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COUNTY OF LOUISA

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COMMUNITY DEVELOPMENT DEPARTMENT

www.louisacounty.com

TO: Louisa County Planning Commission

FROM: Staff, Community Development Department

REQUEST: CUP2025-04, Utility Service, Major for Renewable Natural Gas Unloading Station

APPLICANT: Columbia Gas Transmission LLC fka Commonwealth Gas Pipeline Corporation, TC Energy (Agent) and Amelia AD1, LLC dba Vanguard Renewables SPV LLC

OWNER: Columbia Gas Transmission LLC fka Commonwealth Gas Pipeline Corporation

DATE: June 30, 2025

The Planning Commission will meet to review this proposed Conditional Use Permit for Utility Service, Major on Thursday, July 10, 2025 at 7:00 P.M. in the Louisa County Public Meeting Room.

REQUEST: Issuance of a Conditional Use Permit for *utility service major*, to operate a Renewable Natural Gas (RNG) unloading station for the purpose of expanding development to the existing Compressor Station located on adjacent parcel (TMP 37-45). The proposed development would allow for RNG to be injected into the existing TC Energy VM System Pipelines and transported throughout the region.

INFORMATION SUMMARY	
TAX MAP AND PARCEL #:	37-44
ACREAGE:	5.6 Acres
ELECTION DISTRICT:	Patrick Henry
ZONING:	Agricultural (A-2)
SURROUNDING ZONING:	Agricultural (A-2) Agricultural (A-1)
EXISTING USE(S):	Wooded, Vacant
REQUESTED USE(S):	Utility Service, Major (Renewable Natural Gas Unloading Station)
EXISTING LAND USE PERMIT(S):	N/A

APPLICANTS/AGENT:

Columbia Gas Transmission LLC
C/O Cedric Kline, TC Energy, Agent
1596 Baxter Road
Prince George, VA 23875

Ameilia AD1 (Vanguard Renewables SPV LLC)
133 Boston Post Road
Weston, MA 02493

PROPERTY OWNER:

Columbia Gas Transmission LLC (TC Energy)
Fka "Commonwealth Gas Pipeline Corp."
1596 Baxter Road
Prince George, VA 23875

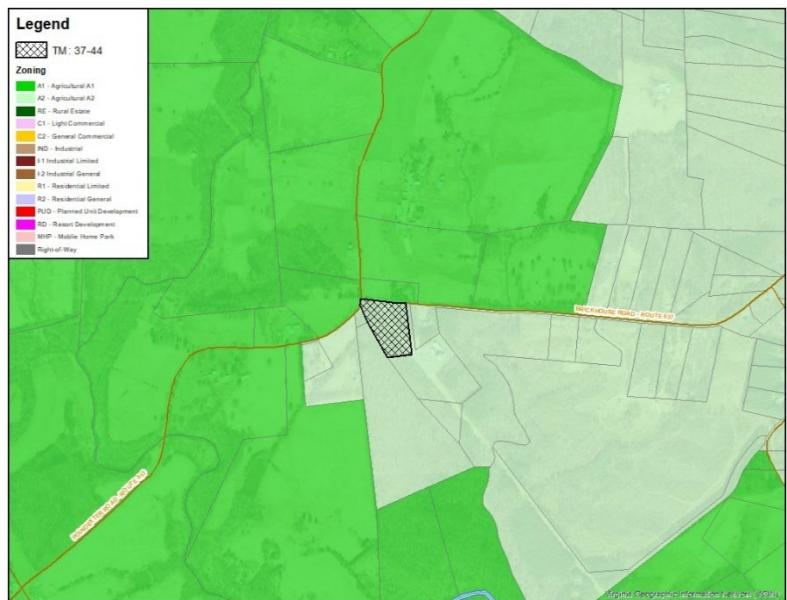
PROPERTY LOCATION:

The property is located in the Southeastern quadrant of the intersection of Brickhouse Road (Route 637) and Poindexter Road (Route 613) in the Patrick Henry Election District. The existing Compressor Station is directly adjacent to the subject property on TMP 37-45, addressed as 120 Brickhouse Road.

