

Enclosure 1

Reviewer: K. Polychrones Case # CUR2025-04
Fee Rec'd: 4/16/25 Rcpt # 97410152
Date & Time Rec'd: 4/16/25
Pre-App Meeting: 3/13/2025, 2/21/25

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 _____ () to _____ ()

B: CONDITIONAL USE: Utility Service, Major

C: TEMPORARY CONDITIONAL USE: _____

D: VARIANCE: _____

E: PROFFER AMENDMENT: _____

F: COMP PLAN AMENDMENT: _____

G: COMP PLAN REVIEW FOR CONFORMANCE: _____

H: SPECIAL EXCEPTION: _____

2. APPLICANT, PROPERTY OWNER, AGENT

A. NAME OF APPLICANT: Amelia AD1/ Commonwealth Gas Pipeline Corp
If a corporation, name of agent: Stephen Laliberte (Vanguard Renewables); Cedric Kline (Commonwealth Gas Pipeline Corp

B. MAILING ADDRESS: Commonwealth Gas Pipeline Corp
1596 Baxter, Rd, Prince George, VA 23875 Telephone # 804-898-5078

MAILING ADDRESS: Amelia AD1, 133 Boston Post Road
Weston, MA 02493 Telephone # 781-254-3202

C. NAME OF PRESENT OWNER OF PROPERTY ON WHICH THIS REQUEST WILL OCCUR:
Commonwealth Gas Pipeline Corp.

D. MAILING ADDRESS: 1596 Baxter Road
Prince George, VA 23875 Telephone # 804-898-5078

If the applicant is not the owner of the property in question, explain: Commonwealth Gas Pipeline Corp
is the owner of the property; Amelia AD1 is the lessee

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: Brian Miller, Bohler Engineering

F. ADDRESS: 9100 Arboretum Parkway #140
North Chesterfield, VA 23236 Telephone #: (804)893-8200

3. **LOCATION OF PROPERTY** (Assistance will be given in obtaining the following information upon request).

A. VOTING DISTRICT Patrick Henry #2 B. TAX MAP # 37
C. SUBDIVISION NAME Berea-Mitchie Land D. LOT/PARCEL# 37-44
E. PROPERTY LOCATION SE quadrant of the intersection of Brickhouse Road and Poindexter Road
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:

Please see attached narrative

(Attach applicable plans, renderings, elevations, photographs.)

5. **STATE HOW THIS REQUEST WILL NOT BE MATERIALLY DETERIMENTAL 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.**

Please see attached narrative

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:**
There are currently no legislative or administrative approvals on the property.

7. INDICATE THE FOLLOWING WITH RESPECT TO THE SUBJECT PARCEL:

A. EXISTING LAND USE(S): Vacant

B. EXISTING STRUCTURE(S): None

C. EXISTING ZONING: A2

D. ACREAGE OF REQUEST: 5.6 acres

E. UTILITIES: None
(Intended use, example: public water and/or sewer; individual well and/or septic tank; other source.)

F. IS THIS PROJECT IN OR NEAR A PINE PLANTATION? No

G. IS THIS PROJECT IN AN AG/FORESTAL DISTRICT? No

8. IF REQUESTING A VARIANCE, EXPLAIN THE UNIQUE PHYSICAL HARDSHIP OR EXTRAORDINARY SITUATION THAT IS THE JUSTIFICATION FOR THE VARIANCE:

N/A

9. GIVE COMPLETE NAMES AND ADDRESSES (INCLUDING ZIP CODES) OF ALL OWNERS ADJACENT, ACROSS THE ROAD OR HIGHWAY FACING THE PROPERTY AND ACROSS ANY RAILROAD RIGHT-OF-WAY, CREEK, OR RIVER FROM SUCH PROPERTY, EVEN IF SUCH PROPERTY LIES IN ANOTHER COUNTY OR TOWN. (THIS INFORMATION MUST BE OBTAINED BY THE APPLICANT).

