



**Planning Commission**  
**County of Louisa**  
**Thursday, May 8, 2025**  
**Louisa County Public Meeting Room**  
**7:00 PM**

**CALL TO ORDER**

Chairman Disosway called the May 8, 2025, 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
Gordon Brooks	Commissioner	Present	7:00 PM
Ellis Quarles	Commissioner	Absent	
George Goodwin	Commissioner	Present	7:00 PM
John Disosway	Chairman	Present	7:00 PM
Matthew Kersey, Jr.	Commissioner	Present	7:00 PM
James Dickerson	Vice Chairman	Present	7:00 PM
Troy Painting	Commissioner	Present	7:00 PM
John J Purcell	Town of Louisa Representative	Absent	

**Others Present:** Linda Buckler, Director of Community Development; Chris Coon, Deputy County Administrator; Patricia Smith, County Attorney; Tom Egeland, Deputy Director of Community Development; and Deborah Johnson, Administrative Assistant.

**INVOCATION**

Mr. Dickerson led the invocation.

**PLEDGE OF ALLEGIANCE**

Mr. Painting led the Pledge of Allegiance.

**APPROVAL OF AGENDA**

On the motion of Mr. Kersey, seconded by Mr. Brooks which carried a vote of 6-0, the Planning Commission voted to approve the agenda of the May 8, 2025, meeting without changes.

**APPROVAL OF PLANNING COMMISSION MINUTES**

## **Planning Commission - Regular Meeting – April 10, 2025 7:00 PM**

On the motion of Mr. Goodwin, seconded by Mr. Dickerson, which carried a vote of 6-0, the Planning Commission voted to approve the minutes of the April 10, 2025, 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**

Focus Area plans to continue to move forward.

### **PUBLIC HEARINGS**

#### **ORD 2025-02; Proposed Amendments to Chapter 86. Land Development Regulations; Article II. Zoning Ordinance and Maps**

Chris Coon, Deputy County Administrator, presented the proposed amendments in response to changes in state legislation and the increasing presence of retail establishments selling legally authorized controlled substances.

Chairman Disosway opened the public comment period.

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

On the motion of Mr. Goodwin, seconded by Mr. Dickerson, which carried a vote of 6-0, the Planning Commission voted to forward a recommendation of approval to the Louisa County Board of Supervisors on the proposed amendments to Chapter 86. Land Development Regulations; Article II. Zoning Ordinance and Maps, with the proposed changes.

#### **ORD 2025-01; Proposed Amendments to Chapter 86. Land Development Regulations; Article I. General Provisions; Article II. Zoning Ordinance and Maps; Article III. Subdivision; Article IV. Supplementary Regulations; and Article V. Signs.**

Linda Buckler, Director of Community Development, presented the third phase of proposed land amendments to the Planning Commission. Discussion items included Definitions Amendment, Update Short Term Rental of a Dwelling, Yard Regulations in the A-1 and A-2 Zoning Districts,

including Growth Area Overlay Districts (GAOD), Minimum Frontage Requirements, Subdivision Plat Requirements and Standards, Plat Approvals, Lake Anna Shoreline Use and Design Standards, Telecommunications Regulations, Sign Regulations, and Interim Road Maintenance Agreement and Performance Agreement.

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.

Discussion took place within the Planning Commissioners and staff regarding the proposed amendments.

On the motion of Mr. Goodwin, seconded by Mr. Brooks, which carried a vote of 6-0, the Planning Commission voted to forward a recommendation of approval to the Louisa County Board of Supervisors on the proposed amendments to Chapter 86. Land Development Regulations; Article II. Zoning Ordinance and Maps, with the proposed changes.

### **NEW BUSINESS**

None.

### **DISCUSSION**

Discussion took place regarding emergency shelter, homeless shelter, and religious assembly definitions between the Planning Commission and staff. Chairman Disosway stated the discussion item should be added to the next work session for further discussion. Staff will research definitions for emergency and homeless shelters.

### **REPORTS**

None.

### **ANNOUNCEMENTS AND ADJOURNMENT**

Mr. Kersey announced he had asked staff to research parcels within the County and their potential development. After staff attempted to research the information, it was realized the task is significant and outside resources will be needed to complete the project properly.

On the motion of Mr. Kersey, seconded by Mr. Goodwin, which carried a vote of 6-0, the Planning Commission voted to forward a recommendation by resolution to the Louisa County Board of Supervisors to direct staff to develop and issue a request for proposals (RFP) to engage qualified firms to conduct a countywide analysis of by-right development potential. This analysis shall include a comprehensive review of all parcels in Louisa County to determine the number of divisions currently permitted by-right under applicable zoning and subdivision regulations. The intent is to compile a detailed inventory of decisions related to land use planning, infrastructure investment, and growth management.

On the motion of Mr. Brooks, seconded by Mr. Goodwin, which carried a vote of 6-0, the Planning Commission voted to adjourn the May 8, 2025, meeting at 8:34 PM.

BY ORDER OF:

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JOHN DISOSWAY, CHAIRMAN  
PLANNING COMMISSION  
LOUISA COUNTY, VIRGINIA