



Planning Commission
County of Louisa
Thursday, August 8, 2024
Louisa County Public Meeting Room
7:00 PM

CALL TO ORDER

Chairman Disosway called the August 8, 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	Absent	
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: Linda Buckler, Director of Community Development; Tom Egeland, Deputy Director of Community Development; Patricia Smith, County Attorney; Renee Mawyer, Associate Planner; and Deborah Johnson, Administrative Assistant.

INVOCATION

Mr. Kersey led the invocation.

PLEDGE OF ALLEGIANCE

Mr. Weaver 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, the Planning Commission voted to approve the agenda of the August 8, 2024, as amended to change the order of the public hearing items.

APPROVAL OF PLANNING COMMISSION MINUTES

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

On the motion of Mr. Dickerson, seconded by Weaver, which carried a vote of 6-0, the Planning Commission voted to approve the minutes of the July 11, 2024, meeting without changes.

Mr. Quarles noted that the agenda vote for the July meeting stated that there were only five (5) members present, when there should have been six (6) members present.

Mr. Egeland clarified for the Commission that staff reviewed the audio from the meeting and determined Mr. Goodwin had not yet joined remotely for the agenda vote.

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

Tom Egeland stated he will be continuing to contact each Planning Commission member to schedule a meeting to discuss focus areas for the Comprehensive Plan.

PUBLIC HEARINGS

Mr. Barlow made a statement before the public hearings began to clarify his position on the Planning Commission as the Board of Supervisors liaison, and not a voting member of the Planning Commission. His position as liaison, is to report information from the Planning Commission meetings to the Board of Supervisors. He does not participate in the Planning Commission meetings, only to answer questions the Commissioners may direct to him.

REZ2023-01, SEP2023-03, SEP2023-04, CUP2024-04, W.W. Whitlock Agency, Inc., Owner; Chad Bruner, Loves Travel Stop, Applicant; Sara Harville, CESO, Agent - Rezoning Request

Tom Egeland, Deputy Director of Community Development, presented Love's Travel Stop request to rezone approximately 23.4 acres from General Agricultural (A-2 GAOD) to General Commercial (C-2 GAOD). The applicant also requested the issuance of a conditional use permit in the (C-2 GAOD) for a "truck stop" to include the following proposed uses: Car Wash, Gasoline Station, Automobile Repair Service, General Store, Restaurant, and Parking Facility. Additionally, the

applicant requested two (2) special exceptions to the Land Development Regulation requirements for landscaping, parking medians, facade materials, and signage that will be heard by the Board of Supervisors at a future date.

Chairman Disosway opened the public comment period.

The applicant, Chad Bruner of Love's Travel Stop, gave a presentation that included information on the project's location, traffic plan, buffers, sound pollution, disposal of hazardous materials, crime, and the benefits the project would bring to Louisa County.

Chairman Disosway recognized the emails that staff and the Planning Commission received regarding comments on Love's Travel Stop that were captured and added to the record of the meeting.

The following individuals spoke in opposition of Love's Travel Stop:

- Mr. William Groome, Mountain Road District
- Mr. Bill Rooney, speaking on behalf of Salem Christian School, Mountain Road District
- Mr. Ragan Davidson, speaking on behalf of Salem Christian School, Mountain Road District
- Mr. James Neufer, Mountain Road District
- Mr. Mark Garland, Mountain Road District
- Ms. Genia Newcomb, Jackson District
- Mr. Todd Hicks, Mountain Road District
- Mr. Mark Byerly, Mountain Road District
- Ms. Cheree Seaborn, Mountain Road District
- Mr. Nathan Seaborn, Mountain Road District
- Mr. Hunter Benes, Mountain Road District
- Mr. Wayne Thacker, Mountain Road District
- Mr. John Barger, Mountain Road District
- Ms. Elaine Taylor, Mountain Road District
- Mr. Jet Thomas, Mountain Road District
- Mr. David Branch, Attorney representing Ms. Narina Carr, owner of the Gum Springs BP Gas and Dairy Queen
- Mr. Mike Yeatts, Goochland resident
- Mr. Rick Souder, Goochland resident
- Ms. Irene Griffie, Goochland resident
- Mr. Ray Fisher, Goochland resident
- Ms. Charlotte Wang, Goochland resident
- Ms. Ashley Dance, Goochland resident
- Ms. Amanda Goyer, Goochland resident
- Mr. Monty Brooking, Goochland resident
- Mr. Alex Mayo, Goochland resident
- Ms. Virginia Waller, Goochland resident

Chad Bruner of Love's Travel Stop, spoke to answer some of the questions the public speakers had, and to clarify some of their concerns that included the capacity of the bridge, noise, water impact, underground tanks, storm water, spills, location, and crime.

With no one else wishing to speak, Chairman Disosway closed the public comment period and brought it back to the Planning Commission for discussion.

