



Planning Commission County of Louisa

Thursday, August 13, 2026

Louisa County Public Meeting Room

7:00 PM

CALL TO ORDER

Chairman Disosway called the August 13, 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	Absent	
George Goodwin	Commissioner	Remote	7:00 PM
John Disosway	Chairman	Present	7:00 PM
Matthew Kersey, Jr.	Commissioner	Absent	
James Dickerson	Vice Chairman	Present	7:00 PM
Troy Painting	Commissioner	Present	7:00 PM
Ashley Michael	Town of Louisa Representative	Absent	

Others Present: Linda Buckler, Director of Community Development; 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; Ian Cole, Planning Associate; 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. Goodwin, seconded by Mr. Dickerson, which carried a vote of 5-0, the Planning Commission voted to approve the agenda of the August 13, 2026, meeting without changes.

APPROVAL OF PLANNING COMMISSION MINUTES

Planning Commission - Regular Meeting – July 9, 2026 7:00 PM

On the motion of Mr. Goodwin, seconded by Mr. Dickerson, which carried a vote of 5-0, the Planning Commission voted to approve the minutes of the July 9, 2026, meeting without changes.

CONSENT AGENDA

None.

PUBLIC ADDRESS

Chairman Disosway opened the public address period.

Rebecca Rayburn, Patrick Henry District, spoke in concern about the proposed zoning changes.

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

UNFINISHED BUSINESS

None.

PUBLIC HEARINGS

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

Maggie Brakeville presented a request to amend the Gold Mine Creek Agricultural and Forestal District to add tax map parcels 13B-1-3, 13B-1-4, 13B-1-5, 13B-1-6, 13B-1-7, 13B-1-8, 13B-1-9, 13-89, 14-4-B, 14-5, 16-2-1, 16-3, 16-3A, 16-3B, 16-15, 16-18, 27-89B, 27-90, 27-105, and 27-106, containing a total of 638.48 acres. The proposed district addition consists of four separate sets of parcels. The first addition adjoins an existing portion of the Gold Mine Creek Agricultural and Forestal District. The parcels are located south and east of Lake Anna, along and south of Route 522 (Zachary Taylor Highway), and north of Route 613 (Mansfield Road) in the Mineral Voting District. The second set of parcels are located 0.90 miles from the Gold Mine Creek Agricultural and Forestal District, east of Route 625 (Chalk Level Road), west of Route 623 (Chopping Road), and along and southwest of Route 624 (Mt. Pleasant Church Road) in the Mineral Voting District. The third set of parcels adjoin the Gold Mine Creek Agricultural and Forestal District, west of Route 760 (Jones Lane), east of Route 651 (Cales Drive), and northeast of Route 669 (Ellisville Drive) in the Mineral Voting District. The final set of parcels is located 0.56 miles from the Gold Mine Creek Agricultural and Forestal District, along Route 669 (Ellisville Drive), north of Route 613 (Oakland Road), and east of Blue Ridge Shores in the Louisa 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. Disosway, seconded by Mr. Goodwin, which carried a vote of 5-0, 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 3B-1-3, 13B-1-4, 13B-1-5, 13B-1-6, 13B-1-7, 13B-1-8, 13B-1-9, 13-89, 14-4-B, 14-5, 16-2-1, 16-3, 16-3A, 16-3B,

16-15, 16-18, 27-89B, 27-90, 27-105, and 27-106.

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 13-66, 13-67, 13-68, 14-32A, 14-33, 14-35, 25-1-B, 25-38, 25-39, and 26-14-1, containing a total of 848.778 acres. The proposed district addition consists of two sets of parcels. The first set of parcels adjoins a recent addition to the Ellisville Agricultural and Forestal District and are located along and east of Route 693 (Kents Mill Road), west of Route 669 (Ellisville Drive), and along and south of Route 613 (Oakland Road). The second set of parcels adjoins existing portions of the Ellisville Agricultural and Forestal District and are located along and east of Route 669 (Ellisville Drive), south of Route 613 (Goldmine Road), and west of Route 628 (Bibb Store Road). The 2040 Louisa County Comprehensive Plan designates this area of Louisa County as “Rural Area” and are located in the Mineral and Louisa Voting Districts.

