

**PUBLIC HEARING NOTICE
LOUISA COUNTY PLANNING COMMISSION**

The Louisa County Planning Commission will meet and conduct a public hearing on the following items at 7:00 p.m. on Thursday, December 9, 2021, in the Louisa County Office Building, Public Meeting Room, Main Floor, 1 Woolfolk Avenue, Louisa, Virginia.

PUBLIC HEARINGS

CUP2021-04, Two Oaks Solar, LLC, Applicant; NCRE Solar, Ben Evans Agent request approval for a more or less 1,234 acre utility-scale solar generating facility producing up to 118 MW of electricity and containing up to a 50 MW battery storage system. The applicant also plans to construct a utility service, major substation and transmission lines. Section: 86-154 in the Agricultural (A-2) zoning district; Section: 86-189 in the Residential General district (R-2); and Section 86-449 in the Industrial (IND) zoning district; Approval of such a facility requires the Planning Commission to find the project substantially in accordance with the 2040 Louisa County Comprehensive Plan pursuant to Virginia Code 15.2-2232, and approval of a Conditional Use Permit.

This project contains parcels zoned General Agricultural (A-2), Residential General (R-2), and Industrial (IND). The 2040 Louisa County Comprehensive Plan Future Land Use Map designates parcels 42-58B, 42-13-A 42-21-4, 42-21-2, 42-21-1, 42-21-5 as Agricultural/Low Density Residential and the rest of the parcels comprising the proposed Two Oaks Solar project are in the Mineral Growth Area, designated Industrial.

Owners of leased land for this project include the Louisa County Industrial Development Authority, Rail Park North, LLC, Isaiah Smith, Betty Sims, Stella Mae Davis & Lowry Cortez Davis, Kim Harris & Phillip L. Harris, Clarence E. Moubray, Jr., & Edna Marie Moubray, and the William A. Cooke Foundation. The properties are located north of Davis Highway (Route 22) between Chopping Road (Route 623) and Chalklevel Road (Route 625). Project properties are also located along Old County Road (Route 746). The properties in this project include the following tax map parcels: 27-91, 27-92, 27-93, 42-1, 42-13, 42-15, 42-17, 42-18, 42-19, 42-20, 42-21, 42-22, 42-58B, 42-13-A, 42-21-1, 42-21-2, 42-21-4, 42-21-5 42-23, 42-24, 42-30, 42-59B, 42-12-1, 42-60, 42-16-1, 42-16-2, 42-16-3, 42-16-4, 42-16-5, 42-16-6, 42-16-7, 42-16-8, 42-16-9, 42-16-11, 42-16-12, 42-16-13, 42-16-14, 42-16-15, 42-16-16, 42-16-17, 42-16-18, 42-16-19, 42-16-20, 42-16-21, 42-16-22, 42-16-23, 42-16-24, 42-16-25, 42-16-26, 42-16-27, 42-16-28, 42-16-29, 42-14, 41-234A, and 42-3 in the Mineral Voting District.

CUP2021-05, Nathan and Chelsea Newcomb & Farmhouse 5 LLC, Applicants/Owners request approval of a Conditional Use Permit to allow for “agricultural operation” activities in a Residential General (R-2) zoning district on three parcels they own. The three parcels are on the northeast side of Owens Creek Road (Route 663), approximately 0.6 miles north of Holly Grove Drive (Route 610). The three parcels properties include tax map parcels 97-68A; 97-68B and 97-68C, in the Mountain Road Voting District. The 2040 Louisa County Comprehensive Plan designates this area of Louisa County as rural, adjoining the Gum Spring Designated Growth Area for Low Density Residential.

LDR2021-03, Amendments to Chapter 86. Land Development Regulations, as follows:

- Amend Section 86-13 Definitions to delete the current definition of “Impoundment Lot”
- Amend Section 86-13 Definitions to add the following two (2) definitions:

Motor Vehicle Impoundment Yard. The storage of motor vehicles towed or otherwise removed from one place to another by the use of a motor vehicle specifically designed for that purpose. Storage of towed

vehicles means the keeping of such vehicles in an approved impoundment yard for a time not to exceed that which is required to return it to the owner or dispose of it in accordance with the Code of Virginia, state and local law enforcement, judiciary order, or insurance settlement. Such uses require prior approval of a Conditional Use Permit meeting the requirements of sec. 86-47.1. Exempt uses include automotive dealerships, automobile repair service, or commercial vehicle repair service. Uses identified in the definitions for Automobile Graveyard, Automobile Repair Service, Commercial Vehicle Repair Service, and Salvage and Scrap Service are not permitted in Motor Vehicle Impoundment Yards.

