



**Planning Commission
County of Louisa
Thursday, November 9, 2023
Louisa County Public Meeting Room
7:00 PM**

CALL TO ORDER

Chairman Disosway called the November 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	Remote	7:00 PM
Cyrus Weaver	Commissioner	Absent	
George Goodwin	Commissioner	Present	7:00 PM
John Disosway	Chairman	Present	7:00 PM
Ed Jarvis	Town of Mineral Representative	Absent	
H. Manning Woodward	Vice Chairman	Present	7:00 PM
James Dickerson	Commissioner	Absent	
John J Purcell	Town of Louisa Representative	Present	7:00 PM

Others Present: Josh Gillespie, Director of Community Development; Andy Wade, Director of Economic Development; Dale Mullen of Whiteford, Taylor & Preston LLP; Tom Egeland, Senior Planner; and Deborah Johnson, Administrative Assistant.

INVOCATION

Mr. Goodwin 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 a vote

of 5-0, the Planning Commission voted to approve the agenda of the November 9, 2023, meeting as presented.

APPROVAL OF PLANNING COMMISSION MINUTES

Planning Commission - Regular Meeting October 12, 2023

On the motion of Mr. Goodwin, seconded by Mr. Brooks, which carried a vote of 5-0, the Planning Commission voted to approve the minutes of the October 12, 2023, meeting without 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 the Comprehensive Plan to be reviewed at the December Work Session, and a meeting to be scheduled with Mr. Goodwin and the Ag/Forestry Committee.

PUBLIC HEARINGS

CUP2023-06, Christopher & Katherine Myer, Applicants/Owners - Conditional Use Permit Request

Tom Egeland presented to the Planning Commission the request for the issuance of a conditional use permit to allow an agricultural operation in the Residential General (R-2) zoning district. The property is located on Old Tolersville Road (Route 667), .27 miles east of Zachary Taylor Hwy (Route 522) and is further identified as tax map parcels 43-112, 43-113, 43-115, 43-116, 43-117, in the Mineral Election District. Staff recommends approval of the proposed conditional use permit. Mr. Egeland stated that the staff's professional opinion is that the proposed agricultural operation would not negatively impact the future land use plan nor the growth area. Furthermore, the proposed request supports the County's goal of maintaining the rural agricultural character of the county.

Chairman Disosway opened the public comment period.

Christopher Myer, the applicant, provided details of his plans for the proposed agricultural operation, including the list of conditions. He asked the Planning Commission to change the verbiage in condition number two (2) that states, "The Board of Supervisors or their designed

representative have the right to inspect the site at any reasonable time without prior notice." He asked for the condition to change to be able to provide the Myer family notice of an inspection, or person coming to the property in concern of an accident occurring or livestock escaping.

With no one wishing to speak, Chairman Disosway closed the public comment period. Back and forth discussion took place within the Planning Commission and attorney, Dale Mullen, regarding the applicant's request for verbiage changes to condition two (2) and the use of biosolids on the property.

On the motion of Mr. Disosway, seconded by Mr. Goodwin, 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 CUP2023-06, Christopher and Katherine Myer, to allow for an agricultural operation in the Residential General (R-2) zoning district, with one additional condition that biosolids not be applied to the land, and with a request the applicant and staff work together to change the verbiage to condition number two (2) prior to the Board of Supervisors meeting.

REZ2023-06, GK Structures LLC, Applicant/Owner, Larry Giannasi, Managing Member and Agent - Rezoning Request

Chairman Disosway explained that Commissioner Weaver was unable to attend the meeting and requested that the REZ2023-06 be deferred to the December 14, 2023, Planning Commission meeting. Chairman Disosway further explained that in order to allow persons in attendance the opportunity to be heard, the public hearing would be opened and continued until the December 14, 2023, meeting. The Commission would first hear from staff; however, the applicant's statement would not be heard until December.

Tom Egeland presented to the Planning Commission the request for the rezoning of approximately 21.954 acres from Agricultural (A-1) to Agricultural (A-2) to be divided into seven (7) single family residential lots. The property is located at the intersection of Halls Store Road (Route 612) and Jefferson Highway (Route 33) and is further identified as tax map parcel 73-6-4, in the Jackson Election District.

Chairman Disosway opened the public hearing.

