



Planning Commission
County of Louisa
Thursday, July 13, 2023
Louisa County Public Meeting Room
7:00 PM

CALL TO ORDER

Chairman Disosway called the July 13, 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	Absent	NA
George Goodwin	Commissioner	Absent	NA
John Disosway	Chairman	Present	7:00 M
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
Sylvia Rigsby substitute in place of John J Purcell	Town of Louisa Representative	Present	7:00 PM

Others Present: Josh Gillespie, Director of Community Development; Kyle Eldridge, Assistant County Attorney; Kurtis Rogers, Deputy Subdivision Agent; 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. Brooks, seconded by Mr. Woodward, which carried by a vote of 5-0, the Planning Commission voted to approve the July 13, 2023, agenda, as presented.

APPROVAL OF PLANNING COMMISSION MINUTES

Planning Commission - Regular Meeting - June 8, 2023

On the motion of Mr. Brooks, seconded by Mr. Quarles, which carried by a vote of 5-0, the Planning Commission voted to approve the minutes of the June 8, 2023, meeting with changes.

CONSENT AGENDA

None.

PUBLIC ADDRESS

Chairman Disosway opened the public address period.

Mr. Doug Hitchcock, Henrico County, stated he owns 65 acres of land in Louisa County and has had continuous issues with farm animals trespassing on his land. He asks that this issue be addressed within the County to protect landowners from further damage being done to their property.

Ms. Charlotte Hitchcock, Henrico County, spoke on behalf of her neighbor, Lynelle Morris, regarding livestock trespassing and causing damage to her property. She also provided proof of pictures and presented them to the Planning Commission.

Ms. Valerie Bagby, Mineral District, spoke about her concerns regarding short-term rentals in Louisa County. She stated the County is facing over-occupancy in rental homes, specifying the Lake Anna area, which can lead to septic failure and other environmental issues.

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

UNFINISHED BUSINESS

Chairman Disosway suggested the unfinished business agenda item LDR2023-03 be deferred to first allow a meeting with others before the Planning Commission meets in August.

On the motion of Mr. Quarles, seconded by Mr. Brooks, which carried a vote of 5-0, the Planning Commission voted to defer item LDR2023-03, Proposed Amendment to Chapter 14. Animals to Add Article V. Livestock and Poultry.

PUBLIC HEARINGS

REZ2023-02, Thomas & Mary Johnson; Applicants/Owners - Rezoning Request

Kurtis Rogers presented to the Planning Commission the request submitted by Thomas and Mary Johnson, to rezone approximately 10.848 acres of tax map parcel 40-22-C from General Commercial (C-2) to Agricultural (A-2) to allow for a family subdivision, located in the Patrick Henry district. He noted staff recommends approval of the proposed rezoning and finds the zoning action to be in compliance with the Louisa County 2040 Comprehensive Plan.

Chairman Disosway opened the public comment period.

Mr. Thomas Johnson, the applicant, provided the Planning Commission with a detailed presentation on his rezoning request. Originally from Louisa County, Mr. Johnson stated his dream of raising his children on the family property, hoping to provide a future legacy for them.

Ms. Jaime Johnson, Patrick Henry District, the wife of Mr. Thomas Johnson, spoke of her also growing up in Louisa County, and her wish to reside on the proposed property together as a family subdivision.

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

The Planning Commission addressed a concern about flooding behind the property's location, asking the applicant to retain trees and vegetation in that particular area to reduce the water runoff from the property. The commissioners also complimented the applicants on their return to Louisa County to raise their children on their family property.

On the motion of Mr. Quarles, seconded by Mr. Woodward, which carried a vote of 5-0, the Planning Commission voted to forward a recommendation of approval to the Louisa County Board of Supervisors on the rezoning request of REZ2023-02, Thomas and Mary Johnson, from General Commercial (C-2) to Agricultural (A-2) to allow for a family subdivision.

REZ2023-03 and CUP2023-03, Fluvanna - Louisa Housing Foundation; Applicant/Owner; Louisa County Resource Council, Additional Applicant/Owner - Rezoning and Conditional Use Permit

Josh Gillespie made the staff presentation for Fluvanna - Louisa's request to rezone approximately 8.322 acres of tax map parcel 42-4C from Industrial Growth Area Overlay District (IND GAOD) to Residential General (R-2) and for a Conditional Use Permit (CUP) allow for 25 multi-family dwelling units in the Mineral Election District. Staff recommends approval of the rezoning request and issuance of a conditional use permit with the conditions listed in the staff report.

Chairman Disosway opened the public comment period.

Ms. Kim Hyland, the applicant, explained the need for the proposed project within Louisa County, particularly senior citizens. She also explained in further detail the foundation's background and the help they currently provide to senior citizens regarding home repairs to those unable to afford it. She showed and described the concept plan which includes three (3) phases of the proposed project. The first phase includes eight (8) one-bedroom senior units that will serve current senior-age Louisa residents, or others who are disabled, living in deteriorating housing or unable to find a smaller, affordable unit within the community. The second phase will include nine (9) two-bedroom units that will serve essential workers of Louisa County such as teachers, fire and EMS, police, county employees, etc. who cannot find local housing due to lack of availability or high rental cost. The third phase will include eight (8) one-bedroom senior units.

