



**Planning Commission
County of Louisa
Thursday, October 12, 2023
Louisa County Public Meeting Room
7:00 PM**

CALL TO ORDER

Chairman Disosway called the October 12, 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	Absent	
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: 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. Goodwin, seconded by Mr. Brooks, which carried a vote of 6-0, the Planning Commission voted to approve the agenda of the October 12, 2023, meeting with changes.

APPROVAL OF PLANNING COMMISSION MINUTES

Planning Commission - Regular Meeting - September 14, 2023

On the motion of Mr. Goodwin, seconded by Mr. Weaver, which carried a vote of 6-0, the Planning Commission voted to approve the minutes of the September 14, 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

Support documents are needed for Small Area Plans and a meeting to be scheduled with Mr. Goodwin and the Ag/Forestry Committee.

PUBLIC HEARINGS

CUP2023-05, Everleigh Vineyards and Brewing Company (JEVERS LLC / Everleigh LLC); Applicant/Owners – Conditional Use Permit Request

Kurtis Rogers presented to the Planning Commission the request for the issuance of a conditional use permit for a special occasion facility and the ability to host outdoor gatherings submitted by Everleigh Vineyards and Brewing Company. The property is located on Jefferson Highway (State Route 33) in the Jackson Election District. He stated staff recommends approval of the proposed conditional use permit.

Ms. Barbara Evers and Dr. Joseph Evers, applicants, explained the details of their plans for outdoor gatherings, and presented video footage of the property taken from an aerial drone.

Planning Commission members asked the applicants if they were aware of Louisa County's noise ordinance, and if the property had proper access for fire and medical emergency vehicles. Mrs. Evers stated all gatherings would end at 9:45 to abide by the noise ordinance, and the Captain of the fire department visited the property and approved the entrance.

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

Mr. Weaver stated he met the applicants and visited the property and was very impressed with the venue.

On the motion of Mr. Weaver, seconded by Mr. Goodwin, which carried a vote of 6-0, 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 CUP2023-05, Everleigh Vineyards and Brewing Company (JEVERS LLC/ Everleigh LLC), to allow for a special occasion facility with the ability to host outdoor gatherings.

CUP2023-04, Louis Bedell III, Applicant; Terry Godbolt, Owner – Conditional Use Permit Request

Senior Planner, Tom Egeland, presented a request for the issuance of a conditional use permit to allow for marina, recreational vehicle sales and service, and parking facility for outdoor storage uses from the applicant, Louis Bedell III, and the owner, Terry Godbolt. The properties are located on Pleasant Landing Road (Route 1030), and further identified as tax map parcels 47-11-2B, and 47-11-2A, in the Cuckoo Election District. The proposed project would be located next to an existing marina (Pleasant Landing), restaurant (El Gran Patron), boat parking, and boat repair business (Mid- Atlantic Watersports) at parcel 47-11-B2 known as Pleasants Landing.

Chairman Disosway opened the public comment period.

Mr. Torrey Williams, III, the applicant's agent, presented and explained in further detail the applicant's plans for the proposed marina. He provided slides with the site plans showing boat slips, floating jet ski slips, and boat launch ramps, among other slides with detailed information.

Mr. John Working, spoke on behalf of Hugh Joyce from the Cuckoo District in opposition to the proposed project, due to noise.

Mr. Gary Griffith, Mineral District, spoke in support of the proposed project.

Lori Noland, Mineral District, spoke in support of the proposed project.

Mr. Torrey Williams, spoke again explaining the property's use for commercial zoning purposes. He also addressed the Planning Commission members' questions regarding buffers and boat traffic, and stated the project will have a total of forty-three (43) boat slips.

Chairman Disosway noted three (3) emails that were referenced to the Planning Commission email and made part of the public record.

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

Back and forth discussion took place within the Planning Commission and with Mr. Williams, the applicant's agent.

On the motion of Mr. Goodwin, seconded by Mr. Brooks, which carried a vote of 6-0, 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 CUP2023-04, Louis Bedell III, applicant; Terry Godbolt, owner, to allow for a marina, recreational vehicle sales and service, and a parking facility for outdoor storage the following fourteen (14) conditional use permit conditions for the current owner, any successors, assignees, current or future lessee, sub-

lessee, owner, or operator, as follows:

1. Noise. No music or amplified announcements from exterior loudspeakers to page employees or customers at the docks, showroom building, or parking areas shall be played by mechanical device in such a manner that the sound emanating therefrom shall violate any provision of Chapter 51-Noise and any subsequent Louisa County code regarding noise.

