



**Planning Commission
County of Louisa
Thursday, July 10, 2025
Louisa County Public Meeting
Room 7:00 PM**

CALL TO ORDER

Chairman Disosway called the July 10, 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	Present	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	Absent	
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; Renee Mawyer, Associate Planner, Kayla Cosimano, Associate Planner; and Deborah Johnson, Administrative Assistant.

INVOCATION

Mr. Dickerson led the invocation.

PLEDGE OF ALLEGIANCE

Mr. Quarles led the Pledge of Allegiance.

APPROVAL OF AGENDA

On the motion of Mr. Goodwin, seconded by Mr. Dickerson, which carried a vote of 6-0, the Planning Commission voted to approve the agenda of the July 10, 2025, meeting without changes.

APPROVAL OF PLANNING COMMISSION MINUTES

Planning Commission - Regular Meeting – June 12, 2025 7:00 PM

On the motion of Mr. Kersey, seconded by Mr. Quarles, which carried a vote of 5-0-1, with Mr. Brooks abstained, the Planning Commission voted to approve the minutes of the June 12, 2025, meeting without changes.

CONSENT AGENDA

None.

PUBLIC ADDRESS

Chairman Disosway opened the public address period.

Savannah Walker, Louisa District, spoke in opposition to the proposed data center and its potential negative impact on the County.

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

UNFINISHED BUSINESS

CUP2025-04 Amelia AD1, LLC dba Vanguard Renewables SPV LLC, Applicant; Columbia Gas Transmission LLC fka Commonwealth Gasline Corp, Owner; TC Energy, Agent – Conditional Use Permit Request

Kayla Cosimano presented the conditional use permit request for a *Utility Service, Major* for a renewable natural gas unloading station in the Agricultural (A-2) zoning district.

Mr. Kersey asked which route the trucks would be using to travel to the project site.

Darya Rafizadeh, Development Manager for Vanguard Renewables SPV LLC, and the engineer for the proposed project stated the trucks would be entering the site using Poindexter Road.

Mr. Quarles stated that the issue with the proposed project is the trucks traveling to the site, and he feels it would be unsafe.

On the motion of Mr. Quarles, seconded by Mr. Dickerson, which carried a vote of 6-0, the Planning Commission voted that the public necessity, convenience, general welfare, or good zoning compels it to make a recommendation of denial to the Louisa County Board of Supervisors on the request of CUP2025-04, to allow for *Utility Service, Major* for a renewable natural gas unloading station in the Agricultural (A-2) zoning district.

PUBLIC HEARINGS

CUP2025-06; Cellco Partnership DBA Verizon Wireless, Applicant; Louisa County School Board, Owners; Stuart P. Squier, Agent - 15.2-2232 Review- Conformance with the Comprehensive Plan, a Conditional Use Permit, and Special Exception Request

Renee Mawyer, Associate Planner, presented the conditional use permit request for a 195-foot telecommunications tower with a four-foot lightning rod for a total height of 199 feet, in the Agricultural (A-2) zoning district.

Chairman Disosway opened the public comment period.

Lori Schweller with Williams and Mullin, representing the applicant, gave a presentation on the proposal.

Discussion took place between Mr. Goodwin and the applicant on the height requirements and the effectiveness of the tower's communication. Further discussion ensued regarding the County's current and future use of the tower between the Planning Commission, staff, and the applicant.

With no one wishing to speak, Chairman Disosway closed the public comment period and brought it back to the Planning Commission for discussion.

Mr. Brooks requested to add a condition that states Louisa County will have continue to have space on the tower.

On the motion of Mr. Dickerson, seconded by Mr. Brooks, which carried a vote of 4-2, with Mr. Quarles and Mr. Kersey voting against, the Planning Commission voted that the public necessity, convenience, general welfare, or good zoning practice compels it to make a recommendation of approval to the Louisa County Board of Supervisors on the conditional use permit request CUP2025-06, to allow a 197-foot telecommunications tower with a two-foot lightning rod for a total height of 199 feet, in the Agricultural (A-2) zoning district with the following twenty-one (21) conditions:

1. Construction of the 195-foot-tall monopole tower with a 4 foot tall antenna or its facility shall only take place Monday through Saturday 7:00 AM to 7:00 PM.
2. All ground equipment shall be properly shielded from pedestrian view. The applicant may use a fence with opaque slats for screening requirements.
3. The Board of Supervisors or their designated representative shall have the right to inspect the site at any reasonable time without prior notice.
4. All exterior lighting at the wireless communication facility shall be designed and installed to mitigate light pollution to the surrounding areas and skies and shall comply with the specifications of the International Dark-Sky Association (www.darksky.org).
5. The construction of the approved new tower facility at this location must commence within two (2) years from the approval date and be diligently pursued to completion. The applicant is allowed one administrative extension of one year from the Zoning Administrator.
6. The overall tower height shall not exceed 199 feet in height above ground level, which shall include any antennas and a lightning rod.
7. The facility shall be developed in accordance with an approved site plan and erosion and sediment control plan to be approved by the appropriate government agency. The applicant shall post the phone number to call 24 hours for noise complaints.

