



Planning Commission
County of Louisa
Thursday, May 14, 2026
Louisa County Public Meeting Room
7:00 PM

CALL TO ORDER

Chairman Disosway called the May 14, 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	Absent	
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. Painting, which carried a vote of 6-0, the Planning Commission voted to approve the agenda of the May 14, 2026, meeting without changes.

APPROVAL OF PLANNING COMMISSION MINUTES

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

On the motion of Mr. Dickerson, seconded by Mr. Quarles, which carried a vote of 6-0, the Planning Commission voted to approve the minutes of the April 9, 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 71-74B and 71-74C, containing a total of 93.72 acres. The proposed district addition is located 0.90 miles southwest of the Cuckoo Agricultural and Forestal District. The parcels are located south of Route 643 (Cuckoo Road), west of Highway 522 (Cross Country Road), and northwest of Route 699 (Indian Creek Road) in the Cuckoo Voting District.

Chairman Disosway opened the public comment period.

Sarah and David Truslow, applicants, explained the use of the property and desire to be added to the AFD district.

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. Dickerson, seconded by Mr. Quarles, which carried a vote of 6-0, 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 71-74B and 71-74C.

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 parcel 38-2, containing a total of 17.336 acres. The proposed district addition

adjoins the southernmost portion of the Trevilian Station Agricultural and Forestal District. The parcel is located east of Route 636 (Valentine Mill Road), northwest of Route 613 (Poindexter Road), and south of Route 22 (Louisa Road) in the Patrick Henry Voting District.

Ms. Brakeville presented an additional amendment to add tax map parcel 38-3, containing a total of 36.497 acres. The proposed district addition adjoins the southernmost portion of the Trevilian Station Agricultural and Forestal District. The parcel is located east of Route 636 (Valentine Mill Road), northwest of Route 613 (Poindexter Road), and south of Route 22 (Louisa 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. Quarles, seconded by Mr. Dickerson, which carried a vote of 6-0, 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 38-2 and 38-3.

Amendments to Chapter 86. Land Development Regulations - Proposed Addition – Shelton’s Mill Agricultural and Forestal District

Maggie Brakeville presented a request to amend the Shelton’s Mill Agricultural and Forestal District to add tax map parcels 99-59 and 99-60, containing a total of 157.49 acres. The proposed district addition is located 3.75 miles east of the existing portion of Shelton’s Mill Agricultural and Forestal District. The parcels are located along the Louisa Hanover County line on Route 604 (Hopeful Church Road), north of Route 610 (Holly Grove Drive), and south of Johnson Mill Road. The parcels are further located in the Mountain Road and Jackson 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. Hicks, seconded by Mr. Painting, which carried a vote of 6-0, 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 Shelton’s Mill Agricultural and Forestal District by adding tax map parcels 99-59 and 99-60.

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 72-36, 72-37, 81-19, 81-19A, 81-23, 81-20, 81-20A, 81-20B & C, 82-8A, 82-8B, 82-10, and 82-17, containing a total of 1332.939 acres. The proposed district addition consists of two separate portions, a northern and southern addition, both located in the Cuckoo Voting District. The northern addition adjoins the northernmost corner of the existing Indian Creek Agricultural and Forestal District. The parcels are located east of Route 699 (Indian Creek Road) and along the western side of Route 522 (Cross Country Road). The southern addition adjoins the

southernmost portion of the Indian Creek Agricultural and Forestal District. The parcels are located west of Route 522 (Cross Country Road), along Route 699 (Indian Creek Road), and north, east, and south of the South Anna River.

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. Quarles, which carried a vote of 6-0, 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 72-36, 72-37, 81-19, 81-19A, 81-23, 81-20, 81-20A, 81-20B & C, 82-8A, 82-8B, 82-10, and 82-17.

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 13-92, 13-93, 13-94, 13-95, 13-96, 13-100, 13-102, and 14-1, containing a total of 253.626 acres. The proposed district addition adjoins the northwestern portion of the existing Gold Mine Creek Agricultural and Forestal District. The parcels are located along Route 669 (Ellisville Drive), north of Route 613 (Goldmine Road), and south of Route 651 (Cales Drive) 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. Quarles, which carried a vote of 6-0, 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 13-92, 13-93, 13-94, 13-95, 13-96, 13-100, 13-102, and 14-1.

ORD2026 – Amendments to Chapter 86. Land Development Regulations, Add Section 86-44. Conditional Use Permits for Electric Transmission Facilities

Chris Coon presented the proposed amendment to Chapter 86 of the Louisa County Land Development Regulations to establish Conditional Use Permit (CUP) requirements and performance standards for electric transmission facilities. This amendment is intended to operationalize the recently proposed Comprehensive Plan Addendum by creating a clear, consistent regulatory framework for evaluating transmission infrastructure proposals at the local level.

Chairman Disosway opened the public comment period.

Mr. Craig McClung, Mineral District, spoke in support of the ordinance amendment.

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. Dickerson, seconded by Mr. Painting, which carried a vote of 6-0, the Planning Commission voted to forward a recommendation of approval to the Louisa County Board of Supervisors on the proposed amendments to Chapter 86. Land Development Regulations, Add Section 86-44. Conditional Use Permits for Electric Transmission Facilities.

CPA2026-01; Proposed Amendments to the 2040 Louisa County Comprehensive Plan

Chris Coon presented the amendment to add an appendix to the Comprehensive Plan (2040 Plan) for an Electric Transmission and Corridor Policy addressing the siting and evaluation of electric transmission infrastructure. This policy establishes a clear, consistent framework to guide local decision-making and regional engagement while aligning with the County's long-term land use, growth management, and rural preservation goals.

Chairman Disosway opened the public comment period.

Mr. William Hale, Mountain Road District, spoke in support of the amendment.

Ms. Robin Horne, Mineral District, spoke in support of the amendment.

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. Dickerson, seconded by Mr. Painting, which carried a vote of 6-0, the Planning Commission voted to forward a recommendation of approval to the Louisa County Board of Supervisors on CPA2026-01, proposed amendments to the 2040 Louisa County Comprehensive Plan.

NEW BUSINESS

None.

DISCUSSION AND REPORTS

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

ANNOUNCEMENTS AND ADJOURNMENT

On the motion of Mr. Quarles, seconded by Mr. Hicks, which carried a vote of 6-0, the Planning Commission voted to adjourn the May 14, 2026, meeting at 7:36 PM.

BY ORDER OF:

JOHN DISOSWAY, CHAIRMAN
PLANNING COMMISSION
LOUISA COUNTY, VIRGINIA