2. Lake Anna Water Quality Monitoring. The applicant will provide space under the docks in an area not to exceed 3 x 3 feet for water quality monitoring equipment and allow for access by monitoring staff for installation, operations, and maintenance of the monitoring equipment for Dominion Energy, Virginia Department of Environmental Quality, and Louisa County. The installation of the monitoring equipment shall be reviewed and approved by Dominion Energy. The installation of monitoring equipment will be done solely at the expense of the monitoring agency, in such manner that will not interfere with the operation of the property and business of Owner.

3. Emergency Services Boat Slip. One (1) boat slip and one (1) jet ski slip will be provided for County Emergency Services watercraft use at no cost to the County and marked with appropriate signage so as to not be used/blocked by other watercraft.

4. Vegetative Buffer. The owner shall install a thirty (30)-foot wide staggered evergreen buffer consisting of two rows of giant arborvitae trees on center and alternating to stagger plantings between parcel 47-11-1 and parcel 47-11-2A. The owner shall install a twenty (20)-foot wide staggered evergreen buffer consisting of one row of giant arborvitae trees on center and alternating to stagger plantings between 47-11-B2 and 47-11-1.

5. No Wake. Upon application to and approved by the appropriate review agencies, the owner shall install up to two No Wake Buoys and place adequate signage on site that no wake will be permitted until vessels exiting the facility have entered the main body of Lake Anna.

6. Pyrotechnics. Pyrotechnics, including sparklers, are prohibited.

7. Trash. Any trash pick-up by a commercial provider is limited to Monday through Friday between the hours 8:30AM and 5:00PM.

8. Complaints. The applicant will provide Louisa County and the general public the name of the contact person responsible for the on-site operations, and the email address, and phone number where the contact person may be reached for citizen concerns and complaints to be addressed. At any time, County may request a list of complaints and how they have been addressed by the designated contact person.

9. Lighting. 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 and any subsequent plans/permits to change fixtures or shields.

10. Approvals. Prior to any site work the applicant shall secure all necessary permits and approvals from the Louisa County Community Development Department, the Virginia Department of Transportation (VDOT), Virginia Department of Health (VDH), Dominion Energy, and the Virginia Department of Environmental Quality (VADEQ).

11. Land Disturbance. 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.

12. Watercraft Rentals. The property owner shall incorporate language requiring the safe operation of watercraft into all watercraft rental and watercraft slip lease agreements. Rental Watercraft will have installed technology that will alert the rental company when a speed over 5 MPH has been exceeded within the body of the cove. A log of these incidents will be kept and provided to the County upon request. Rentals that violate the no wake zone will be cancelled by the rental company.

13. Inspection. The Board of Supervisors or their designated representative shall have the right to inspect the site at any reasonable time without prior notice.

14. Violation. Violation of any conditions contained herein shall be grounds for revocation of the Conditional Use Permit.

NEW BUSINESS

None.

DISCUSSION

None.

REPORTS

Senior Planner, Tom Egeland, provided a printed copy of a report from Director Josh Gillespie. He highlighted Community Development will soon host a UVA planning program student for a shadowing day. Tom provided a personnel update, stating permit technician, Savannah Ross, will soon be leaving Community Development, and Kyle Eldridge, Assistant County Attorney, will also be leaving Louisa County. Trainings are ongoing for the department, including erosion and sediment control for Tom Egeland and a few other team members. Director Josh Gillespie has recently presented to the Lake Anna Civic Association on land use and comprehensive planning for Louisa County. Tom Egeland will speak at the Virginia Clean Energy Summit about utility scale solar. Mr. Goodwin requested a resolution to be created for Kyle Eldridge to show appreciation of his service to Louisa County.

ANNOUNCEMENTS AND ADJOURNMENT

On the motion of Mr. Goodwin, seconded by Mr. Dickerson, which carried a vote of 6-0, the Planning Commission voted to adjourn the October 12, 2023, meeting at 8:27 PM.