



Planning Commission
County of Louisa
Thursday, August 10, 2023
Louisa County Public Meeting Room
7:00 PM

CALL TO ORDER

Chairman Disosway called the August 10, 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	Absent	N/A
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, 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. Quarles, seconded by Mr. Goodwin, which carried a vote of 7-0, the Planning Commission voted to approve the August 10, 2023, agenda, as presented.

APPROVAL OF PLANNING COMMISSION MINUTES

Planning Commission - Regular Meeting - July 13, 2023, 7:00 PM

On the motion of Mr. Brooks, seconded by Mr. Weaver, which carried a vote of 6-0, Mr. Goodwin abstained, the Planning Commission voted to approve the minutes of the July 13, 2023, meeting with changes.

CONSENT AGENDA

None.

PUBLIC ADDRESS

Chairman Disosway opened the public address period.

Ms. Valerie Bagby, Mineral District, spoke about her concerns about septic issues the County may be facing due to over-occupancy in rental homes, specifically in the Lake Anna area.

Mr. Mike Bagby, Mineral District, spoke concerning over-occupancy of short-term rentals at Lake Anna that can lead to septic failure.

Ms. Susan O'Neal, Mineral District, also spoke as secretary of the Board of Directors for Wildwood on Lake Anna Property Owners Association, spoke about her concerns with short-term rentals.

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

UNFINISHED BUSINESS

Chairman Disosway announced the Planning Commission discussed LDR2023-03, Proposed Amendment to Chapter 14. Animals to Add Article V. Livestock and Poultry, as well as LDR2022-05, Short-Term Rental Regulations, during the Work Session held before the regular meeting.

Josh Gillespie provided an update on when to expect information regarding the Comprehensive Plan.

PUBLIC HEARINGS

REZ2023-04, Three Notch Road, LLC – Rezoning Request

Kurtis Rogers presented to the Planning Commission the request to rezone approximately 3.03 acres from Industrial Limited (I-1 GAOD) to General Commercial (C-2 GAOD) to allow recreational vehicle sales and service. The application was submitted by Three Notch Road LLC, tax map parcel 52-2-2, located in the Patrick Henry voting district.

Steve Houchens, representative for Three Notch Road LLC, provided further details about the applicants, Peebles Golf Cars, including their intent to repair and sell "low speed vehicles," a new classification for "golf cars."

Chairman Disosway opened the public comment period.

With no one else wishing to speak, Chairman Disosway closed the public comment period and brought it back to the Planning Commission for discussion.

Back and forth discussion took place regarding the permitted uses for the proposed rezoning.

The Planning Commission took a recess at 7:56 p.m. and returned at 8:15 p.m. to discuss the list of permitted uses associated with the proposed rezoning request, General Commercial (C-2 GAOD). The following uses were agreed upon by the applicant and the Planning Commission:

- Brewery, limited
- Brewery Major
- Winery Major
- Automobile dealership
- Automobile parts/ supply. Retail
- Automobile rental/leasing
- Automobile repair service
- Commercial vehicle repair service
- Construction sales and services
- Contractor's offices and shop
- Manufactured home sales
- Recreational vehicle sales and services
- Warehousing and distribution

On the motion of Mr. Quarles, seconded by Mr. Goodwin, which carried a vote of 7-0, the Planning Commission voted to forward a recommendation to the Louisa County Board of Supervisors on the rezoning request REZ2023-04, Three Notch Road LLC, from Industrial Limited (I-1 GAOD) to General Commercial (C-2 GAOD) with proffered conditions to permit by-right the uses listed above, including recreational vehicle sales and service, and to prohibit all other uses.

NEW BUSINESS

None.

DISCUSSION

Mr. Goodwin expressed his gratitude to fellow Planning Commission members and to staff for the kindness he received after his mother's passing. He also acknowledged the recent passing of Tom Egeland's father and read a note from Tom's mother sharing her gratitude to staff members.

Chairman Disosway stated he sent a notice regarding Spring Creek's golf course water permit renewal for staff's review.

REPORTS

Josh Gillespie acknowledged the recent passing of Tom Egeland's father and expressed his sympathy to Tom and his family.

He reported details about the American Planning Association conference in Roanoke he attended with Tom Egeland, Kurtis Rogers, and Chairman Disosway. Tom Egeland, Senior Planner, gave a presentation on utility scale solar at the conference. Director Gillespie noted the upcoming training for erosion and sediment control inspectors and planning staff. He also mentioned recent updated policies, and the new "chat bot" feature on the County website.

Project updates included Horsepen Branch, a solar CUP project that requested a deferral from the applicant, and the Board of Supervisors' denial of the solar CUP application of Louisa Solar 1 LLC at the July 17th meeting. He briefly mentioned upcoming projects for Lake Anna Resort, Cutalong, and Spring Creek.

Discussion took place regarding the devices the Planning Commission members received to better access packets for upcoming meetings.

ANNOUNCEMENTS AND ADJOURNMENT

On the motion of Mr. Goodwin, seconded by Mr. Brooks, which carried by a vote of 7-0, the Planning Commission voted to adjourn the August 10, 2023, meeting at 8:47 p.m.