



**Planning Commission**  
**County of Louisa**  
**Thursday, April 9, 2026**  
**Louisa County Public Meeting Room**  
**7:00 PM**

**CALL TO ORDER**

Chairman Disosway called the April 9, 2026, regular meeting of the Louisa County Planning Commission to order at 7:00 p.m.

**ROLL CALL**

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
Tommy J. Barlow	Mountain Road District Supervisor	Present	7:00 PM
Todd Hicks	Commissioner	Present	7:00 PM
Ellis Quarles	Commissioner	Present	7:47 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; Maggie Brakeville, Land Development and Agricultural Conservation Coordinator; Paige Baker, Associate Planner; and Deborah Johnson, Administrative Assistant.

**INVOCATION**

Mr. Dickerson led the invocation.

**PLEDGE OF ALLEGIANCE**

Mr. Painting led the Pledge of Allegiance.

**APPROVAL OF AGENDA**

On the motion of Mr. Kersey, seconded by Mr. Goodwin, which carried a vote of 7-0, the Planning Commission voted to approve the agenda of the April 9, 2026, meeting with changes.

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 7:03 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 7:47 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 at vote of 5-2, with Mr. Goodwin and Mr. Kersey voting against, 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.

### **APPROVAL OF PLANNING COMMISSION MINUTES**

#### **Planning Commission - Regular Meeting – March 12, 2026 7:00 PM**

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

### **CONSENT AGENDA**

None.

### **PUBLIC ADDRESS**

Chairman Disosway opened the public address period.

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

### **UNFINISHED BUSINESS**

Chris Coon, Deputy County Administrator, provided a brief update on zoning methods to help reduce growth impacts.

### **PUBLIC HEARINGS**

#### **Amendments to Chapter 86. Land Development Regulations - Proposed Addition – Gold Mine Creek Agricultural and Forestal District**

Maggie Brakeville, Land Development and Agricultural Conservation Coordinator, presented a request to amend the Gold Mine Creek Agricultural and Forestal District to add tax map parcels 14-3-80A, 14-70, 14-71, 14-71B, and 14-72, containing a total of 402.244 acres. The proposed district addition is located 0.10 miles from a core portion of the Gold Mine Creek Agricultural and Forestal District. The parcels are located south of Route 621 (Peach Grove Road) and north of Route 613 (Goldmine Road) in the Mineral Voting District.

Chairman Disosway opened the public comment period.

Dusin Madison, applicant, provided information about the land proposed and the long-term goal to keep it rural.

Jim Riddell, Mineral District, expressed the need to preserve agricultural land in Louisa County.

Colby Horne, applicant, expressed his desire for the proposed land to remain rural.

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

Mr. Goodwin requested that staff add the core parcel of the agricultural and forestal district to the maps provided for review in the future.

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 proposed amendment to Chapter 86 Land Development Regulations to amend the Gold Mine Creek Agricultural and Forestal District by adding tax map parcels 14-3-80A, 14-70, 14-71, 14-71B, and 14-72.

#### **Amendments to Chapter 86. Land Development Regulations - Proposed Addition - Ellisville Agricultural and Forestal District**

Maggie Brakeville presented a request to amend the Ellisville Agricultural and Forestal District to add tax map parcels 13-72, 13-73, 13-74, 13-77, 25-2-A, 25-2-B, 25-9-A, 25-9-B, 25-7-B, 25-8, 25-12, 25-18-4, 25-25, 25-34, 25-35, 25.37, 25-40, 25-41A, 25-44, 25-63, 25-72B, 25-76, 25-77, 25-91, 25-98, 40-190, 40-194, 40-200, 40-202, 40-203, 40-205, 40-206, 40-215, containing a total of 2047.397 acres. The proposed district addition is located north of Route 22 (Louisa Road), west of Route 669 (Ellisville Drive), east of Route 693 (Kents Mill Road), and south of Route 613 (Oakland Road). The proposed district addition is adjacent to or located within one mile of the existing Ellisville Agricultural and Forestal District in the Louisa Voting District.

Chairman Disosway opened the public comment period.

Jerl Purcell, applicant, provided details on the parcels proposed.

Dustin Madison, spoke in support of the application.