BACKGROUND INFORMATION:

The property is zoned Agricultural (A-2) as a result of the creation of zoning in 1969. The subject parcel was purchased by Commonwealth Gas Pipeline Corp, (Columbia Gas Transmission LLC) on May 22, 1990 and has remained undeveloped. Much of the Columbia Gas Transmission Pipeline that runs directly through the subject property was constructed during the 1950's and roughly 4-5 miles of pipeline runs through Louisa County. The existing compressor station owned and operated by Columbia Gas Transmission LLC on the adjacent parcel, has been in operation prior to 2000, and was last amended for expansion in 2017 (CUP2017-02).

Exhibit A: GIS Zoning Map



CONFORMANCE REVIEW:

I. 2040 Louisa County Comprehensive Plan

The primary goal of the Louisa County 2040 Comprehensive Plan (the “2040 Plan”) is to, “Preserve Louisa County’s Rural Character, Beautify Its Gateways and Roadways.”

The 2040 Plan’s Future Land Use Map designates the project property as rural. The Project property is adjacent to the Green Springs Historical District and Green Springs Agricultural and Forestal District (Enclosure 10).

Plan Section 3.1.4 Challenges to Agriculture and Forestry lists six (6) key challenges to Louisa County agricultural producers, including environmental concerns. The applicant is proposing a use that converts farm based organic material to renewable natural gas production and transporting it throughout the region, via existing pipeline infrastructure located inside Louisa County.

II. Louisa County Land Development Regulations

Section 86-151. Agricultural (A-2) district – Statement of intent; policy guidance:

Agricultural (A-2) district uses range from agricultural to neighborhood oriented commercial and community services. The use of development setbacks, shared access, reverse-front lots and roadside buffers are encouraged to retain the rural character of the county along-side the open farm activities prevalent in the county.

Section 86-154. Permitted Uses - With Conditional Use Permit enables the issuance of a conditional use permit for *Utility Service, Major*, which is defined as follows:

Service of a regional nature which normally entails the construction of new buildings or structures such as generating plants and sources, electrical switching facilities and stations or substations, power generation battery storage facilities, or solar arrays generating two MW or more of electricity which leaves the site boundaries, and similar facilities. Included in this definition are also electric, gas, and other utility transmission lines of a regional nature which are not otherwise reviewed and approved by the Virginia State Corporation Commission. Public and private water and sewer systems are excluded from this definition.

The surrounding parcels are utilized as rural, residential, an active cattle farm, and a Natural Gas Compressor Station (CUP2017-02). The property is zoned Agricultural (A-2), outside of a growth area, and is designated as rural. The surrounding area is not currently served by public water. The proposed use of utility service, major, is permitted with a conditional use permit in Agricultural (A-2) per Section 86-154. The Applicant requests the Conditional Use Permit due to the location of the existing compressor station and existing Columbia Gas Transmission Pipeline.

III. 2024 Public Facilities Impacts Review

The Board of Supervisors adopted a Public Facilities plan on February 20, 2024, as an amendment to

the 2040 Comprehensive Plan adopted August 5, 2019. The Plan aims to ensure that development impacts are adequately assessed and mitigated, to promote sustainable growth and to preserve the community's well-being. As Louisa County grows, the pressure on public facilities and services intensifies. The county expects proposed developments to consider the impacts on Public Facilities and to mitigate the impacts of the development. This mitigation can take various forms, such as impact fees, infrastructure improvements, land dedication, and other items, ensuring that the burden of growth does not disproportionately fall on existing residents and businesses in the County.

This application has therefore been evaluated to determine if it impacts the following areas:

Administration

Staff believes there would be a minimum level of impact to Administration. Community Development Department staff is currently involved in the Conditional Use Permitting Process. Community Development Department staff would also be involved in future site plan reviews, development permit reviews, and inspections.

