

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

The Louisa County Board of Supervisors will hold a public hearing on the following item(s) at 6:00 p.m., after regular business, on Tuesday, January 18, 2022, in the Public Meeting Room, Main Floor, Louisa County Office Building, Louisa, Virginia:

**Public Hearing - CUP2021-04, Two Oaks Solar, LLC, Applicant; NCRE Solar, Ben Evans Agent**  
Requests the issuance of a conditional use permit for the construction and operation of a more or less 1,234 acre utility-scale solar generating facility producing up to 118 MW of electricity; and containing up to a 50MW battery storage system utility service, major (substation and transmission lines), in accordance with 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. 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.

The Planning Commission voted to forward a favorable recommendation to the Board of Supervisors on the above conditional use permit request, with recommended conditions. Pursuant to Virginia Code 15.2-2232, the Planning Commission also found the request to be in substantial accord with the 2040 Louisa County Comprehensive Plan.

**Public Hearing – Land Development Regulations: LDR2021-03**

Amendments to Chapter 86 Land Development Regulations, to delete the existing definition of “impoundment lot,” to add definitions for a “motor vehicle impoundment yard” and “motor vehicle towing services,” establish conditional use permit criteria for a motor vehicle impoundment yard; and establish the zoning districts where these uses would be allowed.

Amendments are proposed 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 definitions for the following:
  - o *Motor Vehicle Impoundment Yard.*
  - o *Motor Vehicle Towing Services.*
- Add Section 86-47.1 Conditional use permits for Motor Vehicle Impoundment Yard
- Amend Section 86-109 Matrix table to *remove Impoundment Lot* and add *Motor Vehicle Impoundment Yard and Motor Vehicle Towing Services* to the land use matrix table under the Industrial uses and identify those districts, with the appropriate designation, where these new classifications are permitted.
- Amend Section 86-136 Permitted uses with the issuance of a conditional use permit in the Agricultural (A-1) District to add under Industrial uses:
  - o Motor Vehicle Towing Services
- Amend Section 86-154 Permitted uses with the issuance of a conditional use permit in the Agricultural (A-2) District to add under Industrial uses:
  - o Motor Vehicle Towing Services
- Amend Section 86-206 Permitted uses with the issuance of a conditional use permit in the Light Commercial (C-1) District to add under Industrial uses:
  - o Motor Vehicle Towing Services
- Amend Section 86-224 Permitted uses with the issuance of a conditional use permit in the General Commercial (C-2) District to add under Industrial uses:
  - o Motor Vehicle Towing Services
- Amend Section 86-242 Permitted uses with the issuance of a conditional use permit in the Industrial (IND) District to add under Industrial uses:
  - o Motor Vehicle Towing Services
- Amend Section 86-261 Permitted uses with the issuance of a conditional use permit in the Industrial Limited (I-1) District to add under Industrial uses:
  - o Motor Vehicle Towing Services
- Amend Section 86-279 Permitted uses with the issuance of a conditional use permit in the Industrial General (I-2) District to add under Industrial uses:
  - o Motor Vehicle Towing Services
- Amend Section 86-339 Permitted uses with the issuance of a conditional use permit in the Agricultural (A-1) Growth Area Overlay District to add under Industrial uses:
  - o Motor Vehicle Towing Services
- Amend Section 86-359 Permitted uses with the issuance of a conditional use permit in the Agricultural (A-2) Growth Area Overlay District to add under Industrial uses:
  - o Motor Vehicle Towing Services
- Amend Section 86-412 Permitted uses with the issuance of a conditional use permit in the Light Commercial (C-1) Growth Area Overlay District to add under Industrial uses:
  - o Motor Vehicle Towing Services
- Amend Section 86-431 Permitted uses with the issuance of a conditional use permit in the General Commercial (C-2) Growth Area Overlay District to add under Industrial uses:
  - o Motor Vehicle Towing Services
- 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:
  - o Motor Vehicle Impoundment Yard (Subject to Section 86-47.1)
  - o 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:
  - o Motor Vehicle Impoundment Yard (Subject to Section 86-47.1)
  - o 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:
  - o Motor Vehicle Impoundment Yard (Subject to Section 86-47.1)
  - o Motor Vehicle Towing Services

The Planning Commission voted to forward a favorable recommendation to the Board of Supervisors on the above referenced amendments to Chapter 86. Land Development Regulations.

**Public Hearing – Land Development Regulations: 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.

The Planning Commission voted to forward a recommendation to the Board of Supervisors to not approve the above referenced amendment to Chapter 86. Land Development Regulations.

**Public Hearing – Proposed Ordinance Establishing Special Assessments on Property within the Cutalong II Community Development Authority and Authorizing a Memorandum of Understanding and a Special Assessment Agreement**

Notice is hereby given that the Board of Supervisors of the County of Louisa, Virginia (the “County”) will hold a public hearing on January 18, 2022, on a proposed ordinance entitled “ORDINANCE ESTABLISHING SPECIAL ASSESSMENTS ON PROPERTY WITHIN THE CUTALONG II COMMUNITY DEVELOPMENT AUTHORITY AND AUTHORIZING A MEMORANDUM OF UNDERSTANDING AND A SPECIAL ASSESSMENT AGREEMENT” (the “Ordinance”). The Ordinance will establish a special assessment (the “Assessment”) to secure bonds to be issued by the Cutalong II Community Development Authority (the “Authority”) in the maximum principal amount of \$30,000,000. The Assessment will be levied on real estate within the Cutalong II Community Development Authority District (the “District”). The purpose of the Assessment is to finance certain infrastructure improvements benefiting property within the District. The Ordinance also authorizes the County to enter into a Memorandum of Understanding and a Special Assessment Agreement with the Authority and the landowners in the District, which approves the Assessment. The Memorandum of Understanding and Special Assessment Agreement will address, among other things, the issuance of the bonds, the infrastructure improvements, and the special assessments, including levying, billing, and collection.

A complete copy of the Ordinance and a copy of the Memorandum of Understanding and the Special Assessment Agreement are on file in the County Administrator’s office at the address shown below. You may join the meeting in-person to provide public comment, or submit a comment in writing to info@louisa.org or 1 Woolfolk Ave, Suite 301, Louisa VA 23093 (Atten: A. Stanley). Public comments received by 5pm on January 3, 2022 will be acknowledged.

**BY ORDER OF:  
ROBERT F. BABYOK, JR., CHAIRMAN  
LOUISA COUNTY BOARD OF SUPERVISORS  
LOUISA COUNTY, VIRGINIA**