



Minutes
Louisa County Planning Commission
Thursday, April 14, 2022
7:00 PM
Louisa County Public Meeting Room

CALL TO ORDER

ROLL CALL

Attendee Name	Title	Status	Arrived
Tommy J. Barlow	Board of Supervisor Liaison	Present	
Gordon Brooks	Commissioner	Present	
Ellis Quarles	Commissioner	Remote	
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	Town of Mineral Representative	Absent	

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

INVOCATION

Mr. Woodward gave the Invocation.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mr. Weaver.

APPROVAL OF AGENDA

The following item was added to the agenda between Consent Agenda and Public Address: Introduction of Mr. Kyle Eldridge, Assistant County Attorney. Mr. Brooks motioned to approve the agenda with one change, seconded by Mr. Weaver and opposed by none.

APPROVAL OF PLANNING COMMISSION MINUTES**Planning Commission - Regular Meeting - Mar 10, 2022 7:00 PM**

Mr. Brooks motioned to approve the minutes, seconded by Mr. Woodward and opposed by none.

CONSENT AGENDA

None.

INTRODUCTION**Kyle Eldridge, Assistant County Attorney**

Helen Phillips, County Attorney, introduced Kyle Eldridge, the new Assistant County Attorney and gave a brief background of his education and experience.

PUBLIC ADDRESS

Mr. Disosway opened the public address period.

Speaker #1: Steve Dhol, 294 Overton Dr, Cuckoo voting district. In favor of regulations on short term rentals.

Speaker #2: Robert George, 384 Overton Dr, Cuckoo voting district. In favor of regulations on short term rentals.

Speaker #3: Dennis Wallingsford, 171 Lois Ln, Cuckoo voting district. In favor of regulations on short term rentals.

Speaker #4: Barbara Coe, 332 Overton Dr, Cuckoo voting district. In favor of regulations on short term rentals.

Speaker #5: Mark Ainsworth, 168 Harry M. Lumsden Ct, Mineral voting district. Not in favor of excessive regulations on short term rentals.

The public address period was closed.

UNFINISHED BUSINESS

Mr. Disosway addressed the request for a working group to work on updates to the Comprehensive Plan and appointed Mr. Goodwin and Mr. Dickerson to fill those rolls.

PUBLIC HEARINGS**Amendments to Chapter 86 Land Development Regulations - Solar Generation Facilities**

Mr. Gillespie presented to the Planning Commission the draft amendments to Chapter 86 of the Land Development Regulations - Solar Generation Facilities. He stated the intent of the proposed amendments is to protect the adjacent properties and the county's rural ambiance overall. He further stated the Board's intent is to preserve and protect the county's character, to establish

boundaries by size or acreage of the county to be used for utility-scale solar energy generating facilities, to establish a maximum megawattage of power to be generated by solar projects, to limit facilities to a 1 mile proximity of the electric systems of which they are associated and to prohibit the use in certain zoning classifications in the county, such as R-1, R-2, IND, & I-1 Growth Area Overlay Districts.

Mr. Disosway opened the public hearing on the proposed amendments.

Speaker #1: Bill Ochs, 8239 Gordonsville Rd, Green Springs voting district. Not in favor of amendments to solar. Against impacts on smaller projects and strict requirements for buffers.

Speaker #2: Chris Wu, ERM (solar company). Not in favor of amendments to solar. Against impacts on smaller projects and strict requirements for buffers.

Speaker #3: Chris Mason, ERM (representing Pine Gate Renewables) Albemarle County. Not in favor of amendments to solar. Against impacts on smaller projects and strict requirements for buffers.

Speaker #4: via email- Jesse Diamond, Impact Solar Solutions. Not in favor of amendments to solar. Against impacts on smaller projects (shared solar) and excessive setbacks.

Speaker #5: via email- Matthew Herndon, Gordonsville (Turkey Solar participant). Not in favor of amendments to solar. Against impacts on smaller projects (shared solar).

The public address period was closed.

Mr. Brooks asked staff what the benefit is of having the 150 megawatt (MW) minimum.

Mr. Gillespie stated that the difference is the involvement of a state agency and the tax rate. Mr. Woodward stated that the gap in megawatts needs to be addressed as well as the battery storage issue. He also said see any necessity for extra buffer or setback requirements.

Mr. Goodwin asked questions about the proposed amendments, and then stated that there have been too many issues brought up to move forward with the new ordinance language at this time.

There was extensive discussion and concern about the ordinance not being ready for a vote.

Mr. Goodwin motioned to table this topic and keep the public discussion period open. He included in this motion the need to appoint a Planning Commission member to work with staff and the members of the Board of Supervisor's Solar Committee in order to capture everything that needs to be addressed. Mr. Disosway appointed Mr. Woodward for this role. The motion was seconded by Mr. Brooks and passed 7-0.

NEW BUSINESS

None.

DISCUSSION**Discussion - Proposed Amendments - Short-Term Lodging (Rentals)**

Mr. Coon presented the draft ordinance and supporting documentation along with plans to implement and enforce the new law and regulations.

There was extensive open discussion between the commissioners and Mr. Coon to gain a full understanding of the new requirements. There was question as to whether or not having sewer would change the suggested number of occupants as opposed to septic. Staff will ask further and provide an answer for the Commission prior to the next meeting.

Mr. Goodwin motioned to add short term rentals to the May 12 public hearing agenda, seconded by Mr. Brooks. The motion carried 7-0.

REPORTS

None.

ANNOUNCEMENTS AND ADJOURNMENT

Mr. Disosway announced that the continued Planning Commission training session would be on April 20 at 6pm.

Mr. Goodwin motioned to continue at the May 12th meeting, seconded by Mr. Weaver. The motion carried 7-0. The regular meeting of the Louisa County Planning Commission was continued at 8:45PM in suspense until the May 12th meeting.

BY ORDER OF:

JOHN DISOSWAY, CHAIRMAN
PLANNING COMMISSION
LOUISA COUNTY, VIRGINIA