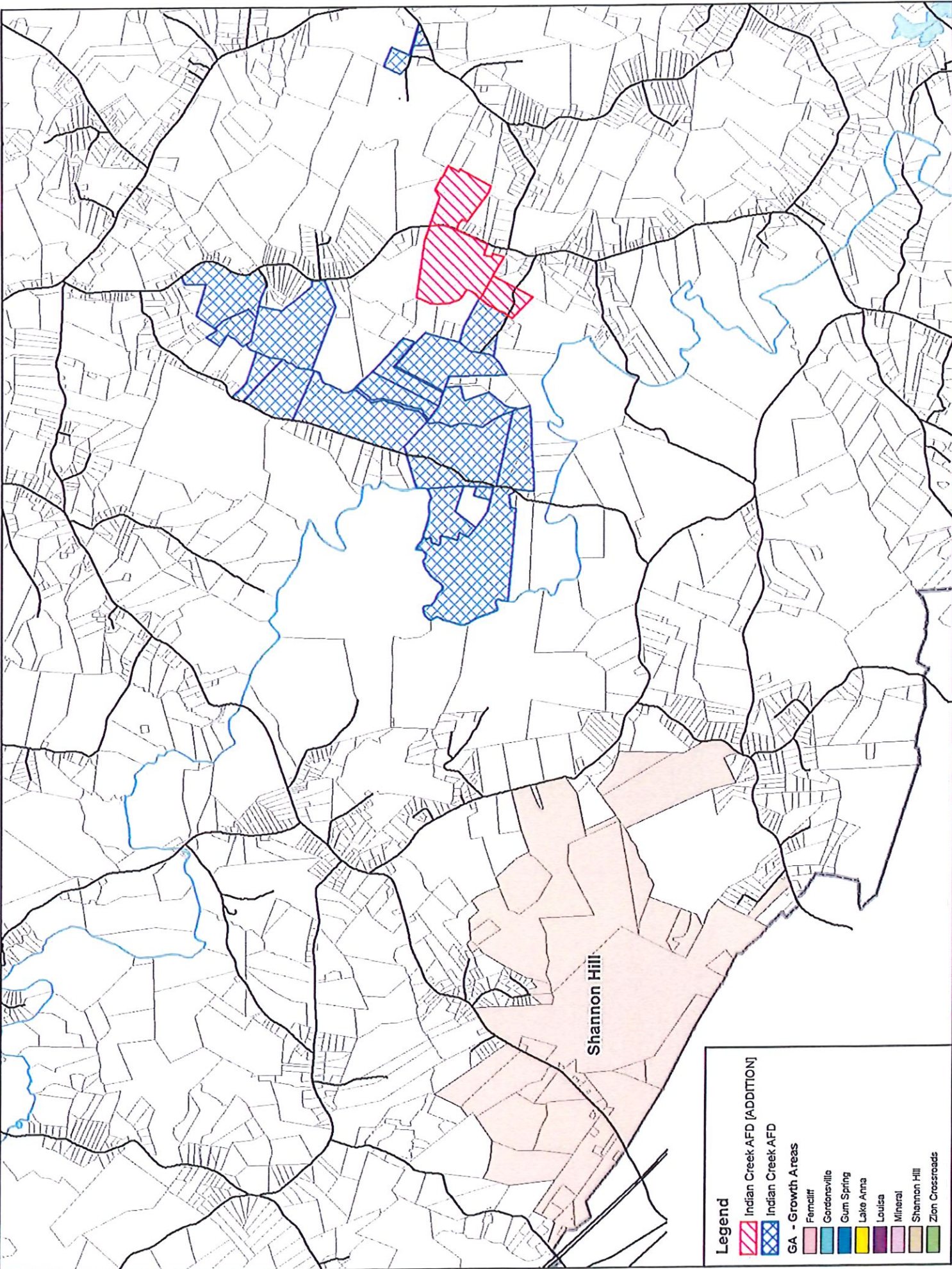
Regina Madison

Owner(s) Signatures

Witness

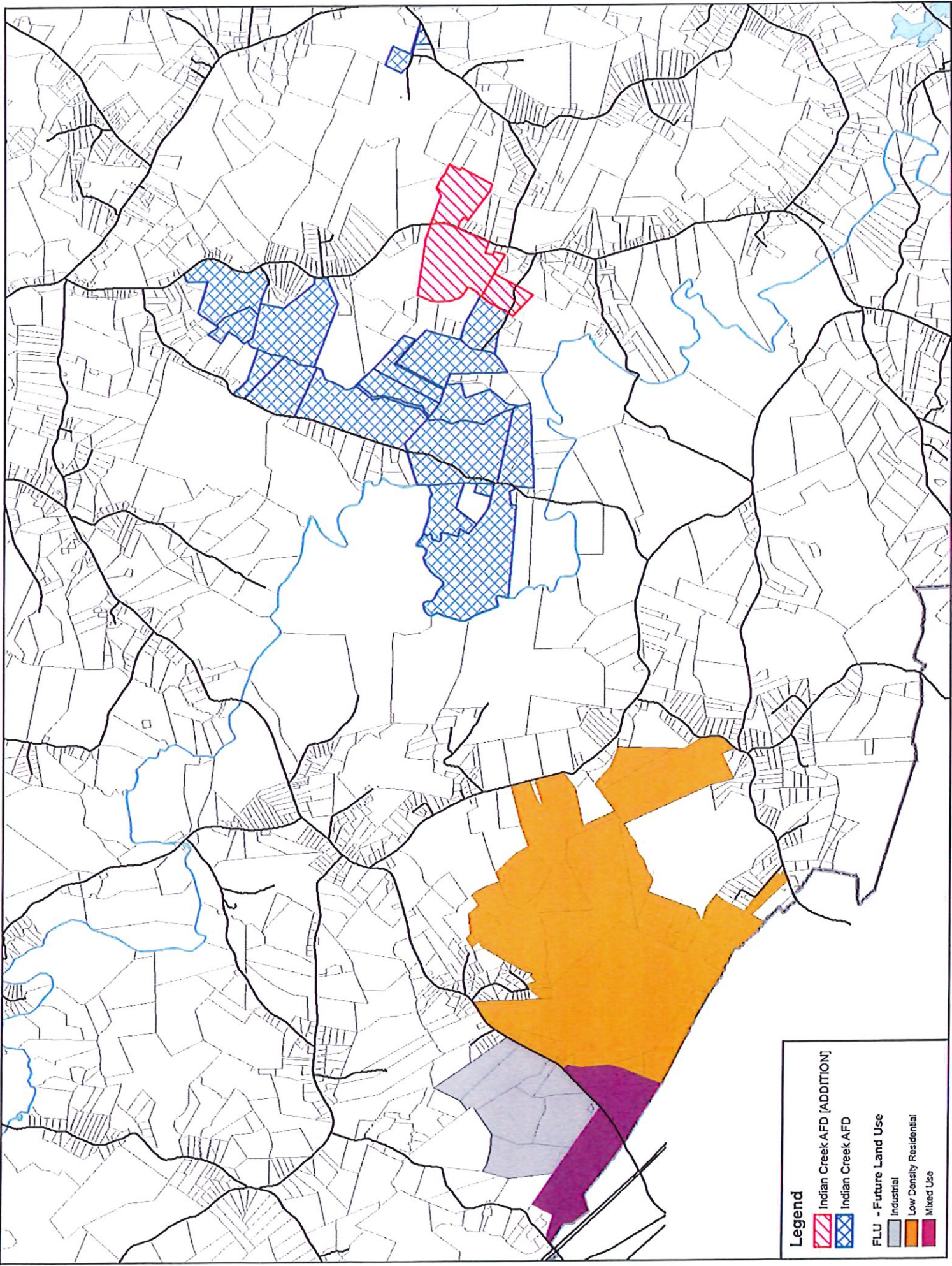
(VA Code § 15.2-4305 requires all owners to sign the application or otherwise provide written approval. Please see page 2 for additional information.)

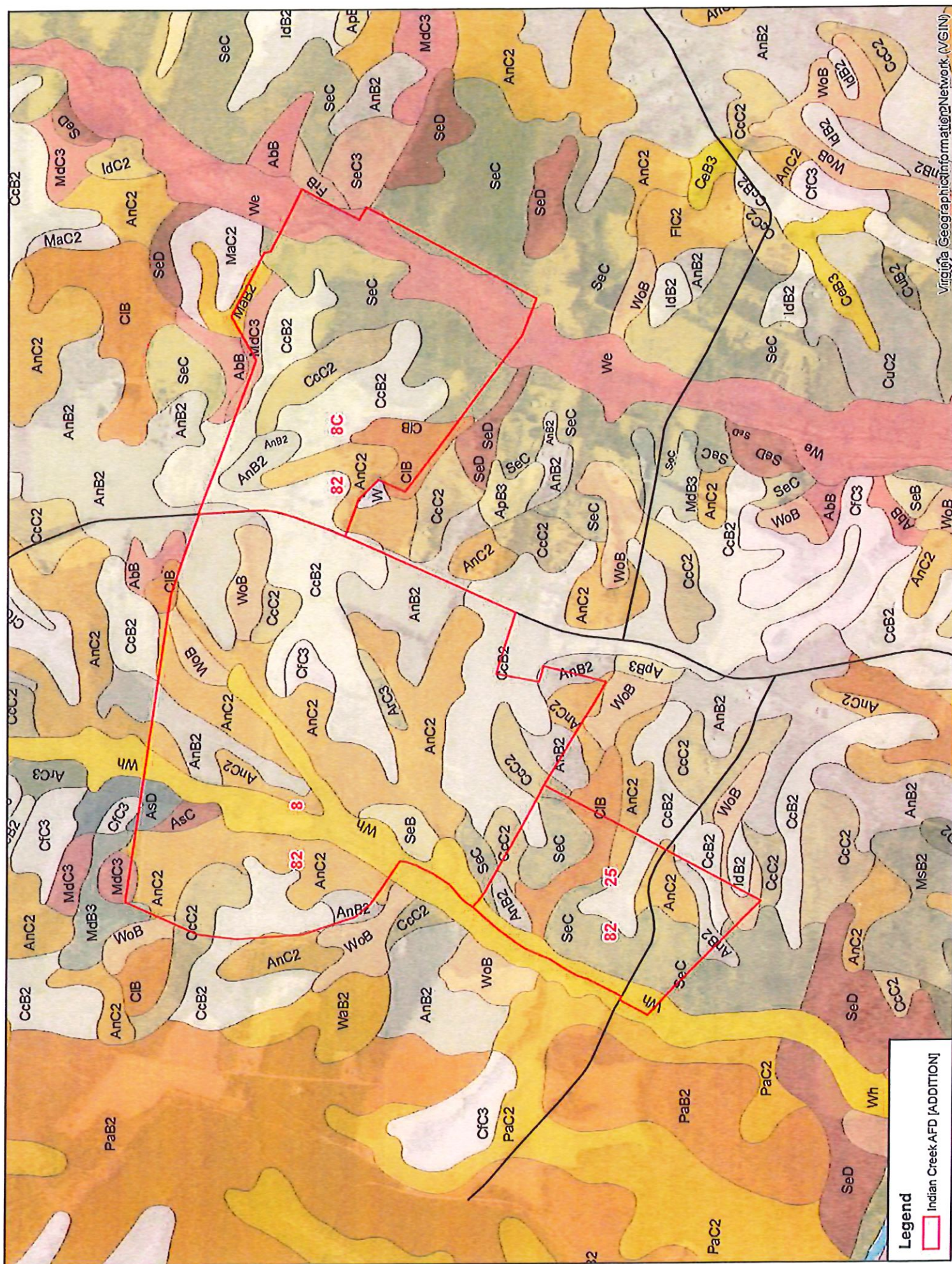




Legend

- Indian Creek AFD (ADDITION) (Red diagonal hatch)
- Indian Creek AFD (Blue cross-hatch)
- GA - Growth Areas (Solid colors)
- Fendall (Pink)
- Gordonsville (Light blue)
- Gum Spring (Dark blue)
- Lake Anna (Yellow)
- Louisa (Purple)
- Mineral (Light purple)
- Shannon Hill (Light pink)
- Zion Crossroads (Green)





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 Indian Creek Agricultural and Forestal District by the addition of Tax Map Parcels 82-8, 82-8C, and 82-25.

