

PUBLIC HEARING NOTICE
LOUISA COUNTY PLANNING COMMISSION

The Louisa County Planning Commission will meet and conduct public hearings on the following items at 7:00 p.m. on Thursday, May 13, 2021, in the Louisa County Office Building, Public Meeting Room, Main Floor, 1 Woolfolk Avenue, Louisa, Virginia. In accordance with the County’s ongoing efforts to minimize the spread of the COVID-19 virus, physical (in-person) access to the County Office Building will be limited to 25 people. The meeting will be streamed live and the public is encouraged to provide any input for the Public Comment period or Public Hearings either: 1) in advance (in writing); or 2) during the meeting (via telephone). Further detail is below.

PUBLIC HEARINGS

Amendment to the Louisa County Ordinance, Chapter 86 Land Development Regulations

The following property owners request an amendment to Section 86-501 Districts described of Chapter 86 Land Development Regulations to create the Trevilian Station Agricultural and Forestal District, as follows:

<u>OWNER’S NAME</u>	<u>TAX MAP PARCEL #</u>
Trevilian Station Battlefield	24-23, 21-122, 23-139, 24-33, 24-15, 23-136, 24-2, 24-14, 24-133, 23-135, 24-13, 24-1, 24-3, 23-138, 24-16, 24-134, 24-123, 23-56, 24-124, 24-27, 24-28, 24-119, 24-4, 23-137, 24-33, 24-38, 23-140A, 23-140, 23-146, 23-141
American Battlefield Trust	24-10-A
Civil War Preservation Trust	24-10-B, 24-10-B1, 25-84, 23-133, 24-21
Chisholm, Margaret Ann	23-7, 23-10-B
Silberman, Michael J & Carolyn W	22-19, 22-20, 22-21, 22-23
Davis, Margie D & Michael C	22-17, 22-18, 37-21, 37-22, 37-23
Johnson, Wade G Jr.	23-41
Louisa Hills Inc.	12-13, 12-43
Howland, Mark Douglas & Elizabeth Doniphan Purcell	22-26, 22-32
McLaughlin, Sadie T	24-142
Green Springs Timber LLC	23-143, 23-144, 23-145, 11-48
Fitzsimmons, Frederick G & Robin	25-31, 25-32
Wagner, Brian D & Marjorie	37-24
Dietrich, Susan J.	23-15, 23-9

The district is located in the following general areas:

- North side of Louisa Road, between S Spotswood Trail and along Oakland Road ;
- North and South of Louisa Road, between Poindexter Road/Hamilton Road and the area of Mill Creek.
- Additional areas to the west of May Lane.

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.

Amendment to the Louisa County Ordinance, Chapter 86 Land Development Regulations

The following property owners request an amendment to Section 86-501 Districts described of Chapter 86 Land Development Regulations to amend the existing Green Springs Agricultural and Forestal District to add the following properties:

<u>OWNER'S NAME</u>	<u>TAX MAP PARCEL #</u>
Betty Talley	37-13, 38-98A
Cobham Hunt Club	20-64, 20-65
David O'Leary	37-8
Eric Moeller	36-20, 36-21
Gilleland Investments LLC	35-11-A, 35-16, 35-17, 35-6, 35-77, 35-78, 35-80, 35-81, 35-82, 35-83, 35-84, 35C-1-14, 35C-1-15, 35C-1-16, 35C-1-17, 35C-1-18, 35D-1-31, 35D-1-32, 35D-1-34, 35D-1-35, 35D-1-36, 35D-1-38
Green Springs Timber LLC	20-172; 35-6A; 35-85; 35-85A, 35-85B
Grosvenor Merle-Smith	52-91
Harris, Vasco Calvin and Bonnie W	35-3, 35-4
Lee Rosson	38-101, 38-103, 38-104, 38-105, 38-106, 38-48, 38-49
Michael McCaffrey	37-29A
Michael Nickle	38-24, 38-27-5
Quaker Hill Farm LLC	36-1, 38-108, 38-17, 38-20, 38-30, 38-31, 38-31A, 38-32, 38-50, 38-51, 38-76, 38-78, 38-79, 38-80, 38-84, 38-85, 38-86, 38-87, 38-88, 38-89, 38-90, 38-91, 54-3, 54-4, 54-6
William Shaw	35-6-1, 35-6-2

The district is located in the following general areas:

- West of the existing GSAFD and adjacent to the BDAFD; East of the existing GSAFD; and South of the existing GSAFD and adjacent to the PHAFD.

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.

