



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

CALL TO ORDER

Chairman Disosway called the July 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	Present	7:00 PM
Cyrus Weaver	Commissioner	Absent	
George Goodwin	Commissioner	Remote	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	Present	7:00 PM

Others Present: 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; Patricia Smith, County Attorney; Renee Mawyer, Associate 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. Brooks, seconded by Mr. Quarles, which carried a vote of 5-0, the Planning Commission voted to approve the agenda of the July 11, 2024, meeting as presented.

APPROVAL OF PLANNING COMMISSION MINUTES

Planning Commission - Regular Meeting – June 13, 2024 7:00 PM

On the motion of Mr. Kersey, seconded by Brooks, which carried a vote of 6-0, the Planning Commission voted to approve the minutes of the June 13, 2024, meeting with changes.

CONSENT AGENDA

None.

PUBLIC ADDRESS

Chairman Disosway opened the public address period.

Ms. Kimberly Cole, Fluvanna County, made a comment regarding drivers speeding on Sam Boyd Rd. She suggested a solar panel sign may help.

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

UNFINISHED BUSINESS

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

Chairman Disosway noted the item had been deferred from the June 13, 2024, Planning Commission regular meeting, and the item had been discussed during the July 11th Work Session meeting.

Mr. Goodwin reported he had a meeting with Chris Coon, Deputy County Administrator, and discussed the fee schedule in further detail, and he was satisfied with the outcome and calculus used to determine the fee increases. Mr. Coon had addressed Mr. Goodwin's concerns stated at the June meeting.

Mr. Goodwin motioned to approve the fee schedule as presented. There was no second to the motion. motion died.

Mr. Quarles made a motion to forward a recommendation of denial to the Board of Supervisors and asked staff to look into the fee schedule further specifically looking into the different grade in small to large projects, and possible removing some of the proposed fees. Mr. Kersey seconded the motion and made a recommendation to add staff review the fees for single-family building permits, conditional use permits, and rezoning applications.

On the motion of Mr. Quarles, seconded by Mr. Kersey, which carried a vote of 5-1, with Mr. Goodwin voting against, the Planning Commission voted to forward a recommendation of denial to the Louisa County Board of Supervisors on the proposed amendments to ORD2024-06 - Proposed Amendments to Chapter 86. Land Development Regulations – Appendix A. Schedule of Fees and included that the fees be referred back to staff to review conditional use permits, rezoning, and single-family residential fees.

PUBLIC HEARINGS

REZ2024-03 Louisa Mini Storage, LLC, Applicant/Owner; Brandon Payne, Member – Proffer Amendment Request

Renee Mawyer presented the proffer amendment request for Louisa Mini Storage, LLC. The request is to amend proffer number three (3) of REZ2021-04, to allow alternative plantings from those specified in the proffer, due to lack of availability. The proffer amendment will provide flexibility in the types of plantings permitted and allow the current plantings to remain.

Chairman Disosway opened the public comment period.

Ms. Kelsey Schlein with Shimp Engineering, representing the applicant Mr. Brandon Payne, who was also present, gave a brief presentation explaining the reasoning for the plantings.

Mr. Brandon Payne explained to the Planning Commission he had been working with a landscaper and certain plants were unavailable due to the time of year.

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

Back and forth discussion took place within the Planning Commission, staff, and the applicant regarding when the plantings were recognized, and the number and types of plantings that were completed. Mr. Quarles stated he understands the proffer amendment on this project met the overall objective, however, his feelings towards skipping the process of amending a proffer sets a bad precedent towards other projects.

On the motion of Mr. Disosway, seconded by Mr. Brooks, which carried a vote of 4-2, with Mr. Quarles and Mr. Goodwin voting against, the Planning Commission voted to forward a recommendation of approval to the Louisa County Board of Supervisors on the proffer amendment request REZ2024-03, to allow alternative plantings from those specified in proffer #3 of REZ2021-04.

NEW BUSINESS

Chairman Disosway introduced the ordinance amendment request ORD2024-08, Growth Area Overlay Districts - Landscaping, Buffering and Screening Requirements.

Linda Buckler, Director of Community Development, gave a brief statement explaining the proposed amendments. The item had also been discussed during the work session before the regular meeting. Staff provided two options for consideration. The first option would give the Zoning Administrator the ability to waive or alter the requirements of Section 86-123 (a) Commercial and civic uses; multifamily dwellings; and the second option would remove civic uses from the requirements of Section 86-123.

On the motion of Mr. Dickerson, seconded by Mr. Brooks, which carried a vote of 6-0, the Planning Commission voted to schedule a public hearing on proposed Option 1; which would

give the Zoning Administrator the ability to waive or alter the planting requirements for (a) Commercial and civic uses; multifamily dwellings, provided the project meets the intent of the requirements.

DISCUSSION

Chairman Disosway discussed a tour of Amazon Web Services that staff is scheduling for two members of the Board of Supervisors, and two members of the Planning Commission. Chairman Disosway and Mr. Kersey volunteered to attend.

Chairman Disosway also announced he will be late to the next scheduled Planning Commission meeting on August 8, due to another annual meeting he attends, asking the Vice-Chairman to be prepared to run the work session, and possibly the beginning of the regular meeting.

REPORTS

Tom Egeland stated he will be contacting each Planning Commission member to schedule a meeting to begin talking about focus areas for the Comprehensive Plan.

ANNOUNCEMENTS AND ADJOURNMENT

On the motion of Mr. Brooks, seconded by Mr. Kersey, which carried a vote of 6-0, the Planning Commission voted to adjourn the July 11, 2024, meeting at 7:48 PM.