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. Hicks, which carried a vote of 5-0, 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 13-66, 13-67, 13-68, 14-32A, 14-33, 14-35, 25-1-B, 25-38, 25-39, and 26-14-1.

Amendments to Chapter 86. Land Development Regulations - Proposed Addition – Trevilian Station Agricultural and Forestal District

Maggie Brakeville presented a request to amend the Trevilian Station Agricultural and Forestal District to add tax map parcels 12-1-1, 12-1-3, 12-8-A1, 12-32, 12-53, 12-54, 12-55, 12-56, 13-12-B1, 13-12-B2, 13-15-3, 13-15-4, 13-15-5, 13-15-6, 13-15-7, 13-15-8, 13-15-9R, 13-15-17R, 13-22, and 39-28 containing a total of 674.68 acres. The proposed district addition consists of three separate sets of parcels. The first addition is located 0.92 miles from the existing Trevilian Station Agricultural and Forestal District, along Route 679 (Firehouse Drive), east of Route 692 (Hickory Creek Road), north of Route 613 (Oakland Road), and west of Route 669 (Ellisville Drive) in the Louisa Voting District. The second addition is located 0.90 miles from the existing Trevilian Station Agricultural and Forestal District, along and south of Route 620 (Vawter Corner Road), west of Route 692 (Hickory Creek Road), north of May Lane in the Louisa Voting District. The final addition is located 0.63 miles from the existing Trevilian Station Agricultural and Forestal District, south of Route 22 (Louisa Road), west of Route 741 (Walnut Shade Road), and along Route 745 (Tisdale Road) in the Patrick Henry 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. Goodwin, seconded by Mr. Hicks, which carried a vote of 5-0, 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 Trevilian Station Agricultural and Forestal District by adding tax map parcels 12-1-1, 12-1-3, 12-8-A1, 12-32, 12-53, 12-54, 12-55, 12-56, 13-12-B1, 13-12-B2, 13-15-3, 13-15-4, 13-15-5, 13-15-6, 13-15-7, 13-15-8, 13-15-9R, 13-15-17R, 13-22, and 39-28.

Amendment to Chapter 86 Land Development Regulations – Proposed Addition – South Anna Agricultural and Forestal District

Maggie Brakeville presented a request to amend the South Anna Agricultural and Forestal District to add tax map parcels 55-1-D, 55-10, 55-11, 55-11-4, 55-23, 55-62A, 55-72, 55-73, 55-74, 55-82, 55-116, and 55-116A, containing a total of 480.53 acres. The proposed district addition is located 0.90 miles from the existing South Anna Agricultural and Forestal District, west and east of Route 208 (Courthouse Road), east of Route 649 (Byrd Mill Road), south of Route 649 (Bickley Road), and north of Route 640 (East Jack Jouette Road) in the Patrick Henry 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. Hicks, seconded by Mr. Goodwin, which carried a vote of 5-0, 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 55-1-D, 55-10, 55-11, 55-11-4, 55-23, 55-62A, 55-72, 55-73, 55-74, 55-82, 55-116, and 55-116A.

Amendment 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 82-8, 82-8C, and 82-25, containing a total of 339.719 acres. The proposed addition adjoins a recent addition to the Indian Creek Agricultural and Forestal District. The parcels are located along Route 522 (Cross County Road), north of Route 647 (Harts Mill Road), west of Route 33 (Jefferson Highway), and east of Route 699 (Indian Creek Road) in the Cuckoo 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. Goodwin, seconded by Mr. Dickerson, which carried a vote of 5-0, 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 82-8, 82-8C, and 82-25.

