



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

CALL TO ORDER

Chairman Disosway called the March 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	Remote	7:00 PM
Todd Hicks	Commissioner	Present	7:00 PM
Ellis Quarles	Commissioner	Remote	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
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; Renee Mawyer, Deputy Subdivision Agent; Maggie Brakeville, Land Development and Agricultural Conservation Coordinator; Ian Cole, Associate Planner; Paige Baker, Associate Planner; and Deborah Johnson, Administrative Assistant.

Mrs. Linda Buckler, Director of Community Development, introduced two new staff members of Community Development, Ian Cole, and Paige Baker.

INVOCATION

Mr. Dickerson led the invocation.

PLEDGE OF ALLEGIANCE

Mr. Goodwin led the Pledge of Allegiance.

APPROVAL OF AGENDA

On the motion of Mr. Dickerson, seconded by Mr. Goodwin, which carried a vote of 7-0, the Planning Commission voted to approve the agenda of the March 12, 2026, meeting with changes, adding a Resolution in Opposition to the Valley Link Transmission Line to the agenda under New Business.

On the motion of Mr. Dickerson, seconded by Mr. Goodwin, 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 7:22 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.

APPROVAL OF PLANNING COMMISSION MINUTES

Planning Commission - Regular Meeting – February 12, 2026 7:00 PM

On the motion of Mr. Kersey, seconded by Mr. Quarles, which carried a vote of 7-0, the Planning Commission voted to approve the minutes of the February 12, 2026, meeting without changes.

CONSENT AGENDA

None.

PUBLIC ADDRESS

Chairman Disosway opened the public address period.

Steve Hopkins, Patrick Henry District, spoke in support of preserving agricultural land in Louisa County.

Garrett Hopkins, Patrick Henry District, spoke in support of preserving agricultural land in Louisa County.

Blake Hopkins, Patrick Henry District, spoke in support of preserving agricultural land in Louisa County.

Bill Walling, Mineral District, asked for an update on removing Fisher Chewing and Cook Rail from the Technology Overlay District.

Chairman Disosway also added to the record an email that was addressed to the Planning Commission.

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

UNFINISHED BUSINESS

Resolution of Appreciation - Gordon Brooks

Chairman Disosway presented Mr. Gordon Brooks with a resolution recognizing his service as a Planning Commission member.

April 9, 2026 Meeting Agenda Addition

On the motion of Mr. Dickerson, seconded by Mr. Goodwin, which carried a vote of 7-0, the Planning Commission voted to add public hearing item ORD2023-06, to Remove Assemblage of Acreages in the Technology Overlay District (TOD) Described as Fisher Chewing and Cooke Rail to the April 9, 2026, Planning Commission regular meeting agenda.

PUBLIC HEARINGS

Amendments to Chapter 86. Land Development Regulations - Proposed Addition - South Anna Agricultural and Forestal District

Maggie Brakeville, Land Development and Agricultural Conservation Coordinator, presented a request to amend the South Anna Agricultural and Forestal District to add tax map parcels 56-103, 56-104, 56-107, 56-107A, 56-107B, 56-108, 56-109, and 56-36. The proposed district addition is located on the southeast side of State Route 208 (Courthouse Road), south of State Route 714 (Horseshoe Farm Road), along Roundabout Road. The proposed district addition is located adjacent to the existing southern portion of the South Anna Agricultural and Forestal District and is in the Patrick Henry Voting District.

Chairman Disosway opened the public comment period.

Steve Hopkins, applicant and owner of Riverview Farms, provided information about the land proposed.

With no one else 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. Quarles, 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 proposed amendment to Chapter 86 Land Development Regulations to amend the South Anna Agricultural and Forestal District by adding tax map parcels 56-103, 56-104, 56-107, 56-107A, 56-107B, 56-108, 56-109, and 56-36.

Amendments to Chapter 86. Land Development Regulations - Proposed Addition - Indian Creek Agricultural and Forestal District

Maggie Brakeville presented a request to amend the Indian Creek Agricultural and Forestal District to add tax map parcels 83-11-D and 83-3. The proposed district addition is located 1.75 miles from the Indian Creek Agricultural and Forestal District and is in the Cuckoo Voting District. The parcel is located west of State Route 33 (Jefferson Highway), north of State Route 657 (Apple Grove Road), and northeast of Glen Aire Road.

