



Minutes
Louisa County Planning Commission
Thursday, February 10, 2022
7:00 PM
Louisa County Public Meeting Room

CALL TO ORDER

ROLL CALL

Attendee Name	Title	Status	Arrived
Tommy J. Barlow	Mountain Road District Supervisor	Present	
Gordon Brooks	Commissioner	Present	
Ellis Quarles	Commissioner	Present	
Garland Nuckols	Mayor/Louisa Town Representative	Absent	
Cyrus Weaver	Commissioner	Present	
George Goodwin	Commissioner	Present	
John Disosway	Chairman	Present	
H. Manning Woodward	Vice Chairman	Present	
James Dickerson	Commissioner	Present	
Tony Henshaw	Mineral Town Representative	Absent	

Others present: Robert Gardner, Director of Community Development; Helen Phillips, County Attorney; Tom Egeland, Senior Planner; Bridgette Bittle, Planning and Zoning Technician; Chris Coon, Deputy County Administrator; Linda Buckler, Deputy Zoning Administrator.

INVOCATION

Mr. Quarles gave the Invocation.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mr. Woodward.

APPROVAL OF AGENDA

Mr. Goodwin motioned to approve the agenda, seconded by Mr. Quarles and opposed by none.

APPROVAL OF PLANNING COMMISSION MINUTES

Planning Commission - Regular Meeting - Jan 13, 2022 7:00 PM

Mr. Goodwin motioned to approve the minutes, seconded by Mr. Quarles and opposed by none.

INTRODUCTION**Introduction - Christopher Coon, Deputy County Administrator**

Linda Buckler, Deputy Zoning Administrator, introduced Christopher Coon, the new Deputy County Administrator and gave a brief background.

CONSENT AGENDA

None.

PUBLIC ADDRESS

Jack Matthews, Mineral Voting District - Family Subdivision Ordinance; against the 10 year retention on family subdivision parcels.

1. CORRESPONDENCE RECEIVED- WITT

Mr. Barlow agreed to take Mr. Witt's letter to the solar working group for the Board.

UNFINISHED BUSINESS

None.

PUBLIC HEARINGS**Capital Improvements Plan (CIP) - FY2023-2042**

Ms. Colvin, Director of Finance, asked for the Planning Commissions to adopt the plan as it was presented during the January work session, or add recommendations for the Board of Supervisors.

Chairman Disosway opened the public hearing.

Speaker: Ryan Underwood, Mineral Voting district- Requested funding for improvements to the soccer fields.

Email: Robin Patton- Opposed the sports complex in the Capital Improvements Plan.

Chairman Disosway closed the public hearing.

Mr. Quarles recommended that the 15 million requested to increase the size of the middle school be used for a new middle school instead of adding to the current school.

Mr. Woodward brought up the appearance of the new firehouse at Lake Anna (Newbridge) and suggested changes.

Mr. Quarles stated that he thinks the Planning Commission should review plans for all new county buildings before-hand.

Mr. Woodward moved to approve the CIP, seconded by Mr. Weaver and voted 7:0 with no opposition.

CUP2021-05 Newcomb/Farmhouse 5 LLC

Mr. Egeland explained that the Planning Commission gave the applicants an opportunity to review and accept a restriction to the numbers of animals allowed per acre with the CUP.

Chairman Disosway opened the public hearing.

The applicants presented the numbers of animals per acre they are limiting along with the proffer of Alpacas and Pigs.

Speaker: Phyllis Crow, Mountain Road Voting district- In favor of the farm next to her house.

Speaker: Doug Gernat, Mountain Road Voting District- In favor of farm.

Chairman Disosway closed the public hearing.

Mr. Goodwin stated that he doesn't see any setback requirements listed in their conditions.

Mr. Newcomb stated that they can add a vegetation buffer in lieu of the setback but they don't have the pasture land for the setback.

Mr. Goodwin suggested the language be changed to two head per two acres and the Newcomb's accepted the change.

Mr. Brooks asked if parcel C would allow half of the allotted number of animals as the rest of the properties considering the neighbors. The Newcomb's agreed with that change as well.

Mr. Dickerson asked if the numbers should have "or" in between them and it was determined that they should.