* PROPERTY OWNER'S NAME: Atkins, M Maury & Teresa N

MAILING ADDRESS: 5412 Poindexter Rd, Louisa, VA 23093

TAX MAP # 37

SUBDIVISION NAME: S River & Wood

LOT/PARCEL# 37 43

ACREAGE .35

ZONING A2

* PROPERTY OWNER'S NAME: Columbia Gas Transmission, LLC

MAILING ADDRESS: 1596 Baxter Road, Prince George, VA 23875

TAX MAP # 37

SUBDIVISION NAME: N/A

LOT/PARCEL# 37 45

ACREAGE 4.1

ZONING A2

* PROPERTY OWNER'S NAME: Earley, Laverne M Trustee; The Laverne M Early Revoc Trust c/o Charles Earley

MAILING ADDRESS: 668 Country Club Trail, Fairfield, PA 17320

TAX MAP # 37

SUBDIVISION NAME: S River & Smith LOT/PARCEL# 37 40
ACREAGE 29.07 ZONING A2
* PROPERTY OWNER'S NAME: Fosburgh, Abbie Littlejohn
MAILING ADDRESS: 7001 MacArthur Blvd., Bethesda, MD 20816 TAX MAP # 37
SUBDIVISION NAME: Berea-Michie Land LOT/PARCEL# 37 42
ACREAGE 2.012 ZONING A1
* PROPERTY OWNER'S NAME: Atkins, Donald L
MAILING ADDRESS: Trustees of Berea Baptist Church, Louisa, VA 23093 TAX MAP # 37
SUBDIVISION NAME: S River LOT/PARCEL# 37 34A
ACREAGE 10.35 ZONING A1
* PROPERTY OWNER'S NAME: Frances B. Taylor
MAILING ADDRESS: 136 Brickhouse Road Louisa, VA 23093 TAX MAP # 37
SUBDIVISION NAME: Cooke & Shannon LOT/PARCEL# 37 46
ACREAGE 1.761 ZONING A2
* PROPERTY OWNER'S NAME: _____
MAILING ADDRESS: _____ TAX MAP # _____
SUBDIVISION NAME: _____ LOT/PARCEL# _____
ACREAGE _____ ZONING _____
* PROPERTY OWNER'S NAME: _____
MAILING ADDRESS: _____ TAX MAP # _____
SUBDIVISION NAME: _____ LOT/PARCEL# _____
ACREAGE _____ ZONING _____
* PROPERTY OWNER'S NAME: _____
MAILING ADDRESS: _____ TAX MAP # _____
SUBDIVISION NAME: _____ LOT/PARCEL# _____
ACREAGE _____ ZONING _____
* PROPERTY OWNER'S NAME: _____
MAILING ADDRESS: _____

SUBDIVISION NAME:	TAX MAP #
ACREAGE	LOT/PARCEL#
* PROPERTY OWNER'S NAME: _____	
MAILING ADDRESS: _____	
TAX MAP # _____	
SUBDIVISION NAME:	LOT/PARCEL#
ACREAGE	ZONING
* PROPERTY OWNER'S NAME: _____	
MAILING ADDRESS: _____	
TAX MAP # _____	
SUBDIVISION NAME:	LOT/PARCEL#
ACREAGE	ZONING
* PROPERTY OWNER'S NAME: _____	
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TAX MAP # _____	
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TAX MAP # _____	
SUBDIVISION NAME:	LOT/PARCEL#
ACREAGE	ZONING
* PROPERTY OWNER'S NAME: _____	
MAILING ADDRESS: _____	
TAX MAP # _____	
SUBDIVISION NAME:	LOT/PARCEL#
ACREAGE	ZONING
* PROPERTY OWNER'S NAME: _____	
MAILING ADDRESS: _____	
TAX MAP # _____	
SUBDIVISION NAME:	LOT/PARCEL#
ACREAGE	ZONING
* PROPERTY OWNER'S NAME: _____	

MAILING ADDRESS: _____ TAX MAP # _____

SUBDIVISION NAME: _____ LOT/PARCEL# _____

ACREAGE _____ ZONING _____

* PROPERTY OWNER'S NAME: _____

MAILING ADDRESS: _____ TAX MAP # _____

SUBDIVISION NAME: _____ LOT/PARCEL# _____

ACREAGE _____ ZONING _____

10. HEREWITH IS DEPOSITED THE FEE REQUIRED. CHECKS OR MONEY ORDERS MADE PAYABLE TO TREASURER, COUNTY OF LOUISA.

A. REZONING	Tiered System
B. CONDITIONAL USE PERMIT	Tiered System
C. TEMPORARY CONDITIONAL USE PERMIT	\$325.00*
Temporary Housing*	
Extension or Amendment*	
Other*	
D. VARIANCE	\$1,250.00*
E. PROFFER AMENDMENT	\$1,500.00*
F. COMP PLAN AMENDMENT	\$650.00*

*IN ADDITION TO THE STANDARD FEE, AN ADDITIONAL \$75.00 WILL BE CHARGED FOR EACH REQUEST AS A DEPOSIT ON A ZONING SIGN AND WILL BE REFUNDED UPON THE RETURN OF THE SIGN BY THE APPLICANT ONCE THE REQUEST HAS BEEN ACTED UPON.

