

**NOTICE OF PUBLIC HEARING
LOUISA COUNTY BOARD OF SUPERVISORS**

The Louisa County Board of Supervisors will hold a public hearing on the following items beginning at 7:00 p.m. on Monday, December 3, 2018, in the Louisa County Public Meeting Room, Main Floor, Louisa County Office Building, 1 Woolfolk Avenue, Louisa, Virginia 23093:

Public Hearing - CUP2018-07 (CCC Road); Cellco Partnership DBA Verizon Wireless, Applicant; Fisher Chewning LC C/O Charles Purcell, Owner; Stephen Waller, Agent - Conditional Use Permit Request - CUP2018-07; Cellco Partnership DBA Verizon Wireless, Applicant; Fisher Chewning LC C/O Charles Purcell, Owner; Stephen Waller, Agent; requests the issuance of a conditional use permit for a broadcasting or communication tower in accordance with Section 86-482 permitted uses of the Telecommunications Regulations as it applies to the Agricultural (A-2) zoning district. The property is located on the north side of Route 33 (Jefferson Highway) and the East side of Route 767(School Buss Road) off of Laura Creek Road. The property is further identified as tax map parcel 42-81, in the Mineral Voting District. The 2012 Louisa County Comprehensive designates this area of Louisa County as mixed use. Both staff and the Planning Commission recommend approval.

Public Hearing - CUP2018-08 (River Bend Island); Cellco Partnership DBA Verizon Wireless, Applicant; Vaughan Reality LLC, Owner; Stephen Waller, Agent - Conditional Use Permit Request - CUP2018-08; Cellco Partnership DBA Verizon Wireless, Applicant; Fisher Chewning LC C/O Charles Purcell, Owner; Stephen Waller, Agent; requests the issuance of a conditional use permit for a broadcasting or communications tower in accordance with Section 86-482 Permitted uses of the Telecommunications Regulations as it applies to the Residential General (R-2) zoning district. The property is located at the intersection of Route 614 (Carrs Bridge Road) and Route 690 (Burruss Mill Road). The property is further identified as tax map parcel 46-10, in the Cuckoo Voting District. The 2012 Louisa County Comprehensive designates this area of Louisa County as low density residential. Both staff and the Planning Commission recommend approval.

Public Hearing - CUP2018-09 (N Anna River); National Communication Towers, LLC, Applicant; John Webner, Owner; Jamie Adams, Agent - Conditional Use Permit Request - National Communication Towers, LLC, Applicant; John Webner, Owner; Jamie Adams, Agent; requests the issuance of a conditional use permit for a broadcasting or communication tower in accordance with Section 86-482 permitted uses of the Telecommunications Regulations as it applies to the Agricultural (A-1) and (A-2) zoning districts. The properties are located at the intersection of Route 701 (Eastham Road) and Route 601 (Greens Corner Road). The properties are further identified as tax map parcel 48-4, zoned A2 (access road) and parcel 48-5, zoned A1 (access road and tower compound), in the Jackson Voting District. The 2012 Louisa County Comprehensive plan designates this area of Louisa County as Agricultural/Very Low Density Residential. Both staff and the Planning Commission recommend approval.

Public Hearing - CUP2018-10; Melody and Kenneth Bowers, Applicants/Owners - Conditional Use Permit Request - Melody and Kenneth Bowers, applicants/owners; requests the issuance of a conditional use permit for the operation and maintenance of a Special Occasion Facility in accordance with Section 86-64.3 Permitted uses - With conditional use permit in the Agricultural

(A-2) zoning district. The property is located at the end of Route 681 (Tavern Road). The property is further identified as tax map parcel 61-8-D, in the Cuckoo Voting District. The 2012 Comprehensive Plan designates this area of Louisa County as Agricultural/Very Low Density Residential. Both staff and the Planning Commission recommend approval.

Public Hearing – SEP2018-04; Lake Anna OP, LLC, Applicant/Owner - Lake Anna OP, LLC, Applicant/Owner requests the issuance of a Special Exception, in accordance with Section 86-27 Special Exceptions, from the provisions of Section 86-18 Setbacks regulations. The request is to allow for a 33' setback from Route 208 (New Bridge Road) where a 100' setback is required; a 40' setback from Route 652 (Kentucky Springs Road) where 60' is required, and establish a 20' setback at the angle of the property line at the SE corner of Route 208 & Route 652. This special exception would allow the construction of commercial improvements. The properties are located at the intersection of Route 208 (New Bridge Road) and Route 652 (Kentucky Springs Road), and is further identified as tax map parcels 29-35B1 and 29-35B2, in the Mineral Voting District. This special exception may be subject to conditions set by the Board of Supervisors to ensure that the request will not be detrimental to the health, safety, and general welfare of the public and be in conformance with the intent and purpose of the zoning ordinance.

