



**Planning Commission
County of Louisa
Thursday, August 14, 2025
Louisa County Public Meeting Room
7:00 PM**

CALL TO ORDER

ROLL CALL

INVOCATION

PLEDGE OF ALLEGIANCE

I. APPROVAL OF AGENDA

II. APPROVAL OF PLANNING COMMISSION MINUTES

1. Planning Commission - Regular Meeting - July 10, 2025

III. CONSENT AGENDA

IV. PUBLIC ADDRESS

V. UNFINISHED BUSINESS

VI. PUBLIC HEARINGS

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

VII. NEW BUSINESS

VIII. DISCUSSION

IX. REPORTS

ANNOUNCEMENTS AND ADJOURNMENT

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



**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.

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



COUNTY OF LOUISA

COMMUNITY DEVELOPMENT

(540) 967-3430

Fax (540) 967-3486

www.louisacounty.gov

TO: Members, Louisa County Planning Commission
FROM: Christopher Coon, Deputy County Administrator
RE: Proposed Ordinance Amendment – Humanitarian Shelters
DATE: July 30, 2025

Background

Since 2019, the County has required a Conditional Use Permit (CUP) for emergency shelters, which were then defined as “a facility providing temporary housing for one or more individuals who are temporarily or permanently homeless.” While this provided a general framework, it lacked detail and created ambiguity for applicants, staff, and the Planning Commission regarding operational expectations and review standards.

In response to increased interest from multiple organizations seeking to establish shelters in Louisa County, the Community Development Department initiated a comprehensive ordinance amendment process to enhance transparency, support responsible shelter operations, and provide clear minimum requirements for CUP applications. This amendment redefines the use as a Humanitarian Shelter and establishes a detailed set of operational and documentation standards to support informed land use decisions by the Planning Commission and Board of Supervisors.

Purpose of the Update

This amendment serves to:

- Replace the 2019 Emergency Shelter definition with a clearer and more functionally accurate definition of Humanitarian Shelter;
- Establish uniform minimum CUP submission requirements that address operational, safety, and community compatibility issues;
- Provide a transparent roadmap for applicants and decision-makers to evaluate the suitability of proposed shelters;
- Ensure alignment with state and federal codes, without burdening County staff or services with ambiguous enforcement expectations.

Ordinance Development and Review

The ordinance update was developed over a multi-month process involving staff, the Planning Commission, and legal counsel. The initial draft, dated June 4, 2025, introduced the core policy concepts along with justifications for each proposed minimum standard, and was used to guide preliminary Planning Commission discussions. The June 10th, 2025 work session draft translated these concepts into ordinance-ready language for codification within Chapter 86 of the zoning ordinance. Following legal review and Planning Commission input, the July 21, 2025 version

incorporated revised language for clarity, softened provisions where flexibility was needed, and refined several requirements to improve legal defensibility. The final clean version of the ordinance now reflects all accepted revisions and is prepared for public hearing and potential adoption.

Key Updates from 2019 to 2025

2019 Language	2025 Update
Emergency Shelter definition	Replaced with Humanitarian Shelter : "A facility that provides temporary shelter and basic services to individuals or families, without requiring leases or occupancy agreements."
No CUP standards beyond general requirements	Establishes detailed CUP submission requirements including intake/screening policies, supervision, service partnerships, community impact narratives, and good neighbor policies.
No expectation of CUP materials or operational transparency	Requires specific documentation to be submitted with the CUP application to ensure informed decisions by the Planning Commission and Board.

Summary of CUP Requirements in Final Draft

- **Use Expectation:** Humanitarian shelters are generally expected to be ancillary to a principal use. Stand-alone proposals are not prohibited but may trigger additional review and scrutiny.
- **Supervision:** An onsite, authorized representative must be present during operating hours to ensure accountability and resident safety.
- **Intake and Screening:** Applicants must provide written procedures detailing intake hours, ID verification, screening practices, and any disqualification criteria. Updates must be submitted to the County for review and approval.
- **Service Partnerships:** A written plan must outline supportive services and referral partnerships, ensuring operators can meet clients' needs beyond shelter.
- **Community Impact Statement:** The application must include a narrative describing efforts to minimize impact on County services and neighboring properties.
- **Good Neighbor Policy:** Required to promote community relations and include contact information, complaint response procedures, and outreach plans.
- **Regulatory Compliance:** Applicants must demonstrate awareness of and intent to comply with applicable building, fire, health, and accessibility codes.

