



## MEMORANDUM

**To:** Kayla Polychrones, Associate Planner and Case Manager

**From:** Deborah Johnson  
Administrative Assistant, Planning Commission Clerk

**Date:** May 22, 2025

**Re:** Notice of Public Hearing CUP2025-04 to Adjoining Parcels

On May 22, 2025, the following notice was sent via certified mail to the adjoining parcels of Tax Map 37-44 listed below:

*In accordance with the enclosed copy of the newspaper notice and the Zoning Ordinance of Louisa County, Virginia, the Louisa County Code and the State Code of Virginia, 1950, as amended, a public hearing will be held to consider the rezoning, conditional use permit, special exception, variances, zoning appeals and/or agricultural and forestal districts concerning real estate which is either across the street, adjoining, abutting your property, owned or occupied by you. The Zoning Ordinance requires that you be notified of this hearing so that you may attend and express your views on this matter of possible concern to you. You are not required to attend this meeting but may if desired. The applicant should attend so that questions concerning the request might be answered. Please read the enclosed newspaper notice to determine how the property concerned will possibly be affected. Please call the Community Development office at 540-967-3430 if you need additional information.*

The Louisa County Planning Commission will meet to review or conduct public hearing(s) on the following item(s) at 7:00 PM on Thursday June 12, 2025, in the Louisa County Office Building, Public Meeting Room, Main Floor, 1 Woolfolk Avenue, Louisa, VA.

**CUP2025-04 Amelia AD1, LLC dba Vanguard Renewables SPV LLC, Applicant; Columbia Gas Transmission LLC fka Commonwealth Gasline Corp, Owner; TC Energy, Agent – Conditional Use Permit Request**

Amelia AD1, LLC dba Vanguard Renewables SPV LLC, Applicant; Columbia Gas Transmission LLC fka Commonwealth Gasline Corp, Owner; TC Energy, Agent requests the issuance of a Conditional Use Permit to allow for *Utility Service, Major* for a renewable natural gas unloading station in the Agricultural (A-2) zoning district, in accordance with Section 86-154 - Permitted uses with a conditional use permit of Chapter 86 Land Development Regulations. The property is located at the intersection of Brickhouse Road (Route 637), and Poindexter Rd (Route 613), and is further identified as tax map parcel 37-44, in the Patrick Henry Election District. The 2040 Louisa Comprehensive Plan designates this area of Louisa County as Rural, outside of any designated growth areas.

**TO:**

See Attachment

Abbie Fosburgh  
CUP2025-04  
7001 Macarthur Blvd  
Bethesda, MD 20816

Frances Taylor  
CUP2025-04  
136 Brickhouse Rd  
Louisa, VA 23093

Laverne Earley Trustee  
CUP2025-04  
668 Country Club Trail  
Fairfield, PA 17320

M Maury & Teresa Atkins  
CUP2025-04  
5412 Poindexter Rd  
Louisa, VA 23093

Donald Atkins/Trustees of Berea  
Baptist Church  
5271 Poindexter Rd  
Louisa, VA 23093

Commonwealth Gas Pipeline Corp  
CUP2025-04  
P.O. Box 35800  
Richmond, VA 23235