



**Planning Commission**  
**County of Louisa**  
**Thursday, February 13,**  
**2025**  
**Louisa County Public Meeting Room**  
**7:00 PM**

**CALL TO ORDER**

Chairman Disosway called the February 13, 2025, 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	Remote	7:00 PM
John Disosway	Chairman	Present	7:00 PM
Matthew Kersey, Jr.	Commissioner	Present	7:00 PM
James Dickerson	Vice Chairman	Present	7:00 PM
Troy Painting	Commissioner	Present	7:00 PM
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; and Renee Mawyer, Associate Planner.

**INVOCATION**

Mr. Dickerson 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. Kersey, which carried a vote of 7-0, the Planning Commission voted to approve the agenda of the February 13, 2025, without changes.

**APPROVAL OF PLANNING COMMISSION MINUTES**

## **Planning Commission - Regular Meeting – January 9, 2025 7:00 PM**

On the motion of Mr. Kersey, seconded by Mr. Quarles, which carried a vote of 7-0, the Planning Commission voted to approve the minutes of the January 9, 2025, meeting without changes.

### **CONSENT AGENDA**

None.

### **PUBLIC ADDRESS**

Chairman Disosway opened the public address period.

With no one wishing to speak, Chairman Disosway closed the public address period.

### **UNFINISHED BUSINESS**

#### **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 public comment period was opened and closed during the November 14, 2024, Planning Commission meeting.

On the motion of Mr. Kersey, seconded by Mr. Brooks, which carried a vote of 7-0, the Planning Commission voted to forward a recommendation of approval to the Louisa County Board of Supervisors on conditional use permit request CUP2024-06, to allow the operation of a *construction yard* in the General Commercial (C-2) zoning district with the following six (6) conditions:

1. Approvals. The applicant shall secure all necessary permits and approvals from the Louisa County Community Development Department, the Virginia Department of Transportation (VDOT), Virginia Department of Health (VDH) and other state agencies as necessary.
2. Lighting. All design and use of exterior lighting shall comply with the International Dark-Sky Association and shall be labeled as such on the site plan sketch.
3. Land Disturbance. The applicant or owner will submit the appropriate Site plan application for approval by Louisa County. Should land disturbance meet or exceed 10,000 square feet of area, an erosion and sediment control plan must be prepared and submitted to the County for review and approval, prior to any land disturbing activities commencing on-site.
4. Buffers. A 150' 8-foot-tall wooden privacy fence must be installed and be properly managed

and maintained as long as the property is used for a construction yard, to create a visual screening buffer for adjacent property owners at the intersection of Poindexter Road (RT 613) & Louisa Road (RT22). A vegetative buffer of 4-5 trees must be planted along with intersection of Jefferson Highway (RT 33) and Louisa Road (RT 22). The owner is responsible for installing the buffer or fence outside of any utility easements and VDOT required sight easements. Must be installed within three (3) months of approval of the Conditional Use Permit.

5. Inspection. The Board of Supervisors or their designated representative shall have the right to inspect the site at any reasonable time without prior notice.

6. Violation. Violation of any conditions contained herein shall be grounds for revocation of the Conditional Use Permit.

## **PUBLIC HEARINGS**

### **Capital Improvements Plan (CIP)**

Wanda Colvin provided the updated budget for the Louisa County Capital Improvements Plan (CIP) to the Planning Commission for review.

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.

On the motion of Mr. Brooks, seconded by Mr. Quarles, which carried a vote of 5-2, with Mr. Dickerson and Mr. Kersey voting against, the Planning Commission voted to forward a recommendation of approval to the Louisa County Board of Supervisors on the Capital Improvements Plan (CIP) department budget as presented.

### **CUP2024-09 & REZ2024-08 Amos Equipment Repair LLC, Applicant, Land Lovers Enterprises LLC, Owner; Anne Miller, Balzar and Associates, Agent – Conditional Use Permit and Proffer Amendment Request**

Kayla Polychrones, Associate Planner, presented the conditional use permit request to allow for the operation of *equipment sales and rental* in the General Commercial (C-2) zoning district. The applicant also requested to amend proffers regarding hours of operation, activity levels, and access from REZ1989-06.

Chairman Disosway opened the public comment period.

Anne Miller, with Balzar and Associates, represented the applicant and provided more information to the Planning Commission regarding the proposed 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.

Discussion took place between the Planning Commission and staff regarding the hours of operation, and access to the property.

On the motion of Mr. Painting, seconded by Mr. Quarles, which carried a vote of 7-0, the Planning Commission voted to forward a recommendation of approval to the Louisa County Board of Supervisors on the proffer amendment request REZ2024-08 to amend proffers #7, 8, 9, 10, and 11 from REZ1989-06 and conditional use permit request CUP2024-09, to allow for the operation of *equipment sales and rental* in the General Commercial (C-2) zoning district with the following eight (8) conditions:

1. Lighting. All design and use of exterior lighting shall comply with the International Dark-Sky Association and shall be labeled as such on the site plan sketch.
2. Permits. The applicant shall secure all necessary permits and approvals from the Louisa County Community Development Department, the Virginia Department of Transportation (VDOT), and the Virginia Department of Health (VDH).
3. Land Disturbance. Should land disturbance, which includes the addition of gravel, asphalt, or the grading of land, meet or exceed 10,000 square feet of area, an erosion and sediment control plan must be prepared and submitted to the County for review and approval, prior to any land disturbing activities commencing on-site.
4. Storage. No outside storage of merchandise shall be permitted within 50' of right of way.
5. Buffer. Meet vegetative buffer requirements as defined by Louisa County Land Development Regulations.
6. Ground Cover. All areas not occupied by buildings, structures, driveways and parking shall be covered with one or more of the following: lawn grass, natural shrubbery, plants, trees, or a vegetation combination as agreed upon by the Zoning Administrator and owner.
7. Inspections. The Board of Supervisors or their designated representative shall have the right to inspect the site at any reasonable time without prior notice.
8. Permit Revocation. Violation of any conditions contained herein shall be grounds for revocation of the Conditional Use Permit.

### **NEW BUSINESS**

None.

### **DISCUSSION**

#### **Planning Commission By-Laws**

Discussion took place within the Planning Commissioners and staff regarding the proposed changes to the By-Laws.

The Planning Commission voted 7-0, to approve the By-Laws with the proposed changes.

## **REPORTS**

Linda Buckler, Director of Community Development, reported Community Development has moved back to the County office building, and provided updates to applications and upcoming ordinance amendments.

## **ANNOUNCEMENTS AND ADJOURNMENT**

On the motion of Mr. Brooks, seconded by Mr. Kersey, which carried a vote of 7-0, the Planning Commission voted to adjourn the February 13, 2025, meeting at 8:04 PM.

BY ORDER OF:

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JOHN DISOSWAY, CHAIRMAN  
PLANNING COMMISSION  
LOUISA COUNTY, VIRGINIA