Conclusion

This ordinance amendment enhances the zoning code by codifying expectations for Humanitarian Shelters, reflecting current needs and interest from service organizations. It supports thoughtful land use planning, promotes safe and supportive environments, and empowers the Planning Commission and Board of Supervisors to make well-informed decisions based on transparent, standardized criteria.

DRAFT AMENDMENT – PLANNING COMMISSION WORK SESSION (061225)**CHAPTER 86 - LAND DEVELOPMENT REGULATIONS**
(Humanitarian Shelter)

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.” **THESE PROPOSED AMENDMENTS APPLY THROUGHOUT ALL OF LOUISA COUNTY;** and are proposed pursuant to Va. Code §§ 15.2-2285 and 15.2-2286.

ARTICLE I. – GENERAL PROVISIONS**86-13 Definitions.**

Emergency shelter. A facility providing temporary housing for one or more individuals who are temporarily or permanently homeless.

Humanitarian Shelter: a facility that provides temporary shelter and basic services to individuals or families, without requiring leases or occupancy agreements.

86-44. Reserved Conditional Use Permits for Humanitarian Shelters

In order to protect the health, safety, and general welfare of both shelter occupants and the surrounding community, the following minimum standards shall be required as part of any Conditional Use Permit (CUP) application for a Humanitarian Shelter. These items must be submitted with the application prior to consideration by the Planning Commission or Board of Supervisors to demonstrate responsible operations, minimize impacts on adjacent properties, and avoid undue burdens on County services.

- (a) Ancillary Use Requirement - Humanitarian shelters shall only be permitted as an ancillary or accessory use to an otherwise approved principal use. Stand-alone shelters are prohibited.**
- (b) Continuous Supervision - An identified authorized representative must be physically present and responsible for onsite supervision during all hours of shelter operation.**
- (c) Intake and Screening Requirements - Shelter operators shall establish a structured intake process that includes:**
 - 1. Defined intake hours and protocols;**
 - 2. Verification of identification for all clients;**
 - 3. A screening policy to assess client suitability and ensure safe housing assignments;**
 - 4. A written policy stating whether background checks are conducted, and if so, what criteria (e.g., violent felony convictions, active warrants) would disqualify an individual from entry.**

This policy must be submitted with the CUP application and updated upon any change in procedure.

- (d) **On-Site Services and Liaison** - The shelter must demonstrate liaisons with at least one qualified provider of supportive services (e.g., mental health, substance abuse, housing navigation). A written plan for service delivery and client referral is required.
- (e) **Community Impact and Service Burden Statement** - The CUP application shall include a narrative explaining how the shelter will:
 - 1. Avoid adverse impacts to surrounding properties and uses;
 - 2. Minimize or offset reliance on County or public services;
 - 3. Provide a responsible framework for managing shelter operations and resident behavior.
- (f) **Good Neighbor Policy** - The operator shall maintain a publicly available Good Neighbor Policy, including:
 - 1. A primary contact for community inquiries or complaints;
 - 2. Procedures for responding to concerns;
 - 3. Community outreach and education efforts.
- (g) **Review and Enforcement** - The Board of Supervisors may impose additional reasonable conditions to address site-specific impacts. Periodic reviews, compliance inspections, and reporting requirements may be included as CUP conditions.
- (h) **Regulatory Compliance** - All Humanitarian Shelters must comply with applicable federal, state, and local laws, including but not limited to the Virginia Uniform Statewide Building Code (USBC), the Virginia State Fire Marshal, the Virginia Department of Health, the Americans with Disabilities Act (ADA), and any other relevant accessibility, life safety, or public health regulations.

ARTICLE II. ZONING ORDINANCE AND MAPS

86-109 Matrix table.