Mr. Lloyd Runnett, Director of Louisa Resource Council, spoke in support of the proposed project and explained his involvement. He also expressed the current need for financial help and housing for those living in the area.

Ms. Hyland spoke again to express her excitement and gratitude to serve and help citizens of Louisa County.

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

Back and forth discussion took place between Ms. Hyland and the Planning Commission discussing utilities and the involvement from the neighboring railroad, and also which people are eligible for a rental home.

On the motion of Mr. Quarles, seconded by Mr. Brooks, which carried a vote of 5-0, the Planning Commission voted to forward a recommendation of approval to the Louisa County Board of Supervisors on the rezoning request of REZ2023-03, Fluvanna - Louisa Housing Foundation from Industrial Growth Area Overlay District (IND GAOD) to Residential General (R-2).

On the motion of Mr. Quarles, seconded by Mr. Brooks, which carried a vote of 5-0, the Planning Commission voted to forward a recommendation of approval to the Louisa County Board of Supervisors on the request of the issuance of a conditional use permit for CUP2023-03, Fluvanna - Louisa Housing Foundation, to allow for 25 multi-family dwelling units with the following ten (10) conditional use permit conditions for the Fluvanna - Louisa Housing Foundation (FLHF), and any successors, assignees, current or future lessee, sub-lessee, owner, or operator, as follows:

1. Project Parcel. Parcel 42-4C will be permitted to construct a maximum of (twenty-five) 25 multifamily dwelling units.
2. Adjacent Parcel. The applicant will be permitted to use and install utility easements, stormwater management areas, and access points on the adjacent parcel 42-4D with permission from the Resource Council (current owner). The Resource Council will be provided with a copy of the site plan by the applicant during the site plan review process

for comment.

3. Requirements. The Fluvanna-Louisa Housing Foundation (FLHF) will provide affordable housing per the requirements of United States Department of Housing and Urban Development (HUD) and Thomas Jefferson Planning District Commission (TJPD) agreements for HOME funding to Louisa County residents in need to include two (2) primary groups:
 - a. Seniors below (sixty) 60% Annual Medium Income (AMI).
 - b. Essential Workers, those working in critical jobs who cannot find housing in the area due to low availability and high rents – these workers will fall into necessary requirements per HUD restrictions, primarily under (eighty) 80% AMI.
4. Rental Rates. FLHF, as property manager, will charge rental rates per the guidelines required by HUD and any other applicable entities involved. These have traditionally been (thirty) 30% of the renter's income as opposed to the market rate rent.
5. Annual Reporting.
 - a. FLHF will report to the county on an annual basis the resident demographic income requirements and overall progress of the construction process and, thereafter, the occupancy rate of the site.
 - b. FLHF will report to the Thomas Jefferson Planning District Commission Regional Housing Partnership or successor regional programs on an annual basis the resident demographic income requirements and overall progress of the construction process and, thereafter, the occupancy rate of the site.
6. Accessibility and Maintenance. The project will provide affordable housing that is handicapped accessible and well maintained.
7. Collaboration. FLHF will work with the senior residents to provide access to local services and transportation by continuing to work closely with other agencies providing services, such as the Louisa County Resource Council, Jefferson Area Board for Aging (JABA), Monticello Area Community Action Agency (MACAA), and PACE.
8. Community Involvement. FLHF will seek out community partners for this project reaching out to organizations such as:
 - a. Louisa County Public Schools Career and Technical Education (CTE) Program to educate students on housing construction, development and site design, project management, landscape design.
 - b. Master Gardeners and local nurseries to provide assistance in landscape design, implementation, and maintenance with a desire to achieve a largely native planting landscape.
 - c. Local Businesses and individuals to contribute to the project.
9. Project Site Plan Requirements. FLHF will seek out community partners for this project reaching out to organizations such as:
 - a. The project will follow all site plan and erosion and sediment control

- requirements of the Louisa County Land Development Regulations.
- b. The project will provide a nature path for residents.
 - c. The project will provide a perimeter tree buffer of no less than 60 feet deep around the entire project.
 - d. Fireworks will not be permitted to be stored or used in the development.
 - e. Abandoned or inoperable vehicles will be removed from the property.
 - f. Basic maintenance of vehicles such as oil changes and brake changes will not be permitted on site.

NEW BUSINESS

None.

DISCUSSION

None.

REPORTS

Josh Gillespie reported the Community Development department now has a full complement of staff for each position. He also provided information on upcoming conferences and training for staff including the Planning Commission, new development within the County, upcoming policy changes, new features on the County website, and the updated requirements for public notices.

ANNOUNCEMENTS AND ADJOURNMENT

On the motion of Mr. Woodward, seconded by Mr. Quarles, which carried a vote of 5-0, the Planning Commission voted to adjourn the July 13, 2023, meeting at 8:25 PM.