



Planning Commission
County of Louisa
Thursday, February 12,
2026
Louisa County Public Meeting Room
7:00 PM

CALL TO ORDER

Chairman Disosway called the February 12, 2026, 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
Todd Hicks	Commissioner	Present	7:00 PM
Ellis Quarles	Commissioner	Present	7:00 PM
George Goodwin	Commissioner	Remote	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
Ashley Michael	Town of Louisa Representative	Present	7:00 PM

Others Present: Linda Buckler, Director of Community Development; Chris Coon, Deputy County Administrator; Patricia Smith, County Attorney; William Newman, Assistant County Attorney; Tom Egeland Jr., Deputy Director of Community Development; Maggie Brakeville, Land Development and Agricultural Conservation Coordinator; 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. Quarles, seconded by Mr. Kersey, which carried a vote of 7-0, the Planning Commission voted to approve the agenda of the February 12, 2026, meeting with changes.

APPROVAL OF PLANNING COMMISSION MINUTES

Planning Commission - Regular Meeting – January 8, 2026 7:00 PM

On the motion of Mr. Kersey, seconded by Mr. Dickerson, which carried a vote of 5-0-2, with Mr. Hicks and Mr. Goodwin abstained, the Planning Commission voted to approve the minutes of the January 8, 2026, meeting without changes.

On the motion of Mr. Dickerson, seconded by Mr. Painting, which carried a vote of 7-0, the Planning Commission voted to enter Closed Session at 7:05 p.m. for the purpose of discussing the following: In accordance with §2.2-3711(A)(8), consultation with legal counsel employed or retained by a public body regarding specific legal matters requiring the provision of legal advice by such counsel.

The Planning Commission returned from Closed Session at 7:31 p.m. and voted 7-0, that the Louisa County Planning Commission does hereby certify that, to the best of each member's knowledge, (i) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed meeting to which this certification resolution applies, and (ii) only such public business matters as were identified in the motion convening the closed meeting was heard, discussed or considered by the Louisa County Planning Commission.

On the motion of Mr. Dickerson, seconded by Mr. Quarles, which carried a vote of 7-0, the Planning Commission voted to remove public hearing item ORD2023-06, to Remove Assemblage of Acreages in the Technology Overlay District (TOD) Described as Fisher Chewing and Cooke Rail from the agenda.

CONSENT AGENDA

None.

PUBLIC ADDRESS

Chairman Disosway opened the public address period.

Mary Loudin, Mineral District, spoke in support of removing Fisher Chewing from the Technology Overlay District.

Howard Loudin, Mineral District, spoke in support of removing Fisher Chewing from the Technology Overlay District.

Marc St. Pierre, Mineral District, spoke in support of removing Fisher Chewing from the Technology Overlay District.

Alex Newman, Mineral District, spoke in support of removing Fisher Chewing and Cook Rail from the Technology Overlay District.

Jessica Hurley Smith, Mountain Road District, expressed her concerns about growth and housing affordability within the county.

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

UNFINISHED BUSINESS

None.

PUBLIC HEARINGS

Amendment to Chapter 86 Land Development Regulations – Proposed Addition – Taylors Creek Agricultural and Forestal District

Maggie Brakeville, Land Development and Agricultural Conservation Coordinator, presented a request to amend the Taylors Creek Agricultural and Forestal District to add tax map parcels, 91-20-2, 91-20-3, 91-20-4, 91-33, 91-34, 91-34A, and 91-96.

Chairman Disosway opened the public comment period.

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. Quarles, which carried a vote of 7-0, the Planning Commission voted to forward a recommendation of approval to the Louisa County Board of Supervisors on the proposed amendment to Chapter 86 Land Development Regulations to amend Taylors Creek Agricultural and Forestal District by adding tax map parcels 91-20-2, 91-20-3, 91-20-4, 91-33, 91-34, 91-34A, and 91-96.

FY2027-2046 Louisa County Capital Improvements Plan (CIP)

Wanda Colvin provided the updated budget for the Louisa County Capital Improvements Plan (CIP) to the Planning Commission for review.

Chairman Disosway opened the public comment period.

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. Dickerson, seconded by Mr. Painting, which carried a vote of 7-0, the Planning Commission voted to forward a recommendation of approval to the Louisa County Board of Supervisors on the Capital Improvements Plan (CIP) department budget as presented.

Proposed Amendments to Chapter 86. Land Development Regulations – Appendix A. Schedule of Fees

Linda Buckler, Director of Community Development, discussed the purpose of the amendment that includes a residential building modification fee for requests received for modifications to a specific code section or reference within the VAUSBC; update the current fee schedule adopted September 2024 to correct scrivener's errors related to fees that were not transposed to the final documents; and to include a fee for re-review of development (zoning) permits for an application change submitted by the applicant/owner.

Chairman Disosway opened the public comment period.

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. Goodwin, seconded by Mr. Dickerson, which carried a vote of 7-0, the Planning Commission voted to forward a recommendation of approval to the Louisa County Board of Supervisors on the proposed amendment to Chapter 86. Land Development Regulations – Appendix A. Schedule of Fees.

Amendments to ORD2023-06 to Remove Assemblage of Acreages in the Technology Overlay District (TOD) Described as Fisher Chewing and Cooke Rail

On the motion of Mr. Dickerson, seconded by Mr. Quarles, which carried a vote of 7-0, the Planning Commission voted to remove Amendments to ORD2023-06 to Remove Assemblage of Acreages in the Technology Overlay District (TOD) Described as Fisher Chewing and Cooke Rail from the agenda.

NEW BUSINESS

Resolution of Appreciation - Gordon Brooks

On the motion of Mr. Goodwin, seconded by Mr. Quarles, which carried a vote of 7-0, the Planning Commission voted to honor Mr. Gordon Brooks with a resolution of his service on the Louisa County Planning Commission.

DISCUSSION

Review Growth Management Tools / Draft Ordinance Amendments

Chris Coon, Deputy County Administrator, presented Residential Growth Management Ordinance (ORD) – Policy Context and Rationale for Ordinance Revisions Outside Designated Growth Areas. He explained the policy context, data foundation, and planning rationale underlying the proposed Residential Growth Management Ordinance (ORD) revisions currently under review. The ordinance amendments are intended to slow the pace of residential growth outside designated Growth Areas, align growth patterns with documented infrastructure capacity, and preserve the rural character of the County, consistent with resident expectations identified through the Comprehensive Plan public engagement process.

REPORTS

Linda Buckler provided reports on the recent applications submitted to Community Development that include Wares Crossroads LLC, et als - Rezoning, Conditional Use Permit, Private Road Waiver and Waivers and Modifications Request and Request by RP20 Cutalong Consolidated LLC to Amend the Master Plan, one addition to the South Anna AFD, and one addition to the Indian Creek AFD.

ANNOUNCEMENTS AND ADJOURNMENT

On the motion of Mr. Quarles, seconded by Mr. Dickerson, which carried a vote of 7-0, the Planning Commission voted to adjourn the February 12, 2026, meeting at 8:56 PM.

BY ORDER OF:

JOHN DISOSWAY, CHAIRMAN
PLANNING COMMISSION
LOUISA COUNTY, VIRGINIA