



**Planning Commission
County of Louisa
Thursday, December 12,
2024
Louisa County Public Meeting Room
7:00 PM**

CALL TO ORDER

Chairman Disosway called the December 12, 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
George Goodwin	Commissioner	Present	7:00 PM
John Disosway	Chairman	Present	7:00 PM
Ed Jarvis	Town of Mineral Representative	Present	7:00 PM
Matthew Kersey, Jr.	Commissioner	Present	7:00 PM
James Dickerson	Vice Chairman	Present	7:00 PM
Troy Painting	Commissioner	Absent	
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; Kayla Polychrones, 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. Goodwin, seconded by Mr. Dickerson, which carried a vote of 6-0, the Planning Commission voted to approve the agenda of the December 12, 2024, without changes.

APPROVAL OF PLANNING COMMISSION MINUTES

Planning Commission - Regular Meeting – November 14, 2024 7:00 PM

On the motion of Mr. Goodwin, seconded by Mr. Quarles, with Mr. Dickerson abstaining, which carried a vote of 5-0, the Planning Commission voted to approve the minutes of the November 14, 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

Chairman Disosway stated the Small Area Plans item was not discussed during the Work Session and will be scheduled for the next meeting.

PUBLIC HEARINGS

REZ2024-05 Robert & Stacy Fuller, Applicants/Owners – Rezoning Request

Kayla Polychrones, Associate Planner, presented the rezoning request from General Commercial (C-2 GAOD) to Agricultural (A-2 GAOD) to allow for an agricultural operation. If allowed, Mr. Fuller would like to organically produce his food by growing fruits, vegetables, raising chickens, ducks, fish, and potentially goats for dairy byproducts behind his home.

Chairman Disosway opened the public comment period.

The applicant, Mr. Robert Fuller, explained his plans for his agricultural operation if approved.

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. Quarles stated he would like to abstain due to owning property next to the project. Mr. Goodwin asked the applicant to explain if the proposed agricultural project would be located

behind the dwelling. Mr. Fuller explained in further detail the layout of the operation.

On the motion of Mr. Goodwin, seconded by Mr. Brooks, with Mr. Quarles abstaining, which carried a vote of 5-0, the Planning Commission voted to forward a recommendation of approval to the Louisa County Board of Supervisors on the rezoning request REZ2024-05, to rezone approximately 3.7 acres from General Commercial (C-2 GAOD) to Agricultural (A-2 GAOD) to allow for an agricultural operation.

CUP2024-07, Louisa Solar 1 LLC, Applicant; Benjamin W. Ochs, Owner; Grif Jones, Agent - Conditional Use Permit Request

Tom Egeland, Deputy Director of Community Development, presented the conditional use permit request to allow for a solar generation facility, utility-scale generating up to 3 MW of alternating current in the Agricultural (A-2) zoning district. The presentation included site photos, maps, a summary of the neighborhood meeting, and a list of the proposed conditions.

Mr. Goodwin asked if the conditional use permit would apply to the entire parcel or just the acreage of the project site. Mr. Egeland answered the permit would apply to the portion of the parcel that is being requested. Discussion took place within the Planning Commission and staff on determining how the parcel would be valued for tax purposes if approved. Mr. Brooks asked if the only difference with the project's previous request for a conditional use permit was the current proposal was for 3MW. Mr. Egeland stated the applicant also increased the project's buffer to three hundred feet.

Chairman Disosway opened the public comment period.

The applicant's agent, Grif Jones, presented the proposed solar project and described details about the company, New Energy Equity.

Jesse Diamond, spoke to explain shared the benefits of shared solar projects. Mr. Jones continued his presentation with slides that explained the existing conditions, details about the proposed land use, setbacks and buffer information, and safety of the solar panels.

Mr. Tom Gilbert, Green Springs District, expressed his concerns about the proposed solar project including possible run off issues.

Grif Jones spoke to address Mr. Gilbert's concerns about the project.

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. Chris Coon, Deputy County Administrator, addressed the question regarding if a conditional use permit could be applied for only a portion of a parcel. He stated the state code allows the County to dictate if conditional use permits must be the entirety of the parcel or if a portion, and it is decided by the Planning Commission which is allowed.