Fire & EMS

Staff believes the issuance of the Conditional Use Permit will have minimal impact on additional services by fire and EMS personnel. The applicant has been in contact with Captain Timothy Luck of Louisa County Fire & EMS to schedule an operation walkthrough once the facility has been completed and on an annual basis (Enclosure 9). The applicant is willing to coordinate with Fire & EMS to provide them access to the property by installing a Knox Box on gate entrance as well as additional training mentioned in recommended Condition #7 below. The closest fire station would be Station 7, Zion Crossroads (8 min response).

Law Enforcement

Staff believes there would be minimal impact from issuance of the Conditional Use Permit.

Parks and Recreation

Staff does not believe issuance of the Conditional Use Permit will have an impact to parks and recreation.

Schools

Staff believes the issuance of the Conditional Use Permit will impact schools positively as the applicant is interested in partnering with the Career and Technical Education (CTE) Center to provide information on the renewable natural gas industry to students

Solid Waste

Community Development staff believes there would be minimal impact to General Services as construction debris will generally consist of yard waste (trees, brush, etc.) and equipment from the site will be removed from the county at the end of operation life cycle.

The applicant provided staff on, April 16, 2025, a narrative detailing the proposed natural gas offloading facility impact on Facilities Plans (Enclosure 2).

NEIGHBORHOOD MEETING RESULTS:

A neighborhood meeting was held in the Louisa County Public Meeting Room on May 21, 2025. Four (4) citizens attended, and three (3) citizens wrote letters to staff to express concerns. The applicants gave a brief presentation.

The following are questions, answers, and statements from the neighborhood meeting:

Citizen Question: Why this location?

Applicant: Our generating RNG facility is not located near an injectable pipeline. This location has an existing compressor station operated by TC Energy which is an optimal location for injection of RNG.

Citizen Question: What is the purpose of the operation and where is the gas being hauled from?

Applicant: RNG is being generated on a dairy farm in Amelia Courthouse, VA. This unloading and injection facility will be a location for RNG to be trucked to for injection into the TC Energy Pipeline.

Citizen Question: Could the CUP be issued with conditions towards fixing Brickhouse Road?

Applicant: No, this is a state-maintained ROW by VDOT.

Citizen Question: When would the trucks be arriving? Hours of Operation?

Applicant: Two trucks per day 7 days a week. Times of unloading/injection will be limited to 7am-7pm. Scheduled arrival times will be 7am and 1:30pm.

Citizen Question: What kind of noise would this bring? What is being done to limit noise?

Applicant: New facility will be limited to 55db of sound pressure at the site boundary.

Citizen Question: How many trucks coming and going to the site?

Applicant: Two trucks per day 7 days a week. Service vans and pick-up trucks when needed will enter site for impromptu maintenance.

Citizen Question: Is the lack of odor in the gas a safety hazard to alerting of a potential leak? What security/safety measures are in place for a “worst case scenario?”

Applicant: Gas will be odorized on the receiving end. Gas being injected into the pipeline will have multiple pressure indicators to determine if there is a leak anywhere along the process prior to injection to the pipeline.

Citizen Question: If the CUP is granted, will this be for the whole parcel? If the gas company wanted to expand, again, would we be notified?

Applicant: If the CUP is granted it would be for the entire parcel and if there was any expansion Vanguard and TCE would have to go through the entire CUP process again. Currently, there are no plans in the future for expansion.

Citizen Question: Is there plans for an entrance off Poindexter Road?

Applicant: No and no indications to add one.

Citizen Question: Will this be seen from Poindexter Road?

Applicant: There will be adamant tree cover from Poindexter Rd. The only viewpoint will be through the sliver of the existing pipeline corridor.

CONSIDERATIONS FOR EVALUATION:

In determining imposed conditions, the governing body shall take into consideration the intent of this chapter [Note: Chapter 86 Land Development Regulations] and may impose reasonable conditions that:

(1) Abate or restrict noise, smoke, dust or other elements that may affect surrounding property.

