



**Planning Commission
County of Louisa
Thursday, November 14,
2024
Louisa County Public Meeting Room
7:00 PM**

CALL TO ORDER

Chairman Disosway called the November 14, 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	Absent	
John J Purcell	Town of Louisa Representative	Present	7:00 PM

Others Present: Linda Buckler, Director of Community Development; Patricia Smith, County Attorney; Renee Mawyer, Associate Planner; Kayla Polychrones, Associate Planner; and Deborah Johnson, Administrative Assistant.

INVOCATION

Mr. Goodwin led the invocation.

PLEDGE OF ALLEGIANCE

Mr. Quarles led the Pledge of Allegiance.

APPROVAL OF AGENDA

On the motion of Mr. Quarles, seconded by Mr. Goodwin, which carried a vote of 5-0, the Planning Commission voted to approve the agenda of the November 14, 2024, without changes.

APPROVAL OF PLANNING COMMISSION MINUTES

Planning Commission - Regular Meeting – October 10, 2024 7:00 PM

On the motion of Mr. Goodwin, seconded by Mr. Brooks, which carried a vote of 5-0, the Planning Commission voted to approve the minutes of the October 10, 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 a future meeting.

PUBLIC HEARINGS

CUP2024-06 JWC Enterprises, LLC (On Demand Concrete), Applicant; Ronald F. Reynolds Trustee, Ronald F. Reynolds Revocable Trust, Owner; Holly Reynolds, Agent – Conditional Use Permit Request

Renee Mawyer, Associate Planner, presented the conditional use permit request to allow the operation of a *construction yard* in the General Commercial (C-2) zoning district. The presentation included site photos and a landscape plan. If approved, staff recommends six (6) conditions listed in the agenda packet.

Chairman Disosway opened the public comment period.

The applicant, Joseph Cutright, explained the concrete business and provided photos of the site. He also explained Firefly had recently put up lines on the property and he was told he could not plant anything within two (2) feet of the marked lines.

Mr. Gerald Harlow, Green Springs District, spoke on behalf of the Trevilians Station Battlefield Foundation Inc. and requested a fence be installed on site of the proposed project for appearance

purposes to visitors. Mr. Harlow also submitted an email for record.

Mr. Cutright asked for clarification on where the fence should be placed if needed. General discussion ensued about the fence location, plantings, location of Trevilians Station Battlefield cemetery, and access to the construction yard and cemetery.

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. Kersey suggested at the neighborhood meeting, to plant Magnolia's near the cemetery to be used as a buffer. He contacted Mr. Harlow before the meeting and asked if staff would like to re-evaluate and make a recommendation on fencing before the Planning Commission votes on the project.

Renee Mawyer clarified that there is a condition listed regarding the buffer that states two (2) staggered rows of evergreens, a ten (10) foot tall fence, or a combination of both.

Ms. Holly Reynolds provided clarification on buffers around the cemetery on site. Discussion took place within the Planning Commission and Ms. Reynolds regarding the conditions.

On the motion of Mr. Kersey, seconded by Mr. Goodwin, which carried a vote of 5-0, the Planning Commission voted to table the conditional use permit request CUP2024-06, to the December Planning Commission meeting to allow the applicant, owner, and Mr. Harlow to meet and discuss the landscaping and buffering of the project.

CUP2024-05 Bowood Barn, Applicant; Mary Bland, Owner – Conditional Use Permit Request

Kayla Polychrones, Associate Planner, presented the request to revise conditional use permit CUP2015-11, from the current operation of a bed and breakfast and outdoor gathering to allow for to the continued operation of a bed and breakfast and special occasion facility. The applicant also requested to amend the buffer condition and to increase the number of individuals permitted for County sponsored events from 250 to 600 persons.

Mr. Goodwin asked if emergency officials would be able to respond accordingly for a large event. Mr. Brooks questioned where the existing vegetative buffer is on the property. Staff answered the buffer can be found on the 2016 site plan, which can be added to the condition for clarification. Chairman Disosway asked why it is not possible to maintain the current 200-foot vegetative buffer. Staff answered it was not possible when the permit was issued due to the barn setbacks.

Chairman Disosway opened the public comment period.

The applicant, Mary Bland, explained the nature of her business and details about hosting the annual Prom for Louisa County.

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 asked if the applicant would be able to limit activity in the buffer area of the project, and if a condition could be added. Mr. Quarles complimented the business and spoke in support of the requested project. Mr. Jarvis also spoke in support.

