



Minutes
Louisa County Planning Commission
Thursday, February 9, 2023
7:00 PM
Louisa County Public Meeting Room

CALL TO ORDER

Chairman Disosway called the February 9, 2023, 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
Gordon Brooks	Commissioner	Present	7:00 PM
Ellis Quarles	Commissioner	Present	7:00 PM
Cyrus Weaver	Commissioner	Present	7:00 PM
George Goodwin	Commissioner	Present	7:00 PM
John Disosway	Chairman	Present	7:00 PM
Ed Jarvis	Town of Mineral Representative	Present	7:00 PM
H. Manning Woodward	Vice Chairman	Present	7:00 PM
James Dickerson	Commissioner	Present	7:00 PM
John J Purcell	Town of Louisa Representative	Present	7:00 PM

Others Present: Josh Gillespie, Director of Community Development; Kyle Eldridge, Assistant County Attorney; Tom Egeland, Senior Planner; Kurtis Rogers, Planning Associate; and Deborah Johnson, Administrative Assistant.

INVOCATION

Mr. Dickerson led the invocation.

PLEDGE OF ALLEGIANCE

Mr. Woodward led the Pledge of Allegiance.

CONSENT AGENDA

None.

APPROVAL OF AGENDA

On the motion of Mr. Goodwin, seconded by Mr. Quarles, which carried a vote of 7-0, the Planning Commission voted to approve the agenda of the February 9, 2023, meeting as presented.

APPROVAL OF PLANNING COMMISSION MINUTES

Planning Commission - Regular Meeting - Jan 12, 2023 7:00 PM

On the motion of Mr. Goodwin, seconded by Mr. Woodward, which carried a vote of 7-0, the Planning Commission voted to approve the minutes of the January 12, 2023, meeting without changes.

PUBLIC ADDRESS

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

UNFINISHED BUSINESS

Small Area Plans

Mr. Goodwin stated more information on Small Area Plans would likely be provided in March 2023.

PUBLIC HEARINGS

REZ2022-09, Mercerville Land Trust, Applicants/Owners

Kurtis Rogers presented to the Planning Commission the rezoning request for 33 acres including parcels 30-74A (8 acres) and 30-74B (25 acres) from Agricultural (A-1) to Residential (R-2), so both existing parcels can be divided into thirteen (13) single family residential lots.

Mr. Goodwin suggested removing “the subject area is located in a gateway area of the county” in the provided packet page 8, second paragraph, to be consistent with the use of gateway.

Chairman Disosway opened the public hearing.

Jefferson T. Jakubowski, the applicant, presented the case for the rezoning request. He stated the rezoning of the subject parcels from Agricultural (A-1) to Residential (R-2) would allow the property to conform with zoning of the neighboring parcels of land, and the majority of parcels in the Lake Anna Growth Area.

Vince Ammann, Gainesville Voting District, spoke on behalf of Lakeshore Woods Association. He is currently President and Treasurer of Lakeshore Woods Homeowner’s Association. He stated he is not opposed to the subject rezoning, however expressed his concerns for preservation of the vegetation barrier and for the number of new access points to Centerville Road. Mr. Ammann recently submitted a letter to the Planning Commission for the record.

Sara Rudolph, Cuckoo Voting District, expressed her support on Mr. Ammann’s presentation.

Mark Itzkoff, Cuckoo Voting District, spoke in opposition of the proposed rezoning unless

certain changes will be made. He stated his concerns regarding the vegetative barrier and maintaining the rural character of the area.

Mr. Jakubowski presented to the Planning Commission a proffered condition for a sixty foot deep vegetative buffer.

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

Back and forth discussion took place between Mr. Jakubowski and the Planning Commission regarding the safety concerns due to the proposed increased number of driveways. Mr. Jakubowski presented a shared driveway proffered condition to the Planning Commission.

Mr. Goodwin suggested a recommendation of approval of the proposed rezoning to be sent to the Board of Supervisors that includes the presented proffers for enhanced buffers and separate but co-located driveway entrances.

On the motion of Mr. Goodwin, seconded by Mr. Brooks, 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 request of rezoning REZ2022-09 with amendments made to the proffer statement.

NEW BUSINESS

None.

DISCUSSION

Planning Commission Bylaws

Mr. Gillespie commented on the drafted Bylaws produced by Chairman Disosway and Mr. Brooks that were presented to the Planning Commission for review. Back and forth discussion took place between the Commission members regarding provisions in the Bylaws.

On the motion of Mr. Quarles, seconded by Mr. Dickerson, which carried a vote of 7-0, the Planning Commission voted to approve the Planning Commission Bylaws with amendments.

REPORTS

Mr. Gillespie reported the recent population projections from the Weldon Cooper Center at UVA. He also discussed personnel updates at Louisa County's Community Development department, including Janet Matkins upcoming retirement.

On the motion of Mr. Goodwin, seconded by Mr. Woodward, which carried a vote 7-0, the Planning Commission resolved to produce a Planning Commission resolution to be drafted by staff to recognize Janet Matkins at the conclusion of her career with Louisa County.

ANNOUNCEMENTS AND ADJOURNMENT

On the motion of Mr. Quarles, seconded by Mr. Weaver, which carried a vote of 7-0, the Planning Commission voted to adjourn the February 9, 2023, meeting at 8:40 PM.

BY ORDER OF:

JOHN DISOSWAY, CHAIRMAN
PLANNING COMMISSION
LOUISA COUNTY, VIRGINIA