



**Planning Commission
County of Louisa
Thursday, March 14, 2024
Louisa County Public Meeting Room
7:00 PM**

CALL TO ORDER

Chairman Disosway called the March 14, 2024, 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	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
Matthew Kersey, Jr.	Commissioner	Present	7:00 PM
James Dickerson	Vice Chairman	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; Tom Egeland, Senior Planner; Renee Mawyer, Associate Planner; and Deborah Johnson, Administrative Assistant.

INVOCATION

Mr. Dickerson led the invocation.

PLEDGE OF ALLEGIANCE

Mr. Brooks led the Pledge of Allegiance.

APPROVAL OF AGENDA

On the motion of Mr. Kersey, seconded by Mr. Weaver, which carried a vote of 6-0-1, with Mr. Brooks abstained, the Planning Commission voted to approve the agenda of the March 14, 2024, meeting after moving the Resolution Recognizing Manning Woodward III item to after the Approval of Planning Commission Minutes.

APPROVAL OF PLANNING COMMISSION MINUTES

Planning Commission - Regular Meeting – February 8, 2024 7:00 PM

On the motion of Mr. Dickerson, seconded by Mr. Weaver, which carried a vote of 6-0-1, with Mr. Brooks abstained, the Planning Commission voted to approve the minutes of the February 8, 2024, 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

Chairman Disosway stated there was a report during the Work Session on Focus Areas and Gateways, which will be an ongoing effort with the Planning Commission and staff.

PUBLIC HEARINGS

REZ2024-01 & CUP2024-01 Louisa Heights LLC, Applicants/Owners – Rezoning and Conditional Use Permit Request

Mr. Tom Egeland presented the rezoning and conditional use permit request for Louisa Heights, LLC. He explained the applicant's request to rezone approximately 3.14 acres from Industrial General (I-2) to Industrial Limited (I-1) with a conditional use permit to allow for the establishment of a mini-warehouse, and parking facility. He provided analysis on the Public Facilities Plan, the recently adopted amendment to the 2040 Comprehensive Plan. The applicant provided an updated concept plan after the staff packet was published, which Mr. Egeland included with his presentation along with an updated proffer letter. Lastly, he stated staff recommends approval of both the rezoning and conditional use permit requests with eight (8) conditions detailed in the packet.

Chairman Disosway opened the public comment period.

Mr. Gary Deal, applicant, requested a deferral to allow the applicant to solicit the approval of the application by the Louisa County Industrial Development Authority ("IDA") who has management of land use controls of the parcel.

Mr. Marvin Hinchey, engineer of the project, provided information of the concept plan for the proposed development.

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

On the motion of Mr. Kersey, seconded by Mr. Goodwin, which carried a vote of 7-0, the Planning Commission voted to defer action on REZ2024-01 and CUP2024-01 to allow the applicant to solicit the approval of the application by the Louisa County Industrial Development Authority (“IDA”) who has management of land use controls in place for the park known as “Air Park West.”

**CUP2023-07 BW Solar, Applicant; Dustin and Megan Madison, Owners–
Conditional Use Permit Request**

Mr. Tom Egeland presented to the Planning Commission CUP 2023-07, BW Solar Holding Inc., Applicant; Dustin Madison & Megan Madison, Owners; request of a conditional use permit to allow for a solar generation facility, utility-scale in the Agricultural (A-1) zoning district, in accordance with Louisa County Code Section 86-136 - Permitted uses with a conditional use permit of Chapter 86 Land Development Regulations. The request is for 60 acres of a 132.277-acre parcel for a utility-scale solar generating facility producing up to 5 Megawatts of alternating current (MWac). Mr. Egeland provided information on the property’s current zoning, concept plan, buffers, and results of the Neighborhood Meetings held for the proposed project.

Chairman Disosway opened the public comment period.

Ms. Bridgette Kelly, applicant and representative of BW Solar Holding Inc., requested the option to defer the item to the following Planning Commission meeting to give Commissioners sufficient time to review the information before voting, since the staff packet was provided only a few days prior to the meeting. Ms. Kelly then presented a slide show containing details of the proposed project.