Mr. Goodwin expressed his concerns about potential run off issues with the proposed project. He also talked about debris removal on the project site. Mr. Quarles stated the proposed

solar project is well thought out, but he also has concerns about potential runoff, similar to the Apple Grove solar project. Mr. Dickerson suggested to give the applicant an opportunity to address the questions from the Planning Commission. Mr. Jones explained the basins on the lower end of the property are designed for runoff, and the project designed by their engineers must be approved by DEQ. Discussion regarding applying the CUP on a portion of the property took place between the Planning Commission and staff. Mr. Quarles invited Mr. Gilbert back to the podium to ask his concerns about runoff. Mr. Gilbert stated that the project site currently has flooding issues.

Mr. Egeland advised the Planning Commission the applicant would like to defer to the January meeting. Mr. Dickerson suggested the Planning Commission move forward with the vote on the item.

On the motion of Mr. Dickerson, seconded by Mr. Quarles, which carried a vote of 5-1, with Mr. Brooks voting against, the Planning Commission voted to forward a recommendation of denial to the Louisa County Board of Supervisors on the conditional use permit request CUP2024-07, to allow for a solar generation facility, utility-scale generating up to 3 MW of alternating current in the Agricultural (A-2) zoning district.

ORD 2024-12; Proposed Amendments to Chapter 86. Land Development Regulations; Article I. General Provisions; Article II. Zoning Ordinance and Maps; and; Article IV. Supplementary Regulations.

Linda Buckler, Director of Community Development, presented amendments to the Land Development Regulations that are proposed to address discrepancies, clarify regulations, ensure alignment with more stringent State and Federal regulations, update standards to reflect current practices, and make adjustments based on community needs and the 2040 Comprehensive Plan. The proposed amendments are intended to improve the efficiency of the Zoning and Subdivision Ordinances and to better serve the community by removing conflicts and outdated provisions.

Mr. Dickerson advised he had been given information regarding “emergency shelters” for consideration with the proposed amendments. Mr. Dickerson asked Patricia Smith, County Attorney, if this would need to be advertised first. Ms. Smith responded, yes.

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.

Discussion took place between the Planning Commission and staff regarding the ordinance amendments.

On the motion of Mr. Goodwin, 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 the proposed ordinance amendments to Chapter 86. Land Development Regulations; Article I. General Provisions; Article II. Zoning Ordinance and Maps; and Article IV. Supplementary Regulations, with the amendment to Vegetative Buffers.

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

Chris Coon presented the proposed amendments intended to establish minimum requirements for solar siting agreements and establish a consistent policy framework that benefits both the community and developers. These amendments aim to address community concerns, promote affordable housing, and ensure timely project development and accountability; and are designed to achieve a balanced approach, where the benefits of solar energy align with community needs and fair expectations for adjacent residents. Discussion took place within the Planning Commission and staff regarding clarification on the proposed amendments.

Chairman Disosway opened the public comment period.

Ms. Val Newcomb, Vice President for Urban Grid, spoke on behalf of the solar investment seeking to invest in land for solar projects in Louisa County.

Mr. Grif Jones, New Energy Equity, expressed his concerns and commented on Louisa County's solar siting agreements.

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. Goodwin had questions regarding the siting agreements. Mr. Coon provided clarification on the subject reading the Louisa County code sections. Chairman Disosway asked about the County's current affordable housing plans and cost. Mr. Coon replied with information on Louisa Fluvanna Housing Foundation's future building plans. Mr. Dickerson asked staff for siting agreements from other localities for comparison. Discussion took place within the Planning Commission and staff regarding the number and of solar projects within Louisa County and the proposed amendments.

On the motion of Mr. Quarles, seconded by Mr. Brooks, which carried a vote of 5-1, with Mr. Kersey voting against, the Planning Commission voted to defer ORD 2024-14; Proposed Amendments to Chapter 86. Land Development Regulations; Article I. General Provisions; Division 5. Conditional Use Permits to the January meeting.

NEW BUSINESS

None.

DISCUSSION AND REPORTS

Mr. Goodwin provided an updated that he has been working on Gateways. Mr. Dickerson will join him and will provide an update at a later meeting.

ANNOUNCEMENTS AND ADJOURNMENT

On the motion of Mr. Goodwin, seconded by Mr. Quarles, which carried a vote of 6-0, the Planning Commission voted to adjourn the December 12, 2024, meeting at 9:04 PM.