Virginia Robinson, Jackson District, spoke in opposition to the proposed rezoning due to increased traffic, and preserving the rural character of the County. Ms. Robinson described the area as having narrow, country roads, not seemingly designed to handle more and more traffic.

Bruce Courson, Jackson District, spoke in opposition to the proposed rezoning due to increase in traffic and land development. Mr. Courson noted that his farm borders the property and does not want seven additional houses bordering his property. He also referred to the intersection of Route 612 and 33 as dangerous, and difficulty of seeing traffic at the intersection.

Kenneth Rogers, Jackson District, spoke in opposition to the proposed rezoning due to increased traffic and preserving the rural character of the County. Mr. Rogers agreed with the previous speakers, stating his concerns for the increase in traffic and impacts on water, along with maintaining the rural nature of the area.

Glenn Courson, Jackson District, spoke in opposition to the proposed rezoning due to increased traffic. Mr. Courson spoke of his concerns with the speed limit in this area on Route 33, stating

there have been a number of accidents in area. The area is currently rural, would like for it to stay rural.

With no one else wishing to speak, Chairman Disosway continued the public hearing to the December 14, 2023, Planning Commission regular meeting.

NEW BUSINESS

SA2023-02; Amazon Data Services, Applicant, Reb Investment Company LLC, Owners; Review For Conformance - 2040 Louisa County Comprehensive Plan - Public Facilities

Mr. Josh Gillespie presented to the Planning Commission the requested §15.2-2232 determination that the substation facilities, transmission lines, new street connection, and extension of public water and sewer utilities related to a planned Data Center on tax map parcel 30-48 are substantially in accord with Louisa County's 2040 Comprehensive Plan.

Mr. Goodwin mentioned the Technology Overlay District is not in the current Comprehensive Plan, but the committee plans to add it to the 2025 Comprehensive Plan.

On the motion of Mr. Goodwin, seconded by Mr. Brooks, which carried a vote of 4-0-1, with Mr. Quarles abstained, the Planning Commission voted to approve the proposed features as substantially in accord with the adopted Comprehensive Plan for SA2023-02, Amazon Data Services, Applicant, Reb Investment Company LLC, Owners.

SA2023-01; Amazon Data Services, Applicant, Jcm Iii LLC, David & Joalma Hall, Atkins Timber Holdings LLC, Dick Purcell Land Cattle & Timber Corporation, Kathleen Winston Trustee, Owners; Review for Conformance – 2040 Louisa County Comprehensive Plan – Public Facilities

Mr. Josh Gillespie presented to the Planning Commission the requested §15.2-2232 determination that the substation facilities, transmission lines, new streets, new street connection, and extension of public water and sewer utilities related to a planned Data Center on tax map parcels 58-30B, 58-30C, 58-30, 58-11C, 58-32, 70-47, 70-48, 71-1, and 71-3 are substantially in accord with Louisa County's 2040 Comprehensive Plan.

Matt Roberts of Hirschler Law, the applicant's agent, spoke to provide the Planning Commission with clarity on multiple topics including public roadways and the use of diesel generators.

Casey Frazier, of Amazon Web Services, provided information on buildings and generators for the proposed project.

Lee Brock, of Rappahannock Electrical Cooperative, provided information on electricity used for each substation.

Andy Wade, Director of Economic Development, provided information on the studies that were done on water usage to cool the facilities and sewer options.

On the motion of Mr. Goodwin, seconded by Mr. Brooks, which carried a vote of 4-0-1, with Mr. Quarles abstained, the Planning Commission voted to approve the proposed features as substantially in accord with the adopted Comprehensive Plan for SA2023-01; Amazon Data Services, Applicant, Jcm Iii LLC, David & Joalma Hall, Atkins Timber Holdings LLC, Dick Purcell Land Cattle & Timber Corporation, Kathleen Winston Trustee, Owners.

DISCUSSION

None.

REPORTS

Josh Gillespie reported Kurtis Rogers will soon be departing Community Development and provided updates on training within the department.

ANNOUNCEMENTS AND ADJOURNMENT

On the motion of Mr. Brooks, seconded by Mr. Goodwin, which carried a vote of 5-0, the Planning Commission voted to adjourn the November 9, 2023, meeting at 8:54 PM.