



Planning Commission
County of Louisa
Thursday, January 11, 2024
Louisa County Public Meeting Room
7:00 PM

CALL TO ORDER

Planning Commission Secretary Josh Gillespie (Director of Community Development) called the January 11, 2024, regular meeting of the Louisa County Planning Commission to order at 7:00 p.m.

ELECTION OF CHAIRMAN

Secretary Gillespie opened the floor for nominations for Chairman. Mr. Quarles nominated Mr. Disosway, seconded by Mr. Goodwin. There being no other nominations for Chairman, Mr. Goodwin made a motion to close the nominations. There being no other nominations for Chairman, Secretary Gillespie closed the nominations.

On the motion of Mr. Quarles, seconded by Mr. Goodwin, which carried a vote of 7-0, the Commission elected Mr. John Disosway Chairman.

ELECTION OF VICE CHAIRMAN

Chairman Disosway opened the floor for nominations for Vice Chairman. Mr. Goodwin nominated Mr. Dickerson, seconded by Mr. Brooks. There being no other nominations for Vice Chairman, Mr. Disosway closed the nominations.

On the motion of Mr. Goodwin, seconded by Mr. Brooks, which carried a vote of 7-0, the Commission elected Mr. James Dickerson Vice Chairman.

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	
Matthew Kersey, Jr.	Commissioner	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 and Planning Commission Secretary; Chris Coon, Deputy County Administrator; Dale Mullen of Whiteford, Taylor & Preston LLP, County Attorney and Planning Commission Parliamentarian; Tom Egeland, Senior Planner; and Deborah Johnson, Administrative Assistant.

INVOCATION

Mr. Dickerson led the invocation.

PLEDGE OF ALLEGIANCE

Mr. Quarles led the Pledge of Allegiance.

APPROVAL OF AGENDA

On the motion of Mr. Goodwin, seconded by Mr. Brooks, which carried a vote of 7-0, the Planning Commission voted to approve the agenda of the January 11, 2024, meeting after deferring item LDR 2023-04; Proposed Amendments to Chapter 86. Land Development Regulations; Article IV. Supplementary Regulations, Division 4. Lake Anna Shoreline Use and Design Standards and Article II. Zoning Ordinance and Maps, Division 5. Growth Area Overlay Standards, Section 86-124. Site design and architectural guidelines.

APPROVAL OF PLANNING COMMISSION MINUTES

Planning Commission - Regular Meeting - December 14, 2023 7:00 PM

On the motion of Mr. Brooks, seconded by Mr. Weaver, which carried a vote of 7-0, the Planning Commission voted to approve the minutes of the December 14, 2023, meeting without changes.

CONSENT AGENDA

None.

PUBLIC ADDRESS

Chairman Disosway opened the public address period.

Ms. Gloria Pope, Patrick Henry District, expressed her concerns about the limited recreational activities available to Louisa County residents in the evenings and on weekends. She suggested the need for larger facilities and longer hours of operation for citizens to exercise and play sports.

Ms. Jane Gallagher, Mineral District, spoke in support of a larger multipurpose facility for Louisa Parks and Recreation to allow citizens to play sports, including pickleball, without long wait times.

Ms. Jill Schumacher, Mineral District, spoke in support of a larger multipurpose facility for Louisa

Parks and Recreation to allow citizens to play pickleball in the evenings and weekends.
Mr. Martin McDonnell, Cuckoo District, spoke in support of a larger facility to allow the ability for pickleball players to play at different levels without long wait times.

Ms. Royanne Bailey, Scottsville, VA, shared thoughts, and concerns regarding the Ferncliff Growth Area in relation to the Louisa County 2040 Comprehensive Plan.

Mr. Edwin Bailey, Scottsville, VA, shared thoughts regarding the Ferncliff Business Park in relation to the Louisa County 2040 Comprehensive Plan.

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

UNFINISHED BUSINESS

A meeting took place with Mr. Goodwin, Supervisor Williams (Jackson), representing the Agricultural and Forestal Rural Preservation Committee, and Director Gillespie regarding zoning and a review of each of the thirteen (13) Agricultural and Forestal Districts in Louisa County. Upon close evaluation, Mr. Goodwin and Supervisor Williams determined no further action was warranted in the main related to non-residential zoning of parcels in the districts, with the exception of one (1) parcel, which staff will research further for inclusion or removal from the district.