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>Indian Creek Agricultural and Forestal District</i>	71-105; 72-25, 26, 36, 37, 105, (16)B; 81-19, 19A, 20, 20A, 20B, 20C, 23; 82- 8 , 8A, 8B, 8C , 10, 17, 25 ; 83-3, (11)D
--	--

(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: June 26, 2026
 SUBJECT: **Review Addition Request – Patrick Henry Agricultural and Forestal District**
Thursday, August 13, 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 344.0137 acres, to the existing Patrick Henry Agricultural and Forestal District, as follows:

<u>OWNER'S NAME</u>	<u>TAX MAP PARCEL #</u>	<u>ACREAGE</u>	<u>ZONING</u>	<u>VOTING</u>
Larry & Betty Hopkins	54-28	2.726	A-2	Patrick Henry
Larry & Betty Hopkins	54-29	23.13	A-1	Patrick Henry
Larry & Betty Hopkins	54-30	42.43	A-1/A-2	Patrick Henry
Vickie Southall & Faye Stewart	54-31	78.53	A-1/A-2	Patrick Henry
Ronald & Michael Poindexter	66-1-1	4.19	A-2	Patrick Henry
Donald & Linda Seay	66-2-3	4.26	A-2	Patrick Henry
Donald & Linda Seay	66-2-4A	3.896	A-2	Patrick Henry
Ellen Carroll & Daniel Poindexter	66-3-2	2.33	A-2	Patrick Henry
Ronald & Patricia Poindexter	66-5-16	3.25	A-2	Patrick Henry
Donald & Linda Seay	66-13-1	3.024	A-2	Patrick Henry
Donald & Linda Seay	66-13-2	4.6477	A-2	Patrick Henry
Donald & Linda Seay	66-13-3	3	A-2	Patrick Henry
Piney Acres Family LLC	66-86	10	A-2	Patrick Henry
Piney Acres Family LLC	66-87	39.15	A-2	Patrick Henry
Piney Acres Family LLC	66-88	26	A-2	Patrick Henry
Ronald & Patricia Poindexter	66-90	2.96	A-2	Patrick Henry
Ronald & Patricia Poindexter	66-91	4.07	A-2	Patrick Henry
Piney Acres Family LLC	66-102	19.25	A-2	Patrick Henry
Ronald & Patricia Poindexter	66-103	67.17	A-2	Patrick Henry

Location

The proposed addition consists of two separate sets of parcels located in the Patrick Henry Voting District. The first addition is located 0.38 miles from the existing Patrick Henry Agricultural and Forestal District, along Route 640 (East Jack Jouett Road), west of Route 724 (Harlow Town Road), and east of Rock Creek. The second addition is located 2.48 miles from the existing Patrick Henry Agricultural and Forestal District, along and south of Route 250 (Three Notch Road), east of Route 696 (Cosner Road), and west of Route 659 (Kents Store Road). The 2040 Louisa County Comprehensive Plan designates this area of Louisa County as “Rural Area”.

Zoning

The parcels proposed to be included in the Patrick Henry 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

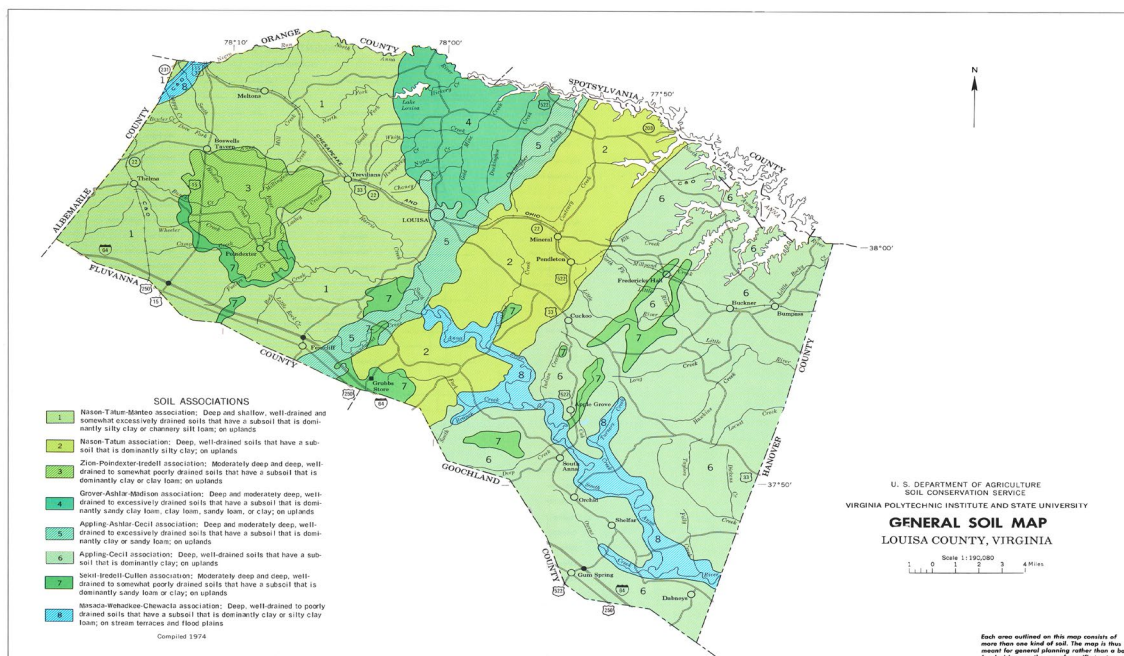
The creation of agricultural and forestal districts and subsequent additions to those districts, complements the goals identified in the Vision Statement by preserving and protecting natural resources, retaining open space, ensuring compatibility between land uses, and managing growth by concentrating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

Existing Uses

Based on information provided by the property owner, the subject parcels are used for cattle, pasture, hay, timber, and crop 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 Nason-Tatum-Manteo association. In summary, these 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.”



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 cattle, pasture, hay, timber, and crops.

In part, § 15.2-4305, states:

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

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

§ 15.2-4302. Definitions provides the definition for “Agriculturally and forestally significant land,” as “land that has recently or historically produced agricultural and forestal products, is suitable for agricultural or forestal production or is considered appropriate to be retained for agricultural and forestal production as determined by such factors as soil quality, topography, climate, markets, farm structures, and other relevant factors.” It further provides “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. Additionally, “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.

Staff recommends the application for an addition to the existing Patrick Henry 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 August 6, 2026.



TO: Members, Planning Commission
FROM: Staff, Community Development Department
DATE: July 21, 2026
SUBJECT: **Review Addition Request Amendment – Patrick Henry Agricultural and Forestal District**
Thursday, August 13, 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 15.56 acres, to the existing Patrick Henry Agricultural and Forestal District, as follows:

<u>OWNER'S NAME</u>	<u>TAX MAP PARCEL #</u>	<u>ACREAGE</u>	<u>ZONING</u>
Patti G. Lohr	66-16-A1	15.56	A-2

Location

The proposed district addition is located 2.41 miles south of the southern portion of the Patrick Henry Agricultural and Forestal District and is located along Route 696 (Mallory Road), east of Route 696 (Cosner Road), west of Route 626 (Jordan Store Road), and north of the Fluvanna/Louisa County Line 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 Patrick Henry 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.

Existing Uses

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

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 2.41 miles south of the land areas that currently make up the Patrick Henry Agricultural and Forestal District. The current use of the properties consists of timber production, which supports the intent of the agricultural and forestal districts.

Additionally, the amendments to the addition were submitted on July 21, 2026, which is within 30 days of the notice, as it was mailed out on June 27, 2026.

Staff recommends the application for amendment to the addition to the Patrick Henry 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 August 6, 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 Patrick Henry
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)
Louisa County
4. Total Acreage in the Proposed District or Addition ~~344.0137~~ 354.5137
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>Donald + Linda Seay</u>	<u>Lele-2-3, Lele-2-4A</u> <u>Lele-13-1, Lele-13-2</u> <u>Lele-13-3</u>
<u>Ronald + Patricia Poindexter</u>	<u>Lele-5-16, Lele-90,</u> <u>Lele-91, Lele-5-16</u>

NAME

TAX MAP & PARCEL NUMBER(S)

Ronald + Michael Poindexter	L66-1-1
Elten Carroll + Daniel Poindexter	L66-3-2
Vickie Southall + Faye Stewart	54-31
Piney Acres Family LLC	L66-102, L66-88, L66-87, L66-86
Larry & Betty Hopkins	54-28, 54-29, 54-30
Patti G. Lohr	66-16-A1

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 Linda Seay

Phone Number _____

Email Address _____

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

PROPERTY OWNER'S NAME: Larry + Betty Hopkins

- 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 # 54 LOT/PARCEL# 28
- ACREAGE: 2.726 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)

Pasture

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

Larry + Betty Hopkins
Betty Jean Hopkins

[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: Larry & Betty Hopkins

• 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 # 54

LOT/PARCEL# 29

• ACREAGE: 23.13

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)

Cattle, Pasture

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

Larry & Betty Hopkins
Betty Jean Hopkins

[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: Larry & Betty Hopkins

- 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 # 54 LOT/PARCEL# 30
- ACREAGE: 42.43 ZONING: A-1/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 BASEMENT PLACED ON THE PROPERTY: YES or NO

(Describe in Detail the Use of the Subject Property)

Cattle, Pasture

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

Larry & Betty Hopkins
Betty Jean Hopkins

[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: Vickie Southall + Faye Stewart

- 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 # 54 LOT/PARCEL # 31
- ACREAGE: 78.53 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)

Cattle, Pasture, Hay

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

Vickie Southall
Faye Stewart

[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: Ronald + Michael Poindexter

- 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 # U66 LOT/PARCEL# 1-1
- ACREAGE: 4.19 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.

