Planning Commission County of Louisa
Thursday, October 8, 2026
Louisa County Public Meeting Room
7:00 PM

CALL TO ORDER

Chairman Disosway called the October 8, 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	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; 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, 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. Kersey, seconded by Mr. Dickerson, which carried a vote of 7-0, the Planning Commission voted to approve the agenda of the October 8, 2026, meeting without changes.

APPROVAL OF PLANNING COMMISSION MINUTES

Planning Commission - Regular Meeting – August 13, 2026 7:00 PM

On the motion of Mr. Goodwin, seconded by Mr. Painting, which carried a vote of 7-0, the Planning Commission voted to approve the minutes of the August 13, 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

None.

PUBLIC HEARINGS

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

Maggie Brakeville presented a request to amend the Cuckoo Agricultural and Forestal District to add tax map parcels 58-39E, 59-96, 59-97, 59-98, 59-100, and 71-10-4, containing a total of 243.448 acres. The proposed district addition consists of three separate sets of parcels. The first set is located 1.37 miles northwest of the existing Cuckoo Agricultural and Forestal District, along Route 665 (Kennon Road) and Route 725 (Thacker Road), southwest of Route 522 (Pendleton Road), in the Mineral Voting District. The second set is located 1.74 miles north of the Cuckoo Agricultural and Forestal District. The parcels are located along Route 700 (Mica Road), west of Route 522 (Pendleton Road), and south of Route 618 (Fredericks Hall Road) in the Cuckoo Voting District. The 2040 Louisa County Comprehensive Plan designates this area of Louisa County as "Rural Area" and "Low Density Residential" in the Mineral Growth Area. Lastly, the third set is located 0.84 miles west of the existing Cuckoo Agricultural and Forestal District, along Route 643 (Cuckoo Road), west of Route 522 (Jefferson Highway), and east of Route 605 (Shannon Hill 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 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 Cuckoo Agricultural and Forestal District by adding tax map parcels 58-39E, 59-96, 59-97, 59-98, 59-100, and 71-10-4.

Amendments 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 40-55, 41-146, 57-2, 57-3, & 57-4, containing a total of 140.12 acres. The proposed district addition consists of two separate sets of parcels. The first set is located 0.38 miles northwest of an existing port of the South Anna Agricultural and Forestal District. The parcel is located southeast of Route 630 (Harris Creek Road) and north and northwest of Route 208 (Courthouse Road) in the Patrick Henry Voting District. The second set adjoins an existing qualifying portion of the South Anna Agricultural and Forestal District. The parcels are located south and west of Route 33 (Jefferson Highway) and east of Route 646 (Yanceyville Road) in the Mineral 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. 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 South Anna Agricultural and Forestal District by adding tax map parcels 40-55, 41-146, 57-2, 57-3, & 57-4.

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

Maggie Brakeville presented a request to amend the Healing Springs Agricultural and Forestal District to add tax map parcels 102-16 and 102-36, containing a total of 39.32 acres. The proposed addition consists of two separate parcels. The first parcel is located approximately 1.1 miles west of the existing Healing Springs Agricultural and Forestal District, along Route 635 (Factory Mill Road), south of Route 610 (Holly Grove Drive), and north of Route 611 (Octagon Church Road). The second parcel adjoins an existing qualifying portion of the Healing Springs Agricultural and Forestal District. The parcel is located along Route 611 (Octagon Church Road), west of Route 611 (Dongola Road), and east of Route 635 (Factory Mill Road). Both parcels are in the Mountain Road 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. 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 Healing Springs Agricultural and Forestal District by adding tax map parcels 102-16 and 102-36.

