

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, July 10, 2025, in the Louisa County Office Building, Public Meeting Room, Main Floor, 1 Woolfolk Avenue, Louisa, Virginia.

PUBLIC HEARING

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

Cellco Partnership DBA Verizon Wireless, Applicant; Louisa County School Board, Owners; Stuart P. Squier, Agent requests the following:

- 15.2-2232 Review for Conformance with the Comprehensive Plan of a planned Public Facility (Civic Use and Wireless Communication Facility)
- Issuance of a Conditional Use Permit for 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, in accordance with Section 86-154 - Permitted uses with a conditional use permit of Chapter 86 Land Development Regulations. Additionally, a Wireless Communication Facility >100 feet in height in accordance with Section 86-665 Permitted uses table of Division 5. Telecommunications Regulations
- Special Exception for the reduction of balloon test period from four (4) hours to three (3) hours in accordance with Sec 86-667(2)

The property is located on Jouett School Road (Route 648), approximately .19 miles from Jefferson Highway (Route 33), and is further identified as tax map parcel 83-68, in the Jackson Election District. The 2040 Louisa Comprehensive Plan designates this area of Louisa County as Rural, outside of any designated growth area.

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

Cellco Partnership DBA Verizon Wireless, Applicant; William H & Michelle Gilman, Owners; Stuart P. Squier, Agent requests the following:

- 15.2-2232 Review for Conformance with the Comprehensive Plan of a planned Public Facility (Civic Use and Wireless Communication Facility)
- Issuance of a Conditional Use Permit for 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, in accordance with Section 86-154 - Permitted uses with a conditional use permit of Chapter 86 Land Development Regulations. Additionally, a Wireless Communication Facility >100 feet in height in accordance with Section 86-665 Permitted uses table of Division 5. Telecommunications Regulations

The property is located approximately .28 miles from the intersection of Zachary Taylor Highway (Route 522) and Chopping Road (Route 623) and is fronting on both State Routes with the proposed tower site accessing from Route 522 (Zachary Taylor Highway), and is further identified as tax map parcel 28-97F, in the Mineral Election District. The 2040 Louisa Comprehensive Plan designates this area of Louisa County as Mixed Use within the Lake Anna designated growth area.

Proposed Amendments to Chapter 86. Land Development Regulations; Article I. General Provisions; 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; 86-44; 86-109; 86-136; 86-154; 86-171; 86-189; 86-206; 86-224; 86-242; 86-261; 86-279; 86-296; 86-312; 86-339; 86-359; 86-378; 86-394; 86-412; 86-429; 86-431; 86-447; 86-449; 86-465; 86-467; and 86-484. The purpose of the proposed amendment is to provide zoning and regulatory provisions that balance public health and safety, economic opportunity, and community well-being while ensuring compliance with state and federal laws. It is essential to evaluate zoning and regulatory tools to responsibly manage operation of shelters within the County. The draft amendment includes a proposed definition and zoning strategies for regulating “Humanitarian Shelters,” and deletes the current definition of “Emergency shelter.” THESE REGULATIONS APPLY THROUGHOUT ALL OF LOUISA COUNTY and are proposed pursuant to Va. Code §§ 15.2-2285 and 15.2-2286.

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

Proposed amendments to Chapter 86. Land Development Regulations; Article III. Subdivisions; Division 4. Lot Requirements to amend Section 86-587. Location 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. THESE REGULATIONS APPLY THROUGHOUT ALL OF LOUISA COUNTY and are proposed pursuant to Va. Code §§ 15.2-2285 and 15.2-2286.

Ways to participate:

You may join the meeting in-person to provide public comment or submit a comment in writing to PlanningZoning@louisacounty.gov, or 1 Woolfolk Ave, Suite 201, Louisa VA 23093 (Attn: D. Johnson). Written comments received by 7pm 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 and look for the live meetings under the Government tab.

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