CUP2021-01 Sheila Thurston, Applicant/Owner; –Conditional Use Permit Request

Request the issuance of a conditional use permit for an assisted living facility and private school in accordance with Section 86-154 permitted uses – With Conditional Use Permit as it applies to the

Agricultural (A2) zoning district. The property is located on South Spotswood Trail (Rte. 33). The property is further identified as tax map parcel 23-62C, in the Patrick Henry Voting District. The 2040 Louisa County Comprehensive Plan, Future Land Use Map, designates this area of Louisa County as Agricultural/Low Density Residential.

LDR2021-01 Land Development Regulations Amendment; Community Development Department; to Amend Sec. 86-104. – Purpose, intent and exceptions.

Request of the department to amend this section to expand the boundaries of the Growth Area Overlay District in the Ferncliff Growth Area to include the following parcels: 67-16-1, 67-30-12, 67-30-A, 67-30-B, 67-30-1, 67-30-2, 67-30-3, 67-30-4, 67-30-5, 67-30-5A, 67-30-6, 67-30-7, 67-30-8, 67-30-9, 67-30-10, 67-30-11, 67-30-12, 67-30-13, 67-30-14, 67-30-15, and 67-30-16.

CUP2021-02 Energix Aditya, LLC, Applicant; Pamela Harlowe & Melonie Donovan Trustees, Owners –Conditional Use Permit Request

Energix Aditya, LLC, Applicant; Pamela Harlowe & Melonie Donovan Trustees, Owners requests the following:

1. Determination that the proposed *Solar Generation Facility, Utility Scale* is substantially in accordance with the 2040 Louisa County Comprehensive Plan.
2. Issuance of a Conditional Use Permit for a *Solar Generation Facility, Utility Scale* in accordance with Section 86-154 Permitted uses - With conditional use permit in the Agricultural (A-2) zoning district for a solar project of 94.67 acres that could produce up to 11 Megawatts of Alternating Current (MW AC).

This property is located on Route 767 (School Bus Road), approximately .03 miles from Route 22 (Davis Highway). The property is further identified as tax map parcel 42-86A, in the Mineral Voting District. The 2040 Comprehensive Plan, Mineral Growth Area Future Land Use Map, designates this area Mixed Use.

LDR2021-02 Towing yard. Proposed amendments to Chapter 86 which could establish towing yard use in the County by adding a new towing yard definition and changing the Matrix table as follows:

Section 86-13. – Definitions. Adding a new definition: *Towing yard. The temporary outdoor storage of vehicles on property for not more than 48 hours which are towed, carried, hauled, or pushed from public or private property for impoundment. This term does not include automobile graveyard, junkyard, salvage and scrap service, or wrecking activity uses. An outdoor towing yard shall meet required setbacks and shall have adequate visual screening, fencing, and site lighting.*

Section 86-109. – Matrix Table. Amending the table: *A towing yard to become allowable under a CUP in these zoning districts: Light Commercial C-1, General Commercial C-2, Industrial IND, Industrial Limited I-1, and Industrial General I-2 and the same zoning categories in the Growth Area Overlay Districts.*

Ways to participate in the meeting:

1. Watch the Meeting Live Online – Public meetings are available to stream live as they are happening or you may watch them later. Go to the County Website www.louisacounty.com and look for the live meetings under the Government tab.
2. Listen on the phone: The County has deployed a telephone option for citizens to listen to the proceeds. To join by phone simply call the number below when you are ready. Then enter the meeting ID when prompted. When connected you will only be able to hear the meeting, if you wish to provide public comment see #6 below. When connected you may hear music if the meeting has not yet begun or is in a brief recess.
 - Dial in phone number: (301)715-8592 or (877) 853-5247 US Toll-Free
 - Meeting ID or Password: 362 682 6628 then press the # button
3. Public Comment in Advance - Written input may either be emailed (planningzoning@louisa.org), mailed to the Community Development Department (1 Woolfolk Avenue; Louisa Virginia 23093), or dropped off at the County's drop box (same address). Please note that written input must be received at the County Office Building by 5pm on the meeting date. Written comment will be read aloud into the record during the appropriate portion of the meeting (Public Comment or Public

Hearing).

4. Public Comment by Phone - Call the County at (540) 967-0401 during business hours before the meeting, or during the meeting itself. Staff will take your name and number. At the appropriate time during the meeting, you will be called back so that you can provide your comments “live” to the Planning Commission. The County’s electronic systems will record this comment as normal.

BY ORDER OF:
LOUISA COUNTY PLANNING COMMISSION
Holly Reynolds, Chairman