Ronald J. Poindexter

Michael Poindexter

[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: Donald + Linda Seay

- 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 # 666 LOT/PARCEL# 2-3
- ACREAGE: 4.26 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)

Crop, hay

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

Donald + Linda Seay

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: Donald & Linda Seay

• 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 # 444

LOT/PARCEL# 2 4A

• ACREAGE: 3.894

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)

Crop, Hay

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

Donald L. Seay
Linda B. Seay

[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: Ellen Carroll + Daniel Poindexter

- 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 # 666 LOT/PARCEL# 3-2
- ACREAGE: 2.33 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.

Daniel Poindexter

Ellen Carroll

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: Ronald & Patricia Poindester

- 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 # 666 LOT/PARCEL# S-16
- ACREAGE: 3.26 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.

Ronald L. Poindester

Patricia M. Poindester

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: Donald & Linda Seay

- 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 # 666 LOT/PARCEL# 13-1
- ACREAGE: 3.024 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)

Chop, Hay

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

Donald L. Seay
Linda B. Seay

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: Donald + Linda Seay

- 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 # 666 LOT/PARCEL# 13-2
- ACREAGE: 4.6477 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)

Crop. Hay

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

Donald Seay
Linda Seay

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: Donald & Linela Seay

- 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 # Lee LOT/PARCEL# 13-3
- ACREAGE: 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)

Crop, Hay

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

Donald & Linela Seay

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: Patti G. Lohr

- MAILING ADDRESS: 436 Mallory Rd Louisa VA 23093
- PHONE NUMBER:
434-409-7100
 - TYPE OF DEVICE: x MOBILE LANDLINE
- EMAIL ADDRESS:
ploh7@gmail.com
- Do you agree to receive email correspondence from the county related to AFDs and other types of agricultural events? yes

(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 # 66 16 A1 LOT/PARCEL# 66 16 A1
- ACREAGE: 15.56 ZONING: A2
- SUBDIVISION NAME:
- PART OF THE CORE: NO
- WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: NO
- IS THE PROPERTY AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA §15.2-4302 (see page 1): YES
- IS THE PROPERTY ENROLLED IN LAND USE TAXATION: NO
- IS A CONSERVATION EASEMENT PLACED ON THE PROPERTY: NO

(Describe in Detail the Use of the Subject Property) personal residence surrounded by woods

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

Patti Lohr

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

PROPERTY OWNER'S NAME: Piney Acres Family 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 # 66 LOT/PARCEL# 86
- ACREAGE: 10.00 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)

Raise beef cattle and produce hay and other
small grains.

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

Piney Acres Family LLC,
Cynthia Beckley

[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: Piney Acres Family 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 # 66 LOT/PARCEL# 87

• ACREAGE: 39.15 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)

Raise beef cattle and produce hay and other
small grains.

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

Piney Acres Family LLC,
Cynthia Beckley

[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: Piney Acres Family 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 # 66 LOT/PARCEL # 88
- ACREAGE: 26.00 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)

Raise beef cattle and produce hay and other
small grains.

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

Piney Acres Family LLC,
Cynthia Beckley

[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: Ronald + Patricia Poindexter

- 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 # 444 LOT/PARCEL# 90
- ACREAGE: 2.94 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.

Ronald J. Poindexter
Patricia M. Poindexter

[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: Ronald + Patricia Poindexter

- 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 # 666 LOT/PARCEL # 91
- ACREAGE: 4.07 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.

Ronald J. Poindexter
Patricia M. Poindexter

[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: Piney Acres Family 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 # 66 LOT/PARCEL# 102
- ACREAGE: 19.25 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)

Raise beef cattle and produce hay and other small grains.

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

Piney Acres Family LLC,
Cynthia Beckley

[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: Patricia + Ronald Poindexter

- 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 # 444 LOT/PARCEL# 103
- ACREAGE: 67.17 (Lousia Portion) 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)

Cattle, Crop, Pasture

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

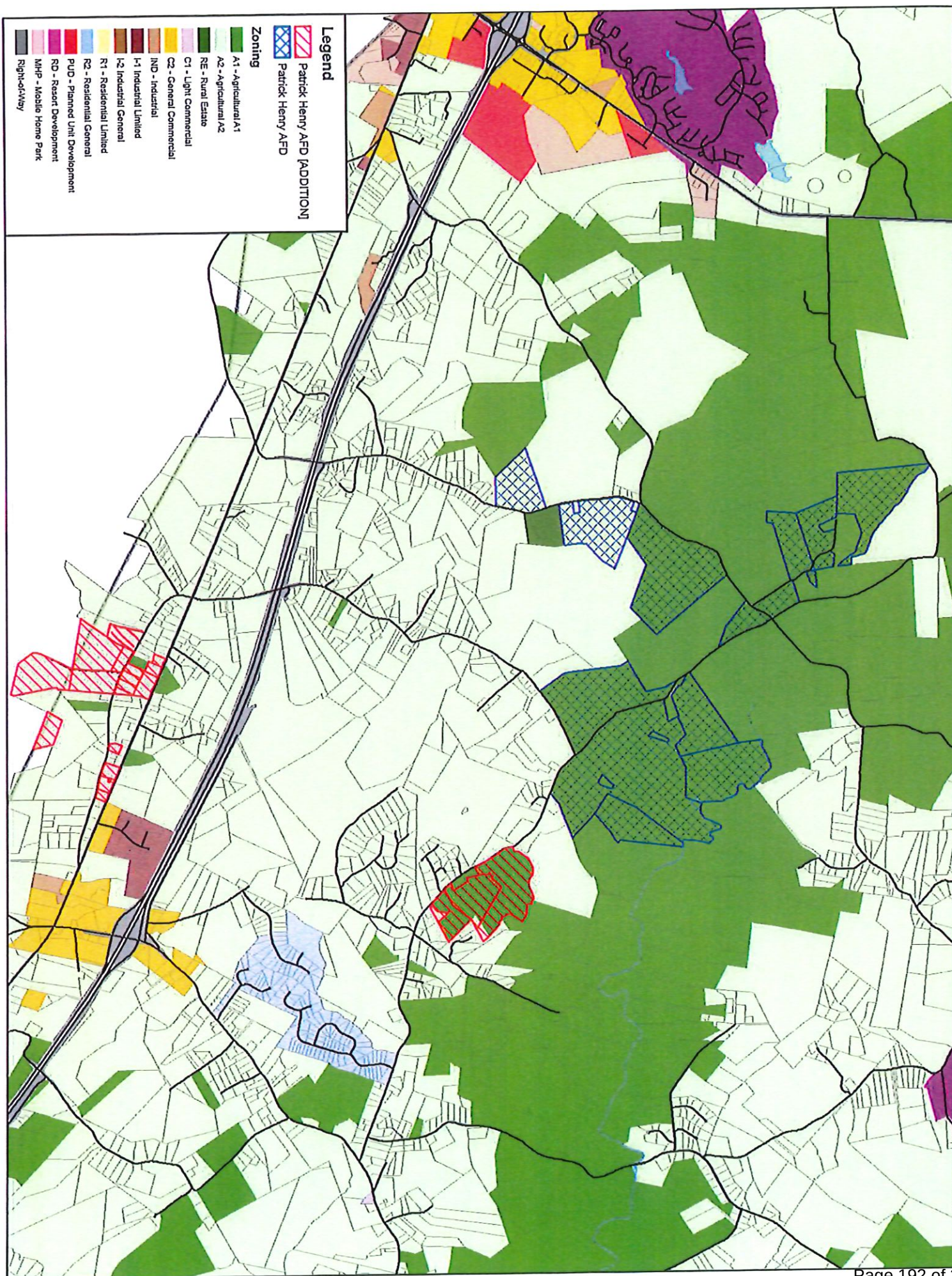
Ronald A. Poindexter
Patricia M. Poindexter

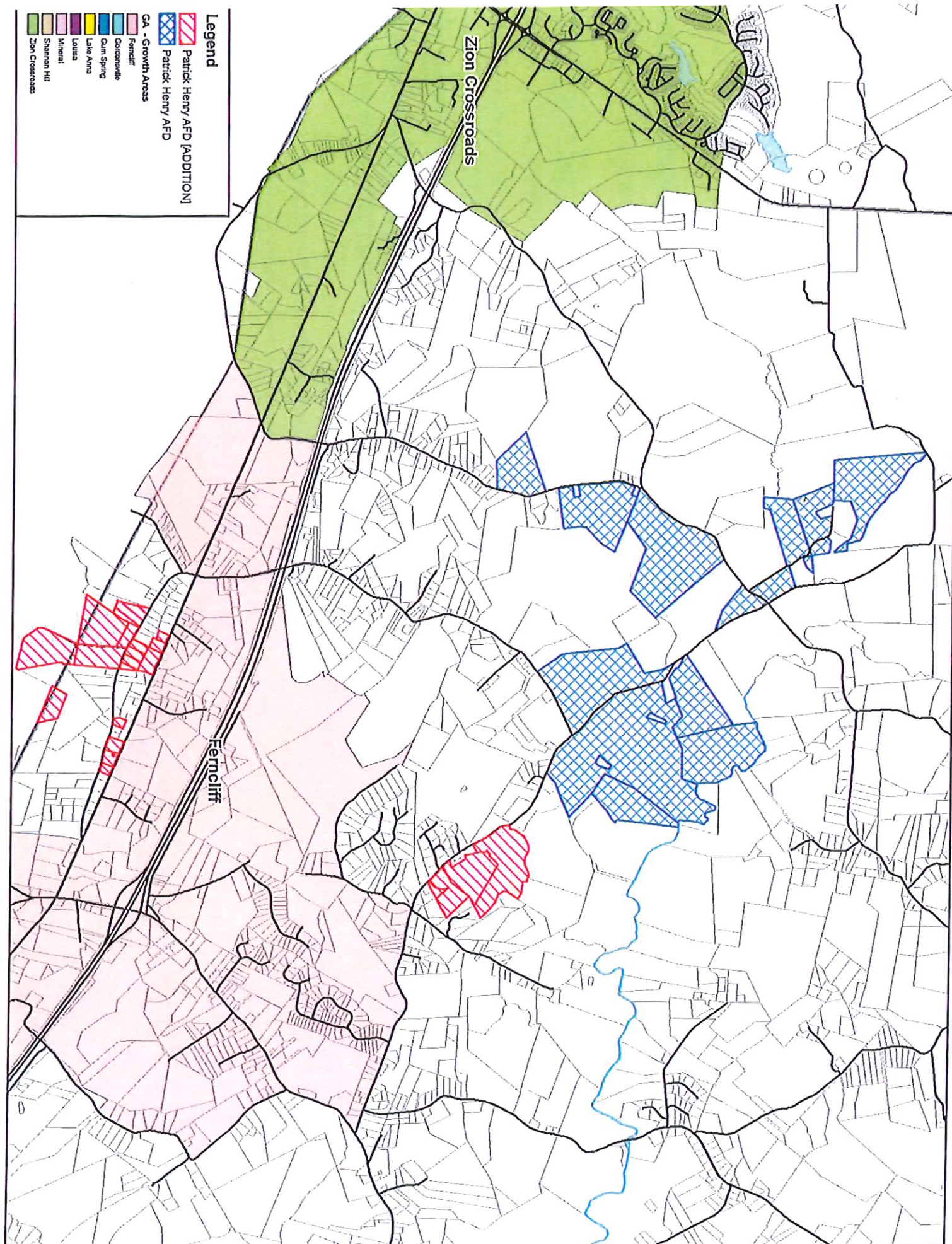
[Signature]

