



Minutes
Louisa County Planning Commission
Thursday, March 9, 2023
7:00 PM
Louisa County Public Meeting Room

CALL TO ORDER

Chairman Disosway called the March 9, 2023, 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	
H. Manning Woodward	Vice Chairman	Present	7:00 PM
James Dickerson	Commissioner	Present	7:00 PM
John J Purcell	Town of Louisa Representative	Present	7:00 PM

Others Present: Josh Gillespie, Director of Community Development; Chris Coon, Deputy County Administrator; Helen Phillips, County Attorney; Tom Egeland, Senior Planner; Kurtis Rogers, Planning Associate; and Deborah Johnson, Administrative Assistant.

INVOCATION

Mr. Dickerson led the invocation.

PLEDGE OF ALLEGIANCE

Mr. Woodward led the Pledge of Allegiance.

APPROVAL OF AGENDA

On the motion of Mr. Quarles, seconded by Mr. Brooks, which carried a vote of 7-0, the Planning Commission voted to approve the March 9, 2023, agenda, as amended, with the following changes:

- Moved item LDR2023-01 Amendments Chapter 86 - Technology Overlay District discussion to the end of the Public Hearings

- Moved item CUP2022-08, Lane Industrial and Supply LLC, to the beginning of the Public Hearings

APPROVAL OF PLANNING COMMISSION MINUTES

Planning Commission - Regular Meeting - February 9, 2023 7:00 PM

On the motion of Mr. Goodwin, seconded by Mr. Quarles, which carried a vote of 7-0, the Planning Commission voted to approve the minutes of the February 9, 2023, meeting without changes.

CONSENT AGENDA

None.

PUBLIC ADDRESS

Chairman Disosway opened the public address period.

Ms. Vicky Harte, Louisa District, expressed her concerns with property flooding in the County.

Mr. Virts, Louisa District, expressed his concerns with property flooding and road conditions in the County.

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

UNFINISHED BUSINESS

Josh Gillespie provided a brief update on Small Area Plans. He noted staff has been gathering information on public utilities and public facilities from local departments, to include in the Comprehensive Plan.

PUBLIC HEARINGS

Capital Improvements Plan

Wanda Colvin provided the updated budget for the Capital Improvements Plan (CIP) to the Planning Commission for review.

Chairman Disosway opened the public comment period.

Ms. Vicky Harte, Louisa District, expressed her concern with the hazardous conditions of Bowlers Mill Dam, and the needs to improve flooding issues within the County.

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

On the motion of Mr. Goodwin, seconded by Mr. Dickerson, 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 Capital Improvements Plan (CIP) department budget as presented.

LDR 2023-01 Amendments Chapter 86. - Technology Overlay District

Chris Coon presented the proposed amendment to Chapter 86, beginning at Section 86-349 to add the Technology Overlay District (TOD) and map of proposed parcels. He provided information on the state's efforts to attract technology businesses; and gave details on investments provided for the development, and the potential benefits for the community and local businesses.

Mr. Coon provided a map of the proposed locations of the new district and provided an overview and details of specific recommendations for siting, use and development standards. He also reported that two parcels were requested to be added to the TOD by the property owner after notices were sent by mail. After review of the draft standards and public comments received prior to the hearing, staff recommended approval, and to include the two additional parcels in the TOD. Site development standards, buffers, light requirements, and overall goals were also addressed during the presentation.

Chairman Disosway made the following statement prior to the public hearing, "We are aware that there is information, not originating from within the County, that is being shared regarding specific speculated business types, but tonight we are not here for the approval of particular projects. What we are focusing on tonight is proposed uses, development standards, and map locations of the Technology Overlay Districts. The purpose of these proposed regulations is to make Louisa County more competitive in a general sense to tech sector businesses. The information will also highlight various ways the proposed TOD district will adhere to our Comprehensive Plan and strategic initiatives, which allow for growth in the community, while preserving the rural character now and well into the future."

Chairman Disosway opened the public hearing.

Ms. Vicky Harte, Louisa District, expressed her concerns with noise levels, and potential hazardous materials uses for the proposed Technology Overlay District.

Mr. June Kenny, Louisa District, expressed his concerns with the lack of communication and land disturbances regarding the proposed Technology Overlay District.

Mr. Mark St. Pierre, Mineral District, expressed his concerns with the lack of communication and understanding regarding the proposed Technology Overlay District.

Ms. Marsha Chalfont, Patrick Henry District, questioned the height of buildings for the proposed Technology Overlay District.

Mr. Phillip Winston, Mineral District, expressed his concerns with zoning changes and traffic impact of the proposed Technology Overlay District.

Ms. Teresa Thompson, Mountain Road District, expressed her concerns with possible lack of emergency services due to increased traffic volume from the proposed Technology Overlay District.

Mr. Mark Goldberg, Cuckoo District, expressed his concerns with the environmental and noise impacts from the proposed Technology Overlay District.

Mr. Mark Salamone, Mineral District, expressed his concerns with the location and traffic impacts from the proposed Technology Overlay District.

Mr. Steve Randolph, Mineral District, expressed his concerns with the location and impact on wildlife from the proposed Technology Overlay District.

Mr. June Kenny, Louisa District, spoke once again to add his opinion on lack of residential internet access in the County.

Ms. Amy Brick, Cuckoo District, expressed her concerns with environmental impacts regarding the Technology Overlay District, as well as the lack of residential internet service within the County.

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

Mr. Weaver commented on the County's best efforts to provide an internet access solution to residents.