*THERE WILL BE A \$25.00 FEE CHARGED PER ADJACENT/ADJOINING PROPERTY OWNER FOR NOTIFICATION AND ADVERTISEMENT. THERE WILL ALSO BE A RE-ADVERTISEMENT FEE EACH TIME AN APPLICATION IS DELAYED OR POSTPONED AT THE REQUEST OF THE APPLICANT OR NECESSARY DUE TO SOME FAILURE TO ACT ON THE PART OF THE APPLICANT, PLUS A \$25.00 FEE CHARGED PER ADJACENT/ADJOINING PROPERTY OWNER FOR RENOTIFICATION.

*THERE IS AN ADDITIONAL CHARGE FOR PUBLIC NOTICE ADVERTISEMENT.

11. **ENCLOSED WITH THIS APPLICATION IS A SITE PLAN OR TENTATIVE PLAN.**
12. **ENCLOSED WITH THIS APPLICATION IS THE APPROPRIATE COUNTY TAX MAP WITH THE PROPERTY MARKED AND A SURVEYED PLAT OF THE ENTIRE PARCEL.**

13. **I/WE HEREBY CERTIFY THAT TO THE BEST OF MY/OUR KNOWLEDGE ALL OF THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN ANY EXHIBITS TRANSMITTED ARE TRUE AND THAT THE ADJACENT PROPERTY OWNERS LIST HEREWITH ARE THE OWNERS OF RECORD AS OF THE DATE OF APPLICATION.**

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: April 16, 2025.



SIGNATURE OF APPLICANT

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



SIGNATURE OF APPLICANT

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



SIGNATURE OF OWNER

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

SIGNATURE OF AGENT

(Name of Person Other Than, but Acting for the Applicant, Responsible for this Application)



APPLICANT'S NAME

(Typed or Printed)

Cedric Kline

APPLICANT'S NAME

(Typed or Printed)

William Pearson

OWNER'S NAME

(Typed or Printed)

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.



County of Louisa, VA

Department of Community Development

OWNER/AGENT AFFIDAVIT

I hereby certify that I/we, owner(s) of record, authorize the below-referenced person/contractor/RDP to submit this application as my/our authorized agent.

OWNER(S) NAME: Commonwealth Gas Pipeline Corporation

JOB NAME: Brickhouse Road Valving Facility

TAX MAP I/D & LOCATION: 37-44, Parcel ID - 1521631946

Patrick Henry District

SIGNATURE OF OWNER(S): William Pearson

Area Manager, Virginia Central

COMPANY/AGENT NAME: Amelia Ad. I Stephen Laliberte

SIGNATURE OF AGENT: [Signature]

RECEIVED BY: _____ DATE: _____



County of Louisa, VA

Department of Community Development

OWNER/AGENT AFFIDAVIT

I hereby certify that I/we, owner(s) of record, authorize the below-referenced person/contractor/RDP to submit this application as my/our authorized agent.

OWNER(S) NAME: Commonwealth Gas Pipeline Corporation

JOB NAME: Brickhouse Road Injection Fac.

TAX MAP I/D & LOCATION: 37-44, Parcel ID-15216319410

Patrick Henry District

SIGNATURE OF OWNER(S): Willie Reason

A handwritten signature in black ink that reads "Willie Reason".

Area Manager, Virginia Central

COMPANY/AGENT NAME: Andrea Kline / TC Energy

SIGNATURE OF AGENT: Cedric Kline

RECEIVED BY: _____ DATE: _____

TAX RECEIPT

Ticket #:00183980001 @@

LOUISA COUNTY
HENRY B WASH, TREASURER
1 WOOLFOLK AVE STE 202
LOUISA VA 23093

ZONING & SPECIAL PERMITS
INV# 97410152

Date : 4/17/2025
Register: TN /TN1
Trans. #: 57572
Dept # : ZONI
Acct# :

Previous Principal
Balance \$ 1050.00

Principal Being Paid \$ 1050.00
Penalty \$.00
Interest \$.00

Amount Paid \$ 1050.00
*Balance Due \$.00

BOHLER VA
9100 ARBORETUM PKWY STE 140
RICHMOND VA 23236

Pd by BOHLER VA Check 1050.00 # 115 CHASE
BALANCE DUE INCLUDES PENALTY/INTEREST THRU THE MONTH 4/2025