



Planning Commission
County of Louisa
Thursday, June 12, 2025
Louisa County Public Meeting Room
7:00 PM

CALL TO ORDER

Chairman Disosway called the June 12, 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	Absent	
Ellis Quarles	Commissioner	Present	7:00 PM
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; Patricia Smith, County Attorney; Tom Egeland, Deputy Director of Community Development; Kayla Cosimano, Associate Planner; 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. Goodwin, seconded by Mr. Quarles, which carried a vote of 6-0, the Planning Commission voted to approve the agenda of the June 12, 2025, meeting without changes.

APPROVAL OF PLANNING COMMISSION MINUTES

Planning Commission - Regular Meeting – May 8, 2025 7:00 PM

On the motion of Mr. Goodwin, seconded by Mr. Kersey, which carried a vote of 5-0-1, with Mr. Quarles abstained, the Planning Commission voted to approve the minutes of the May 8, 2025, meeting without changes.

CONSENT AGENDA

None.

PUBLIC ADDRESS

Chairman Disosway opened the public address period.

The following individuals spoke about the definition of humanitarian shelters and the involvement of religious assemblies within the County:

- Ms. Lin Kogle, Mineral District
- Ms. Sue Frankel Streit, Patrick Henry District
- Mr. Bill Streit, Patrick Henry District
- Ms. Christina Marshall, Patrick Henry District
- Mr. Duane Sargent, Mineral District
- Ms. Mary Crans, Mountain Road District
- Mr. Alan Smith, pastor of Mechanicsville Baptist Church
- Ms. Pamela Bickley

Chairman Disosway also added to the record an email submitted by David McWilliams.

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

UNFINISHED BUSINESS

On the motion of Mr. Goodwin, seconded by Mr. Dickerson, which carried a vote of 6-0, the Planning Commission voted to add Humanitarian Shelter definition to the July public hearing agenda.

PUBLIC HEARINGS

CUP2025-01 Louisa Properties LR2.5 LLC & Louisa Properties LR1.5 LLC, Applicant/Owner; Kelsey Schlein, Shimp Engineering, Agent – Conditional Use Permit Request

Kayla Cosimano, Associate Planner, presented the conditional use permit request for a contractor's office and shop, and equipment sales and rental in the General Commercial (C-2) zoning district.

Mr. Goodwin asked staff when landscape plans will be included in the application. Linda Buckler, Director of Community Development, answered that the topic is a part of the third phase of

amendments that was recently tabled at the Board of Supervisors meeting. Mr. Goodwin also asked about the architectural design of the proposed building, and if two conditional use permits were needed. Staff answered multiple uses could possibly be allowed under one conditional use permit.

Chairman Disosway opened the public comment period.

Kelsey Schlein, with Shimp Engineering, gave a brief presentation on the proposed project.

Jim Weber, applicant, provided information on the process of cleaning up the property and his future plans.

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. Goodwin, 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 conditional use permit request CUP2025-01, to allow for a *Contractor's Office and Shop, and Equipment Sales and Rental* in the General Commercial (C-2) zoning district with the following eight (8) conditions:

1. Lighting. All design and use of exterior lighting shall comply with the International Dark-Sky Association and shall be labeled as such on the site plan sketch.
2. Noise. Sound shall not exceed levels of 70dB during daytime and 60dB at night when measured at the property line.
3. Permits. The applicant shall secure all necessary permits and approvals from the Louisa County Community Development Department, the Virginia Department of Transportation (VDOT), and the Virginia Department of Health (VDH).
4. Land Disturbance. Should land disturbance, which includes the addition of gravel, asphalt, or the grading of land, meet or exceed 10,000 square feet of area, an erosion and sediment control plan must be prepared and submitted to the County for review and approval, prior to any land disturbing activities commencing on-site.
5. Storage. No outside storage of merchandise or material shall be permitted within 10 feet of the edge of the right of way to Route 613 & Rt 22. Stored items will not cause issues with sight easements reviewed by VDOT. Additionally, adjacent setback of on-site storage items may be required if it is determined the location creates a visual safety hazard.
6. Buffer. Meet vegetative buffer requirements as defined by Louisa County Land Development Regulations. All areas not occupied by buildings, structures, driveways and parking shall be covered with one or more of the following: lawn grass, natural shrubbery, plants, trees, or a vegetation combination as agreed upon by the Zoning Administrator and owner.
7. Inspections. The Board of Supervisors or their designated representative shall have the right to inspect the site at any reasonable time without prior notice.