Public Hearing - REZ2018-04; Spring Creek Land Development, LLC, Applicant/Owner – proffered rezoning of 39 acres more or less, master plan amendments, waiver of lot regulations, and proffer amendment requests - Spring Creek Land Development, LLC, applicants/owners; has submitted an application for a rezoning, master plan amendments, waiver of lot regulations, and proffer amendments associated with REZ2001-01 approved June 4, 2001 (amended October 15, 2007 – REZ2007-09 and May 16, 2016 – REZ2016-02), as follows:

1. Proffered rezoning of approximately 39 acres more or less from Agricultural (A-2) to Resort Development (RD); 7.8 acres (TMP 51-63 portion); 15.6 acres (TMP 51-58); and 15.6 acres (TMP 51-69).
2. An amendment to the January 11, 2001 Master Plan (as amended October 15, 2007 and May 16, 2016) to add 7.8 acres (TMP 51-63 portion); 15.6 acres (TMP 51-58); and 15.6 acres (TMP 51-69) and allow 35% attached housing throughout Spring Creek.
3. A waiver, in accordance with Section 86-178 providing for waivers and modifications of the Resort Development District (RD) standards, in this case to the lot size, setback, lot width, side yard, rear yard, and corner lot regulations identified in Section 86-180 Minimum lot area, Section 86-181 Setback, Section 86-182 Frontage; minimum lot width, Section 86-184 Yard Regulations, and Section 86-185. Corner Lots for the Resort Development (RD) zoning district, as specified in the amended Master Plan.
4. An amendment to proffer #3(a) to permit the use of the Spring Creek “back gate” on Route 615 for construction purposes in addition to emergency access.
5. A new proffer amendment #12 whereas the developer will donate no less than 13 acres of land for use as common area for park, field, and other recreational uses contingent upon Spring Creek Community Association, Inc. approval. At the Association’s election, the developer will grade and seed up to 6.5 of the developable acres for field and recreational usage as requested and will bring infrastructure and utilities to this smaller area boundary. Any portion of the 13 acres declined by the association that cannot be profitably developed into residential lots at developer’s discretion, shall become Association common area and its responsibility to maintain.

The property is located on Bear Island Parkway Extension east of Route 615 and west of Route 15. The property is further identified as tax map parcel 36-12; 51-68; 51-69; 51-63; 51(4)1; 51(4)2; 51(4)3; 52-15; 52-60; in the Green Springs Voting District. The 2012 Louisa County Comprehensive Plan designates this area as Mixed Use in the Zion Crossroads Growth Area. Both the Planning Commission and staff recommend approval.

Additional information and copies of the above files are available for review in the Community Development Department, Main Floor, Louisa County Office Building, Louisa, Virginia during regular business hours, Monday through Friday, 8:30 a.m. to 5:00 p.m., or by calling (540) 967-3430.

Public Hearing – Approving the Sale of Surplus Real Property - The Louisa County Board of Supervisors will hold a public hearing for the purpose of accepting public comment related to the County of Louisa’s sale of approximately a 0.663 acre of surplus real property located at or near Bowlers Mill Lake, in Louisa, Virginia. Any parties wishing to be heard are requested to attend the public hearing.

Public Hearing –Lease Agreement for the Installation of a Broadband/Telecommunications Tower Located in Buckner-Bumpass Park - The Louisa County Board of Supervisors will hold a public hearing for the purpose of accepting public comment related to the County of Louisa’s lease of approximately 15,265 square feet of public land area located in Buckner-Bumpass Park, Parcel ID 76 14 A, in Louisa, Virginia for the installation of a broadband/telecommunications tower. Any parties wishing to be heard are requested to attend the public hearing.

Public Hearing – Ordinance Adoption

The Louisa County Board of Supervisors will accept public comments regarding its intent to adopt an ordinance which would require the owner of an animal seized by the County or law enforcement, and held for more than 30 days, to post a surety bond in an amount sufficient to cover the animal’s care or medical treatment. Any parties wishing to be heard are requested to attend the public hearing.

Additional information and copies of the above files are available for review in the Administration Department, Upper Level, Louisa County Office Building, Louisa, Virginia during regular business hours, Monday through Friday, 8:30 a.m. to 5:00 p.m., or by calling (540) 967-3400.

Any parties wishing to be heard are requested to attend the public hearing.

BY ORDER OF:
TROY J. WADE, CHAIRMAN
LOUISA COUNTY BOARD OF SUPERVISORS
LOUISA COUNTY, VIRGINIA