



**Planning Commission
County of Louisa
Thursday, June 13, 2024
Louisa County Public Meeting Room
7:00 PM**

CALL TO ORDER

Chairman Disosway called the June 13, 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	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	Vice Chairman	Present	7:00 PM
John J Purcell	Town of Louisa Representative	Absent	

Others Present: Chris Coon, Deputy County Administrator; Linda Buckler, Director of Community Development; Tom Egeland, Deputy Director of Community Development; 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 7-0, the Planning Commission voted to approve the agenda of the June 13, 2024, meeting as presented.

APPROVAL OF PLANNING COMMISSION MINUTES

Planning Commission - Regular Meeting – May 9, 2024 7:00 PM

On the motion of Mr. Goodwin, seconded by Mr. Kersey, which carried a vote of 7-0, the Planning Commission voted to approve the minutes of the May 9, 2024, meeting without changes.

CONSENT AGENDA

None.

PUBLIC ADDRESS

Chairman Disosway opened the public address period.

Chairman Disosway read an email submitted by Jennifer Perkins, from the Green Springs District, that stated she is in support of the aquatic facility upgrade.

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 upcoming months.

PUBLIC HEARINGS

CUP2024-02 Virginia Electric and Power Company, Applicant/Owner; David Tomlinson, Agent – Conditional Use Permit Request

Tom Egeland presented the revision and renewal request of conditional use permit, CUP2017-11, submitted by Virginia Electric and Power Company, to allow for the continued operation of an existing spent nuclear fuel storage facility. The North Anna Nuclear Power Plant is located at the end of Haley Drive (Route 700), approximately one mile north of the intersection of Kentucky Springs Road (Route 652) and is further identified as tax map parcel(s) 30-90 and 30-91, in the Cuckoo Election District. A neighborhood meeting was held May 8, 2024, at which no citizens attended. Mr. Egeland stated that staff recommends approval of the proposed conditional use permit renewal.

Sarah Marshall, representative of Virginia Electric and Power Company, provided information that included the core operational segments of the electric utility. She also gave details on the revisions and updates requested from the applicant.

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 Ms. Marshall regarding the company's projected amount of spent fuel and how it will be stored.

Mr. Kersey recalled when the County sued Dominion over the spent fuel issue over 40 years ago, and the issue still had not been resolved. He encouraged members to write to Congress legislators asking them to do something.

Mr. Goodwin made a motion to approve the conditional use permit request, including a recommendation that the Louisa County Board of Supervisors take an official position to Washington representatives on the issue of interim and national storage.

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 conditional use permit request CUP2024-02 Virginia Electric and Power Company, Applicant/Owner, David Tomlinson, Agent.

CUP2024-03; County of Louisa, Applicant; Chris Coon, Deputy County Administrator/Agent: Holly Grove Volunteer Fire Department, Owner – Substantial Accord - 15.2-2232 Review-Conformance with the Comprehensive Plan of a planned Public Facility (Civic Use) and a Conditional Use Permit Request

Tom Egeland presented a request submitted by Louisa County for a conditional use permit to allow for a civic use and a wireless communication facility, also a request to find the project in substantial accord with the Comprehensive Plan. The property is currently used as the Holly Grove Volunteer Fire Department. He added staff recommends approval of the project with the fourteen conditions listed in the staff packet.

Chairman Disosway opened the public comment period.

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

On the motion of Mr. Brooks, seconded by Mr. Weaver, 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 CUP2024-03; County of Louisa, Applicant; Chris Coon, Deputy County Administrator/Agent: Holly Grove Volunteer Fire Department, Owner.

On the motion of Mr. Brooks, seconded by Mr. Weaver, 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 CUP2024-03; County of Louisa, Applicant; Chris Coon, Deputy County Administrator/Agent: Holly Grove Volunteer Fire Department, Owner.

ORD2024-03 Proposed Amendments to Chapter 86 Land Development Regulations - Division 2, Article VII. Agricultural and Forestal Districts – Review Request for Parcel Withdrawal – Gold Mine Creek Agricultural and Forestal District

Renee Mawyer presented the proposed request to allow a parcel of land to withdraw from the Gold Mine Creek Agricultural and Forestal District. William Carson Coleman submitted an application to remove a maximum of ten (10) acres of tax map parcel 15-28 from Gold Mine Creek AFD to complete a division of the property for his son. The remaining sixty-five (65) acres would remain in

the AFD. At a meeting held May 22, 2024, the Agricultural Forestal Rural Preservation Committee acknowledged that recommending approval of this request appeared in conflict with the intent of the Agricultural and Forestal Districts and Comprehensive Plan. However, in their discussion, the committee recognized the Coleman's owned the majority of the acreage in the Gold Mine Creek AFD, they were generational farmers, the son works on the farm, they would continue to farm the subject property, and agreed to remove only the portion to be deeded to their son keeping the remaining sixty-five (65) acres in the district.

