

The Central Virginian to publish on September 17th and September 24th, 2020

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

The Louisa County Board of Supervisors will hold a public hearing on the following item(s) at 6:00 p.m., after regular business, on Monday, October 5, 2020, in the Public Meeting Room, Main Floor, Louisa County Office Building, Louisa, Virginia:

Public Hearing - Amendments to the Louisa County Code; Chapter 66 Subdivisions and Chapter 86 Zoning.

The primary purpose of these amendments is to modify the existing regulations in support of the August 2019 adoption of the 2040 Louisa County Comprehensive Plan. This includes:

- Amending and clarifying definitions.
- Bringing the ordinances into compliance with existing state regulations and updating State Code references.
- Amending permitted uses and permitted uses with the issuance of a conditional use permit in each district to support the goals of the 2040 Comprehensive Plan.
- Provide development guidelines for each zoning district for properties located within a designated growth area in the adopted 2040 Comprehensive Plan.
- To direct growth within the County to the designated Growth Areas; and to maintain the rural areas of the County.

In addition, the proposed amendments will streamline the existing regulations into a more user friendly document that groups similar and connected uses and regulations into the appropriately titled Article. Duplicated definitions will be deleted, conflicting regulations will be clarified, and definitions and terms will be used consistently throughout the ordinance.

Existing Chapter 66 Subdivisions is proposed to be repealed and re-codified under Chapter 86 Land Development Regulations.

The proposed amendments will restructure Chapter 86. Zoning of the Louisa County Code as Chapter 86. Land Development Regulations.

Chapter 86. Land Development Regulations (NEW) is proposed to consist of five (5) articles which collectively contain integrated Louisa County land development regulations; and all existing Articles within the current Zoning Ordinance are proposed to be re-codified, amended or new sections added, where appropriate, under one of the five (5) articles. The integration of former chapters into this single chapter is necessary to improve its content and access to this information. The overall design is to increase an applicant's understanding of how these regulations may impact their development project. A general summary of each article follows:

Article I – Generally. This article contains the authority to regulate land development through requirements addressing land use planning, zoning, subdivisions, site improvements, including signs. Overall, these requirements help determine how land is developed or improved and what these improvements may look like.

Article II – Zoning Ordinance and the Official Zoning Map. This article describes the establishment of the zoning districts which generally specify respective allowable and prohibitive land uses, minimum lot or parcel area for development and accompanying bulk, density, size, height, and placement of buildings and accessory structures.

Article III – Subdivision Ordinance. This article establishes the administrative requirements for dividing land into three or more parcels or lots for creating development or residential subdivision, consisting of recorded plat or survey drawing that includes entrances, lot layout and design, buildings and structures, drainage structures, public and private utilities and roads, and other improvements.

Article IV. – Site Development Plan. This article provides the detailed requirements necessary when making physical improvements to a property not necessarily involving a subdivision of land.

Article V. – Signs. These sign regulations encourage the effective means of communication in the county. These requirements maintain and enhance the county’s aesthetic environment and ability to attract sources of economic development and growth; while minimizing adverse effect on the motoring public and nearby public and private property.

Appendix A – Fee Schedule is proposed to be repealed and deleted as an appendix to the Louisa County Code. The current fee schedule will remain in place and unchanged; and to be confirmed or set annually by the Board of Supervisors during the budget process.

The proposed amendments and additions to Louisa County’s Code Sections in Chapter 86 will add language to the existing Zoning Ordinances to incorporate provisions regarding solar utilities that are permitted by new enactments of the General Assembly that become effective July 1, 2020. Generally, these amendments detail requirements for conditional use permits for utility-scale solar generation facilities, allow for solar generation facilities in specific zoning districts, detail supplementary regulations for solar generation facilities, require site development plans for solar generation facilities, provide specifics for decommissioning solar generation facilities, and deem utility scale solar facilities to be substantially in conformance with the 2040 Louisa County Comprehensive Plan. The Planning Commission recommends approval. These amendments will impact all zoning districts in Louisa County.