Proposed Amendments to Section 86-109 Use Matrix to coordinate code sections based on the zoning district classification and whether the use is proposed as a permitted use, generally; or a permitted use with the issuance of a conditional use permit.																		
Defined Use	A-1 GAOD	A-2 GAOD	A-2 GAOD	R-1 GAOD	R-2 GAOD	R-2 GAOD	C-1 GAOD	C-2 GAOD	C-2 GAOD	IND GAOD	IND GAOD	I-1 GAOD	I-1 GAOD	I-2 GAOD	I-2 GAOD	RD	PUD	
COMMERCIAL																		
<i>Emergency Shelter</i>	✗	✗	€	€	✗	✗	✗	✗	€	€	€	✗	✗	✗	✗	✗	-	
<i>Humanitarian Shelter</i>	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
The proposed amendments affect only those uses listed above to be amended; and makes no changes to any other listed uses in Section 86-109																		
B = Allowable by-right																		
B(R) = Allowable by-right (with restrictions)																		
C = Conditional use permit																		
X = Not allowable																		

Sec. 86-136. - Permitted uses with a conditional use permit. (A-1)

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

Sec. 86-154. - Permitted uses with a conditional use permit. (A-2)

CIVIC

Emergency shelter

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

Sec. 86-171. - Permitted uses—With a conditional use permit. (R-1)

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

Sec. 86-189. - Permitted uses with a conditional use permit. (R-2)

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

86-206 Permitted uses with a conditional use permit (C-1)

CIVIC

Emergency shelter

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

86-224. Permitted uses with a conditional use permit (C-2)

CIVIC

Emergency shelter

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

Sec. 86-242. - Permitted uses with a conditional use permit. (IND)

CIVIC

Emergency shelter

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

Sec. 86-261. - Permitted uses with a conditional use permit. (I-1)

CIVIC

Emergency shelter

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

Sec. 86-279. - Permitted uses with a conditional use permit. (I-2)

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

86-296 Permitted uses with a conditional use permit (RD)

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

86-312 Permitted uses with a conditional use permit (PUD)

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

Sec. 86-339. - Permitted uses with a conditional use permit. (A-1 GAOD)

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

Sec. 86-359. - Permitted uses with a conditional use permit. (A-2 GAOD)

CIVIC

Emergency shelter

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

Sec. 86-378. - Permitted uses with a conditional use permit. (R-1 GAOD)

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

Sec. 86-394. - Permitted uses with a conditional use permit. (R-2 GAOD)

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

86-412 Permitted uses with a conditional use permit (C-1 GAOD)

CIVIC

Emergency shelter

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

Sec. 86-429. - Permitted uses—Generally. (C-2 GAOD)

CIVIC

Emergency shelter

86-431 Permitted uses with a conditional use permit (C-2 GAOD)

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

Sec. 86-447. - Permitted uses—Generally. (IND GAOD)

CIVIC

Emergency shelter

Sec. 86-449. - Permitted uses with a conditional use permit. (IND GAOD)

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

Sec. 86-465. - Permitted uses—Generally. (I-1 GAOD)

CIVIC

~~Emergency shelter~~

Sec. 86-467. - Permitted uses with a conditional use permit. (I-1 GAOD)

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

Sec. 86-484. - Permitted uses with a conditional use permit. (I-2 GAOD)

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

TEXT LEGEND

Bolded Text = To Be Added

Regular Text = To Remain

~~Strikethrough~~ = To Be Removed

DRAFT AMENDMENT – PLANNING COMMISSION WORK SESSION (061225) WITH FINAL GROUP MARKUPS AFTER LEGAL REVIEW COMPLETE 07212025**CHAPTER 86 - LAND DEVELOPMENT REGULATIONS**
(Humanitarian Shelter)

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.” **THESE PROPOSED AMENDMENTS APPLY THROUGHOUT ALL OF LOUISA COUNTY;** and are proposed pursuant to Va. Code §§ 15.2-2285 and 15.2-2286.

ARTICLE I. – GENERAL PROVISIONS**86-13 Definitions.**

Emergency shelter: A facility providing temporary housing for one or more individuals who are temporarily or permanently homeless.

Humanitarian Shelter: a facility that provides temporary shelter and basic services to individuals or families, without requiring leases or occupancy agreements.

86-44. Reserved Conditional Use Permits for Humanitarian Shelters

In order to protect the health, safety, and general welfare of both shelter occupants and the surrounding community, the following minimum standards shall be required as part of any Conditional Use Permit (CUP) application for a Humanitarian Shelter. These items must be submitted with the application prior to consideration by the Planning Commission or Board of Supervisors to demonstrate responsible operations, minimize impacts on adjacent properties, and avoid undue burdens on County services.