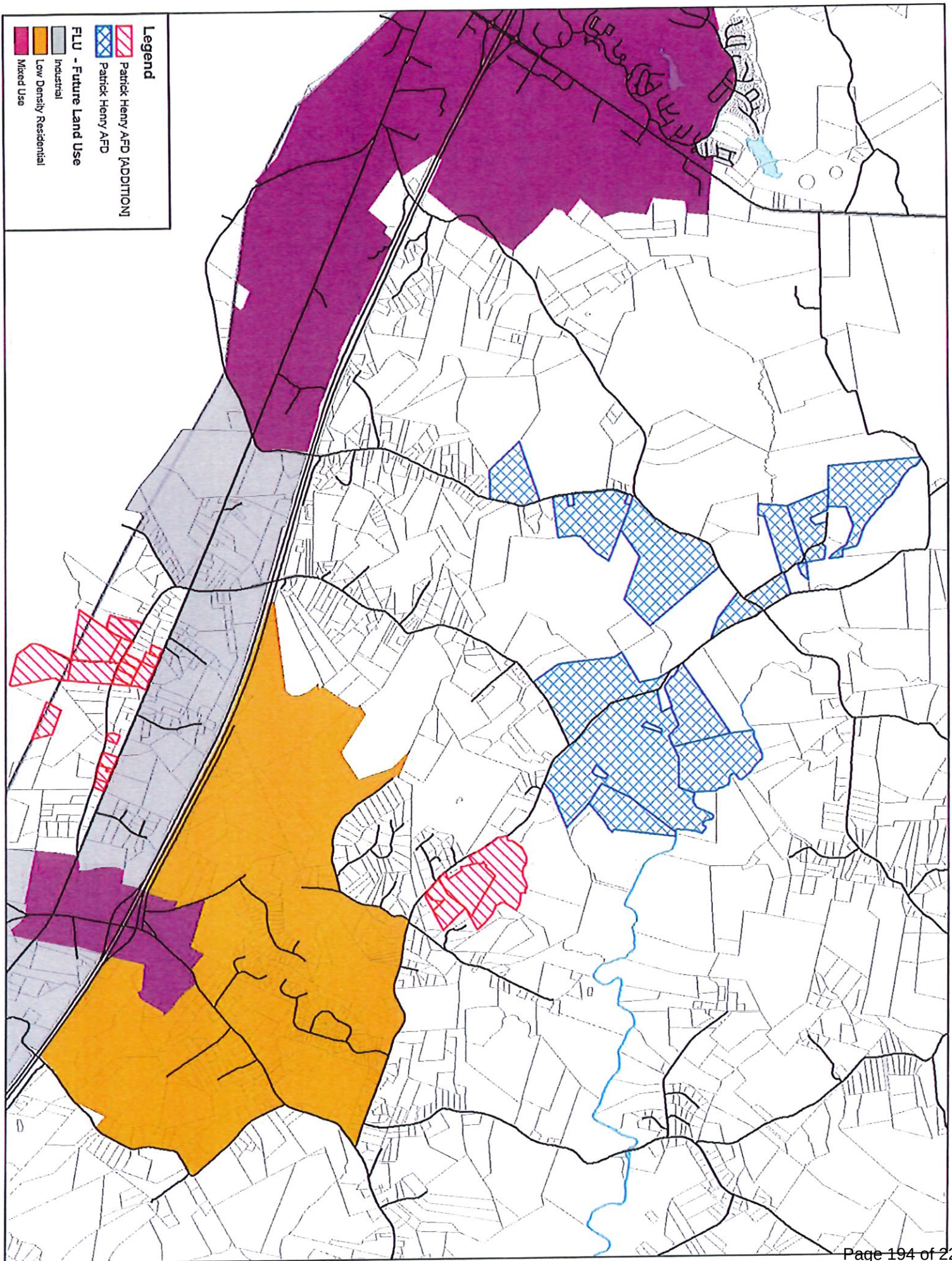
Owner(s) Signatures

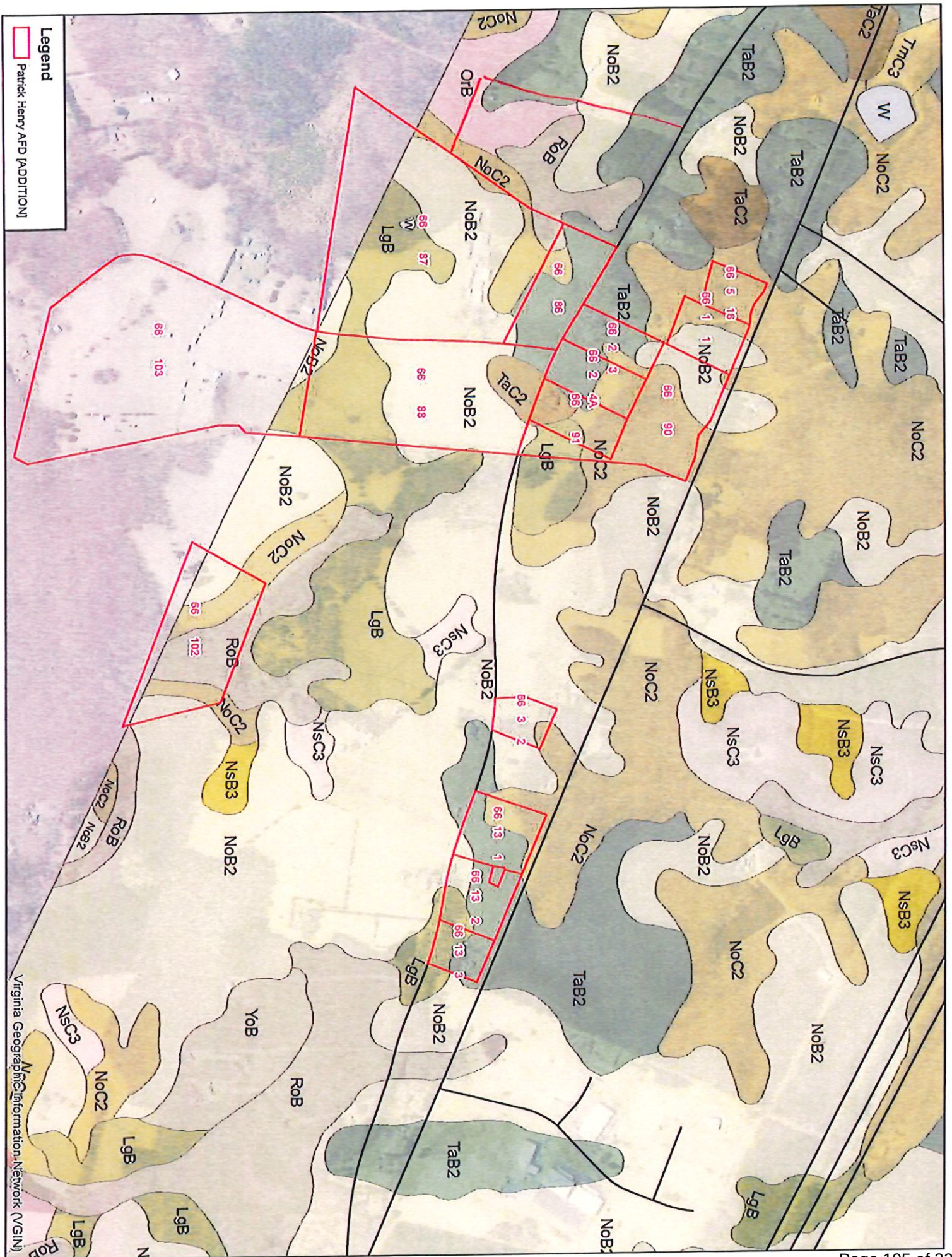
Witness

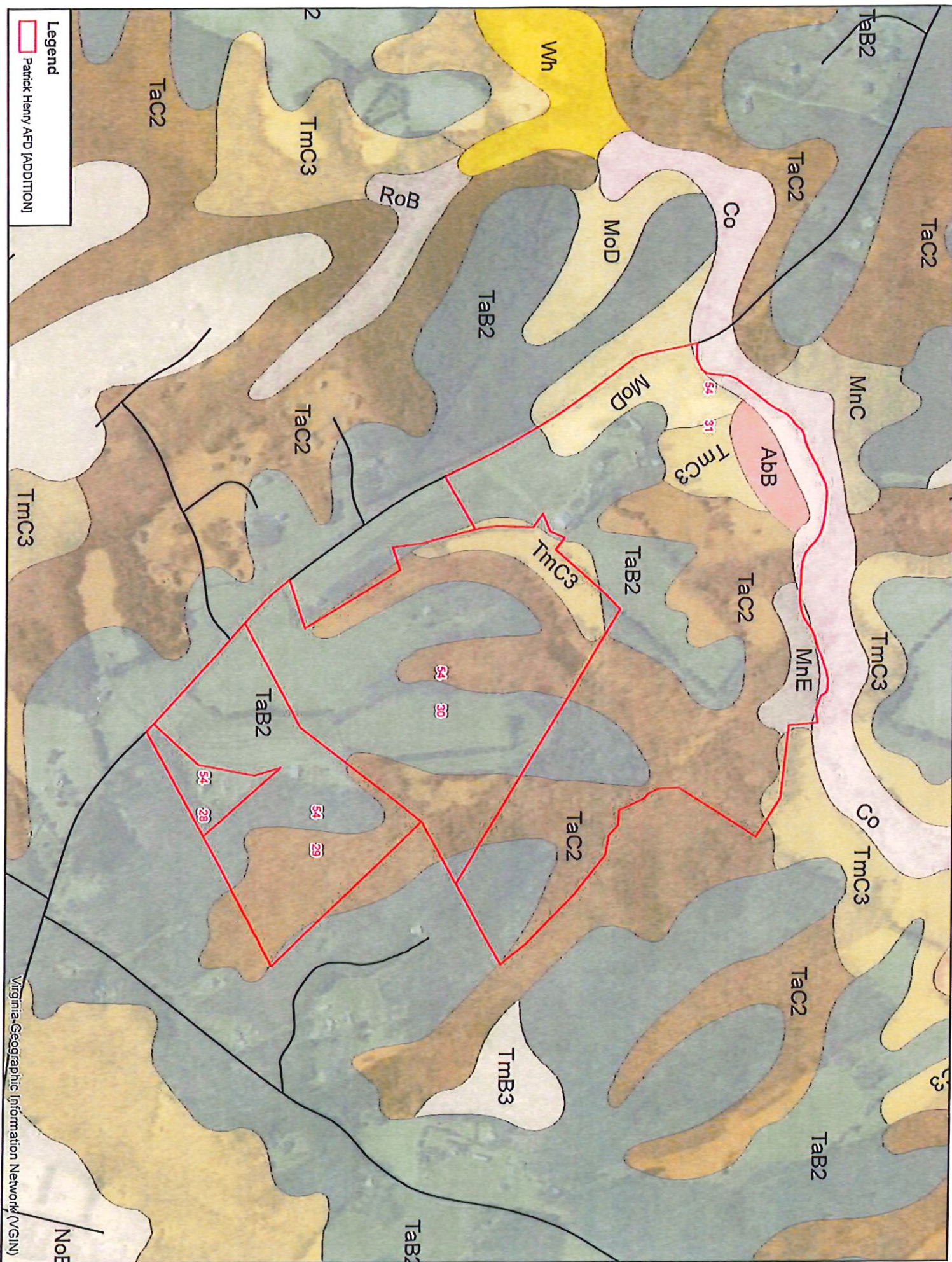
(VA Code § 15.2-4305 requires all owners to sign the application or otherwise provide written approval. Please see page 2 for additional information.)