PUBLIC HEARINGS

REZ2023-07 Essex Concrete Corporation, Applicants: KFP1 LLC, Owners; Rezoning Request

Mr. Tom Egeland presented to the Planning Commission the request for rezoning parcel 67-2-C (14.59 acres), parcel 67-2-B (13.22 acres), and parcel 67-2-A (11.51 acres) from General Commercial Growth Area Overlay District (C-2 (GAOD) to Industrial General Growth Area Overlay District (I-2 GAOD), to allow the establishment and operation of a concrete manufacturing facility. The application was submitted by applicant Essex Concrete, owner KFP1, LLC and the applicant's agent, Torrey Williams, III, Esq. Mr. Egeland provided the rezoning history of the two parcels and added after the neighborhood meeting, the applicant requested to add the entirety of parcel 67-2-B and parcel 67-2-A. He stated staff received concerns from individuals in the Ferncliff area that included water usage, noise levels, hours of operation, dust, storm water runoff, and height of the facility. As a result of the concerns from citizens over the past few days, staff is hesitant to continue recommending approval of the proposed rezoning from C-2 GAOD to I-2 GAOD of parcel 67-2-C to operate a concrete plant, until more information is provided by the applicant's agent to address the citizen and staff concerns.

Chairman Disosway opened the public hearing.

Mr. Torrey Williams, applicant's agent, made a presentation stating the proposed concrete manufacturing facility purpose and development details. He stated the reasoning for the rezoning request and addressed the concerns of citizens and staff mentioned by staff. Mr. Williams presented slides illustrating traffic impacts, water usage, and a list of the industrial uses the applicant proposes to use.

Mr. Edwin Bailey, Scottsville, VA, spoke in opposition to the proposed concrete manufacturing facility.

Ms. Royanne Bailey, Scottsville, VA, spoke in opposition to the proposed concrete manufacturing facility.

Ms. Heidi Shalloway, Patrick Henry District, spoke in opposition to the proposed concrete manufacturing facility.

Mr. Williams spoke once again to address the concerns and complaints of the above individuals.

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

Back and forth discussion took place within the Planning Commission, Mr. Egeland, and Mr. Williams regarding water sources and usage, hours of operation, and other items.

The Planning Commission took a brief recess at 8:47 p.m. Chairman Disosway called the meeting back to order at 9:05 p.m.

Mr. Egeland provided an updated proffer statement to the Planning Commission. Back and forth discussion took place within the Planning Commission, Mr. Egeland, and Mr. Williams.

On the motion of Mr. Quarles, seconded by Mr. Weaver, 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 rezoning request REZ2023-07, Essex Concrete Corporation, Applicants; and KFP1 LLC, Owners.

LDR 2023-04; Proposed Amendments to Chapter 86. Land Development Regulations; Article IV. Supplementary Regulations, Division 4. Lake Anna Shoreline Use and Design Standards and Article II. Zoning Ordinance and Maps, Division 5. Growth Area Overlay Standards, Section 86-124. Site design and architectural guidelines.

Deferred.

CPA2024-01 Add a Public Facilities Section to the Adopted Comprehensive Plan (2040 Plan)

Mr. Chris Coon, Deputy County Administrator, presented an update to the public facilities section of the adopted 2040 Comprehensive Plan.

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

Back and forth discussion took place between the Planning Commission and Mr. Coon.

On the motion of Mr. Goodwin, seconded by Mr. Dickerson, 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 CPA2024-01, Add a Public Facilities Section to the Adopted Comprehensive Plan (2040 Plan), as presented.

NEW BUSINESS

Chairman Disosway reminded the Planning Commissioners to complete their 2024 Disclosure forms by February 1, 2024.

DISCUSSION

New member, Mr. Kersey, of the Louisa District, was acknowledged by the Planning Commission. A resolution was proposed to recognize former member, Mr. Manning Woodward.

REPORTS

Director Gillespie acknowledged the new Commissioner, Mr. Kersey, and provided information on training and education. He also reported updates on development projects within the county, upcoming amendments to the 2040 Comprehensive Plan and shoreline development policy changes. Mr. Gillespie stated he would like to work with Chairman Disosway to produce an annual report. He also stated Planning and Zoning software is in the process of being developed.

ANNOUNCEMENTS AND ADJOURNMENT

On the motion of Mr. Goodwin, seconded by Mr. Brooks, which carried a vote of 7-0, the Planning Commission voted to adjourn the January 11, 2024, meeting at 9:38 PM.