On the motion of Mr. Kersey, 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 to amend the Ellisville Agricultural and Forestal District by adding tax map parcels 13-72, 13-73, 13-74, 13-77, 25-2-A, 25-2-B, 25-9-A, 25-9-B, 25-7-B, 25-8, 25-12, 25-18-4, 25-25, 25-34, 25-35, 25.37, 25-40, 25-41A, 25-44, 25-63, 25-72B, 25-76, 25-77, 25-91, 25-98, 40-190, 40-194, 40-200, 40-202, 40-203, 40-205, 40-206, and 40-215.

#### **Amendments to Chapter 86. Land Development Regulations - Proposed Addition – Taylors Creek Agricultural and Forestal District**

Maggie Brakeville presented a request to amend the Taylors Creek Agricultural and Forestal District to add tax map parcels 92-6C, 92-116, 92-136, and 92-137, containing a total of 79.87 acres. The proposed district addition is located approximately 0.40 miles southeast of the existing Taylors Creek Agricultural and Forestal District. The parcels are located along the east side of Route 635 (Willow Brook Road) and north of Route 661 (Crewsville Road), in the Jackson Voting District.

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. 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 to amend the Taylors Creek Agricultural and Forestal District by adding tax map parcels 92-6C, 92-116, 92-136, and 92-137.

**CUP2026-02 Zion United Methodist Church, Applicant/Owner; David McWilliams, Agent - Conditional Use Permit Request**

Paige Baker, Associate Planner, presented the conditional use permit request to allow for a Farmers market in the Agricultural (A-2 GAOD) zoning district.

David McWilliams, agent and pastor of Zion United Methodist Church, gave a presentation and provided details regarding the proposed farmers market.

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

Discussion took place between the Planning Commission, applicant, and staff regarding the proposed conditions.

On the motion of Mr. Dickerson, 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 conditional use permit request CUP2026-02, to allow for a Farmers market in the Agricultural (A-2 GAOD) zoning district with the following eleven (11) 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 and/or vendors 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) as applicable.
4. Land Disturbance. If land disturbance, which includes the addition of gravel, asphalt, or the grading of land, meets or exceeds 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. Fireworks. The use of fireworks associated with the farmers' market is prohibited.
6. Outdoor Music. There will be no amplified outdoor music. All amplified music will be indoors, abiding by Chapter 51 – Noise of the County Code.
7. Cemetery. The market manager will be responsible for ensuring respectful use of the church cemetery for the duration of the Farmers' Market.
8. Vendors. The Farmers' Market will only accept vendors in accordance with the county definition in County Code 86-13 "Farmers' Market." They will not permit mass produced or multi-level marketing items.
9. Guiding Procedures. The Farmers' Market will abide by the Guiding Procedures included within their application (copy attached).
10. Inspections. The Board of Supervisors or their designated representative shall have the right to inspect the site at any reasonable time without prior notice.
11. Permit Revocation. Violation of any conditions contained herein shall be grounds for revocation of the Conditional Use Permit.

## **NEW BUSINESS**

Chris Coon provided updates regarding a mobile homes law that was recently adopted by the General Assembly, and a Comprehensive Plan addendum. Discussion ensued between staff and the Planning Commission regarding the updates.

### **May 14, 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 a public hearing item for proposed amendments to the Comprehensive Plan to the May 14, 2026, Planning Commission work session and regular meeting agenda.

On the motion of Mr. Goodwin, seconded by Mr. Quarles, which carried a vote of 7-0, the Planning Commission voted to add amendments to conditional use permits for electric transmission facilities to the May 14, 2026, Planning Commission work session and regular meetings.

Mr. Coon also stated that the campground definition will soon be discussed and added as an agenda item.

## **DISCUSSION AND REPORTS**

Linda Buckler provided reports on the recent applications submitted to Community Development that include five proposed additions to agricultural and forestal districts.

## **ANNOUNCEMENTS AND ADJOURNMENT**

On the motion of Mr. Goodwin, seconded by Mr. Quarles, which carried a vote of 7-0, the Planning Commission voted to adjourn the April 9, 2026, meeting at 9:09 PM.

BY ORDER OF:

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JOHN DISOSWAY, CHAIRMAN  
PLANNING COMMISSION  
LOUISA COUNTY, VIRGINIA