



Planning Commission
County of Louisa
Thursday, October 9, 2025
Louisa County Public Meeting
Room 7:00 PM

CALL TO ORDER

Chairman Disosway called the October 9, 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	Present	7:00 PM
John J Purcell	Town of Louisa Representative	Present	7:00 PM

Others Present: Patricia Smith, County Attorney; Tom Egeland, Deputy Director of Community Development; Renee Mawyer, Deputy Subdivision Agent; 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. Quarles, seconded by Mr. Goodwin, which carried a vote of 7-0, the Planning Commission voted to approve the agenda of the October 9, 2025, meeting without changes.

APPROVAL OF PLANNING COMMISSION MINUTES

Planning Commission - Regular Meeting – August 14, 2025 7:00 PM

On the motion of Mr. Goodwin, seconded by Mr. Quarles, which carried a vote of 6-0-1, with Mr. Dickinson abstained, the Planning Commission voted to approve the minutes of the August 14, 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.

Chairman Disosway announced Blair Nipper will be joining the Planning Commission as the temporary Mineral town representative.

UNFINISHED BUSINESS

Tom Egeland provided an update on the Comprehensive Plan, stating surveys will be provided soon.

PUBLIC HEARINGS

CUP2025-08 American Tower Asset Sub II, LLC, Applicant; 4 All Land, LLC, Owner; Lori H. Schweller, Agent - 15.2-2232 Review- Conformance with the Comprehensive Plan and a Conditional Use Permit Request

Renee Mawyer, Deputy Subdivision Agent, presented the proposed amendment of conditional use permit (CUP) 1994-03 to eliminate condition 8 which prohibits the transfer of the conditional use permit to another applicant or owner, and condition 10 which requires removal of the tower within ninety (90) days of a violation of the conditional use permit.

Chairman Disosway opened the public comment period.

Valerie Long, with Williams Mullin law firm, gave a presentation representing the applicant.

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 7-0, the Planning Commission voted to forward a recommendation of approval to the Louisa County Board of Supervisors on the request of CUP2025-08, to allow an amendment of Conditional Use Permit (CUP) 1994-03 to eliminate condition 8 which prohibits the transfer of the Conditional Use Permit to another applicant or owner, and an amendment to condition 10 which requires removal of the tower within ninety (90) days of a violation of the Conditional Use Permit. The proposed updated conditions are as follows:

1. That the site be developed according to all Agricultural (A) District regulations.

2. That development be in accordance with a site plan approved by Louisa County.
3. That all necessary permits be secured from the Louisa County Zoning/Building Department.
4. Prior to release of the building permit for the tower or the building, a copy of FAA approval shall be submitted to the Planning Office.
5. The operation of this tower shall not interfere with any other communication system including, but not limited to, television, radio, microwave, and satellite transmissions or use of any electric equipment in the County.
6. Any UHF, VHF or other type of transmitters/receivers that would interfere with the County's Emergency communications to be prohibited from this tower.
7. The tower shall be painted and lit in accordance with FAA regulations.
8. Inspections – the Board of Supervisors or their designated representatives reserves the right to inspect the site at any reasonable time without prior notice.
9. Violation of any conditions contained herein shall be grounds for revocation of the Conditional Use Permit.
10. Space shall be reserved on the tower, (up to 300' or higher as long as it does not cause interference), for Louisa County Emergency Services use at no cost to the County. In addition, the applicant will provide suitable communications equipment to enhance emergency services in Louisa County as an in-kind contribution to the Volunteer Fire and Rescue Organizations, with additional costs not to exceed \$10,000 wholesale price, and said contribution would be transferable and cumulative to another tower if it is not needed at this site. Equipment shall be in accordance with specifications from the Emergency Services Coordinator.
11. An emergency number be provided for Louisa County cellular users to connect them directly to the Sheriff's Department until the E-911 system is implemented in Louisa County.

On the motion of Mr. Disosway, seconded by Mr. Goodwin, which carried a vote of 7-0, 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.

REZ2025-03 & CUP2025-09 Ashton Promise LLC, Applicant/Owner - Rezoning and Conditional Use Permit Requests

Tom Egeland, Deputy Director, presented the proposed rezoning of approximately 20.553 acres of Tax Map Number 16-31 currently split zoned Residential General R-2 (4.596 acres) and Agricultural A-2 (15.957 acres) to split zoned Residential General R-2 (11.235 acres) and General Commercial C-2 (9.318 acres). The applicant also requested a conditional use permit for recreational vehicle sales and service for the 9.318 acres to be rezoned to General Commercial (C-2).

Chairman Disosway opened the public comment period.

The applicant, Sammy Kelley, gave a brief description of the proposed permits.

Mr. Sherman Winn, Mineral District, spoke in concern for possible increase in campers and homes.

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

Mr. Quarles asked Mr. Winn, the adjoining property owner, if a vegetative buffer would be desired. Discussion took place between the applicant and Mr. Winn. Mr. Kelley agreed to a 50' buffer on all sides to satisfy Mr. Winn.

Mr. Quarles asked the applicant about possible oil leaking into Lake Anna.

Mr. Brooks asked Mr. Egeland to clarify the proffers related to the zoning of each parcel.

An employee of the applicant provided detailed information regarding the possibility of an oil spill and the precautions he takes to prevent them.

Mr. Goodwin asked if the entrances would be sufficient for the increase in traffic due to the proposed changes. Staff answered that could be added to the conditions if approved.

On the motion of Mr. Disosway, seconded by Mr. Kersey, 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 request of REZ2025-03.

On the motion of Mr. Disosway, seconded by Mr. Kersey, 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 request of CUP2025-09, to allow for recreational vehicle sales and service with the following eleven (11) 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) as applicable.
3. Land Disturbance. If land disturbance, which includes the addition of gravel, asphalt, or the grading of land, meets or exceeds 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. Buffer. The Property Owner must meet vegetative buffer requirements as defined by Louisa County Land Development Regulations.
5. Spill Plan. The Property owner will maintain a fuel and chemical spill plan on site. Oil absorbent pads, booms, and quick dry materials will be stored both inside and outside the repair shop. Campground employees will be trained to use these items in case of a spill

event that occurs outside of business hours.

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.
9. Knox Box. The Property Owner will install a Knox Box for Fire & EMS on the building, being used for recreational vehicles sales and service.
10. Vegetative Screening Buffer. The Property Owner will maintain a vegetative buffer as defined by the Land Development Regulations Section 86-13 of fifty (50) feet in width adjacent to TMP 16-32, 16-33, 16-34, and 16-35
11. Entrances. The Property Owner will be allowed no more than three (3) entrances on Route 522 for TMP 16-31.

NEW BUSINESS

Mr. Dickerson requested information from a recent school board meeting with details regarding desk capacity in each school.

Mr. Goodwin asked for a future work session regarding agricultural land preservation. Mr. Disosway added that staff is currently working on their review plan to address the concern.

DISCUSSION

None.

REPORTS

Tom Egeland presented two variance applications that will be heard in November by the Board of Zoning Appeals.

ANNOUNCEMENTS AND ADJOURNMENT

On the motion of Mr. Quarles seconded by Mr. Brooks, which carried a vote of 7-0, the Planning Commission voted to adjourn the October 9, 2025, meeting at 8:03 PM.

BY ORDER OF:

JOHN DISOSWAY, CHAIRMAN
PLANNING COMMISSION
LOUISA COUNTY, VIRGINIA