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 Patrick Henry Agricultural and Forestal District by the addition of Tax Map Parcels 54-28, 54-29, 54-30, 54-31, 66-1-1, 66-2-3, 66-2-4A, 66-3-2, 66-5-16, 66-13-1, 66-13-2, 66-13-3, 66-16-A1, 66-86, 66-87, 66-88, 66-90, 66-91, 66-102, and 66-103.

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>Patrick Henry Agricultural and Forestal District</i>	37-7, 11, 12, 14, 15; 53-2, 7, 14A, 16, 93, 96, (12)3, (12)4; 54-9, 28, 29, 30, 31 ; 66-(1)1, (2)3, (2)4A, (3)2, (5)16, (13)1, (13)2, (13)3, (16)A1, 86, 87, 88, 90, 91, 102, 103;
---	---

(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: Members, Louisa County Planning Commission

FROM: Staff, Community Development Department

SUBJECT: REZ2026-03, Rezoning of 3 acres from Agricultural (A-2 GAOD) to General Commercial (C-2 GAOD)

APPLICANT: Matthew Byrd

OWNER: Wayne Byrd

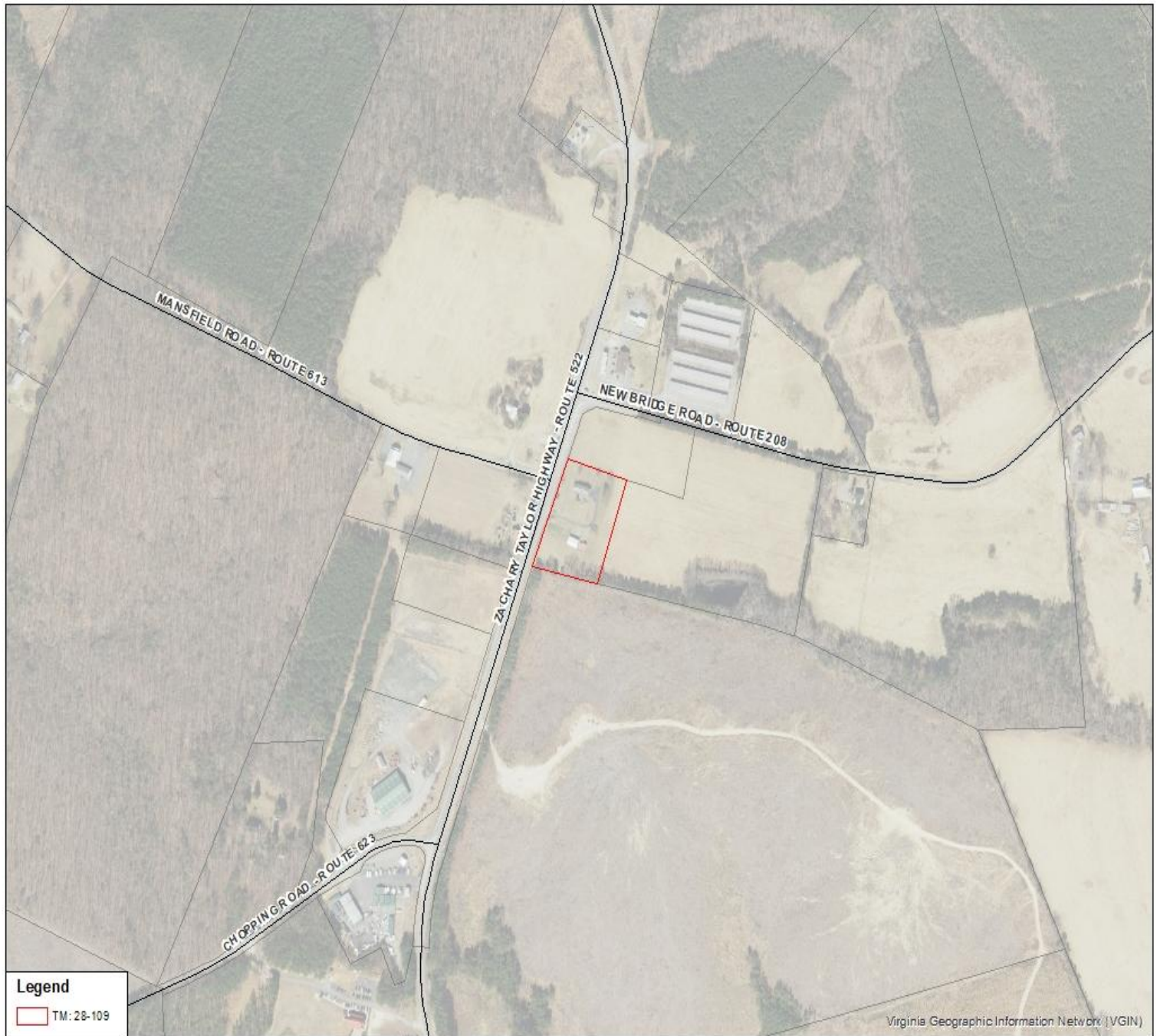
DATE: July 30th, 2026

The Planning Commission will meet to review this request on August 13th, 2026, at 7:00 P.M. in the Louisa County Public Meeting Room.

INFORMATION SUMMARY	
TAX MAP AND PARCEL #:	28-109
TOTAL ACREAGE:	3.00
ELECTION DISTRICT:	Mineral
CURRENT ZONING:	Agricultural (A-2 GAOD)
SURROUNDING ZONING:	Agricultural (A-2 GAOD), General Commercial (C-2 GAOD), Planned Unit Development (PUD)
EXISTING USE(S):	Residential
FUTURE LAND USE	Mixed Use – Lake Anna Growth Area
REQUESTED USE(S):	Rezoning 3.00 acres from A-2 GAOD to C-2 GAOD to allow for the use of existing structures as Office/Retail spaces according to the Applicant
LAND USE PERMIT(S):	N/A
APPLICANT:	Matthew Byrd
OWNER:	Wayne Byrd

PROPERTY LOCATION:

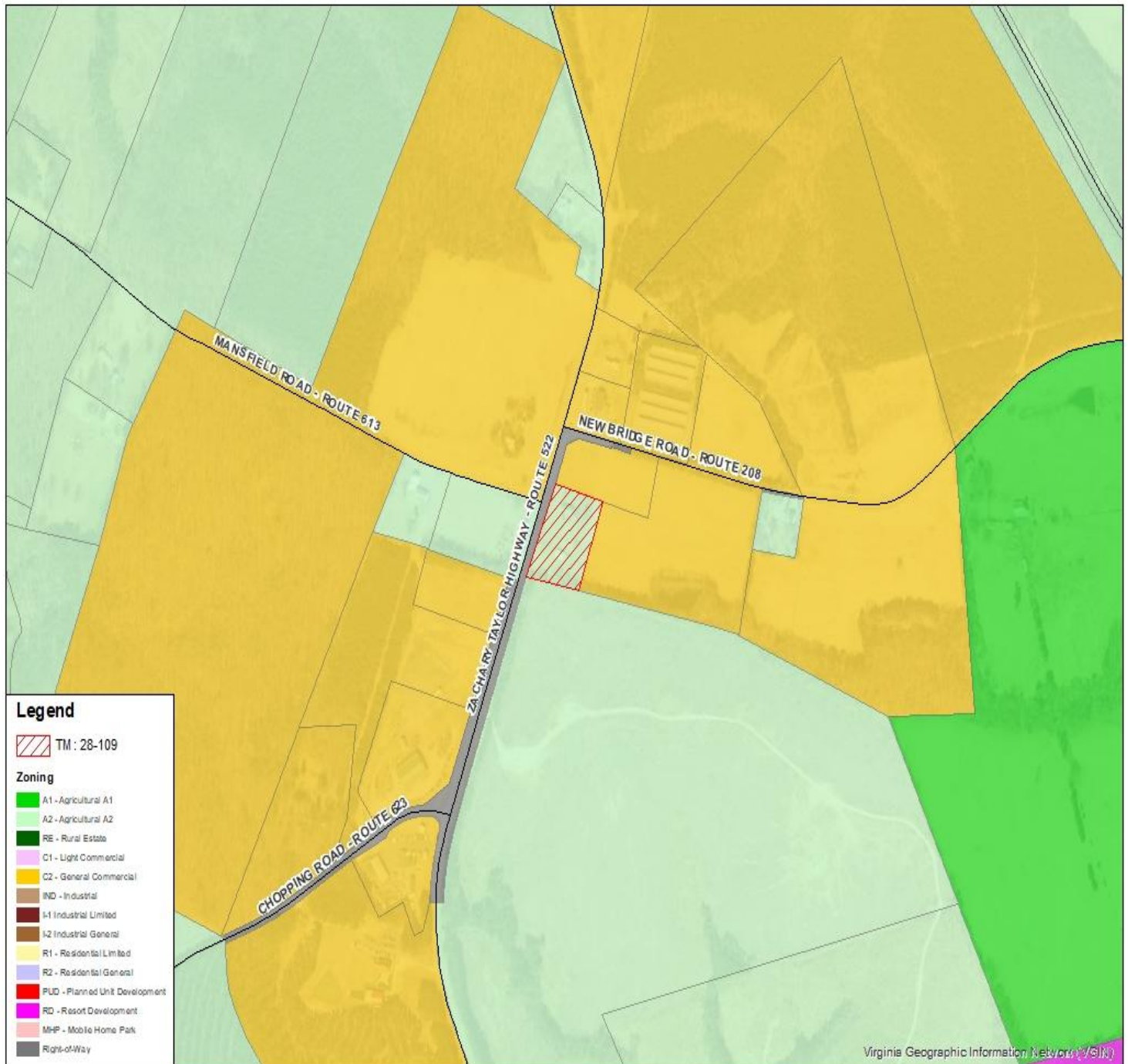
The property is located on Zachary Taylor Highway (Route 522), and is further identified as tax map parcel 28-109, in the Mineral Voting District. The 2040 Louisa Comprehensive Plan designates this area as Mixed Use, inside the Lake Anna Growth Area Overlay District.

