



Planning Commission
County of Louisa
Thursday, December 14, 2023
Louisa County Public Meeting Room
7:00 PM

CALL TO ORDER

Chairman Disosway called the December 14, 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	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: Zanas Talley of Whiteford, Taylor & Preston LLP; Tom Egeland, Senior Planner; 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. Weaver, which carried a vote of 7-0, the Planning Commission voted to approve the agenda of the December 14, 2023, meeting after removing item REZ2023-05, CUP2023-10 and SEP2023-03, Matthew Crane, Applicant; Green Spring Two, LLC & Cyndra Flynn Kerley, Owner - Rezoning Request.

APPROVAL OF PLANNING COMMISSION MINUTES

Planning Commission - Regular Meeting - November 9, 2023 7:00 PM

On the motion of Mr. Goodwin, seconded by Mr. Quarles, which carried a vote of 6-0-1, with Mr. Dickerson abstained, the Planning Commission voted to approve the minutes of the November 9, 2023, meeting with changes.

CONSENT AGENDA

None.

PUBLIC ADDRESS

Chairman Disosway opened the public address period.

Vicky Harte, Louisa District, stated information about the Federal Emergency Management Agency (FEMA), the James River Water Authority (JRWA), and the National Flood Insurance Program (NFIP).

Marie Jones, Mineral District, expressed her concerns about the solar project on Peach Grove Rd.

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

UNFINISHED BUSINESS

A meeting with Mr. Goodwin and the representative of the Agricultural and Forestal Rural Preservation Committee to be scheduled as soon as possible.

PUBLIC HEARINGS

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

Mr. Tom Egeland presented to the Planning Commission the request for rezoning parcel 73-6-4 (21.954 acres) from Agricultural (A-1) to Agricultural (A-2), to permit the property to be divided into seven (7) single family residential lots. The property is located in the

southeast quadrant of the intersection of Jefferson Highway (US Route 33) and Halls Store Road (State Route 612), in the Jackson Election District.

Chairman Disosway opened the public hearing and stated this item is a continuation from the November 9, 2023, Planning Commission regular meeting.

Brett Reynolds, Jackson District, spoke in opposition to the proposed project.

Alicia Reynolds, Jackson District, spoke in opposition to the proposed project.

With no other citizens coming forward to speak, Chairman Disosway closed the public hearing.

Back and forth conversation occurred within the Planning Commission regarding the proposed project.

On the motion of Mr. Weaver, seconded by Mr. Dickerson, which carried a vote of 7-0, the Planning Commission denied forwarding a recommendation of approval to the Louisa County Board of Supervisors on the request of REZ2023-06, GK Structures LLC, Applicant/Owner; Larry Giannasi, Managing Member and Agent.

REZ2023-08 and CUP2023-08. Stafford Contracting LLC. Applicant. Christian Ellis. Owner; – Proffer Amendment and Conditional Use Permit Request

Tom Egeland presented to the Planning Commission the rezoning request REZ2023-08 for a proffer amendment and conditional use permit request CUP2023-08 to allow the use of contractors' offices and shops on parcel 30-18-4 currently zoned Light Commercial (C-1), totaling 1.1205 acres. The property is located on Kentucky Springs Road (Route 652) in the Cuckoo Election District.

Mr. Christian Ellis, the owner of the property, made a presentation stating the proposed project's purpose and development details, including storage, parking, and buffers around the property.

With no citizen coming forward to speak at the hearing, Chairman Disosway closed the public hearing.

The Planning Commission members asked questions of the applicant regarding the shared driveway agreements, the abandoned well and septic system on the property, uses of the proposed rezoning, and the location of construction vehicles used in the business.

On the motion of Mr. Goodwin, seconded by Mr. Quarles, 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 rezoning request of REZ2023-08, to allow for a proffer amendment, and CUP2023-08 to allow the issuance of a conditional use permit for the

construction of contractors' offices and shops, Stafford Contracting LLC, Applicant, Christian Ellis, Owner, with the condition there will be no exterior storage of vehicles, equipment, or materials (outside the building).

REZ2023-05, CUP2023-10 and SEP2023-03, Matthew Crane, Applicant; Green Spring Two, LLC & Cyndra Flynn Kerley, Owner – Rezoning Request

Item was removed from agenda.

SA2023-03 and CUP2023-09 County of Louisa, c/o Chris Coon, Deputy County Administrator, Applicant; Louisa County Board of Supervisors, Owners: - Substantial Accord - 15.2-2232 Review- Conformance with the Comprehensive Plan of a planned Public Facility (Civic Use) and a Conditional Use Permit Request

Mr. Chris Coon made a presentation on application CUP2023-09, the request of an issuance of a conditional use permit for Civic Use to allow construction of multipurpose publicly owned buildings and to permit future expansion of existing uses, structures and facilities on-site. The application also includes SA2023-03, a request to review the proposed new construction project in conformance with the 2040 Louisa County Comprehensive Plan.

Chairman Disosway opened the public hearing.

With no citizen coming forward to speak, Chairman Disosway closed the public hearing.

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 finding the project to be in conformance of the Comprehensive Plan for SA2023-03, County of Louisa, c/o Chris Coon, Deputy County Administrator, Applicant, Louisa County Board of Supervisors, Owners.

On the motion of Mr. Goodwin, seconded by Mr. Quarles, 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 the issuance of a conditional use permit for CUP2023-09, County of Louisa, c/o Chris Coon, Deputy County Administrator, Applicant, Louisa County Board of Supervisors, Owners to allow construction of multipurpose publicly owned buildings and to permit future expansion of existing uses, structures and facilities.

NEW BUSINESS

None.

DISCUSSION

Comprehensive Plan Amendments

Mr. Tom Egeland provided information on amendments to the Comprehensive Plan. Planning Commission members asked Mr. Egeland questions and discussed the pending discussions of Comprehensive Plan updates.

REPORTS

None.

ANNOUNCEMENTS AND ADJOURNMENT

Mr. Woodward made a statement on the occasion of his last meeting with the Planning Commission as a Commission member.

On the motion of Mr. Weaver, seconded by Mr. Goodwin, which carried a vote of 7-0, the Planning Commission voted to adjourn the December 14, 2023, meeting at 7:59 PM.