Amendment to Chapter 86 Land Development Regulations – Proposed Addition – Green Springs Agricultural and Forestal District

Maggie Brakeville presented a request to amend the Green Springs Agricultural and Forestal District to add tax map parcels 35-70, 38-8-A, 38-8-B, 55-16, 55-18 (Portion), and 38-77 containing a total of 160.48 acres. The proposed addition consists of 3 separate sets of parcels. The first set adjoins an existing qualifying portion of the Green Springs Agricultural and Forestal District and is located

along Route 617 (West Green Springs Road), east of Route 615 (Columbia Road), and west of Route 15 (James Madison Highway) in the Green Springs Voting District. The second set adjoins an existing qualifying portion of the Green Springs Agricultural and Forestal District. The parcels are located along Route 637 (Brickhouse Road), west of Route 649 (Byrd Mill Road), and south of Route 613 (Poindexter Road) in the Patrick Henry Voting District. The third set is located 1.41 miles southeast of an existing portion of the Green Springs Agricultural and Forestal District. The parcels are located along Route 649 (Byrd Mill Road), northwest of Route 208 (Courthouse Road), and southwest of Route 642 (Bickley 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. Dickerson, 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 Green Springs Agricultural and Forestal District by adding tax map parcels 35-70, 38-8-A, 38-8-B, 55-16, 55-18 (Portion), and 38-77.

Amendment 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 24-140 & 24-144, containing a total of 6.709 acres. The proposed addition adjoins an existing qualifying portion of the Trevilian Station Agricultural and Forestal District. The parcels are located along Route 736 (Thurston Road) and Route 613 (Oakland Road) 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. Kersey, 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 Trevilian Station Agricultural and Forestal District by adding tax map parcels 24-140 & 24-144.

Amendment 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 13-64 and 13-65, containing a total of 45.01 acres. The proposed district addition is located 0.33 miles northeast of an existing portion of the Ellisville Agricultural and Forestal District and is located along the southern side of Route 613 (Oakland Road), east of Route 693 (Kents Mill Road), and west of Route 669 (Ellisville Drive). The 2040 Louisa County Comprehensive Plan designates this area of Louisa County as “Rural Area” and this area is 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. Kersey, 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 Ellisville Agricultural and Forestal District by adding tax map parcels 13-64 and 13-65.

Amendment 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 28-126, 44-8-1, and 44-8-6, containing a total of 341.082 acres. The proposed district addition is located 3.2 miles southeast of the existing Gold Mine Creek Agricultural and Forestal District. The parcels are located south of Route 720 (Hensley Road), east of Route 522 (Zachary Taylor Highway), and northwest of Route 700 (Johnson Road) in the Mineral 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. 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 Gold Mine Creek Agricultural and Forestal District by adding tax map parcels 28-126, 44-8-1, and 44-8-6.

Amendment to Chapter 86 Land Development Regulations – Proposed Addition – Mountain Road Agricultural and Forestal District

Maggie Brakeville presented a request to amend the Mountain Road Agricultural and Forestal District to add tax map parcel 89-28, containing a total of 2.44 acres. The proposed district addition is located 0.50 miles southeast of the Mountain Road Agricultural and Forestal District. The parcel is located along Route 629 (Cartersville Road), west of Route 522 (Cross Country Road), and southwest of Route 640 (East Old Mountain Road) in the Mountain Road 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. 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 Mountain Road Agricultural and Forestal District by adding tax map parcel 89-28.

Amendment to Chapter 86 Land Development Regulations – Proposed Creation and Addition – Mustang Valley Agricultural and Forestal District

Maggie Brakeville presented a request to create and amend the Mustang Valley Agricultural and Forestal District to add tax map parcels 71-89, 71-92, 71-93, 71-95, 71-102, and 80-11, containing a total of 919.32 acres. The proposed district consists of two separate sets of parcels. The first set is located west of Route 699 (Indian Creek Road), east of Route 677 (Goodwin Store Road), south of Route 643 (Cuckoo Road), and north of the South Anna River in the Cuckoo Voting District. The second set is located along Route 640 (East Old Mountain Road), southeast of Route 605 (Shannon Hill Road), and northwest of the Goochland County line, in the Mountain Road 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 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 create and amend the Mustang Valley Agricultural and Forestal District by adding tax map parcels 71-89, 71-92, 71-93, 71-95, 71-102, and 80-11.