Chairman Disosway opened the public comment period.

The applicant, Mr. William Coleman, explained his family's reasoning for the proposed request.

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

On the motion of Mr. Disosway, seconded by Mr. Kersey, 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 request of ORD2024-03, to remove a portion of tax map parcel 15-28 from the Gold Mine Creek Agricultural and Forestal District.

ORD2024-04; Proposed Amendments to Chapter 86. Land Development Regulations - Technology Overlay District (TOD) – Section 86-333, Permitted uses – generally, and Section 86-334. Accessory uses

Chris Coon presented the proposed amendments to the Technology Overlay District (TOD) which included removing the permitted uses and requiring conditional use permit for items in the TOD, as well as removing three (3) assemblages known as "Gum Spring," "Shannon Hill," and "Fisher Chewning." After staff had spoken with owners of the parcels proposed to be removed, several requests were made to allow some properties to remain in the TOD. A list of those tax map parcels was provided in the staff packet.

Chairman Disosway opened the public comment period.

Chairman Disosway read an email submitted by Elaine Taylor, from the Mountain Road District, that stated she supports removing the Gum Spring TOD site due to the lack of water source in that area.

Ms. Naomi Luehrmann, Louisa District, expressed her concerns about the limited water source around the Shannon Hill TOD site.

Mr. David Cassidy, Shannon Hill District, expressed his concern with the water quality from the TOD sites.

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

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

On the motion of Mr. Goodwin, seconded by Mr. Dickerson, which carried a vote of 6-1, with Mr. Kersey voting against, the Planning Commission voted to forward a recommendation of approval to the Louisa County Board of Supervisors on request of ORD2024-04, with revisions made to the amendment.

ORD2024-05 Proposed Amendments to Chapter 86 Land Development Regulations - Division 2, Article VII. Agricultural and Forestal Districts – Removal the Inez Agricultural and Forestal District

Renee Mawyer presented the proposed amendment to remove the Inez Agricultural and Forestal District due to insufficient acreage remaining to meet the core requirements after a district property owner requested to be removed from the Inez AFD. The Inez Agricultural and Forestal District encompassed approximately 377.48 acres, made up of eight (8) parcels. A response was received on five (5) parcels, all five (5) requesting that the parcels be removed from the district. A late response was received on the remaining three (3) parcels to be kept in the district. Removal of these five parcels will disqualify this district from meeting the core requirement of 200 acres in one parcel or contiguous parcels for district establishment and existence. Therefore, the resulting action is the non-renewal of the Inez Agricultural and Forestal District. Staff contacted the property owner who requested to remain in the district, about applying for an addition to the next closest district (Shelton's Mill). The owner expressed an interest but requested additional time to explore this option.

Chairman Disosway opened the public comment period.

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

On the motion of Mr. Brooks, seconded by Mr. Weaver, 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 request of ORD2024-05, Proposed Amendments to Chapter 86 Land Development Regulations - Division 2, Article VII. Agricultural and Forestal Districts – Removal the Inez Agricultural and Forestal District.

ORD2024-06 - Proposed Amendments to Chapter 86. Land Development Regulations – Appendix A. Schedule of Fees

Chris Coon presented the proposed amendments to the Louisa County Community Development Department's fee schedule. The proposed fee amendments aim to ensure a fairer distribution of costs. Residents who utilize Community Development's services will contribute more to the department's operation, reducing the burden on general taxpayers.

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 within the Planning Commission and Mr. Coon regarding the proposed fee schedule.

On the motion of Mr. Goodwin, seconded by Mr. Dickerson, which carried a vote of 7-0, the Planning Commission voted to defer ORD2024-06, Proposed Amendments to Chapter 86. Land Development Regulations – Appendix A. Schedule of Fees, to the July 11, 2024, Planning Commission meeting.

NEW BUSINESS

Chris Coon provided updates on the Board of Supervisors approval on the use matrix and the impact on the application for Love's Truck Stop.

DISCUSSION

Planning Commission members welcomed back Mr. Quarles, who had been absent due to illness.

REPORTS

Chris Coon reported Linda Buckler was recently promoted to the Director of Community Development. Tom Egeland has been promoted to Deputy Director of Community Development, and Renee Mawyer to Deputy Subdivision Agent.

ANNOUNCEMENTS AND ADJOURNMENT

On the motion of Mr. Weaver, seconded by Mr. Brooks, which carried a vote of 7-0, the Planning Commission voted to adjourn the June 13, 2024, meeting at 8:15 PM.