



Minutes
Louisa County Planning Commission
Thursday, May 11, 2023
7:00 PM
Louisa County Public Meeting Room

CALL TO ORDER

Chairman Disosway called the May 11, 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, Mayor	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; Chris Coon, Deputy County Administrator; 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.

APPROVAL OF AGENDA

On the motion of Mr. Weaver, seconded by Mr. Brooks, which carried a vote of 7-0, the Planning Commission voted to approve the agenda of the May 11, 2023, meeting as presented.

APPROVAL OF PLANNING COMMISSION MINUTES**Planning Commission - Regular Meeting - April 13, 2023 7:00 PM**

On the motion of Mr. Weaver, seconded by Mr. Brooks, which carried a vote of 6-0, with Mr. Goodwin electing not to vote as he was not present for the meeting, the Planning Commission voted to approve the minutes of the April 13, 2023, meeting with 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

Chairman Disosway stated Small Area Plans and Agricultural and Forestal Districts (AFD) that include land use types other than agricultural were items being discussed within the Planning Commission during the work session. The AFD item will be addressed by a committee including Commissioner Goodwin and Commissioner Dickerson. Chairman Disosway, Board members, and current AFD members, may potentially join the committee.

Gateway Ordinances and water at Zion Crossroads are other items still in discussion. Chairman Disosway also requested that staff reports presented to the Planning Commission include the evaluation of the property's viability for the current zoning usage.

PUBLIC HEARINGS**CUP2023-01, Sortie Inc.**

Mr. Rogers presented the conditional use permit request to operate an equipment sales and rental business from applicant Ryan Odom with Sortie Inc., (tenant) and Wayne R. Byrd (owner), on the premises of 6043 Jefferson Highway, further identified as tax map parcel 72-54A, and located in the Cuckoo election district. The current zoning of the surrounding area includes Agricultural (A-2), General Commercial (C-2), and Limited Commercial (C-1) parcels. Mr. Rogers presented slides that showed the site plan, types of equipment, current vegetation of the parcel, and staff's recommendation of approval with the eight (8) conditions in the staff report. Mr. Rogers stated that the applicant's request falls in line with the 2040 Comprehensive Plan by broadening the tax base by establishing businesses, as reported in the staff report.

Back and forth discussion took place between Mr. Rogers and the Planning Commission regarding the current vegetation, as it is located on the adjacent property.

Chairman Disosway opened the public hearing.

The applicant, Ryan Odom, gave a brief presentation on the proposed rental equipment including moving trucks and trailers, hours of business operation, and comments he received from neighbors regarding fencing, buffers, and light fixtures.

Mr. Mark Wood, Cuckoo District, appeared before the Planning Commission and spoke in support of the proposed project, stating that he is satisfied as the neighboring property owner with the conditions presented.

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

Discussion ensued between the Planning Commission members and staff regarding the concerns with the vegetation buffers and further details of the conditions.

Mr. and Mrs. Woods, owners of the neighboring property, spoke to the Planning Commission to state their approval of the proposed conditions.

Back and forth discussion took place between the applicant, Ryan Odom, and the Planning Commission regarding the hours of operation, including equipment rentals. Commissioner Goodwin and Commissioner Brooks gave Mr. Odom advice to set a strict time of operation hours. Mr. Odom agreed with the Commissioners and plans to amend the opening time to eight (8) am. Chairman Disosway also requested further details of the U-Haul rental service.

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 a conditional use permit for CUP2023-01, with amendments to the conditions as follows:

1. This conditional use permit is an exceptionally unique instance involving very desirable land use on the subject property. The adjoining landowners (parcel 72-54) are aware and are approving of the lack of a buffer requirement placed on the subject property. This instance does not set a precedent with respect to using the existing trees located on the adjacent landowner's property for buffers. The subject site plan will be subject to approval by the zoning administrator.
2. The property owner or applicant will provide the name of the contact person, email, and phone number for citizen concerns and complaints to be addressed. The County may request a list of complaints and how they have been addressed by the applicant at any time.
3. All design and use of exterior lighting shall comply with the International Dark-Sky Association and shall be labeled as such on the site plan sketch.
4. Hours of operation shall be 8AM to 5PM Monday through Friday, with 8AM to 2PM occurring on Saturday, and closed Sunday. Hours of operation will vary for the moving trucks and trailers business with occasional after hours drop offs.
5. The applicant shall secure all necessary permits and approvals from the Louisa County Community Development Department, the Virginia Department of Transportation (VDOT), and the Virginia Department of Health (VDH).

6. The applicant will submit an administrative site plan for approval by Louisa County, with review by VDOT. Should land disturbance meet or exceed 10,000 square feet of area, an erosion and sediment control plan must be prepared and submitted to the County for review and approval, prior to any land disturbing activities commencing on-site.
7. The Board of Supervisors or their designated representative shall have the right to inspect the site at any reasonable time without prior notice.
8. Violation of any conditions contained herein shall be grounds for revocation of the Conditional Use Permit.

NEW BUSINESS

None.

DISCUSSION

None.

REPORTS

Chairman Disosway spoke about the recent Planning Commissioner's training event he attended with Mr. Gillespie and Mr. Egeland on solar fields. Mr. Gillespie also provided information on the event, which was organized by the New River Valley Regional Commission and included 45 Planning Commission members from various localities in the region.

Mr. Coon reported to the Planning Commission information that has been gathered to update the public facilities section for the 2040 Comprehensive Plan.

Mr. Gillespie provided personnel updates including two new hires, leaving one position still open within the Community Development department. He added Kurtis Rogers' appointment for deputy subdivision agent will soon be presented to the Louisa County Board of Supervisors. Mr. Gillespie also provided information on upcoming training events for the Planning Commissioners and staff. He added the plan to upgrade facilities within the County office building to better accommodate staff members. He also added stated staff is working on updating procedures and gave a brief statement on upcoming items for the Planning Commission.

ANNOUNCEMENTS AND ADJOURNMENT

On the motion of Mr. Goodwin, seconded by Mr. Weaver, which carried a vote of 7-0, the Planning Commission voted to adjourn the May 11, 2023, meeting at 8:13 PM.

BY ORDER OF:

JOHN DISOSWAY, CHAIRMAN
PLANNING COMMISSION
LOUISA COUNTY, VIRGINIA