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. Kersey, 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 the Indian Creek Agricultural and Forestal District by adding tax map parcels 83-11-D and 83-3.

REZ2026-01, CUP2026-01, Private Road Waiver pursuant to Sec. 86-567 (10), Sec. 86-321. Waivers and modifications to the Planned Unit Development District; Owners Dickinson Land & Properties, LLC. (Parcel 28-97D and Parcel 29-3); Ware Family, LLC. (Parcel 29-2); Dickinson Investments, LLC. (Parcel 28-97E); Applicant, Wares Crossroads Development, LLC; Agent Hirschler, Charles W. Payne, Jr; RP20 Cutalong Consolidated, LLC, Applicant/Owner

Tom Egeland Jr., Deputy Director of Community Development, presented the applicant's request for the following:

- Rezoning from Agricultural (A-2 GAOD) Parcels 28-97D, 29-3, 28-97E, and Agricultural (A-1 GAOD) Parcel 29-2 to Planned Unit Development (PUD), a combined acreage of approximately 393.8417 acres.
- Sec. 86-312. - Permitted uses with a conditional use permit in Planned Unit Development as follows: Agricultural Operation, Aviation Facility, Brewery Limited, Brewery Major, Distillery Major, Campground, Club, Commercial Indoor Sports and Recreation, Commercial Indoor Entertainment, Commercial Outdoor Sports and Recreation, Commercial Outdoor Entertainment, Dwelling/residence single family, Dwelling/residence two family, Golf Course, Indoor Shooting Range, Multi-Family Dwelling, Outdoor Gathering, Outdoor Shooting Range, Personal Improvement Services, Personal Services, Public Assembly, Restaurant, Special Occasion Facility, Short-Term Rental of a Dwelling.
- Private Road Waiver Request - Pursuant to Section 86-567 (10) b., of Chapter 86. Land Development Regulations - a private road waiver be granted to develop the Wares Crossroads Development LLC., Planned Unit Development with a new internal private, gated road network.
- Sec. 86-321. - Waivers and modifications to the Planned Unit Development District to allow for Garden Cottages to be accessed from the private road via a twenty-foot (20') access easement.
- A review of a proffer (master plan) amendment to REZ06-2005; REZ02-2015; REZ2024-06 and subsequent administrative master plan amendments. The modification would allow for Wares Crossroads LLC., proposed Planned Unit Development to construct a large portion of Wares Crossroads golf course hole 5 and a majority of golf course hole 8 on the existing Cutalong Resort Development. Additionally, the applicant requests the proposed Planned Unit Development connect to the Resort Development known as Cutalong Golf Course at Tributer Bay, to allow for shared use of the existing Route 208 Courthouse Road entrances. The applicant also requests Wares Crossroads Development and Cutalong at Tributer Bay share all utilities. RP20 Cutalong Consolidated, LLC consists of parcels zoned

(RD Resort Development); 29-35, 29-35A, 29-35A2, 29-35A3, 29-35A4, 29-9-A, 29-11-A1, 29-11-C, 29-11-D, 29-11-112 through 115, 29-11-118, 29-11-120, 29-11-122 through 124, 29-11-126, 29-11-129 through 29-11-131, 29-11-134 through 29-11-140, 29-11-142, 29-11-146, through 29-11-149, 29-11-151, 29-11-152, 29-11-154. V&C Development CO LLC consists of parcel 29-11-157. Tributer V&C Development CO LLC consist of parcels 29-11-F and 29-11-E.

Chairman Disosway opened the public comment period.

Joe Walsh, project director of Reef Capital Partners, gave a presentation explaining the proposals.

Charles W. Payne, Jr., gave a brief description of the proposed project.

Jack Snyder, Mineral District, spoke in support of the proposed project.

Nicki Atwood, Cuckoo District, spoke in support of the proposed project.

Sandy O'Brien, Cuckoo District, spoke in support of the proposed project.

