



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		