On the motion of Mr. Quarles, seconded by Mr. Goodwin, 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 conditional use permit request CUP2024-05, to revise conditional use permit CUP2015-11, from the current operation of a bed and breakfast and outdoor gathering to allow for to the continued operation of a bed and breakfast and special occasion facility with the following revised conditions:

1. Submission and approval of a site plan in accordance with the County Zoning Ordinance prior to issuance of any building permits for the bed and breakfast.
2. Entrance permit and/or approval letter issued by the Virginia Department of Transportation prior to issuance of any building permits.
3. Health permit and/or approval letter issued by the state and the Louisa County Health Department. A copy of which shall be forwarded to the Planning Department prior to issuance of any building permits.
4. Meals except for special events shall be limited to overnight guests of the bed and breakfast.
5. The Board of Supervisors or their designated representative reserves the right to inspect the site at any reasonable time with advance notice.
6. Violation of any condition of this permit shall be grounds for revocation of the Conditional Use Permit.
7. All incidental uses shall comply with all local, state, and federal regulations.
8. No more than twenty-five Special Occasion Facility Events per year.
9. Hours of all accessory uses are limited to the following:
Monday through Thursday - 9:00 a.m. to 9:00 p.m.
Friday – 9:00 a.m. to 1:00 a.m.
Saturday – 10:00 a.m. to 1:00 a.m.
Sunday 10:00 a.m. to 10:00 p.m.
10. Any additional outdoor lighting shall be of the dark sky variety.
11. A minimum of three (3) signs, clearly visible to vehicular traffic, indicating DRIVE SLOWLY or SPEED LIMIT 10 MPH shall be posted along the interior driveway. Final placement and number of signs shall be determined by the Zoning Administrator.
12. A minimum of twenty (20) parking spaces (9'x18' standard space) shall be delineated on-site. In accordance with ADA requirements, a minimum of two (2) Handicap spaces shall be provided.

13. Noise levels shall not exceed 80 dba until 8:00 p.m. and 70 dba after 10:00 p.m. at the property lines.
14. Construction plans in accordance with the BOCA Code and ADA requirements shall be approved prior to the issuance of any certificate of occupancy.
15. Maintain existing tree line in vegetative buffer as shown in approved site plan dated September 1, 2017. No activities associated with special occasion facility events shall take place within the designated vegetative buffer.
16. A maximum of 250 people shall be allowed at any one event. This special occasion facility may be used by a Civic Use for the annual Louisa County High School Prom with a maximum occupancy of 600 persons.

ORD 2024-11; Proposed Amendments to Chapter 86. Land Development Regulations; Article I. General Provisions; Article II. Zoning Ordinance and Maps; Article III. Subdivision; Article IV. Supplementary Regulations; and Article V. Signs.

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 included the Definitions Amendment, Removal of Regulations Governed by State and Federal Law, Relocation of Section 86-104: Growth Area Overlay Districts, Update to the Use Matrix, Amendments to Growth Area Overlay District (GAOD) Regulations, Accessory Structures in A-2 Zoning District, Review and Certification of Internal Subdivision Streets, Sewage System Notification to Adjoining Property Owners, Final Subdivision Plat Amendment, Removal of VDOT Involvement in Administrative Site Plans and Clarifies Transmittal of Minor and Major Site Plans to State Agencies, and Increases the size of a “Temporary” sign.

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 above ordinance amendments.

On the motion of Mr. Brooks, seconded by Mr. Quarles, 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 proposed ordinance amendments to Chapter 86. Land Development Regulations; Article I. General Provisions; Article II. Zoning Ordinance and Maps; Article III. Subdivision; Article IV. Supplementary Regulations; and Article V. Signs.

NEW BUSINESS

Private Road Waiver Request & Amended Master Plan – Cutalong

Linda Buckler, Director of Community Development, presented The Cutalong Resort Development requests for the Planning Commission to undertake the following actions: (1) conduct a conformance review of the project with the 2040 Comprehensive Plan, and (2) grant a private road waiver to facilitate development objectives.

Mr. Joe Walsh, the project director, made a brief presentation introducing the company's staff and explained the details of the project.

Mr. Charlie Payne, agent representing the applicant presented the private road waiver request to the Planning Commission.

On the motion of Mr. Goodwin, seconded by Mr. Brooks, which carried a vote of 5-0, the Planning Commission found the request on the project amendments to be in conformance .

On the motion of Mr. Quarles, seconded by Mr. Goodwin, which carried a vote of 5-0, the Planning Commission voted to approve the private road waiver request.

DISCUSSION AND REPORTS

Linda Buckler reminded members of the Planning Commission of the resolution of appreciation for Mr. Cyrus Weaver will be held at the upcoming Board of Supervisors meeting. She also informed members of the upcoming solar project and rezoning that will be presented at the next meeting.

Mr. Goodwin suggested that the Planning Commission By-Laws be added to the December work session for discussion, along with the CIP.

ANNOUNCEMENTS AND ADJOURNMENT

On the motion of Mr. Quarles, seconded by Mr. Kersey, which carried a vote of 5-0, the Planning Commission voted to adjourn the November 14, 2024, meeting at 9:03 PM.