8. The applicant shall secure all necessary permits from the Louisa County Community Development Department.
9. Prior to issuance of a building permit for the facility, the applicant shall supply to the Community Development Department a copy of a FAA determination letter and completed NEPA study for the tower.
10. The FCC Licensee and affected carriers or service providers shall be responsible for immediately correcting any interference.
11. The color and lighting system for the tower facility shall be as follows:
 - a. The tower shall be gray or another neutral color, acceptable to the Director of Community Development.
 - b. The tower shall not be lit, unless lighting is required by the Federal Aviation Administration (FAA).
12. The cellular carriers shall route all emergency “911” calls directly to the Public Safety Access Point charged with taking emergency “911” calls. At the time of application, the Public Safety Access Point is the Louisa County Emergency Services.
13. The tower shall be structurally designed and built to permit the colocation of a minimum of four (4) wireless carriers’ antenna arrays and related equipment.
14. The applicant or its assigns or successors in interest shall agree to remove the tower, at their own expense, from the above referenced site not more than six months from the date that the tower is no longer being used to provide space for telecommunications operations and/or providers.
15. The facility shall not be accessible to any unauthorized persons.
16. The monopole tower shall have all antenna feed lines installed inside the monopole.
17. All access ports for the tower shall be sealed in a manner that prevents access by birds or other wildlife.
18. The applicant shall provide the County with an “as built” sealed report by a Registered Virginia Professional Engineer that the tower will support the designed loading to permit the colocation of a minimum of four (4) wireless carriers’ antenna arrays and related equipment and be in compliance with ANSI/EIA/TIA 222-F (as amended).
19. The applicant is responsible for notifying the Louisa County Community Development Department of the date that the primary lease tenant has become operational and is providing telecommunications services to its customers from the tower.
20. Violation of any conditions contained herein shall be grounds for revocation of the Conditional Use Permit.
21. This Conditional Use Permit will take place of existing CUP2017-10 as the existing tower is to be removed.

On the motion of Mr. Dickerson, seconded by Mr. Brooks, which carried a vote of 6-0, the Planning

Commission found the request to be in substantial accord with the 2040 Louisa County Comprehensive Plan in accordance with Section 15.2-2232 of the State Code of Virginia.

CUP2025-07, SA2025-03; Cellco Partnership DBA Verizon Wireless, Applicant; William H & Michelle Gilman, Owners; Stuart P. Squier, Agent - 15.2-2232 Review- Conformance with the Comprehensive Plan and a Conditional Use Permit Request

Renee Mawyer presented the conditional use permit request for a 195-foot telecommunications tower with a four-foot lightning rod for a total height of 199 feet, in the Agricultural (A-2) zoning district.

Chairman Disosway opened the public comment period.

Lori Schweller with Williams and Mullin, representing the applicant, gave a presentation on the proposal.

Savannah Walker, Louisa District, suggested the tower coverage will not be used for residents, but for colocation data centers environments.

Lori Schweller responded that the proposed tower communication is intended for the residents of that area.

With no one else 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. Disosway, seconded by Mr. Brooks, which carried a vote of 6-0, the Planning Commission voted to forward a recommendation of approval to the Louisa County Board of Supervisors on the conditional use permit request CUP2025-07, to allow a 195-foot telecommunications tower with a four-foot lightning rod for a total height of 199 feet, in the Agricultural (A-2) zoning district with the following twenty-one (21) conditions:

1. Construction of the 195-foot-tall monopole tower with a 4 foot tall antenna or its facility shall only take place Monday through Saturday 7:00 AM to 7:00 PM.
2. All ground equipment shall be properly shielded from pedestrian view.
3. The Board of Supervisors or their designated representative shall have the right to inspect the site at any reasonable time without prior notice.
4. All exterior lighting at the wireless communication facility shall be designed and installed to mitigate light pollution to the surrounding areas and skies and shall comply with the specifications of the International Dark-Sky Association (www.darksky.org).
5. The construction of the approved new tower facility at this location must commence within two (2) years from the approval date and be diligently pursued to completion. The applicant is allowed one administrative extension of one year from the Zoning Administrator.
6. The overall tower height shall not exceed 199 feet in height above ground level, which shall include any antennas and a lightning rod.

