

The Central Virginian to publish on May 28th and June 4th, 2015

**NOTICE OF PUBLIC HEARING
LOUISA COUNTY BOARD OF SUPERVISORS**

The Louisa County Board of Supervisors will hold a public hearing on the following items at 7:00 p.m. on Monday, June 15, 2015, in the Louisa County Public Meeting Room, Main Floor, Louisa County Office Building, Louisa, Virginia:

Public Hearing - REZ09-14; The Lake Anna Resort (Ed Blount), Applicant; Michael A. and Gertrude C. Coleman, Owners; - Rezoning Request - The Lake Anna Resort (Ed Blount), Applicant; Michael A. and Gertrude C. Coleman, Owners, request the following:

a. Conditional (proffered) rezoning of approximately 10 acres from General Commercial (C-2) to Planned Unit Development (PUD), which is proposed to include 99 residential condominium units available in 1, 2 or 3 bedroom styles in several waterfront buildings. Additional development planned onsite includes 15,000 square feet of commercial/retail/office space, an 80 room hotel with a spa, a 100 seat restaurant, a pool, public and private beaches, 75 boat slips, waterfront cabanas, kiosks, pool cafes and other recreational amenities such as shuffleboard, bocce ball, volleyball and badminton courts.

b. Determination from Louisa County if the proposed community water and wastewater systems conform to the 2012 Louisa County Comprehensive Plan. The applicant intends to construct privately maintained water and wastewater systems for this development. Domestic wastewater will be collected and treated on-site. Treatment will be designed using approved Virginia Department of Health methods with an emphasis of grey-water reuse and eventual discharge into drain fields. Domestic water will be provided by private wells on site. The property is located on the south side of Route 208 (New Bridge Road), prior to crossing the bridge over Lake Anna into Spotsylvania County. The property is further identified as a portion of tax map parcel 30-3, in the Mineral Magisterial and Voting Districts. The 2012 Comprehensive Plan identifies this area of Louisa County as Community Service, within the Lake Anna Designated Growth Area.

Public Hearing – Amendments to Article VII Supplementary Regulations, Division 5. Lake Anna Shoreline Use and Design Standards of Chapter 86, Zoning, of the Louisa County Code; Amendments to Article I. – In General, Sec. 66-2. – Definitions, Chapter 66 – Subdivisions, of the Louisa County Code; and Amendments to Article I. – In General, Sec. 86-2. – Definitions, Chapter 86 – Zoning, of the Louisa County Code - An Amendment to the Louisa County Zoning Ordinance, Lake Anna Shoreline Regulations:

§ 86-455.2. Use And Design Standards relating to the maximum structure square footage allowed for agricultural and residential districts and to clarify that proposed walkways shall not exceed 5 feet in width. The purpose of this amendment is to help address spacing concerns with lots that have a limited amount of waterfront by reducing the allowed structure size for small waterfront lots and to make Louisa County's regulations consistent with Dominion's regulations. It is anticipated that this will make it easier to manage the continued growth on Lake Anna and the Waste Heat Treatment Facility.

§ 86-455 Statement of Intent; policy guidance, § 86-455.2 Use and Design Standards amending references to water quality and stormwater. The purpose of this amendment is to clarify that Louisa County has relinquished the administration of the stormwater management program to the Virginia Department of Environmental Quality.

§ 86-455.2(a)(1) Use and Design Standards, to amend the description of 100 foot wide

natural, forested buffer to include the word “undisturbed”. The purpose of this amendment is to further clarify the qualifying components of a natural, forested buffer.

§ 86-455.1 Dominion guidelines, to remove this entire section as it represents and unlawful delegation of legislative power as per *City of Fairfax v. Fleet Indus. Prk, L.P.* 242 Va. 426 (1991).

§ 86-455 Statement of Intent; policy guidance to add to the Lake Anna Shoreline Site Plan requirements checklist the requirement of a statement of approval by Dominion for all proposed improvements located on Dominion’s shoreland or shoreline.

An Amendment to the Louisa County Subdivision Ordinance, § 66-2. Definitions to add the term and definition of shoreland.

An Amendment to the Louisa County Zoning Ordinance, § 86-2. Definitions to add the term and definition of shoreland.

Public Hearing – SEP02-15; Spring Creek Land Development LLC, Applicant/Owners-Special Exception Request - Spring Creek Land Development LLC, Applicant/Owners request a special exception, in accordance with the provisions of Section 86-27. Special Exceptions, to the lot size, setback, lot width, side yard, rear yard, and corner lot regulations identified in Section 86-180 Minimum lot area, Section 86-181 Setback regulations, Section 86-182 Frontage; minimum lot width, Section 86-184 Yard Regulations, and Section 86-185. Corner Lots for the Resort Development (RD) zoning district to authorize administrative approval for varying lot areas, setbacks, lot widths, side yards and rear yards, to develop up to 502 new lots; which would allow completion of the master planned project with no more than 1,200 total lots. The property is located on Bear Island Parkway Extension east of Route 615 and west of Route 15. The property is further identified as tax map parcels 36-12, 51-4-1, 51-4-2, 51-4-3, and 51-60, in the Green Springs Magisterial and Voting Districts. This special exception may be subject to conditions set by the Board of Supervisors to ensure that the request will not be detrimental to the health, safety and general welfare of the public and be in conformance with the intent and purpose of the zoning ordinance.

Additional information is available for review in the Administration Department, Second Floor, Louisa County Office Building, Louisa, Virginia, Monday through Friday, 8:30 a.m. to 5:00 p.m.

Any parties wishing to be heard are requested to attend the public hearing.

BY ORDER OF:
TOMMY J. BARLOW, CHAIRMAN
LOUISA COUNTY BOARD OF SUPERVISORS
LOUISA COUNTY, VIRGINIA