CUP2026-03 Ava Energy Center, LLC, Applicant; Betsye & Calvert Compton, Nancy & Brady Pleasants, and Cherry Family LTD Partnership, Owners; Tyler B. Cline, and Chris Meyer, Agents – 15.2-2232 Review - Conformance with the Comprehensive Plan and Conditional Use Permit Request

Paige Baker, Associate Planner, presented the conditional use permit request to allow a Battery Storage Facility (Utility Service, Major) in the Agricultural (A-1) zoning district. The request requires a 15.2-2232 Review for Conformance with the Comprehensive Plan. The property is located on Harris Creek Road (Route 630) and is further identified as tax map parcels 40-114 and 40-116, in the Patrick Henry Election District.

Chairman Disosway opened the public comment period.

Chris Meyer, Project Development Manager for Ava Energy Center, gave a presentation on the proposed project.

Toni Seay, Patrick Henry District, spoke in opposition to the project.

Leslie Tyler-Perkins, Louisa District, spoke in opposition to the project.

Marty Marcum, Patrick Henry District, spoke in opposition to the project.

Michele Greep, Patrick Henry District, spoke in opposition to the project.

Skyler Zunk, representing Energy Right, provided information on the usage of battery storage.

Mr. Meyer spoke again, addressing some of the speaker's concerns.

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. Quarles expressed his concerns with the proposed project, mainly addressing the possibility of a fire on site. Discussion took place between the Planning Commission and applicant related to the project and conditions. The Commission finds that these facilities raise serious concerns, including fire hazards, increased demands for emergency services, impacts on nearby properties and the environment, and long-term maintenance and removal. The current Comprehensive Plan does not adequately address these concerns.

On the motion of Mr. Quarles, seconded by Mr. Dickerson, which carried a vote of 7-0, the Planning Commission voted to forward a recommendation of denial to the Louisa County Board of Supervisors on the request of CUP2026-03, to allow a Battery Storage Facility (Utility Service, Major) in the Agricultural (A-1) zoning district.

On the motion of Mr. Quarles, seconded by Mr. Goodwin, which carried a vote of 7-0, the Planning Commission determined the proposed project is not in conformance with the adopted 2040 Comprehensive Plan and disapproved the request pursuant to Viginia Code 15.2-2232.

NEW BUSINESS

Appointment — Growth Management and Rural Preservation Workgroup

Chairman Disosway stated the purpose of the workgroup is to move forward efforts on ordinance changes to growth management and rural preservation.

On the motion of Mr. Dickerson, seconded by Mr. Kersey, which carried at vote of 7-0, the Planning Commission voted to appoint Mr. Dickerson, Mr. Goodwin, and Mr. Kersey to the Growth Management and Rural Preservation Workgroup.

DISCUSSION

Update on Growth Management and Rural Preservation

Linda Buckler, Director of Community Development, stated the first meeting of the workgroup has been advertised and will be held on Tuesday, October 13, 2026.

Ordinance Amendments Campground and Temp Workforce Lodging Considerations

On the motion of Mr. Dickerson, seconded by Mr. Goodwin, which carried a vote of 7-0, the Planning Commission voted to add Ordinance Amendments Campground and Temp Workforce Lodging Considerations as a public hearing item to the November 12, 2026, regular meeting.

REPORTS

Linda Buckler provided reports on the recent applications submitted to Community Development that include nine proposed additions and one partial withdrawal to agricultural and forestal districts, campground ordinance amendments will be added to the November agenda, and two conditional use permit requests.

ANNOUNCEMENTS AND ADJOURNMENT

On the motion of Mr. Goodwin, seconded by Mr. Dickerson, which carried a vote of 7-0, the Planning Commission voted to adjourn the October 8, 2026, meeting at 8:50 PM.

BY ORDER OF:

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JOHN DISOSWAY, CHAIRMAN
PLANNING COMMISSION
LOUISA COUNTY, VIRGINIA