



Planning Commission
County of Louisa
Thursday, January 9, 2025
Louisa County Public Meeting Room
7:00 PM

CALL TO ORDER

Patricia Smith, County Attorney, called the January 9, 2025, regular meeting of the Louisa County Planning Commission to order at 7:00 p.m.

ELECTION OF CHAIRMAN

Linda Buckler, Director of Community Development, opened the floor for nominations for Chairman. Mr. Brooks nominated Mr. Disosway, seconded by Mr. Quarles. There being no other nominations for Chairman, Mr. Goodwin made a motion to close the nominations, seconded by Mr. Dickerson. Mrs. Buckler closed the nominations.

On the motion of Mr. Brooks, seconded by Mr. Quarles, which carried a vote of 7-0, the Planning Commission elected Mr. John Disosway Chairman.

ELECTION OF VICE CHAIRMAN

Chairman Disosway opened the floor for nominations for Vice Chairman. Mr. Brooks nominated Mr. Dickerson, seconded by Mr. Quarles. There being no other nominations for Vice Chairman, Mr. Goodwin made a motion to close the nominations, seconded by Mr. Kersey. Mr. Disosway closed the nominations.

On the motion of Mr. Brooks, seconded by Mr. Quarles, which carried a vote of 7-0, the Planning Commission elected Mr. James Dickerson Vice Chairman.

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
George Goodwin	Commissioner	Present	7:00 PM
John Disosway	Chairman	Present	7:00 PM
Matthew Kersey, Jr.	Commissioner	Present	7:00 PM
James Dickerson	Vice Chairman	Present	7:00 PM
Troy Painting	Commissioner	Present	7:00 PM
John J Purcell	Town of Louisa Representative	Present	7:00 PM

Others Present: Linda Buckler, Director of Community Development; Patricia Smith, County Attorney; Tom Egeland, Deputy Director of Community Development; 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. Quarles, seconded by Mr. Goodwin, which carried a vote of 7-0, the Planning Commission voted to approve the agenda of the January 9, 2025, without changes.

APPROVAL OF PLANNING COMMISSION MINUTES

Planning Commission - Regular Meeting – December 12, 2024 7:00 PM

On the motion of Mr. Kersey, seconded by Mr. Goodwin, which carried a vote of 7-0, the Planning Commission voted to approve the minutes of the December 12, 2024, meeting without changes.

CONSENT AGENDA

None.

PUBLIC ADDRESS

Chairman Disosway opened the public address period.

Mr. Robert George, Cuckoo District, representative of Overton Forks subdivision, expressed his opinion on the County requirements for dry hydrants, common areas, and restrooms associated with subdivisions.

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

UNFINISHED BUSINESS

ORD 2024-14; Proposed Amendments to Chapter 86. Land Development Regulations; Article I. General Provisions; Division 5. Conditional Use Permits

Linda Buckler, Director of Community Development, presented the proposed amendments to establish minimum requirements to solar siting agreements within the County. Chris Coon, Deputy County Administrator, had emailed the Planning Commission examples of solar siting agreements from eight different localities for review.

Mr. Goodwin expressed his concerns with the proposed changes that included maintaining the rural

character of the County, affordable housing definition, and compensation to adjoining property owners. Further discussion took place within the Planning Commission regarding the proposed amendments.

On the motion of Mr. Kersey, seconded by Mr. Dickerson, which carried a vote of 5-2, with Mr. Goodwin and Mr. Quarles voting against, the Planning Commission voted to forward a recommendation of approval to the Louisa County Board of Supervisors on recommended policy language #3 only, of the proposed amendments to Chapter 86. Land Development Regulations; Article I. General Provisions; Division 5. Conditional Use Permits.

PUBLIC HEARINGS

CUP2024-08; Arcola Towers LLC, Applicant; Clarence N. & Evelyn J. Washington, Owners; Stuart P. Squier, Agent - Conditional Use Permit Request

Renee Mawyer, Associate Planner, presented the conditional use permit request for a 197-foot telecommunications tower with a two-foot lightning rod for a total height of 199 feet, in the Agricultural (A-2) zoning district. Also, a request to find the project in substantial accord with the comprehensive plan.