Public Hearing - CUP2020-05 New Cingular Wireless, PCS, LLC, Applicant; Christopher C Burns, Agent; Alvin & Paige McNeely Owner –Conditional Use Permit Request

Request the issuance of a conditional use permit for a wireless telecommunication tower in accordance with Section 86-64.3 permitted uses – With Conditional Use Permit as it applies to the agricultural (A2) zoning district. The property is located at 15440 Jefferson Highway Bumpass, VA approximately .29 miles southwest of the intersection of Jefferson Highway (Rte. 33) and Bethany Church Road (Rte. 655). The property is further identified as tax map parcel 92-65, in the Jackson Voting District. The applicant is proposing the Construction of a 195 foot tall monopole tower with a 4 foot tall antenna for a combined height of 199 feet, the tower will be located within an equipment compound. The 2040 Louisa County Comprehensive currently designates this area of Louisa County as Agricultural/Low Density Residential. Staff and the Planning Commission recommends approval.

Public Hearing - Amendment to the Louisa County Zoning Ordinance

Clarkson Investments LLC, applicants/owners, request an amendment to ARTICLE VIII. -

AGRICULTURAL AND FORESTAL DISTRICTS, Sec. 86-464. - Districts described. to amend the Yanceyville Agricultural and Forestal District, to add TMP 78-20 and 79-1, containing 528.01 acres. The subject property is located on the east side of Route 604 (Roundabout Road), in the Patrick Henry Voting District. Staff and the Planning Commission recommends approval.

In accordance with Section 15.2-4307 of the State Code of Virginia –

- an application for a district or an addition has been filed with the program administrator;
- the application will be on file open to public inspection in the office of the clerk of the local governing body;
- any owner of additional qualifying land may join the application within thirty days from the date of the notice or, with the consent of the local governing body, at any time before the public hearing the local governing body must hold on the application;
- any owner who joined in the application may withdraw his land, in whole or in part, by written notice filed with the local governing body, at any time before the local governing body acts pursuant to § [15.2-4309](#); and
- additional qualifying lands may be added to an already created district at any time upon separate application pursuant to this chapter;

Adjacent and area property owners who would like to join the proposed districts are invited to do so by contacting the Community Development Department at the above address within thirty (30) days of this notice or with consent of the local governing body. This district will be subject to public review and hearings with the Planning Commission and Board of Supervisors, through separate notice.

Public Hearing - Amendment to the Louisa County Zoning Ordinance

Dean and Sandra Rodgers, applicants/owners, request an amendment to ARTICLE VIII. - AGRICULTURAL AND FORESTAL DISTRICTS, Sec. 86-464. - Districts described. to amend the South Anna Agricultural and Forestal District, to add TMP 69-9-3, containing 40.00 acres. The subject property is located between Route 604 (Roundabout Road) and Route 646 (Yanceyville Road), in the Mineral Voting District. Staff and the Planning Commission recommends approval.

In accordance with Section 15.2-4307 of the State Code of Virginia –

- an application for a district or an addition has been filed with the program administrator;
- the application will be on file open to public inspection in the office of the clerk of the local governing body;
- any owner of additional qualifying land may join the application within thirty days from the date of the notice or, with the consent of the local governing body, at any time before the public hearing the local governing body must hold on the application;
- any owner who joined in the application may withdraw his land, in whole or in part, by written notice filed with the local governing body, at any time before the local governing body acts pursuant to § [15.2-4309](#); and
- additional qualifying lands may be added to an already created district at any time upon separate application pursuant to this chapter;

Adjacent and area property owners who would like to join the proposed districts are invited to do so by contacting the Community Development Department at the above address within thirty (30) days of this notice or with consent of the local governing body. This district will be subject to public review and hearings with the Planning Commission and Board of Supervisors, through

separate notice.

Additional information and copies of the above files and ordinance text amendments 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. The full text of the proposed ordinance amendments may also be reviewed on the Louisa County website at www.louisacounty.com.

In accordance with the County's ongoing efforts to minimize the spread of the COVID-19 virus, physical (in-person) access to attend the meeting will be limited to 28. For more information on how to attend the meeting, please visit www.louisacounty.com or contact the Administration Department at (540) 967-3400 or email at info@louisa.org.

BY ORDER OF:
ROBERT F. BABYOK, JR., CHAIRMAN
LOUISA COUNTY BOARD OF SUPERVISORS
LOUISA COUNTY, VIRGINIA