

## **NOTICE OF PUBLIC HEARING LOUISA COUNTY PLANNING COMMISSION**

The Louisa County Planning Commission will meet to review or conduct public hearing(s) on the following item(s) at 7:00 p.m. on Thursday, May 8, 2025, in the Louisa County Office Building, Public Meeting Room, Main Floor, 1 Woolfolk Avenue, Louisa, Virginia.

### **PUBLIC HEARING**

#### **ORD 2025-02; Proposed Amendments to Chapter 86. Land Development Regulations; Article II. Zoning Ordinance and Maps**

ORD 2025-02; Proposed amendments to Article I. General Provisions; Article II Zoning Ordinance and Maps, Sections 83-13; 86-109; 86-154; 86-171; 86-189; 86-204; 86-206; 86-222; 86-224; 86-240; 86-242; 86-259; 86-261; 86-277; 86-295; 86-296; 86-312; 86-339; 86-359; 86-378; 86-394; 86-410; 86-412; 86-429; 86-431; 86-447; 86-449; 86-465; 86-467; and 86-482. The draft amendment includes proposed new, modified and deleted definitions; and zoning strategies for regulating the retail sale of controlled substances, including hemp products intended for smoking, and other legally authorized substances; and establishes the zoning districts where the proposed uses may be permitted with a conditional use permit. The purpose of the proposed amendment is to provide zoning and regulatory tools that balance public health and safety, economic opportunity, and community well-being while ensuring compliance with state and federal laws. The goal of these updates is to clarify the County's expectations for licensed medical providers versus retail operations involving controlled substances, while encouraging legitimate healthcare access in appropriate areas. THESE REGULATIONS APPLY THROUGHOUT ALL OF LOUISA COUNTY and are proposed pursuant to Va. Code §§ 15.2-2285 and 15.2-2286.

#### **ORD 2025-01; 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.**

ORD 2025-01; Proposed Amendments to Chapter 86. Land Development Regulations. These amendments are proposed to resolve any discrepancies that currently exist; update code sections based on amendments to the State Code of Virginia; amend sections to provide clarification, and consistent application of regulations; and remove regulations that are governed by more stringent State and Federal regulations. Article I. General Provisions includes amendments to Division 2. Definitions. Section 86-13. Definitions; Division 4. Additional Requirements; Section 86-114. Short-term rental of a dwelling; Proposed amendments to Article II. Zoning Ordinance and Maps, Division 6. Zoning Districts and Land Uses; for yard regulations in Sections 86-142, 86-159, 86-344, 86-364; frontage, minimum lot width requirements in Sections 86-198, 86-381, and 86-397; and density bonuses in A-2 Subdivisions in Section 86-161. Article III. Subdivisions, Division 3. Plat Requirements and Standards include proposed amendments Sections 86-567 Streets and alleys, and 86-614 Final plats. Article IV. Supplementary Regulations include amendments to Division 4. Shoreline Regulations, Sections 86-655 and in 86-656 related to dry hydrants and restroom facilities; and Division 5. Telecommunications Regulations, Sections 86-671 for mitigation and replacements. Amendments are proposed to Sections 86-683 and 86-689 in Article V. Signs related to electronic message signs. THESE REGULATIONS APPLY THROUGHOUT ALL OF LOUISA COUNTY; and are proposed pursuant to Va. Code §§ 15.2-2285 and 15.2-

2286. The Planning Commission voted to forward a recommendation of approval on the proposed ordinance amendments.

**Ways to participate:**

You may join the meeting in-person to provide public comment or submit a comment in writing to [PlanningZoning@louisa.org](mailto:PlanningZoning@louisa.org), or 1 Woolfolk Ave, Suite 201, Louisa VA 23093 (Attn: D. Johnson). Written comments received by 5pm on the meeting date will be acknowledged and put into the official meeting record at the Commission's discretion. You may also watch the meeting live online by visiting [www.louisacounty.com](http://www.louisacounty.com) and look for the live meetings under the Government tab.

BY ORDER OF:  
JOHN DISOSWAY, CHAIRMAN  
LOUISA COUNTY PLANNING COMMISSION