Staff Analysis: The Louisa County Land Development Regulations set standards for these items. This has been addressed by several recommended Conditions below.

(2) Establish setback, side, and front yard requirements necessary for orderly development and to prevent traffic congestion.

Staff Analysis: The Louisa County Land Development Regulations set standards for these items.

(3) Provide for adequate parking and ingress and egress to public streets or roads.

Staff Analysis: The Louisa County Land Development Regulations set standards for these items. The applicant has proposed to use existing entrance on TMP37-45 as the sole entrance off Brickhouse Road (Rt. 637) and assured neighbors during neighborhood meeting there is no intention of adding an entrance off Poindexter Road (Rt. 613). Staff recommends Condition #1 to address this.

(4) Provide adjoining property with a buffer or shield from view of the proposed use if such use is considered detrimental to adjoining property.

Staff Analysis: The Louisa County Land Development Regulations sets standards for these items. This has been addressed by Conditions #10 and #12.

(5) Tend to prevent such use from changing the character and established pattern of development of the community.

Staff Analysis: This has been addressed by Conditions #3, #5, #10, and #11.

STAFF RECOMMENDATION:

Staff recommends approval of the Conditional Permit with the twenty-one (21) conditions listed below:

1. Road Access. The Project access point shall be located on Brickhouse Road (Rt. 637), to be used for construction, deconstruction, maintenance, and facility operations. All access points to the Project will be from existing public roads via fee simple and Right-of-way access with no obligation to the Virginia Department of Transportation (VDOT) or the County of Louisa for construction, maintenance, or access. VDOT will be responsible for reviewing and approving entrance permits.
2. Site Plan & Land Disturbance. Administrative review and approval of site plan is required prior to issuance of the 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.
3. 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.

4. Hours of Operation. Operations related to the offloading of natural gas shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Saturday. No offloading activities shall occur outside these designated hours without prior written approval from the Zoning Administrator. A gate shall be placed at the main entrance of the facility and remained locked outside of approved operating hours to prevent unauthorized access. The facility shall be enclosed by a secure perimeter chain link fence at least six (6) feet in height with barbed wire along the top of the fence.
5. Traffic. There shall be no more than five (5) deliveries to the site per day with a maximum of twenty-eight (28) deliveries per week.
6. Noise. Sound shall not exceed levels of 65dB during daytime and 55dB at night when measured at the property line.
7. Security. The applicant shall monitor the facility 24 hours a day by a remote monitoring system to detect changes in pressure and described codes, rules, and regulations. An updated copy of the company's standard operating procedures (SOP) for Emergency Response shall be filed with the Community Development Department at least 90 days prior to placing the new facility in service
8. Fire & EMS. The applicant shall conduct preparedness training sessions within Louisa County to familiarize local fire and emergency services personnel with the company's ability to respond to a natural gas emergency and the types of natural gas emergencies for which the company would notify local officials. Training shall be coordinated by the applicant's designated representative with the County of Louisa Emergency Services Coordinator. Training shall be on an annual basis following the issuance of the building permit, unless the Emergency Services Coordinator advises that a less frequent schedule is preferred.
9. Job Fair & Career and Technical Education (CTE) Program. The Project Owner will contact and work with Louisa County School officials to attend the Louisa County High School Job Fair the year the Project will start construction; and at least one CTE class to provide information on the renewable natural gas industry to students. This condition is null and void if the Louisa County School System rejects the Project Owner participating in the CTE class or the job fair. The Project Owner will ask the Louisa County Chamber of Commerce to share any job postings with local businesses.
10. Emergency Contact. Adjacent landowners are to be supplied with an emergency telephone number they can call to report a problem within two weeks of approval of this CUP and should be notified 24 hours in advance of a scheduled full station blowdown. Additionally, a clearly visible and weather-resistant sign must be posted at the entrance gate displaying a 24-hour emergency contact telephone number.
11. Signs. No sign intended to be read from off the premises shall be permitted in connection with such uses except for a sign identifying the company's name and otherwise as generally permitted in the Agricultural (A-2) District.
12. Buffer. To protect the use and development of abutting property, a vegetated buffer as depicted in the concept site plan by Stantec, dated June 30, 2025, sheet C-101 titled Brickhouse Injection Station Site Plan shall remain. Areas of existing vegetative buffer that become damaged, diseased, or require impact due to site plan review, a 30 feet vegetative buffer in width comprised of a double staggered row of evergreen trees shall be established between the site perimeter fence and Brickhouse Road (Rt. 637) and