- (a) **Ancillary Use Requirement - Humanitarian shelters are generally expected to operate and shall only be permitted as an ancillary or accessory use to an otherwise approved principal use. Stand-alone shelters are prohibited, may raise additional considerations and should be discussed with staff during the application process.**
- (b) **Continuous Supervision - An identified authorized representative must be physically present and responsible for onsite supervision during all hours of shelter operation.**
- (c) **Intake and Screening Requirements - Shelter operators shall establish a structured intake process that includes: Provide written documents for policy and procedures to include, but are not limited to:**
 - 1. **Defined intake hours and protocols;**
 - 2. **Verification of identification-Identification Verification Methods for all clients;**

3. ~~A screening policy Screening Practices uses to assess client suitability and ensure safe housing assignments, including any criteria that may limit entry;~~
4. ~~A written policy stating whether background checks are conducted, and if so, what criteria (e.g., violent felony convictions, active warrants) would disqualify an individual from entry.~~

~~This policy These documents must be submitted with the CUP application and updated upon any change in procedure. Updated policies and/or procedures must be provided to the County for review prior to implementation. The Zoning Administrator will respond with a written determination within ninety (90) days of receipt of the request.~~

~~(d) (d) On-Site Services and Liaison Partnership - Provide information on any partnerships The shelter must demonstrate liaisons with at least one a qualified provider of supportive services (e.g., mental health, substance abuse, housing navigation). A brief written plan for service delivery and client referral is required assisting to demonstrate a supportive framework for clients.~~

~~(e) (e) Community Impact and Service Burden Statement - The CUP application shall include a narrative explaining how the shelter will:~~

1. Avoid adverse impacts to surrounding properties and uses;
2. Minimize or offset reliance on County or public services;
3. Provide a responsible framework for managing shelter operations and resident behavior.

~~(f) (f) Good Neighbor Policy - The operator shall maintain a publicly available Good Neighbor Policy, including:~~

1. A primary contact for community inquiries or complaints;
2. Procedures for responding to concerns;
3. Community outreach and education efforts.

~~(g) Review and Enforcement - The Board of Supervisors may impose additional reasonable conditions to address site specific impacts. Periodic reviews, compliance inspections, and reporting requirements may be included as CUP conditions.~~

~~(h) (g) Regulatory Compliance - All Humanitarian Shelters should demonstrate awareness of and intent to must comply with applicable federal, state, and local laws, including but not limited to the Virginia Uniform Statewide Building Code (USBC), the Virginia State Fire Marshal, the Virginia Department of Health, the Americans with Disabilities Act (ADA), and any other relevant accessibility, life safety, or public health regulations.~~

ARTICLE II. ZONING ORDINANCE AND MAPS

86-109 Matrix table.

Proposed Amendments to <u>Section 86-109 Use Matrix</u> to coordinate code sections based on the zoning district classification and whether the use is proposed as a permitted use, generally; or a permitted use with the issuance of a conditional use permit.																				
Defined Use	A-1	A-1 GAOD	A-2	A-2 GAOD	R-1	R-1 GAOD	R-2	R-2 GAOD	C-1	C-1 GAOD	C-2	C-2 GAOD	IND	IND GAOD	I-1	I-1 GAOD	I-2	I-2 GAOD	RD	PUD
COMMERCIAL																				
<i>Emergency Shelter</i>	X	X	E	E	X	X	X	X	E	E	E	B	E	B	E	B	X	X	-	
<i>Humanitarian Shelter</i>	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
The proposed amendments affect only those uses listed above to be amended; and makes no changes to any other listed uses in Section 86-109																				
B = Allowable by-right																				
B(R) = Allowable by-right (with restrictions)																				
C = Conditional use permit																				
X = Not allowable																				

Sec. 86-136. - Permitted uses with a conditional use permit. (A-1)

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

Sec. 86-154. - Permitted uses with a conditional use permit. (A-2)

CIVIC

Emergency shelter

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

Sec. 86-171. - Permitted uses—With a conditional use permit. (R-1)