7. The facility shall be developed in accordance with an approved site plan and erosion and sediment control plan to be approved by the appropriate government agency. The applicant shall post the phone number to call 24 hours for noise complaints.
8. The applicant shall secure all necessary permits from the Louisa County Community Development Department.
9. Prior to issuance of a building permit for the facility, the applicant shall supply to the Community Development Department a copy of a FAA determination letter and completed NEPA study for the tower.
10. The FCC Licensee and affected carriers or service providers shall be responsible for immediately correcting any interference.
11. The color and lighting system for the tower facility shall be as follows:
 - a. The tower shall be gray or another neutral color, acceptable to the Director of Community Development.
 - b. The tower shall not be lit, unless lighting is required by the Federal Aviation Administration (FAA).
12. The cellular carriers shall route all emergency “911” calls directly to the Public Safety Access Point charged with taking emergency “911” calls. At the time of application, the Public Safety Access Point is the Louisa County Emergency Services.
13. The tower shall be structurally designed and built to permit the colocation of a minimum of four (4) wireless carriers’ antenna arrays and related equipment.
14. The applicant or its assigns or successors in interest shall agree to remove the tower, at their own expense, from the above referenced site not more than six months from the date that the tower is no longer being used to provide space for telecommunications operations and/or providers.
15. The facility shall not be accessible to any unauthorized persons.
16. The monopole tower shall have all antenna feed lines installed inside the monopole.
17. All access ports for the tower shall be sealed in a manner that prevents access by birds or other wildlife.
18. The applicant shall provide the County with an “as built” sealed report by a Registered Virginia Professional Engineer that the tower will support the designed loading to permit the colocation of a minimum of four (4) wireless carriers’ antenna arrays and related equipment and be in compliance with ANSI/EIA/TIA 222-F (as amended).
19. The applicant is responsible for notifying the Louisa County Community Development Department of the date that the primary lease tenant has become operational and is providing telecommunications services to its customers from the tower.
20. Entrance permit and/or an approval letter shall be issued by the Virginia Department of Transportation prior to issuance of any building permits.

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

On the motion of Mr. Disosway, seconded by Mr. Brooks, which carried a vote of 6-0, the Planning Commission found the request to be in substantial accord with the 2040 Louisa County Comprehensive Plan in accordance with Section 15.2-2232 of the State Code of Virginia.

Proposed Amendments to Chapter 86. Land Development Regulations; Article I. General Provisions; Article II. Zoning Ordinance and Maps

On the motion of Mr. Dickerson, seconded by Mr. Brooks, which carried by a vote of 6-0, the Planning Commission voted to enter Closed Session at 6:14 p.m. for the purpose of discussing the following: In accordance with §2.2-3711(A)(8), consultation with legal counsel employed or retained by a public body regarding specific legal matters requiring the provision of legal advice by such counsel.

The Planning Commission returned from Closed Session at 6:43 p.m. and voted 6-0, that the Louisa County Planning Commission does hereby certify that, to the best of each member's knowledge, (i) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed meeting to which this certification resolution applies, and (ii) only such public business matters as were identified in the motion convening the closed meeting was heard, discussed or considered by the Louisa County Planning Commission.

Chairman Disosway stated it was determined the language that is presented in the packet does not match the language that was approved by the Planning Commission work session in June.

On the motion of Mr. Quarles, seconded by Mr. Dickerson, which carried a vote of 5-0-1, with Mr. Brooks abstained, the Planning Commission voted to table the proposed ordinance amendment to the August meeting.

Proposed Amendments to Chapter 86. Land Development Regulations; Article III. Subdivisions; Division 4. Lot Requirements

Linda Buckler, Director of Community Development, presented the proposed amendments to update the language to be included on plats for dedication of right-of-way to include the County of Louisa for public use, or to the Commonwealth of Virginia, as required by the Virginia Department of Transportation.

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 6-0, the Planning Commission voted to forward a recommendation of approval to the Louisa County Board of Supervisors on the proposed amendments to Chapter 86. Land Development Regulations; Article III. Subdivisions; Division 4. Lot Requirements.

NEW BUSINESS

None.

DISCUSSION

None.

REPORTS

None.

ANNOUNCEMENTS AND ADJOURNMENT

On the motion of Mr. Quarles, seconded by Mr. Brooks, which carried a vote of 6-0, the Planning Commission voted to adjourn the July 10, 2025, meeting at 8:49 PM.

BY ORDER OF:

JOHN DISOSWAY, CHAIRMAN
PLANNING COMMISSION
LOUISA COUNTY, VIRGINIA