



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

CALL TO ORDER

Chairman Disosway called the April 11, 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	Absent	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; Zanas Talley of Whiteford, Taylor & Preston LLP, County Attorney and Planning Commission Parliamentarian; and Deborah Johnson, Administrative Assistant.

INVOCATION

Mr. Dickerson led the invocation.

PLEDGE OF ALLEGIANCE

Mr. Goodwin led the Pledge of Allegiance.

APPROVAL OF AGENDA

On the motion of Mr. Brooks, seconded by Mr. Weaver, which carried a vote of 6-0, the Planning Commission voted to approve the agenda of the April 11, 2024, meeting as presented.

APPROVAL OF PLANNING COMMISSION MINUTES

Planning Commission - Regular Meeting – March 14, 2024 7:00 PM

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

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

Mr. Tom Egeland provided updates of 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. The item was previously on the March 14, 2024, Planning Commission agenda. The applicant requested a deferral to be able to meet with the Louisa County Industrial Development Authority (IDA) to receive confirmation that the project meets IDA covenants and restrictions. The applicant met with the IDA and received approval for the proposed project. Lastly, he stated staff recommends approval of both the rezoning and conditional use permit requests with conditions detailed in the packet.

The public comment period was opened and closed at the March 14, 2024, Planning Commission regular meeting.

Mr. Goodwin expressed his concerns with approving applications that have other uses listed in the conditions that do not pertain to the proposed project.

On the motion of Mr. Kersey, seconded by Mr. Brooks, which carried a vote of 4-2, with Mr. Dickerson and Mr. Goodwin voting against, the Planning Commission voted to forward a recommendation of approval to the Louisa County Board of Supervisors on the rezoning request REZ2024-01, and conditional use permit request CUP2024-01, Louisa Heights LLC, Applicants/Owners.

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

Mr. Tom Egeland provided updates to the Planning Commission for 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). The item was previously on the March 14, 2024, Planning Commission agenda, but was deferred to allow the applicant to make amendments to the application in response to questions from the Commission.

The public comment period was opened and closed at the March 14, 2024, Planning Commission regular meeting.

Chairman Disosway asked the applicant for clarification on plans for the grass stabilization.

Mr. Dustin Madison, applicant, provided details on the grass stabilization plans. He also provided information on new ideas that would exceed DEQ's standard requirements, including wireless Verizon cameras posted at the project site.

On the motion of Mr. Disosway, seconded by Mr. Weaver, which carried a vote of 6-0, the Planning Commission denied forwarding a recommendation of approval to the Louisa County Board of Supervisors on the conditional use permit request CUP2023-07, BW Solar Holding Inc., Applicant, Dustin Madison & Megan Madison, Owners.

PUBLIC HEARINGS

**REZ2024-02 Lake Anna Storage LLC, Applicant/Owner; Doug Barmoy, Agent
– Proffered Rezoning Request**

Mr. Tom Egeland presented to the Planning Commission the rezoning request submitted by Lake Anna Storage LLC, Applicant/Owner, and Doug Barmoy, agent. The applicant requests to rezone approximately 7.714 acres from General Agricultural (A-2 GAOD) to Commercial General Growth Area Overlay District (C-2 GAOD). The proposed project's property is located on Chopping Road (Route 623), approximately 0.13 miles southwest of Zachary Taylor Hwy (State Route 522), and is further identified as tax map parcel 28-106, in the Mineral Election District. Mr. Egeland stated staff recommends approval of the proposed project with the provided proffers dated March 6, 2024. Staff recommends that the bulk of the landscaping required by Section 86-124 be located along Chopping Road.

Chairman Disosway opened the public comment period.

Mr. Doug Barmoy, agent, gave a brief presentation that included slides with site photographs, landscape and buffering information, and the proffer statement that included permitted uses.

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

Mr. Goodwin asked if the applicant would be able to proffer out the list of uses that do not apply

to the proposed project. Back and forth discussion took place within the Planning Commission and the applicants regarding which uses they are willing to proffer out. Chairman Disosway requested if the applicant would be willing to add a proffer that states the applicant would have to return to the Planning Commission for any future uses other than what is listed in the current project.

The Planning Commission took a thirteen (13) minute recess to provide time for the applicant and staff to amend the proffers. The meeting resumed at 8:15 PM.

Mr. Egeland stated the applicant has removed four (4) uses from their proffer statement that includes Business or Trade School, Commercial Indoor Amusement, Financial Institution, and Private School. The applicant added a proffer that states “Any project for a use other than Parking Facility and Recreation Vehicle Sales and Service (and all associated services) shall be presented to the Planning Commission for review and comment prior to the application and submittal to the Zoning Administrator”. Back and forth discussion took place between the Planning Commission, staff, and the applicant regarding details in the proffer statement.

On the motion of Mr. Disosway, 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 rezoning request REZ2024-02, Lake Anna Storage LLC, Applicant/Owner; Doug Barmoy, Agent.

NEW BUSINESS

None.

DISCUSSION

None.

REPORTS

Director Gillespie announced his resignation as director of Community Development, his final day is scheduled for April 26, 2024. 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. Goodwin, seconded by Mr. Brooks, which carried a vote of 6-0, the Planning Commission voted to adjourn the April 11, 2024, meeting at 8:44 PM.