Parcel Outline Map

REQUEST:

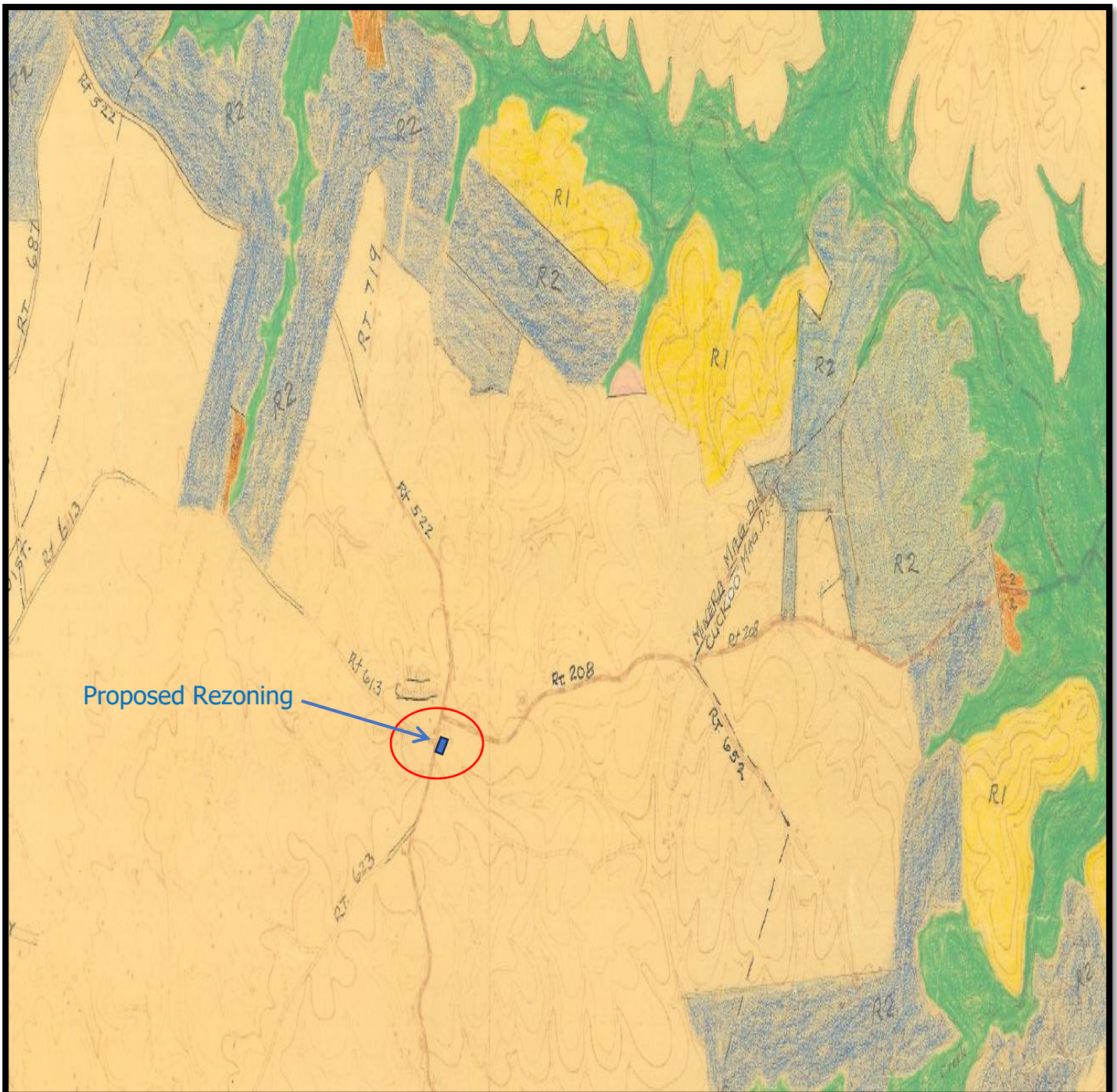
Rezone 3 acres from Agricultural (A-2 GAOD) to General Commercial (C-2 GAOD) to allow existing structures to be used for Office/Retail spaces according to the applicant. The applicant has volunteered to proffer a limited number of permitted uses if this parcel is rezoned.

Current Zoning Map



BACKGROUND:

The subject parcel and the adjacent parcels were originally zoned as Agricultural according to the 1969 Zoning map. The parcel is currently zoned Agricultural (A-2 GAOD). The parcel currently contains a Single-Family Dwelling and Non-Residential Structure.

1969 Zoning Map

CONFORMANCE REVIEW:

1. 2040 Louisa County Comprehensive Plan

The Parcel in question is located within the Lake Anna Growth Area and is designated Mixed Use in the Louisa County Future Land Use Map. Currently zoned Agricultural (A-2 GAOD), the property is surrounded by parcels zoned Planned Unit Development (PUD), Agricultural (A-2 GAOD), and General Commercial (C-2 GAOD), with the surrounding area consisting primarily of vacant land and small businesses. Staff believes the proposed rezoning advances the broader intent the 2040 Plan has for this area, which identifies "mixed use development along the Route 208 corridor." The proposed rezoning mirrors the pattern of planned development in the surrounding area and supports the 2040 Plan's objective of "encouraging compact cluster developments in growth areas." Furthermore, the proposed rezoning falls under the 2040 Plan's guiding principle of "broadening the County's tax base through the establishment of new businesses," while recognizing that "commercial developments are integral to the County's current economic makeup." Rezoning the property to General Commercial (C-2 GAOD) is expected to have minimal impact on the area's character and is consistent with the 2040 Plan's vision for this mixed-use corridor.

2. Louisa County Land Development Regulations

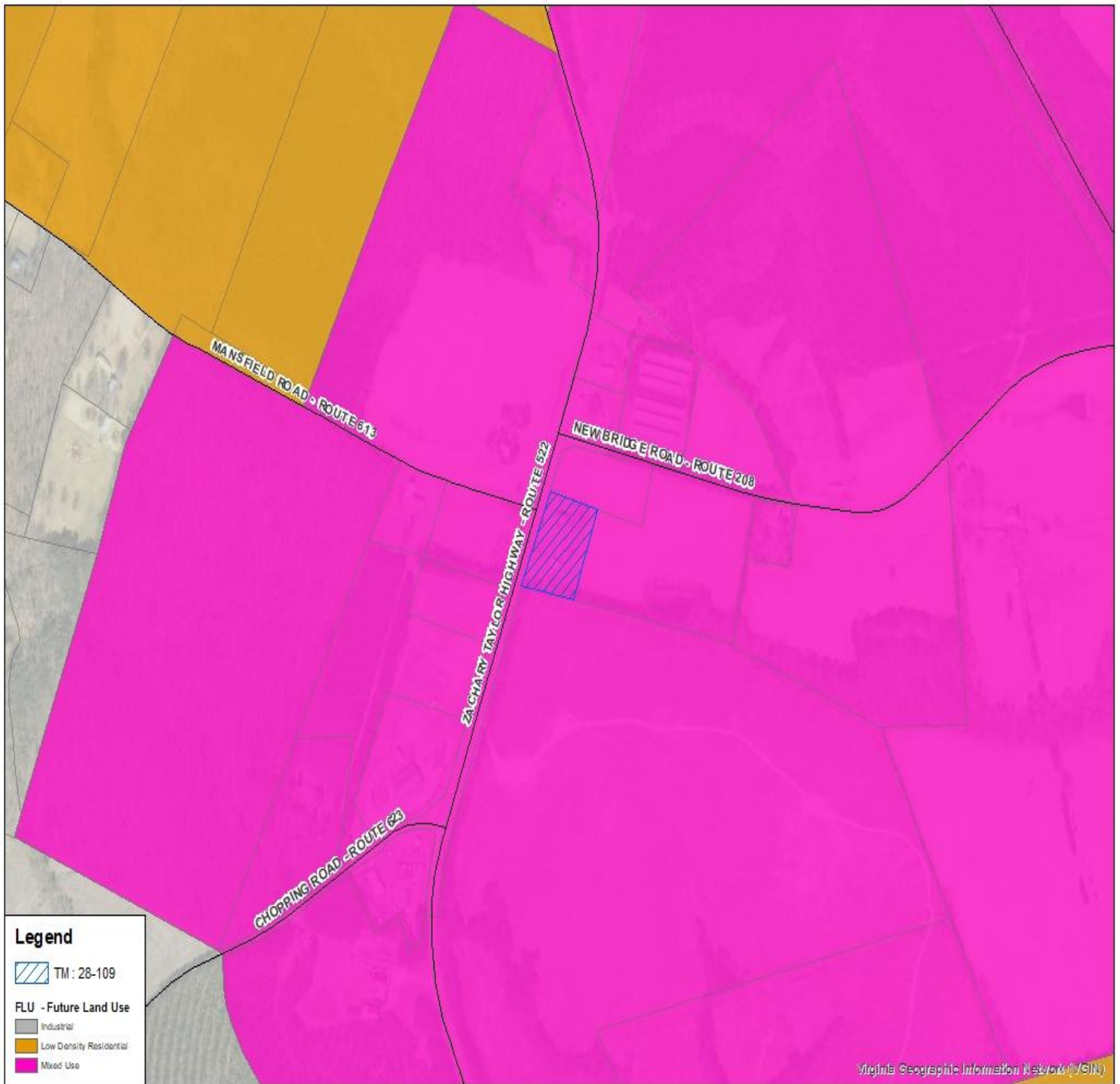
Section 86-356 Agricultural (A-2 GAOD) district within the growth area overlay district – Statement of intent, policy guidance:

- (a) The agricultural (A-2 GAOD) 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 86-428 General Commercial (C-2 GAOD) district within the growth area overlay district- Statement of intent, policy guidance:

General Commercial (C-2 GAOD) within the growth area overlay districts covers that portion of the community intended for the conduct of general business to which the public requires direct and frequent access.

Lake Anna Growth Area Future Land Use Map



3. Agricultural Preservation Review:

Although the proposed rezoning will convert approximately three acres of agricultural land to commercial use, the property is located within the County's designated Growth Area, where such development is anticipated. Directing commercial growth to designated Growth Areas supports the County's long-term agricultural preservation goals by helping to protect larger agricultural land holdings in the rural areas.

4. 2024 Public Facilities Impacts Review:

The Public Facilities Plan, adopted by the Board of Supervisors on February 20, 2024, as an amendment to the 2040 Comprehensive Plan ratified on August 5, 2019, serves as a directive to assess and mitigate the impacts of current and future development on public services. While the 2040 Comprehensive Plan provides a long-range vision for sustainable growth and development, the continued efficiency of public facilities depends upon the careful review of individual development proposals to ensure that growth remains consistent with the County's public service capacity. To support this vision, the Community Development Department reviews proposed developments on a case-by-case basis and applicants develop volunteered conditions for consideration by the Planning Commission and Board of Supervisors. Such conditions may include, but are not limited to, impact fees, community benefit initiatives, environmental preservation measures, and infrastructure improvements, as appropriate to address the specific impacts of a proposed development. This review process ensures that these proposed developments, if approved, are consistent with the objectives of the 2040 Plan and safeguard the long-term functionality, capacity, and sustainability of the County's public facilities and services.

This application has been evaluated to determine if this development impacts the following areas:

Administration

Staff believes there would be a minimum level of impact to Administration. Community Development Department staff are currently involved in the rezoning process and will be involved in future development permit reviews and inspections.

Fire & EMS

Staff does not believe the proposed rezoning would have an impact to Fire & EMS.

Law Enforcement

Staff does not believe the proposed rezoning would impact Law Enforcement.

Parks and Recreation

Staff does not believe the proposed rezoning would negatively impact Parks and Recreation.