Poindexter Road (Rt. 613). Potential impact to the buffer due to site plan review may include proposed underground pipelines, drainfield, any easements, or areas of regraded slopes as shown on the final approved Erosion and Sediment Control Plan or the final approved Site Development Plan, as determined by the Zoning Administrator.

13. Timbering Operations. Timbering operations by the landowner are also bound by this Conditional Use Permit. The removal of vegetation, other than dead or diseased vegetation with the prior approval of the Zoning Administrator, within the buffers as depicted in the concept site plan by Stantec, dated June 30, 2025, sheet C-101 titled Brickhouse Injection Station Site Plan, of the applicant's application shall constitute a violation of this Conditional Use Permit. The owner is responsible for obtaining permits for timbering/logging from the Virginia Department of Forestry. Prior to timbering/logging the project owner will survey/properly mark all required vegetative buffers, wetlands, and streams.
14. Waste Disposal. Any solids or hazardous waste carried onto the site during construction, operation, or decommissioning will be contained and managed in accordance with applicable rules and regulations. Such materials include but not limited to materials used for the proper functioning of the facility and machinery, hydraulic oil, diesel, petroleum, grease, solvents, lubricants, paints, adhesives, and other oil-based products. The Applicant will also take all steps required to prevent the littering or contamination of the Project site or adjacent properties with such materials. Supporting project equipment at the end of the project's life will not be disposed of in the Louisa County Landfill. This condition does not apply to disposal of yard brush during construction.
15. Utilities. Water and sewer source and supply shall be approved and permitted by the State Health Department and Water Authority if applicable.
16. Regulation. The health and environmental codes, rules and regulations now and hereafter promulgated by state and federal regulatory agencies, and by Louisa County, and by the successor or successors of each, applicable to such facility shall be observed.
17. Construction. All construction activity including, clearing, and grading shall be limited to the hours of 7:00 a.m. to 6:30 p.m., Monday through Saturday.
18. Expiration. If the proposed facility is not in operation within two (2) years, beginning from the date of approval, this conditional use permit shall be considered void. The applicant/owner may request no more than two (2), six-month extensions with approval by the Zoning Administrator.
19. Change of Ownership/Lessee. The permittee shall notify the Zoning Administrator in writing within thirty (30) days of any change in ownership or lessee of the property or operation associated with this Conditional Use Permit.
20. Inspections. The Board of Supervisors or their designated representative reserves the right to inspect the premises at any time upon reasonable advance notice of two (2) business days to ensure that sufficient safety escorts are available.
21. Permit Revocation. Violation of any of the above conditions, or existing conditions, shall be grounds for revocation of this Conditional Use Permit.

ENCLOSURES (12):

- Enclosure 1: Application
- Enclosure 2: Project Narrative
- Enclosure 3: Deed & Plat
- Enclosure 4: Concept Plan (6/30/2025)
- Enclosure 5: Surface Lease Agreement
- Enclosure 6: Chain of Ownership, Columbia Gas Transmission LLC
- Enclosure 7: Chain of Ownership, Vanguard Renewables
- Enclosure 8: Environmental Site Assessment
- Enclosure 9: Acknowledgement Letter from Louisa County Fire & EMS
- Enclosure 10: GIS Zoning Maps
- Enclosure 11: Site Photos
- Enclosure 12: CUP 2017-02 Action Letter