Amendment to Chapter 86 Land Development Regulations – Proposed Addition – Patrick Henry Agricultural and Forestal District

Maggie Brakeville presented a request to amend the Patrick Henry Agricultural and Forestal District to add tax map parcels 54-28, 54-29, 54-30, 54-31, 66-1-1, 66-2-3, 66-2-4A, 66-3-2, 66-5-16, 66-13-1, 66-13-2, 66-13-3, 66-86, 66-87, 66-88, 66-90, 66-91, 66-102, and 66-103 containing a total of 344.0137 acres. The proposed addition consists of two separate sets of parcels located in the Patrick Henry Voting District. The first addition is located 0.38 miles from the existing Patrick Henry Agricultural and Forestal District, along Route 640 (East Jack Jouett Road), west of Route 724 (Harlow Town Road), and east of Rock Creek. The second addition is located 2.48 miles from the existing Patrick Henry Agricultural and Forestal District, along and south of Route 250 (Three Notch Road), east of Route 696 (Cosner Road), and west of Route 659 (Kents Store 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. Dickerson, seconded by Mr. Hicks, which carried a vote of 5-0, 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 Patrick Henry Agricultural and Forestal District by adding tax map parcels 54-28, 54-29, 54-30, 54-31, 66-1-1, 66-2-3, 66-2-4A, 66-3-2, 66-5-16, 66-13-1, 66-13-2, 66-13-3, 66-86, 66-87, 66-88, 66-90, 66-91, 66-102, and 66-103.

REZ2026-03 Matthew Byrd, Applicant; Wayne R. Byrd Trustee, Owner – Rezoning Request

Ian Cole, Associate Planner, presented the rezoning request of approximately three (3) acres from Agricultural (A-2 GAOD) to General Commercial (C-2 GAOD). The property is located on Zachary Taylor Highway (State Route 522), .05 miles from New Bridge Road (Route 208), and is further identified as tax map parcel 28-109, in the Mineral Election 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. Disosway, seconded by Mr. Hicks, which carried a vote of 5-0, the Planning Commission voted to forward a recommendation of approval to the Louisa County Board of Supervisors on the request of REZ2026-03, rezoning of approximately three (3) acres from Agricultural (A-2 GAOD) to General Commercial (C-2 GAOD).

Amendment to Chapter 86. Land Development Regulations Relating to Campground Considerations; and Use of Recreational Vehicles

Linda Buckler, Director of Community Development, presented the proposed amendments to the definition of campground to add major and minor campgrounds and campsites; add a definition of a recreational shelter; clarify the use of recreational shelters (tents, campers, recreational vehicles, etc.); clarify that recreational shelters may not be used as a short-term rental; and amend the zoning districts where a campground may be permitted with the issuance of a conditional use permit.

Chairman Disosway opened the public comment period.

Dale and Mary Ellen Turner, Louisa District, expressed their opinions regarding the proposed amendments.

Sammy Kelley, Mineral District, expressed his concerns regarding the proposed amendments.

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 ensued within the Planning Commission regarding the campground definition, safety and concerns of the neighbors, temporary work force housing, and zoning districts where a campground may be permitted with the issuance of a conditional use permit.

On the motion of Mr. Painting, seconded by Mr. Hicks, which carried a vote of 5-0, the Planning Commission voted to table the Amendment to Chapter 86. Land Development Regulations Relating to Campground Considerations; and Use of Recreational Vehicles to the next regular meeting.

NEW BUSINESS

None.

DISCUSSION AND REPORTS

Linda Buckler reported there will not be an Agricultural and Forestal Committee meeting in the month of September, however nine applications will be heard in October. The Planning Commission will have a work session only in September.

ANNOUNCEMENTS AND ADJOURNMENT

On the motion of Mr. Goodwin, seconded by Mr. Hicks, which carried a vote of 5-0, the Planning Commission voted to adjourn the July 9, 2026, meeting at 8:02 PM.

BY ORDER OF:

JOHN DISOSWAY, CHAIRMAN
PLANNING COMMISSION
LOUISA COUNTY, VIRGINIA