Schools

Staff does not believe the proposed rezoning would have an impact on Louisa school systems.

Solid Waste

Community Development staff believes there would be a minimal impact to General Facilities.

5. Current Zoning Viability Analysis:

The subject parcel is currently zoned Agricultural (A-2 GAOD), which permits a variety of uses such as day care facilities, farm sales, wineries, sawmills etc.. (More in Sec.86-357). The surrounding properties are predominantly zoned Commercial (C-2 GAOD) and sparsely zoned Agricultural (A-2 GAOD). The parcel is located within the Lake Anna Growth Area Overlay District and is designated as Mixed Use on the Future Land Use Map. Additionally, the parcel is between the Cutalong Development and the proposed Lake Anna Gateway Development, two major mixed-use projects expected to serve as significant centers of future growth and economic activity.

6. Neighborhood Meeting Results:

A Neighborhood Meeting was held in the Louisa County Public Meeting Room on July 8, 2026, at 4:00PM. No citizens of Louisa County had attended the meeting. Staff and the Applicant attended this meeting alongside the owner.

7. Proffer Analysis:

The Applicant has proposed a proffer to limit the number of permitted uses if the parcel is rezoned from Agricultural (A-2 GAOD) to General Commercial (C-2 GAOD). This list can be found in Enclosure (B) of the Staff report. The highlighted uses will be proffered while the non-highlighted uses will be proffered out (Enclosure C). The proffered uses to remain range from assisted living facility, car wash, day care to medical and general offices.

Enclosures:

- A. Application
- B. Proffer Statement
- C. Highlighted Uses

Reviewer: DJ Case # REZ-2026-03
 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 A2 () to C2 ()
 B: CONDITIONAL USE: _____
 C: TEMPORARY CONDITIONAL USE: _____
 D: VARIANCE: _____
 E: PROFFER AMENDMENT: _____
 F: COMP PLAN AMENDMENT: _____
 G: COMP PLAN PUBLIC FACILITIES: _____
 H: SPECIAL EXCEPTION: _____

2. APPLICANT, PROPERTY OWNER, AGENT

- A: NAME OF APPLICANT: Matthew Byrd
 If a corporation, name of agent: _____
 B: MAILING ADDRESS: _____
 Telephone # _____
 C: NAME OF PRESENT OWNER OF PROPERTY ON WHICH THIS REQUEST WILL OCCUR:
Wayne R. Byrd
 D: MAILING ADDRESS: _____
 Telephone # _____

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

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 03 B. TAX MAP # _____
C. SUBDIVISION NAME _____ D. LOT/PARCEL# 28 - 109
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:**

To be able to use existing structures for office/retail.

(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.

The property is located in a high growth area, already surrounded by several other businesses and commercial developments.

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:

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.

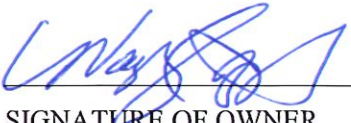
DATE: 6/2, 2026.



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



APPLICANT'S NAME
(Typed or Printed)



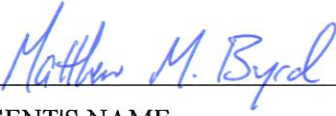
SIGNATURE OF OWNER
(Same Name as Used in Item 2-C, Page 1)



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.

Impacts of rezoning "Dickinson's House" property from A2 to C2

Louisa County Fire and EMS will see a marginal impact due to rezoning. According to the U.S. Fire Administration, more than half of Fire/EMS calls are to residential properties, not commercial. Furthermore, any new business development on the property will comply with current, modern fire and building codes.

Louisa County Law Enforcement will see a similar, marginal impact due to rezoning. A much greater portion of police calls are from residences, than from businesses. The building site currently has security measures installed, is well lit, and is located close to Rt 522, lending much visibility to it's location.

Louisa County Parks and Recreation will not be impacted due to rezoning. No additional residents will be added to the population of the county.

Louisa County Schools will not be impacted due to rezoning. No additional children will be added to the population of the county and school bus routes will not be congested.

Louisa County waste and recycling will see a marginal impact due to rezoning. Small amounts of waste will be disposed of at the recycling center located less than a quarter of a mile away, however a private dumpster will be provided to the business/businesses if deemed necessary.

Louisa County Administration will see a marginal impact due to rezoning. Aside from the rezoning process itself, Louisa Administration will on occasion be responsible for the issuance of business licenses and building permits, depending upon the nature of development. These costs will be offset by the additional property taxes, sales taxes, and fees associated with the development of the property.

PROFFER STATEMENT

HILL OF DREAMS

Date of Proffer:	June 2, 2026
Project Name:	Hill of Dreams
Owner:	Wayne R. Byrd
Existing Zoning:	Agricultural A-2 GAOD
Zoning Requested:	General Commercial C-2 GAOD
Acreage of Parcel(s):	3.0 Acres
Voting District(s):	Mineral
Tax Map #:	28-109
Exhibit(s)/References:	Plat

The Term "Owner" as referenced with this document shall include within its meaning the owner, or owners, of record of the Property, or properties, and their successors in interest.

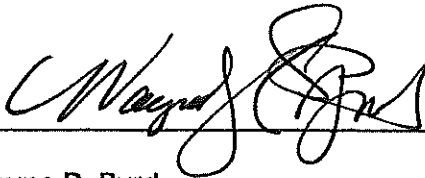
The Owner hereby voluntarily proffers the conditions listed herein which shall be applied to the above-referenced property owned by **Wayne R. Byrd**, provided that the Louisa County Board of Supervisors accepts these proffers and approves the rezoning of the land to the **C-2** district. GAOD

Owner proffers in the uses of ...

Religious assembly, Assisted living facility, Automobile rental/leasing, Business or trade school, Business support service, Car wash, Commercial indoor amusement, Commercial indoor entertainment, Commercial indoor sports and recreation, Commercial outdoor sports and recreation, Communications service, Construction sales and service, Consumer repair service, Day care, Day care center, Equipment sales and rental, Family day care home, Financial institution, Garder center, Gasoline station, General office, Grocery store, Guidance services, Hotel, Itinerate vendor, Life care facility, Medical office, Nursing home, Parking facility, Personal improvement services, Restaurant, Restaurant - drive-in, Specialty shop, Store - general, Store - neighborhood convenience, Studio - fine arts, Surplus sales, Veterinary hospital/clinic, Licensed Medical Facility.

The undersigned Owner hereby proffers that the use and development of the Property shall be in conformance with the proffers and conditions herein above. This document shall supersede all other agreements, proffers or conditions that may be found to be in conflict. The Owner agrees that all proffers shall be binding to the property, which means the proffers shall be transferred to all future property successors of the land.

Owner:



Wayne R. Byrd

6/2/2026

Date

Agreed and Accepted: The County of Louisa, Virginia

Louisa County Board of Supervisors

Date

By _____, Chairperson

Sec. 86-429. - Permitted uses—Generally.

Within any general commercial district (C-2) within the growth area overlay district as indicated on the zoning map, no lot, building or structure shall be erected which is intended or designed to be used, in whole or in part, for other than one or more of the following specified purposes:

AGRICULTURAL

Agricultural activity passive

Brewery, limited

Brewery, major

Distillery, farm

Distillery, major

Forestry

Sawmill, temporary non-commercial

Winery, farm

Winery, major

RESIDENTIAL

Group home

CIVIC

Civic use

Club

Cultural services

Educational facility, college/university

Educational facility, primary/secondary

Emergency shelter

Post office

Public maintenance and service facility

Public park and recreational area

Public recreation assembly

Recycling center

Religious assembly

Utility service, minor

COMMERCIAL

Assisted living facility

Automobile dealership

Automobile parts/supply, retail

Automobile rental/leasing

Automobile repair service

Bed and breakfast

Boardinghouse

Business or trade school

Business support service

Car wash

Cemetery

Commercial indoor amusement

Commercial indoor entertainment

Commercial indoor sports and recreation

Commercial outdoor entertainment

Commercial outdoor sports and recreation

Commercial vehicle repair service

Communications service

Construction sales and service

Consumer repair service

Contractor's offices and shop

Custom manufacturing

Dance hall

Day care

Day care center

Equipment sales and rental

Family day care home

Financial institution

Food truck

Funeral home

Garden center

Gasoline station

General office

Grocery store

Guidance services

Home occupation, class A

Hotel

Itinerate vendor

Laundry

Licensed medical facility

Life care facility

Manufactured home sales

Marina

Medical office

Mini-warehouse

Nursing home

Parking facility

Pawn shop

Personal improvement services

Personal services

Recreational vehicle sales and service

Restaurant

Restaurant, drive-in

School, private

Special occasion facility

Specialty shop

Store, general

Store, neighborhood convenience

Studio, fine arts

Surplus sales

Veterinary hospital/clinic

INDUSTRIAL

Warehousing and distribution

MISCELLANEOUS

Amateur radio tower

Cemetery, private

Solar generation facility, small-scale

(Ord. of 1-7-2025(2025-1); Ord. of 1-21-2025(2025-2); Ord. of 6-2-2025(2025-8))

Sec. 86-431. - Permitted uses with a conditional use permit.

The following names uses and such others as are categorically similar may be permitted in the general commercial district (C-2) within the growth area overlay district upon the issuance of a conditional use permit by the board of supervisors:

AGRICULTURAL

Abattoir

Agricultural operation

RESIDENTIAL

Reserved

CIVIC

Public assembly

Shelter

Utility service, major

COMMERCIAL

Commercial assisted living facility

Construction yard

Farmers market

Halfway house

Shooting range, indoor

Short-term rental of dwelling

Retail sales of controlled substances

Transportation terminal

Truck stop

Truck terminal

INDUSTRIAL

Motor vehicle towing services

Railroad facility

Transfer station

MISCELLANEOUS

Outdoor gathering

Solar generation facility, minor scale

Solar generation facility, utility scale

(Res. of 1-18-22(2022-2); Ord. of 10-2-23(2023-7), Att.; Ord. of 6-3-24(2024-7), Att.; Ord. of 1-21-2025(2025-2);
Ord. of 6-2-2025(2025-8))



COUNTY OF LOUISA

COMMUNITY DEVELOPMENT

Fax (540) 967-3486

(540) 967-3430

www.louisacounty.gov

To: Members, Planning Commission
From: Staff, Community Development Department
RE: Proposed Draft Amendments – Camping & Campgrounds
Date: August 6, 2026

The purpose of this draft is to amend the definition of campground to add major and minor campgrounds and campsites; add a definition of a recreational shelter; clarify the use of recreational shelters (tents, campers, recreational vehicles, etc.); clarify that recreational shelters may not be used as a short-term rental; and amend the zoning districts where a campground may be permitted with the issuance of a conditional use permit.