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

Sec. 86-189. - Permitted uses with a conditional use permit. (R-2)

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

86-206 Permitted uses with a conditional use permit (C-1)

CIVIC

Emergency shelter

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

86-224. Permitted uses with a conditional use permit (C-2)

CIVIC

Emergency shelter

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

Sec. 86-242. - Permitted uses with a conditional use permit. (IND)

CIVIC

Emergency shelter

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

Sec. 86-261. - Permitted uses with a conditional use permit. (I-1)

CIVIC

Emergency shelter

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

Sec. 86-279. - Permitted uses with a conditional use permit. (I-2)

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

86-296 Permitted uses with a conditional use permit (RD)

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

86-312 Permitted uses with a conditional use permit (PUD)

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

Sec. 86-339. - Permitted uses with a conditional use permit. (A-1 GAOD)

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

Sec. 86-359. - Permitted uses with a conditional use permit. (A-2 GAOD)

CIVIC

Emergency shelter

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

Sec. 86-378. - Permitted uses with a conditional use permit. (R-1 GAOD)

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

Sec. 86-394. - Permitted uses with a conditional use permit. (R-2 GAOD)

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

86-412 Permitted uses with a conditional use permit (C-1 GAOD)

CIVIC

Emergency shelter

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

Sec. 86-429. - Permitted uses—Generally. (C-2 GAOD)

CIVIC

Emergency shelter

86-431 Permitted uses with a conditional use permit (C-2 GAOD)

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

Sec. 86-447. - Permitted uses—Generally. (IND GAOD)

CIVIC

Emergency shelter

Sec. 86-449. - Permitted uses with a conditional use permit. (IND GAOD)

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

Sec. 86-465. - Permitted uses—Generally. (I-1 GAOD)

CIVIC

Emergency shelter

Sec. 86-467. - Permitted uses with a conditional use permit. (I-1 GAOD)

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

Sec. 86-484. - Permitted uses with a conditional use permit. (I-2 GAOD)

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

TEXT LEGEND

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Regular Text = To Remain

~~Strikethrough~~ = To Be Removed

**DRAFT AMENDMENT – PLANNING COMMISSION WORK SESSION (061225) WITH
FINAL GROUP COMMENTS AFTER LEGAL REVIEW COMPLETE 07212025****CLEAN COPY FOR PUBLIC HEARING****CHAPTER 86 - LAND DEVELOPMENT REGULATIONS****(Humanitarian Shelter)**

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.” **THESE PROPOSED AMENDMENTS APPLY THROUGHOUT ALL OF LOUISA COUNTY;** and are proposed pursuant to Va. Code §§ 15.2-2285 and 15.2-2286.

ARTICLE I. – GENERAL PROVISIONS**86-13 Definitions.**

Emergency shelter. A facility providing temporary housing for one or more individuals who are temporarily or permanently homeless.

Humanitarian Shelter: a facility that provides temporary shelter and basic services to individuals or families, without requiring leases or occupancy agreements.

86-44. Reserved Conditional Use Permits for Humanitarian Shelters

In order to protect the health, safety, and general welfare of both shelter occupants and the surrounding community, the following minimum standards shall be required as part of any Conditional Use Permit (CUP) application for a Humanitarian Shelter. These items must be submitted with the application prior to consideration by the Planning Commission or Board of Supervisors to demonstrate responsible operations, minimize impacts on adjacent properties, and avoid undue burdens on County services.

- (a) Ancillary Use Requirement -** Humanitarian shelters are generally expected to operate and only be permitted as an ancillary or accessory use to an otherwise approved principal use. Stand-alone shelters may raise additional considerations and should be discussed with staff during the application process.
- (b) Continuous Supervision -** An identified authorized representative must be physically present and responsible for onsite supervision during all hours of shelter operation.
- (c) Intake and Screening Requirements -** Provide written documents for policy and procedures to include, but are not limited to:
 - 1. Defined intake hours and protocol**
 - 2. Identification Verification Methods for all client**

3. Screening Practices used to assess client suitability and ensure safe housing assignments, including any criteria that may limit entry;

These documents must be submitted with the CUP application and updated upon any change in procedure. Updated policies and/or procedures must be provided to the County for review prior to implementation. The Zoning Administrator will respond with a written determination within ninety (90) days of receipt of the request.

