



**Planning Commission
County of Louisa
Thursday, May 9, 2024
Louisa County Public Meeting Room
7:00 PM**

CALL TO ORDER

Chairman Disosway called the May 9, 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	
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: Chris Coon, Deputy County Administrator; Tom Egeland, Senior Planner; Zanas Talley of Whiteford, Taylor & Preston LLP, County Attorney and Planning Commission Parliamentarian; Renee Mawyer, Associate Planner; 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. Goodwin, seconded by Mr. Weaver, which carried a vote of 6-0, the Planning Commission voted to approve the agenda of the May 9, 2024, meeting as presented.

APPROVAL OF PLANNING COMMISSION MINUTES

Planning Commission - Regular Meeting – April 11, 2024 7:00 PM

On the motion of Mr. Goodwin, seconded by Mr. Brooks, which carried a vote of 6-0, the Planning Commission voted to approve the minutes of the April 11, 2024, meeting with changes.

CONSENT AGENDA

None.

PUBLIC ADDRESS

Chairman Disosway opened the public address period.

Mr. William Hicks, Mountain Road District, spoke in opposition of Love's Truck Stop coming to Louisa County.

Mr. Nathan Seaborn, Mountain Road District, spoke in opposition of Love's Truck Stop coming to Louisa County.

Mr. John Thomas, Mountain Road District, spoke in opposition of Love's Truck Stop coming to Louisa County.

Ms. Elaine Taylor, Mountain Road District, spoke in opposition of Love's Truck Stop coming to Louisa County.

Ms. Genia Newcomb, Jackson District, spoke in opposition of Love's Truck Stop coming to Louisa County.

Mr. James Neufer, Mountain Road District, spoke in opposition of Love's Truck Stop coming to Louisa County.

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

UNFINISHED BUSINESS

Chairman Disosway stated small area plans, gateway plans, and transportation plans will be revisited to the Planning Commission in the next month or so, also proffers with rezonings.

PUBLIC HEARINGS

LDR 2024-02 Utility-scale Solar Energy Generation - Total land area

Mr. Chris Coon presented to the Planning Commission the request to amend the restriction on the total amount of the County acreage approved for utility scale solar generation facilities from three

(3) percent to two (2) percent. The request is from the Louisa County Board of Supervisors Solar Committee. He provided the amounts of acreage that have been approved by the Louisa County Board of Supervisors, also solar projects that have applications submitted to the County.

Chairman Disosway opened the public comment period.

Mr. Dudley Delbridge, Jackson District, liaison for a solar company, provided information on the benefits of solar projects, and spoke in opposition of lowering the solar cap in Louisa County.

Skylar Zunk, representative from Energy Right, provided information on the benefits of solar projects, and spoke in opposition of lowering the solar cap in Louisa County.

Christopher Moses, Green Springs District, spoke in opposition of lowering the solar cap in Louisa County.

John Alexander, Louisa District, spoke in opposition of lowering the solar cap in Louisa County.

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

Mr. Brooks commented he supports the existing ordinance in place and is opposed to lowering the solar cap. Back and forth discussion took place within the Planning Commission and staff.

On the motion of Mr. Brooks, seconded by Mr. Weaver, to forward a recommendation of denial, with Mr. Disosway, Mr. Goodwin, and Mr. Kersey voting against, which carried a tie vote of 3-3, the Planning Commission will forward LDR 2024-02 Utility-scale Solar Energy Generation - Total land area, with no recommendation to the Louisa County Board of Supervisors.

LDR 2024-03 Zoning Districts - Uses and use matrix

Mr. Chris Coon gave a brief presentation to the Planning Commission on the proposed amendments to the Louisa County Code, Chapter 86. Land Development Regulations – Existing Defined Uses: Use Matrix; District, Permitted and Conditional Uses.

Chairman Disosway opened the public comment period.

Mr. James Neufer, Mountain Road District, spoke in opposition of changes to the matrix.

Ms. Amanda Mawyer, Gum Spring resident, spoke in opposition of changes to the matrix.

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

Back and forth discussion took place within the Planning Commission and staff.

On the motion of Mr. Goodwin, seconded by Mr. Brooks, which carried a vote of 5-1, with Mr. Kersey voting against, the Planning Commission voted to forward a recommendation of approval to the Louisa County Board of Supervisors on the defined use of “Truck Stop” only, no action was taken on the remaining list of defined uses in LDR 2024-03 Zoning Districts – Uses and use matrix.

NEW BUSINESS

None.

DISCUSSION

None.

REPORTS

None.

ANNOUNCEMENTS AND ADJOURNMENT

On the motion of Mr. Goodwin, seconded by Mr. Weaver, which carried a vote of 6-0, the Planning Commission voted to adjourn the May 9, 2024, meeting at 7:55 PM.