Patrick Gallagher, Mineral District, spoke in support of the proposed project.

Jane Gallagher, Mineral District, spoke in support of the proposed project.

John Wayne, Chairman of the Lake Anna Civic Association, spoke in support of the proposed project.

Chairman Disosway also added to the record emails that were addressed to the Planning Commission.

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

Joe Walsh addressed questions regarding the project.

Mitch Bowser, project engineer, provided information on questions during discussion.

Discussion ensued between the applicant, staff, and Planning Commission regarding the proposed proffers and conditions.

On the motion of Mr. Disosway, seconded by Mr. Goodwin, 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 rezoning request REZ2026-01, with amendments.

On the motion of Mr. Disosway, seconded by Mr. Goodwin, 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 conditional use permit request CUP2026-01, with amendments.

On the motion of Mr. Disosway, seconded by Mr. Goodwin, which carried a vote of 7-0, the Planning Commission voted to approve the proposed private road waiver request.

NEW BUSINESS

Chairman Disosway read a resolution that was drafted in opposition to the Valley Link transmission line that stated the following:

WHEREAS, the Louisa County Planning Commission was established to promote the orderly development of Louisa County, as guided by the Code of Virginia, Title 15.2-2200, to improve the public health, safety, convenience, and welfare of their citizens and to plan for the future development of communities to the end, in part, that new community centers are developed with adequate highway, utility, health, educational, and recreational facilities; the need for mineral resources and the needs of agriculture, industry, and business are recognized in future growth; residential areas are provided with healthy surroundings for family life; and agricultural and forestal lands are preserved; and

WHEREAS, Dominion Energy, Transource, and FirstEnergy have created a joint venture named Valleylink for the purpose of constructing a 765 kV transmission line from the Joshua Falls substation in southwest Virginia to the proposed Yeats substation in Culpeper; and

WHEREAS, Valleylink has prepared two proposed routes with several variations for this transmission line that traverse significant portions of Louisa County instead of taking a more direct route that would avoid all but the northwest corner of Louisa County; and

WHEREAS, one of the proposed routes places the transmission line within 1000' of land set aside by the county for a new school; and

WHEREAS, variations of the proposed routes cross Agricultural and Forestal Districts; and

WHEREAS, the proposed routes are in close proximity to established businesses and residences, affecting property values and tax revenue to the county; and

WHEREAS, the proposed routes and variations cross open and timber lands that are used for agricultural, forestal, and recreational purposes; and

WHEREAS, placing a 765 kV transmission line across the center of Louisa County will negatively affect the viewshed and character of the county thus compromising the prime goal of the Louisa County Comprehensive Plan -to maintain the rural character of the county; and

WHEREAS, the proposed routes cross designated growth areas in the county that may affect the commercial value of the growth areas, thereby affecting the tax revenue potential to Louisa County; and

WHEREAS, Valleylink did not contact or consult with the Louisa County Planning Commission during the creation of these proposed transmission line routes and variations.

NOW, THEREFORE BE IT RESOLVED, on this 12th day of March, 2026, that the Louisa County Planning Commission hereby opposes the proposed routes and variations for the Valleylink 765 kV transmission line within Louisa County and requests that Valleylink suspend their efforts to place this transmission line in Louisa County and that the State Corporation Commission deny the Valleylink request.

On the motion of Mr. Disosway, seconded by Mr. Quarles, which carried a vote of 7-0, the Planning Commission voted to adopt and submit the Resolution in Opposition to the Valley Link Transmission Line as presented.

DISCUSSION

None.

REPORTS

Linda Buckler provided reports on the recent applications submitted to Community Development that include a conditional use permit request for Zion United Methodist Church, and three proposed additions to agricultural and forestal districts.

ANNOUNCEMENTS AND ADJOURNMENT

On the motion of Mr. Quarles, seconded by Mr. Goodwin, which carried a vote of 7-0, the Planning Commission voted to adjourn the March 12, 2026, meeting at 9:47 PM.

BY ORDER OF:

JOHN DISOSWAY, CHAIRMAN
PLANNING COMMISSION
LOUISA COUNTY, VIRGINIA