Mr. Coon gave a brief statement addressing some of the questions that were asked by the speakers.

Discussion took place between Mr. Coon and Planning Commission members regarding the locations, noise levels, and building height requirements in the proposed Technology Overlay District.

Mr. Quarles expressed his frustration with some details not provided in a timely manner; however, he feels the TOD will be beneficial for the County.

Chairman Disosway expressed his concerns with the TOD, especially the noise levels.

Mr. Quarles proposed that the Planning Commission make a vote on the noise levels related to the TOD.

Further discussion took place between the Planning Commission members regarding the noise ordinance.

The Planning Commission took a brief, ten (10) minute recess. Chairman Disosway called the meeting back to order.

Chairman Disosway stated the Planning Commission has decided to vote on the noise ordinance separately from the TOD.

The Planning Commission discussed at length, the appropriate noise levels within the TOD.

Chairman Disosway discussed with Ms. Phillips the language that would be used regarding the noise ordinance within the TOD.

Chairman Disosway stated the Planning Commission will make two motions, the first for the TOD with the items addressed at the work session, the second motion will be for the noise ordinance.

On the motion of Mr. Brooks, seconded by Mr. Goodwin, 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 LDR 2023-01 Amendments to Chapter 86, to add the Technology Overlay District with amendments.

On the motion of Mr. Disosway, 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 to amend Code Section 51-3 to align the noise requirements for the Technology Overlay District with the noise requirements specified for the underlying districts.

LDR 2023-02, New Item to Minimum Lot Area

Mr. Gillespie presented the proposed code amendment to the minimum lot area requirements, in the Residential General (R-2) zoning district, for properties rezoned to R-2, specifically for development purposes, between February 2019 prior to the adoption of the comprehensive zoning and subdivision amendments on February 16, 2021. This amendment was initiated by the Louisa County Board of Supervisors and sent to the Planning Commission for public hearing and recommendation.. He provided the draft ordinance language to the Planning Commission, noting an approval recommendation from staff.

Chairman Disosway opened the public hearing.

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

On the motion of Mr. Goodwin, seconded by Mr. Brooks, 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 proposed code amendment to the minimum lot area in the Residential General (R-2), LDR 2023-02, as presented.

CUP 2022-08, Lane Industrial and Supply LLC, Applicants/Owners

Kurtis Rogers presented to the Planning Commission the request submitted by Lane Industrial and Supply, LLC for a conditional use permit to operate an equipment sales and rental business on the premises of 18034 Louisa Road (TMP 24-48), in the Patrick Henry Election District. He presented the applicant's preliminary site plan and a summary of the applicant's discussion with VDOT regarding a commercial entrance to the property. He noted staff recommends approval of the conditional use permit request with seven (7) conditions listed in the staff report.

Mr. Goodwin asked for revised language regarding the first listed condition. Mr. Rogers explained the verbiage changes that were previously discussed between Mr. Goodwin, Mr. Gillespie, and himself, resulting in a language revision of the first condition.

Chairman Disosway opened the public hearing.

Thomas Lane, the applicant, presented his business plan for the conditional use permit request, and additional information regarding the proposed agricultural equipment rental, and sales use. He included images of the property, and images of the equipment proposed for rental and sales.

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

Mr. Brooks discussed the proposed conditions with Mr. Goodwin and confirmed the applicant's approval with the verbiage changes.

Mr. Quarles asked for confirmation of the business location and proposed uses.

Mr. Weaver asked for the number of employees, and delivery methods used for the equipment.

On the motion of Mr. Quarles, seconded by Mr. Brooks, 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 for conditional use permit CUP 2022-08, with the amendments to conditions as follows;

1. A 50ft vegetative buffer, which may include existing vegetation to remain or new plantings, should be maintained adjoining properties where residential uses exist or are permitted by-right in that property's zoning district.
2. The applicant will provide the name of the contact person, email, and phone number on their website for citizen concerns and complaints to be addressed. The County may request a list of complaints and how they have been addressed by the applicant at any time.
3. All design and use of exterior lighting shall comply with the International Dark-Sky Association and shall be labeled as such on the site plan sketch.
4. The applicant shall secure all necessary permits and approvals from the Louisa County Community Development Department, the Virginia Department of Transportation (VDOT), and the Virginia Department of Health (VDH).
5. The applicant will submit an administrative site plan for approval by Louisa County, with review by VDOT. Should land disturbance meet or exceed 10,000 square feet of area, an erosion and sediment control plan must be prepared and submitted to the County for review and approval, prior to any land disturbing activities commencing on-site.
6. The Board of Supervisors or their designated representative shall have the right to inspect the site at any reasonable time without prior notice.
7. Violation of any conditions contained herein shall be grounds for revocation of the Conditional Use Permit.

NEW BUSINESS

None.

DISCUSSION

None.

REPORTS

Mr. Gillespie gave a presentation discussing the department's approach toward developing the Community Development team's working knowledge of people, places, policies, process, and projects. He provided updates on department staff, policies, upcoming software upgrade, and population growth within the County.

ANNOUNCEMENTS AND ADJOURNMENT

On the motion of Mr. Quarles, seconded by Mr. Goodwin, which carried a vote of 7-0, the Planning Commission voted to adjourn the March 9, 2023, meeting at 8:57 PM.

BY ORDER OF:

JOHN DISOSWAY, CHAIRMAN
PLANNING COMMISSION
LOUISA COUNTY, VIRGINIA