Motor Vehicle Towing Services. A business that tows or otherwise moves vehicles from one place to another by the use of a motor vehicle specifically designed for that purpose. Motor Vehicle Towing Services may include the temporary storage of motor vehicles. For towing services that store less than six (6) vehicles, the business is exempt from fencing, visual barriers, or other local ordinances that apply to Motor Vehicle Impoundment Yards. Towing services that temporarily store less than six (6) vehicles may do so up to thirty (30) days. At or before thirty (30) days, the vehicles must be returned to the owner or moved to an Automobile Repair Service, a Commercial Vehicle Repair Service, a Motor Vehicle Impoundment Yard, an Automobile Graveyard, or a Salvage and Scrap Service. Motor Vehicle Towing Services storing six (6) or more vehicles shall utilize a Motor Vehicle Impoundment Yard complying with the requirements defined in this section.

- Add Section 47.1 Conditional use permits for Motor Vehicle Impoundment Yard, as follows:

86-47.1 Conditional use permits for Motor Vehicle Impoundment Yard.

In addition to the requirements set forth in sec. 86-43, a Conditional Use Permit application for a Motor Vehicle Impoundment Yard shall provide the following information:

(a) Narrative:

- (1) Identify the applicant; facility owner and operator; the existing zoning of the property; current uses, if any; describe the current principal use; and provide the yard size in acres.
- (2) Explain the proposed impoundment yard operation; operating days and hours of operation; the project's compatibility with its surroundings, especially adjacent residential uses; and its conformance to the adopted 2040 Louisa County Comprehensive Plan.
- (3) Address any negative impacts this use may have on adjacent property, e.g. noise or lights at night or other disturbances.
- (4) Explain any required or proposed setbacks, fencing, vegetated buffers and landscaping.

(b) Concept development plan:

- (1) Show property and setback lines.
- (2) Provide an area map showing the proposed site and a one-mile radius around the site.
- (3) Show locations and heights of existing and proposed buildings, structures, and other improvements like floodlights, etc.
- (4) Proposed locations of stormwater facilities, if any.
- (5) Fencing type, height and opaqueness.
- (6) Show a location near the fence gate for a 24"x 24" informational sign containing the name and address of the operation and a phone number to call at any hour for assistance.
- (7) The zoning administrator, planning commission or board of supervisors may require other relevant information to evaluate fully the application.

(c) Minimum standards for CUP approval:

- (1) The property is located in either Industrial (IND, Industrial Limited (I-1) or Industrial General (I-2) GAOD zoning districts.
- (2) The proposed impoundment yard is an appropriate accessory use to an existing principle use on the property, no standalone operations permitted.
- (3) The impoundment yard location shall be at least 300 feet from residential dwellings.

- (4) An opaque security fence a minimum of 8 feet tall shall encircle the entire impoundment yard area to screen the use from view from other properties.
- (6) The fence gate will include an informational sign a minimum 24”x24” identifying the name of the business, the days and hours of operations, and a phone number to call for inquiring about towed motor vehicles on the site.
- (7) Operators of impoundment yards shall maintain a permanent record identifying the vehicle by the manufacturer's vehicle identification number and its date of placement on the yard. Such permanent record shall be available to County officials for inspection.
- (8) All impoundment yard site lighting shall comply with Dark-Sky lighting requirements.
- (9) Other standards as required and approved by the Board of Supervisors.

- Amend Section 86-449 Permitted uses with the issuance of a conditional use permit in the Industrial (IND) Growth Area Overlay District to add under Industrial uses:
 - Motor Vehicle Impoundment Yard
 - Motor Vehicle Towing Services
- Amend Section 86-467 Permitted uses with the issuance of a conditional use permit in the Industrial Limited (I-1) Growth Area Overlay District to add under Industrial uses:
 - Motor Vehicle Impoundment Yard
 - Motor Vehicle Towing Services
- Amend Section 86-484 Permitted uses with the issuance of a conditional use permit in the Industrial General (I-2) Growth Area Overlay District to add under Industrial uses:
 - Motor Vehicle Impoundment Yard
 - Motor Vehicle Towing Services

LDR2021-04, Amendment to Chapter 86. Land Development Regulations, Section 86-683 General provisions, (a) Prohibited Signs, to add:

- (9) “Any sign that displays vulgar, obscene, indecent, or profane language”.

Ways to participate in the meeting:

Watch the Meeting Live Online - Public meetings are available to stream live as they are happening or you may watch them later. Go to the County Website www.louisacounty.com and look for the live meetings under the Government tab.

Public Comment in Advance - Written input may either be emailed (planningzoning@louisa.org), mailed to the Community Development Department (1 Woolfolk Avenue; Louisa Virginia 23093), or dropped off at the County’s drop box (same address). Please note that written input must be received at the County Office Building by 5pm on the meeting date. Written comment will be read aloud into the record during the appropriate portion of the meeting (Public Comment or Public Hearing).

Additional information and copies of the above file are available for review in the Community Development Department, Main Floor, Louisa Office Building, Louisa, Virginia during regular business hours, Monday through Friday, 8:30 a.m. to 5:00 p.m, or by calling (540) 967-3430.

**BY ORDER OF:
LOUISA COUNTY PLANNING COMMISSION
Holly Reynolds, Chair**