Mr. Brooks shared his concerns with the proposed truck stop that included the project is not in conformance with the 2040 Comprehensive Plan, and the negative impact that will be caused by traffic in the area. With those issues, he cannot support the project.

Mr. Weaver shared his thoughts on the project, stating he enjoys visiting Love's locations when he travels, but due to the public comments and lack of water and sewer at the project site, he is not in favor of the proposed truck stop at this time.

Mr. Dickerson stated that he felt with the minimal response from the applicant regarding staff's questions and concerns that were found in the meeting packet, he is not in support of the project. He also disclosed that W. W. Whitlock is a past client of his with a project in Greene County, he has no conflict concerning the proposed truck stop.

Mr. Quarles expressed his thoughts on the project, sharing Mr. Brooks concerns regarding the bridge. He stated he cannot support the proposed project without substantial improvements made to the road.

Mr. Kersey stated he visited the site and observed the area. He has concerns regarding traffic, and stated a traffic light would need to be installed, and noted the project is not in conformance with the Comprehensive Plan. He also shared Mr. Weaver's thoughts on the public's negative response to the proposed truck stop.

Chairman Disosway spoke on behalf of Mr. Goodwin, who was absent from the meeting, and shared Mr. Goodwin's concerns that included the project is not in conformance with the 2040 Comprehensive Plan, and the project's location would cause more traffic and compounding problems in the Mineral area.

Mr. Brooks recognized staff's efforts gathering information, and also the input from the citizens and the applicant.

On the motion of Mr. Brooks, seconded by Mr. Weaver, which carried a vote of 6-0, the Planning Commission forwarded a recommendation of denial to the Louisa County Board of Supervisors on the rezoning request REZ2023-01, W.W. Whitlock Agency, Inc., Owner; Chad Bruner, Loves Travel Stop, Applicant; Sara Harville, CESO, Agent.

On the motion of Mr. Brooks, seconded by Mr. Weaver, which carried a vote of 6-0, the Planning Commission forwarded a recommendation of denial to the Louisa County Board of Supervisors on the conditional use permit request CUP2024-04, W.W. Whitlock Agency, Inc., Owner; Chad Bruner, Loves Travel Stop, Applicant; Sara Harville, CESO, Agent.

ORD2024-08 Growth Area Overlay Districts - Landscaping, Buffering and Screening Requirements

Linda Buckler, Director of Community Development, presented information on proposed amendments to the Land Development Regulations, Division 5. Growth Area Overlay Standards, Section 86-123. Landscaping, buffering, and screening. At the July 11, 2024 meeting, the Planning Commission voted to schedule a public hearing on the proposed option that 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. The draft amendments were provided to the Planning Commission in the packet. Ms. Buckler stated there was another option that was not previously discussed, that would give the Zoning Administrator the ability to alter or waive the requirements and delete Civic Uses from the requirements.

Mr. Brooks asked Ms. Buckler which option she would prefer. She answered if there were any questions or concerns staff would bring that information forward to the Planning Commission to be discussed as a site plan review.

Chairman Disosway opened the public comment period.

With no one wishing to speak, Chairman Disosway closed the public comment period and brought it back to the Planning Commission for discussion.

On the motion of Mr. Dickerson, seconded by Mr. Quarles, 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 Option #1 of the proposed amendments to ORD2024-08 Growth Area Overlay Districts - Landscaping, Buffering and Screening Requirements.

NEW BUSINESS

Mr. Quarles made a recommendation to discuss proffer adherence in future Work Sessions, mentioning Mr. Goodwin also made the request during their discussion. Chairman Disosway recommended to add the item to the next scheduled Work Session.

Mr. Brooks reminded staff and Commissioners of the priorities of the focus areas.

DISCUSSION AND REPORTS

Linda Buckler, Director of Community Development, provided updates on items the Board of Supervisors recently voted on, that included approving amendments to the Technology Overlay District (TOD), keeping the Fisher's Chewing site and removing Shannon Hill and Gum Spring sites. The Board also approved the proffer amendment for the Louisa Mini Storage project, and the fee schedule was tabled until the September meeting.

Ms. Buckler also provided information on Community Development's temporary move and address while renovations will last approximately six (6) to eight (8) months.

Mr. Tom Egeland, Deputy Director of Community Development, stated he will continue meetings with the Planning Commissioners to discuss focus areas for the Comprehensive Plan and hopes to have a report at the next scheduled meeting.

Mr. Quarles stated he would like to see more detail and description in the Planning Commission minutes.

ANNOUNCEMENTS AND ADJOURNMENT

On the motion of Mr. Quarles, seconded by Mr. Weaver, which carried a vote of 6-0, the Planning Commission voted to adjourn the August 8, 2024, meeting at 9:10 PM.