Mr. Garnie Horne, Mineral District, spoke in opposition of the proposed solar project.

Mr. Brian Coleman, Louisa District, spoke in opposition of the proposed solar project.

Ms. Cary Wilson, Louisa District, spoke in opposition of the proposed solar project.

Ms. Anna Anderson, Mineral District, spoke in opposition of the proposed solar project.

Mr. Ken Ingersol, Mineral District, spoke in opposition of the proposed solar project.

Ms. Robin Horne, Mineral District, spoke in opposition of the proposed solar project.

Ms. Marie Jones, Mineral District, spoke in opposition of the proposed solar project.

Mr. Joe Cunningham, Mineral District, spoke in opposition of the proposed solar project.

Mr. Ben Outland, Mineral District, spoke in opposition of the proposed solar project.

Ms. Linda Collins, Mineral District, spoke in opposition of the proposed solar project.

Mr. Dustin Madison, property owner, spoke to the Planning Commission addressing the main concerns that were heard from the public including erosion and sediment control and runoff. He

stated that the project includes installing filter strips along the ditch line to control runoff, and the erosion and sediment control plans are in place after the project is approved.

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

Chairman Disosway asked the representatives from BW Solar Holding Inc. to address questions that the Planning Commission asked during the Work Session.

Mr. Lance Pippin, Director of Engineering with BW Solar, addressed the question from Mr. Brooks about the amount of possible discharge (runoff) at the project site. Two engineers from BW Solar provided further details about the project's plan regarding erosion and sediment control that was included in the staff packet. Back and forth discussion took place between the Planning Commission, representatives of BW Solar, and the property owner addressing questions about runoff, setbacks to the surrounding power lines, pollinators, and access to the project.

Chairman Disosway announced the citizen letters that were received for the proposed project and put into record for the meeting.

On the motion of Mr. Disosway, seconded by Mr. Goodwin, which carried a vote of 6-1, with Mr. Quarles voting against, the Planning Commission voted to defer CUP2023-07 to allow the applicant to make amendments to the application in response to questions from the Commission.

NEW BUSINESS

A Resolution Recognizing Manning Woodward III for His Service as Planning Commission Member for the Louisa District

The agenda was changed, and this item was moved to the first item of business after Approval of Minutes. Chairman Disosway presented Mr. Manning Woodward III with a resolution recognizing his 4-year service as a Planning Commission member.

Review and Renewal - Beaverdam Creek Agricultural and Forestal District

Mr. Tom Egeland presented details of the review and renewal of the Beaverdam Creek Agricultural and Forestal District, scheduled to expire on April 14, 2024. He stated information about the content of the letter that staff sent to the property owners of the district, and staff received no responses. Mr. Egeland also explained the process of a parcel being removed from an agricultural and forestal district within Louisa County.

Mr. Dustin Madison, a representative of the Agricultural and Forestal District Committee, addressed the Planning Commission stating that the property owners that are in agricultural and forestal districts find a lot of value in being a member of them, which is addressed at their meetings.

Mr. Dickerson stated he recently attended an Agricultural and Forestal District meeting with Mr. Gillespie and received a great deal of information regarding the districts.

On the motion of Mr. Dickerson, seconded by Mr. Goodwin, which carried a vote of 7-0, the Planning Commission voted to forward a recommendation of approval to the Louisa County Board of Supervisors to renew the Beaverdam Creek Agricultural and Forestal District for an additional ten-year period to expire on April 18, 2034.

DISCUSSION

None.

REPORTS

Director Gillespie introduced new team member Renee Mawyer, Associate Planner for the Community Development department. He also discussed the department's approach toward developing the Community Development team's working knowledge of people, places, policies, process, and projects.

ANNOUNCEMENTS AND ADJOURNMENT

On the motion of Mr. Weaver, seconded by Mr. Goodwin, which carried a vote of 7-0, the Planning Commission voted to adjourn the March 14, 2024, meeting at 9:20 PM.