8. Permit Revocation. Violation of any conditions contained herein shall be grounds for revocation of the Conditional Use Permit.

CUP2025-03 Builders Cabinet Company Inc., Applicant; Joey Bryant, Owner – Conditional Use Permit Request

Kayla Cosimano presented the conditional use permit request for a Custom Manufacturing and Contractor's Office and Shop for carpentry and cabinet manufacturing in the Agricultural (A-2) zoning district.

Chairman Disosway opened the public comment period.

Joey Bryant, applicant, spoke about his cabinet manufacturing experience and his future plans with the shop.

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. Painting, 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 conditional use permit request CUP2025-01, to allow for a *Custom Manufacturing and Contractor's Office and Shop* for carpentry and cabinet manufacturing in the Agricultural (A-2) zoning district with the following eight (8) conditions:

1. Lighting. All design and use of exterior lighting shall comply with the International Dark-Sky Association and shall be labeled as such on the site plan sketch.
2. Noise. Sound shall not exceed levels of 65dB during daytime and 55dB at night when measured at the property line.
3. Permits. The applicant shall secure all necessary permits and approvals from the Louisa County Community Development Department, the Virginia Department of Transportation (VDOT), and the Virginia Department of Health (VDH).
4. Site Plan & Land Disturbance. The applicant will submit an administrative site plan for approval prior to issuance of building permit. Should land disturbance, which includes the addition of gravel, asphalt, or the grading of land, meet or exceed 10,000 square feet of area, an erosion and sediment control plan must be prepared and submitted to the County for review and approval, prior to any land disturbing activities commencing on-site.
5. Storage. No outside storage of merchandise or materials shall be permitted within 80 feet of public road right of way (Rt. 701).
6. Signs. Signs related to the business shall adhere to Louisa County Land Development Regulations and keep in character with the surrounding area.
7. Inspections. The Board of Supervisors or their designated representative shall have the right to inspect the site at any reasonable time without prior notice.

8. Permit Revocation. Violation of any conditions contained herein shall be grounds for revocation of the Conditional Use Permit.

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

Kayla Cosimano presented the conditional use permit request for a *Utility Service, Major* for a renewable natural gas unloading station in the Agricultural (A-2) zoning district.

Chairman Disosway opened the public comment period.

Darya Rafizadeh, Development Manager for Vanguard Renewables SPV LLC, gave a presentation on the proposed project.

Ms. Abbie Fosburgh, Patrick Henry District, spoke in opposition to the proposed project.

Ms. Lin Segman, Patrick Henry District, stated her concerns about the trucks travelling on the narrow road.

Mr. Rafizadeh addressed some of the issues that were mentioned by the adjoining property owners.

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

Mr. Quarles questioned some of the changes that were made to the application after the pre-application meeting that included the hours of operation. Discussion took place between the Planning Commission, applicants, and staff regarding the conditions.

On the motion of Mr. Quarles, seconded by Mr. Dickerson, which carried a vote of 6-0, the Planning Commission voted to table the conditional use permit request CUP2025-04, to the July Planning Commission meeting to allow the applicant time to revise conditions to the application.

NEW BUSINESS

Chairman Disosway appointed Mr. Goodwin and Mr. Dickerson to work on updates to the Comprehensive Plan with staff.

DISCUSSION

None.

REPORTS

Linda Buckler provided updates on the ordinance amendments and current applications.

ANNOUNCEMENTS AND ADJOURNMENT

Mr. Quarles asked for all to keep Supervisor Barnes and his family in thoughts and prayers during their time of loss.

On the motion of Mr. Quarles, seconded by Mr. Goodwin, which carried a vote of 6-0, the Planning Commission voted to adjourn the June 12, 2025, meeting at 8:53 PM.

BY ORDER OF:

JOHN DISOSWAY, CHAIRMAN
PLANNING COMMISSION
LOUISA COUNTY, VIRGINIA