Chairman Disosway opened the public comment period.

The applicant's agent, Mr. Stuart Squier, provided more information to the Planning Commission on the proposed tower.

With no one else 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. Quarles, 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 the conditional use permit request CUP2024-08, for a 197-foot telecommunications tower with a two-foot lightning rod for a total height of 199 feet, in the Agricultural (A-2) zoning district with the following twenty-one (21) conditions:

1. Construction of the 197-foot-tall monopole tower with a 2 foot tall antenna or its facility shall only take place Monday through Saturday 7:00 AM to 7:00 PM.
2. All ground equipment shall be properly shielded from pedestrian view.
3. The Board of Supervisors or their designated representative shall have the right to inspect the site at any reasonable time without prior notice.
4. All exterior lighting at the wireless communication facility shall be designed and installed to mitigate light pollution to the surrounding areas and skies and shall comply with the specifications of the International Dark-Sky Association (www.darksky.org).
5. If the approved new tower facility at this location does not become operational within two (2) years from the approval date, then this conditional use permit shall become void. The applicant is allowed one administrative extension of one year from the Zoning Administrator.

6. The overall tower height shall not exceed 199 feet in height above ground level, which shall include any antennas and a lightning rod.
7. The facility shall be developed in accordance with an approved site plan and erosion and sediment control plan to be approved by the appropriate government agency. The applicant shall post the phone number to call 24 hours for noise complaints.
8. The applicant shall secure all necessary permits from the Louisa County Community Development Department.
9. Prior to issuance of a building permit for the facility, the applicant shall supply to the Community Development Department a copy of a FAA determination letter and completed NEPA study for the tower.
10. The FCC Licensee and affected carriers or service providers shall be responsible for immediately correcting any interference.
11. The color and lighting system for the tower facility shall be as follows:
 - a. The tower shall be gray or another neutral color, acceptable to the Director of Community Development.
 - b. The tower shall not be lit, unless lighting is required by the Federal Aviation Administration (FAA).
12. The cellular carriers shall route all emergency "911" calls directly to the Public Safety Access Point charged with taking emergency "911" calls. At the time of application, the Public Safety Access Point is the Louisa County Emergency Services.
13. The tower shall be structurally designed and built to permit the colocation of a minimum of four (4) wireless carriers' antenna arrays and related equipment.
14. The applicant or its assigns or successors in interest shall agree to remove the tower, at their own expense, from the above referenced site not more than six months from the date that the tower is no longer being used to provide space for telecommunications operations and/or providers.
15. The facility shall not be accessible to any unauthorized persons.
16. The monopole tower shall have all antenna feed lines installed inside the monopole.
17. All access ports for the tower shall be sealed in a manner that prevents access by birds or other wildlife.
18. The applicant shall provide the County with an "as built" sealed report by a Registered Virginia Professional Engineer that the tower will support the designed loading to permit the colocation of a minimum of four (4) wireless carriers' antenna arrays and related equipment and be in compliance with ANSI/EIA/TIA 222-F (as amended).
19. The applicant is responsible for notifying the Louisa County Community Development Department of the date that the primary lease tenant has become operational and is providing telecommunications services to its customers from the tower.

20. Entrance permit and/or an approval letter shall be issued by the Virginia Department of Transportation prior to issuance of any building permits.
21. Violation of any conditions contained herein shall be grounds for revocation of the Conditional Use Permit.

NEW BUSINESS

None.

DISCUSSION AND REPORTS

Linda Buckler reported staff is working on the next phase of ordinance amendments. Mr. Goodwin asked if Mr. George's requests for Overton Forks could be addressed and what the options are. Staff is working with him and permits are under review. The Planning Commission asked if staff would forward applications to review as soon as possible.

ANNOUNCEMENTS AND ADJOURNMENT

On the motion of Mr. Brooks, seconded by Mr. Quarles, which carried a vote of 7-0, the Planning Commission voted to adjourn the January 9, 2025, meeting at 8:28 PM.