(d) On-Site Services and Partnership - Provide information on any partnerships with a qualified provider of supportive services (e.g., mental health, substance abuse, housing navigation), and a brief written plan for service delivery and client referral assisting to demonstrate a supportive framework for clients.

(e) Community Impact and Service Burden Statement - The CUP application shall include a narrative explaining how the shelter will:

- 1. Avoid adverse impacts to surrounding properties and uses;**
- 2. Minimize or offset reliance on County or public services;**
- 3. Provide a responsible framework for managing shelter operations and resident behavior.**

(f) Good Neighbor Policy - The operator shall maintain a publicly available Good Neighbor Policy, including:

- 1. A primary contact for community inquiries or complaints;**
- 2. Procedures for responding to concerns;**
- 3. Community outreach and education efforts.**

(g) Regulatory Compliance - All Humanitarian Shelters should demonstrate awareness of and intent to comply with applicable federal, state, and local laws, including but not limited to the Virginia Uniform Statewide Building Code (USBC), the Virginia State Fire Marshal, the Virginia Department of Health, the Americans with Disabilities Act (ADA), and any other relevant accessibility, life safety, or public health regulations.

ARTICLE II. ZONING ORDINANCE AND MAPS

86-109 Matrix table.

Defined Use	A-1 GAOD	A-2 GAOD	R-1 GAOD	R-2 GAOD	C-1 GAOD	C-2 GAOD	IND GAOD	I-1 GAOD	I-2 GAOD	RD	PUD
COMMERCIAL											
<i>Emergency Shelter</i>	*	*	e	e	*	*	*	e			
<i>Humanitarian Shelter</i>	c	c	c	c	c	c	c	c	c	c	c
The proposed amendments affect only those uses listed above to be amended; and makes no changes to any other listed uses in Section 86-109											
B = Allowable by-right											
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C = Conditional use permit											
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Sec. 86-136. - Permitted uses with a conditional use permit. (A-1)

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Humanitarian shelter (Subject to the requirements of Section 86-44.)

Sec. 86-154. - Permitted uses with a conditional use permit. (A-2)

CIVIC

Emergency shelter

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

Sec. 86-171. - Permitted uses—With a conditional use permit. (R-1)

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

Sec. 86-189. - Permitted uses with a conditional use permit. (R-2)

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

86-206 Permitted uses with a conditional use permit (C-1)

CIVIC

Emergency shelter

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

86-224. Permitted uses with a conditional use permit (C-2)

CIVIC

Emergency shelter

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

Sec. 86-242. - Permitted uses with a conditional use permit. (IND)

CIVIC

Emergency shelter

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

Sec. 86-261. - Permitted uses with a conditional use permit. (I-1)

CIVIC

Emergency shelter

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

Sec. 86-279. - Permitted uses with a conditional use permit. (I-2)

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

86-296 Permitted uses with a conditional use permit (RD)

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

86-312 Permitted uses with a conditional use permit (PUD)

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

Sec. 86-339. - Permitted uses with a conditional use permit. (A-1 GAOD)

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Sec. 86-359. - Permitted uses with a conditional use permit. (A-2 GAOD)

CIVIC

Emergency shelter

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

Sec. 86-378. - Permitted uses with a conditional use permit. (R-1 GAOD)

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

Sec. 86-394. - Permitted uses with a conditional use permit. (R-2 GAOD)

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

86-412 Permitted uses with a conditional use permit (C-1 GAOD)

CIVIC

Emergency shelter

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

Sec. 86-429. - Permitted uses—Generally. (C-2 GAOD)

CIVIC

Emergency shelter

86-431 Permitted uses with a conditional use permit (C-2 GAOD)

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

Sec. 86-447. - Permitted uses—Generally. (IND GAOD)

CIVIC

Emergency shelter

Sec. 86-449. - Permitted uses with a conditional use permit. (IND GAOD)

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

Sec. 86-465. - Permitted uses—Generally. (I-1 GAOD)

CIVIC

Emergency shelter

Sec. 86-467. - Permitted uses with a conditional use permit. (I-1 GAOD)

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

Sec. 86-484. - Permitted uses with a conditional use permit. (I-2 GAOD)

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

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