Mr. Dickerson then asked if the applicants would be open to following the DEQ best practices as many large agricultural operations do. The Newcomb's stated that they were not familiar with that and would not be able to commit to that without further research.

Mr. Brooks moved to recommend approval of the CUP with changes, seconded by Mr. Quarles and voted 6:1 with opposition by Mr. Goodwin.

Changes to Condition 2.):

Cattle: one head per acre

or

Goats and Sheep: 5 per acre (with the exception of parcel C)

Parcel C Only -Goats & Sheep: 2.5 per acre

or

Horse: 1 per acre

or

Chickens: 50 per acre

CUP2022-01 NCT Zachary Taylor Tower CUP Amendment

Mr. Egeland explained that the request is to remove condition 12 of CUP05-08 to allow the applicants to sell this tower. He further explained that this is not a condition that has been recommended in the last four years and it's not a recommended condition for current permits.

Chairman Disosway opened the public hearing.

Mr. Steven Gallagher spoke on behalf of NCT. He stated that he wasn't sure why the condition was in the CUP and they seek to have it removed.

Chairman Disosway closed the public hearing.

Mr. Quarles asked if the condition is in there so that a new owner would have to re-apply.

Mr. Egeland stated that staff couldn't confirm why the language was in there.

Mr. Goodwin asks if other conditions can be edited during this time, and if so can the current standard of conditions be added?

Staff requested a recess to discuss.

During the recess it was brought to the attention of the staff by County Attorney, Helen Phillips that no further items could be amended since they were not publicly advertised.

Mr. Disosway moved to recommend approval of the change, seconded by Mr. Weaver and voted 7:0 with no opposition.

LDR2022-02. Amendments to Chapter 86. Land Development Regulations – Small Scale Solar Facilities

Mr. Gardner presented changes to small scale solar requirements, specifically regarding the buffer and wattage. He explained that staff recommends changing the current wattage restriction from 15kw to 30kw and the stringent buffer requirements to the discretion of the Zoning Administrator.

Chairman Disosway opened the public hearing.

Speaker: Wayne Snoots, Patrick Henry voting district- In favor of changes to solar ordinance.

Speaker: Dan Bootin, Mountain Road voting district- In favor of changes to solar ordinance.

Speaker: Joseph Parish, Patrick Henry voting district- In favor of changes to solar ordinance.

Chairman Disosway closed the public hearing.

Changes were briefly discussed.

Mr. Goodwin moved to recommend approval of the amendments, seconded by Mr. Brooks and voted 7:0 with no opposition.

NEW BUSINESS**Adoption of Resolution of Appreciation – Holly Reynolds**

Mr. Goodwin moved to adopt the resolution without changes, seconded by Mr. Quarles and voted 7:0 with no opposition.

DISCUSSION**Family Subdivisions – Review Retention Period for Family Subdivision Parcels**

Ms. Buckler opened the review of the current regulations for family subdivisions, specifically the retention requirement prior to selling.

Ms. Buckler explained in great detail how the requirement has changed over the years and how it compares to surrounding counties.

Ms. Buckler stated that the BOS is looking for a recommendation of either reducing or maintaining the current 10 year requirement.

The Planning Commission asked Ms. Buckler several questions and it was determined that the biggest concern for shortening the time would be the possibility of using a family subdivide to circumvent the process for a regular subdivision.

Mr. Quarles stated that changing it to five years would put Louisa County in line with the surrounding counties.

Mr. Disosway notes that some of those counties have a requirement to own a property five years prior to a family subdivide as well as a retention time, thus putting us in line with surrounding counties already. He points out that hardships are built in to the regulations as well.

There was extensive discussion about why the retention time had changed from 1 to 5 to 10 years and if there was any real cause to change it again.

Mr. Disosway requested that Family Subdivisions be on the agenda for the next meeting for public hearing; advertising for a potential change to the retention time for a period of less than ten (10) years.

REPORTS

None.

ANNOUNCEMENTS AND ADJOURNMENT

On motion by Mr. Goodwin, seconded by Mr. Brooks, the regular meeting of the Louisa County Planning Commission was adjourned at 9:05PM

BY ORDER OF:

JOHN DISOSWAY, CHAIRMAN
PLANNING COMMISSION
LOUISA COUNTY, VIRGINIA