Proposed amendments include:

- Revised definition of campground to include a major and minor campground definition:
 - Each includes a minimum acreage requirement;
 - compliance with VDH regulations;
 - compliance with State Building Code requirements
 - require a conditional use permit for all major campgrounds; and
 - minor campgrounds by-right with restrictions and registration with Community Development
- Revised definition of campsite to be in an approved campground
- Added a definition of recreational shelter
- Amended the matrix table
- Amended 86-111 Use of travel trailers, campers, etc. for dwellings prohibited
- Amended 86-114 Short-term rental of a dwelling to specifically exclude the use of recreational shelters as short-term rentals
- Added minor campgrounds by right with restrictions in the A-1, A-2, A-1 GAOD, A-2 GAOD, and RD districts
- Added major campgrounds with a conditional use in the C-1, C-2, C-1 GAOD, and C-2 GAOD districts (a CUP is currently required in A-1, A-2, A-1 GAOD, A-2 GAOD)
- Added clarification on storage and limited recreational use on private property

We appreciate your time and consideration and look forward to your input.

DRAFT AMENDMENT

Chapter 86. Land Development Regulations Use of Travel Trailers, Campers, Etc. and Campgrounds

The purpose of this draft is to amend the definition of campground to add major and minor campgrounds and campsite; add a definition of a recreational shelter; clarify the use of recreational shelters (tents, campers, recreational vehicles, etc.); clarify that recreational shelters may not be used as a short-term rental; and amend the zoning districts where a campground may be permitted with the issuance of a conditional use permit.

THESE REGULATIONS APPLY THROUGHOUT ALL OF LOUISA COUNTY; and are proposed pursuant to Va. Code §§ 15.2-2285 and 15.2-2286.

Section 86-13 Definitions

Campground, **major**. ~~Facilities providing camping or parking areas and incidental services for travelers in recreational vehicles and/or tents. An area or parcel of land, managed as a unit, providing accommodations for a minimum of three (3) campsites for recreational shelters (tents, tent trailers, travel trailers, recreational vehicles and campers, etc.). Campgrounds must comply with regulations for sanitation imposed by the Virginia Department of Health and Statewide Building Code; and a conditional use permit shall be obtained in every case.~~ At a minimum a campground, major shall meet the following requirements:

- a. Minimum of ten (10) acres for the first three (3) to five (5) campsites; an additional two (2) acres shall be required for each additional campsite;
- b. Onsite administrative offices OR main entrance signage providing dedicated phone number to manager on duty, the physical address of the campground, campground layout, and emergency procedures.
- c. Landscape plan containing a minimum of 200-foot of landscaping and buffers to screen the facility from all adjacent properties and public right-of-way.
- d. Major campground site and landscape plans submitted for projects that exceed five (5) campsites, must follow the provisions of Article IV Supplementary Regulations, Division 1. Site Plans; and, at a minimum, must include the number of campsites, location of proposed/existing auxiliary buildings and facilities, and location of proposed/existing utilities on-site. At a minimum, an Administrative Site Plan is required.
- e. The permanent campground address shall not be used to register school age children with the Louisa County Public Schools.

A campground shall not allow siting of mobile/manufactured homes or trailers.

Overnight RV Parking - The overnight parking of recreational vehicles shall be a permitted accessory use at **approved** parking facilities, and shall not be classified as a campground, provided that the following criteria is met:

- (1) Recreational vehicles shall only be parked on a temporary overnight basis, and shall not be parked for more than 12 continuous hours at a time;
- (2) Parking facilities shall not provide incidental services principally for recreational vehicles, and
- (3) The parking of recreational vehicles shall not interfere with the movement of traffic or create a safety hazard.

Campground, minor. An area or parcel of land, managed as a unit, providing accommodations for less than three (3) campsites for recreational shelters (tents, tent trailers, travel trailers, recreational vehicles and campers, etc.). At a minimum, a minor campground shall meet the following requirements:

- a. **Minimum of three (3) acres.**
- b. **Main entrance signage providing dedicated phone number to manager on duty, the physical address of the campground, campground layout, and emergency procedures.**
- c. **Landscape plan containing a minimum of 100-foot of landscaping and buffers to screen the facility from all adjacent properties and public right-of-way.**
- f. **Minor campground site and landscape plans submitted for all projects must follow the provisions of Article IV Supplementary Regulations, Division 1. Site Plans; and, at a minimum, must include the number of campsites, location of proposed/existing auxiliary buildings and facilities, and location of proposed/existing utilities on-site. At a minimum, an Administrative Site Plan is required.**
- d. **The permanent campground address shall not be used to register school age children with the Louisa County Public Schools.**
- e. **The owner shall provide the current Louisa County Code chapters relating to noise (51) and solid waste (62) as part of the rental contracts.**
- f. **The campground must comply with all Virginia Department of Health regulations.**
- g. **The campground must comply with all applicable state building code and safety regulations.**
- h. **Campground owners must register with the Community Development Department and provide contact information for the owner and/or any authorized property manager to Louisa County; along with copies of approved inspections from the Virginia Department of Health and the Building Division of the Community Development Department.**
- i. **Owners unable to meet all of the above requirements shall be prohibited from operating a minor campground without obtaining a conditional use permit from Louisa County Board of Supervisors.**
- j. **A violation under this section shall be enforced as provided in section 86-11 and section 86-11.1.**

Campsite. A designated plot of ground within an **approved** campground intended or used for the exclusive occupancy by ~~a tent, recreational vehicle, or a vacation cottage~~ **recreational shelters (tents, tent trailers, travel trailers, recreational vehicles and campers, etc.)**

Recreational shelter. Units designed as temporary living quarters for camping and travel (whether recreational or work related); including tents, tent trailers, travel trailers, recreational vehicles, campers, and similar units.

DRAFT

Section 86-109. Matrix table.

Proposed Amendments to <u>Section 86-109 Use Matrix</u> to amend and identify the districts in which a campground (major and minor) is permitted with restrictions and with the issuance of a conditional use permit.																			
Defined Use	A-1	A-1 GAOD	A-2	A-2 GAOD	R-1	R-1 GAOD	R-2	R-2 GAOD	C-1	C-1 GAOD	C-2	C-2 GAOD	IND	IND GAOD	I-1	I-1 GAOD	I-2	I-2 GAOD	RD
COMMERCIAL																			
<i>Campground, major</i>	C	C	C	C	X	X	X	X	X C	X C	X C	X C	X	X	X	X	X	X	B
<i>Campground, minor</i>	B(R)	B(R)	B(R)	B(R)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	B
The proposed amendments affect only those uses listed above to be amended; and makes no changes to any other listed uses in Section 86-109																			
B = Allowable by-right																			
B(R) = Allowable by-right (with restrictions)																			
C = Conditional use permit																			
X = Not allowable																			

Section 86-111. - Use of travel trailers, campers, etc., for dwellings prohibited.

Travel trailers, campers, motor homes, tents, camp cabins, **recreational vehicles**, and the like (**also known as recreational shelters**) shall not be used for permanent or full-time dwellings in any district. ~~unless otherwise permitted, whether or not connected to utilities, wells or septic systems.~~ For the purposes of this section, permanent means available for occupancy for 30 consecutive days ~~regardless of actual use.~~

For purposes of this section:

“Used as a dwelling” includes any of the following:

- 1. Occupied by any person as their primary or secondary residence;**
- 2. Occupied for sleeping purposes;**
- 3. Connected to permanent utilities (water, sewer, or electric); or**
- 4. Rented, leased, or provided for compensation to any occupant.**

“Connected to utilities” includes both physical connection and regular use of water, sewer, or electrical services via extension cords, hoses, or other temporary means.

This section does NOT prohibit:

- 1. Storage: Parking or storing a qualifying recreational shelter on private property when not occupied.**
- 2. Temporary Recreation: Using any qualifying recreational shelter on the owner’s property for recreational purposes not exceeding 10 days in any 30-day period, provided it is not used as anyone’s primary or secondary residence.**
- 3. Campgrounds: Use of a qualifying recreational shelter in properly zoned and permitted campground facilities.**

Sec. 86-114. - Short-term rental of a dwelling.

For only this section GAOD means all properties zoned residential limited (R-1); residential general (R-2); and resort development (RD) located within the boundaries of a designated growth area as shown on the 2040 comprehensive plan. The following are requirements for use in R-1 GAOD; R-2 GAOD; and the RD zoning districts:

- (1) Owners of dwellings used for short-term rental shall provide contact information for the owner and/or any authorized property manager to Louisa County and the dwelling's subdivision governing body, if one exists.
- (2) The owner shall provide the current Louisa County Code chapters relative to noise (51) and solid waste (62) as well as the definitions for special occasion facilities and gatherings as part of short-term rental contracts.
- (3) Owner must notify tenants that events, rentals, special occasion facilities and related uses are prohibited, except with valid conditional use permit according to Louisa County Code.
- (4) Owner must comply with all Virginia Department of Health regulations.
- (5) The dwelling must comply with all applicable state building code and safety regulations.
- (6) Owners unable to meet all of the above requirements shall be prohibited from operating a short-term rental of a dwelling without obtaining a conditional use permit from Louisa County Board of Supervisors.
- (7) A violation under this section shall be enforced as provided in [section 86-11](#) and [section 86-11.1](#).
- (8) **Tents, tent trailers, travel trailers, recreational vehicles and campers, and the like shall not be used for short-term rental occupancy.**
- ~~(8)~~(9) The effective date of this Code shall be January 1, 2025.

DIVISION 6. - ZONING DISTRICTS AND LAND USES

Sec. 86-134. - Permitted uses – Generally (A-1)

COMMERCIAL

Campground, minor

Sec. 86-151. - Permitted uses – Generally (A-2)

COMMERCIAL

Campground, minor

Sec. 86-206. - Permitted uses with a conditional use permit (C-1)

COMMERCIAL

Campground, major

Sec. 86-224. - Permitted uses with a conditional use permit (C-2)

COMMERCIAL

Campground, major

Sec. 86-295. - Permitted uses – Generally (RD)

COMMERCIAL

Campground, minor

Sec. 86-337. - Permitted uses – Generally (A-1 Growth Area Overlay District)

COMMERCIAL

Campground, minor

Sec. 86-357. - Permitted uses – Generally (A-2 Growth Area Overlay District)

COMMERCIAL

/

TEXT LEGEND

Bolded Text = To Be Added

Regular Text = To Remain

~~Strikethrough~~ = To Be Removed

Campground, minor

Sec. 86-412. - Permitted uses with a conditional use permit (C-1 Growth Area Overlay District)

COMMERCIAL

Campground, major

Sec. 86-431. - Permitted uses with a conditional use permit (C-2 Growth Area Overlay District)

COMMERCIAL

Campground, major

DRAFT

REZ2026-04 October LLC, PG One LLC, Dick Purcell Land Cattle & Timber Corporation, Applicants/Owners; R.T. Williams, III, Esq., William Todd Hicks, Keeton & Co. Daniel Keeton, President, Agents - Rezoning Request

October LLC, PG One LLC, Dick Purcell Land Cattle & Timber Corporation, Applicants/Owners; R.T. Williams, III, Esq., William Todd Hicks, Keeton & Co. Daniel Keeton, President, Agents request rezoning of approximately 269.447 acres from Agricultural (A-2) to Residential (R-2) to allow for a subdivision. The property is located on Dongola Road (Route 611) and Owens Creek Road (Route 663), and is further identified as tax map parcel 101-89, in the Mountain Road Election District. The 2040 Louisa Comprehensive Plan designates this area of Louisa County as Low Density Residential, in the Gum Spring Growth Area.