

## AMENDMENT

### **ORD2024-04; Proposed Amendments to Chapter 86. Land Development Regulations - Technology Overlay District (TOD)**

The purpose of the proposed amendments to Chapter 86. Land Development Regulations is to amend Section 86-333 Permitted uses - generally to “Permitted uses with the issuance of a conditional use permit;” and Section 86-334. Accessory uses to add language to support permitted uses “with the issuance of a conditional use permit.” The amendment also includes deletion of the assemblage of acreage that comprises two (2) adopted TOD sites, known as “Gum Spring,” and “Shannon Hill;” and approved by Ordinance Resolution (ORD2023-6), made up of the following Tax Map Parcels 71-1, 3; 79-10, 11, 12, 33, 34, 35, 36; 79-2-A and B; 96-39, 40, 43 through 47; 100-110 through 115, 117 through 121; 125, 129, 130; 100-2-A; and 101-9, 10.

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**Sec. 86-333. - Permitted uses—~~Generally~~ with the issuance of a conditional use permit**

The following uses are permitted ~~by right~~ **with the issuance of a conditional use permit** in the TOD, subject to the requirements and limitation provided under this section:

Technology college, university, or technical school.

Conference or training center.

Data centers.

Technology research and development facility.

Technology capital intensive advanced manufacturing facility.

Utility service, major. Utility scale solar energy generating facilities or power generation battery storage facilities producing two MW or more of electricity which leaves the TOD site boundaries, or where the solar or battery storage facility is the principal, sole use of a parcel within the TOD, shall require a conditional use permit.

Utility service, minor.

**Sec. 86-334. - Accessory uses.**

(a) *Accessory permitted uses.* The following ancillary uses, which support permitted uses **with the issuance of a conditional use permit** expressed above under section 86-333, are hereby authorized, ~~and by right only if they are included in the conditional use permit. in the TOD.~~ Accessory permitted uses that are deemed utility facilities subject to the provisions of article I, division VIII of this chapter, and must be in substantial accord with the relevant provisions of the county comprehensive plan or applicable element thereof. Notwithstanding this provision,

facilities that are by-right uses shall be deemed substantially in accord with the comprehensive plan.

- (1) Water treatment plant, public or privately owned.
- (2) Sewage treatment plant, public or privately owned.
- (3) Elevated water storage tank or tower.
- (4) Telecommunications tower.
- (5) Central heating or cooling facility.
- (6) Energy generating facility.
- (7) Food service facility.
- (8) Security building.
- (9) General storage and maintenance facility.
- (10) Structured parking.
- (11) General office.
- (12) Other ancillary uses approved by the BOS.

**\*NOT TO BE INCLUDED IN AMENDMENT TEXT - Note for Administrative Purposes Only\***

Confirmation has been determined for the continued ability to develop the Amazon Data Services, Inc. – Lake Anna Technology Campus, and the Amazon Data Services, Inc. – Northeast Creek Technology Campus, under the Technology Overlay District regulations adopted by the Louisa County Board of Supervisors on April 3, 2023, based on the actions taken by the County; and ADS, including a Comprehensive Agreement; and Water Services Agreement with Amazon Data Services, Inc.; erosion and sediment control, site plan, and conceptual campus layout plan submittals, to date, for the referenced project sites, under the regulations adopted by the Board of Supervisors on April 3, 2023, for permitted primary and accessory uses.

TEXT LEGEND

**Bolded Text** = To Be Added

Regular Text = To Remain

~~Strikethrough~~ = To Be Removed

**BOARD OF SUPERVISORS  
COUNTY OF LOUISA  
ORDINANCE**

At a regular meeting of the Board of Supervisors of the County of Louisa held in the Louisa County Public Meeting Room at 5:00 PM on the 5th day of August 2024, at which the following members were present, the following ordinance was adopted by a majority of all members of the Board of Supervisors, the vote being recorded in the minutes of the meeting as shown below:

|                  |                                                                                                                              |
|------------------|------------------------------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | Passed                                                                                                                       |
| <b>MOVER:</b>    | Board of Supervisors - Jackson District R.T. "Toni" Williams                                                                 |
| <b>SECONDER:</b> | Vice Chairman, Board of Supervisors - Mountain Road District Tommy Barlow                                                    |
| <b>AYES:</b>     | Duane Adams , Tommy Barlow , R.T. "Toni" Williams, Rachel Jones , Fitzgerald Barnes , Manning Woodward, Christopher McCotter |

**AN ORDINANCE ORD2024-04-; PROPOSED AMENDMENT TO CHAPTER 86. LAND  
DEVELOPMENT REGULATIONS, TO SECTION 86-330, AND FOLLOWING, TO  
ESTABLISH THE TECHNOLOGY OVERLAY DISTRICT (TOD)**

**WHEREAS**, submitted to amend Chapter 86. Land Development Regulations -Technology Overlay District (TOD) – Section 86-333, Permitted uses – generally, and Section 86-334. Accessory uses; and

**WHEREAS**, the purpose of the proposed amendment to Chapter 86. Land Development Regulations - Technology Overlay District (TOD) is to amend the requirements of Section 86-333 Permitted uses - generally to "Permitted uses with the issuance of a conditional use permit;" and Section 86-334. Accessory uses to add language to support uses "with the issuance of a conditional use permit."; and

**WHEREAS**, the proposed amendment also included deletion of the assemblage of acreage that comprises three (3) adopted TOD sites, known as "Gum Spring," "Shannon Hill;" and "Fisher Chewning," and approved by Ordinance Resolution (ORD2023-6), made up of the following Tax Map Parcels 42-81 through 84, 86, 93; 42-14-12; 58-3, 17, 58-7-3; 71-1, 3; 79-10, 11, 12, 33, 34, 35, 36; 79-2-A and B; 96-39, 40, 43 through 47; 100-110 through 115, 117 through 121; 125, 129, 130; 100-2-A; and 101-9, 10; and

**WHEREAS**, at a regular meeting of the Louisa County Planning Commission held June 13, 2024, 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

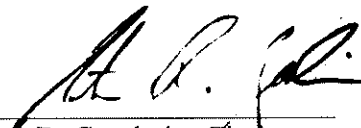
Board of Supervisors on the proposed amendments to Chapter 86. Land Development Regulations -Technology Overlay District (TOD) – Section 86-333, Permitted uses – generally, and Section 86-334. Accessory uses, as amended; and the deletion of the assemblage of acreage that comprises three (3) adopted TOD sites, known as “Gum Spring,” “Shannon Hill,” and “Fisher Chewning,” and approved by Ordinance Resolution (ORD2023-6), made up of the following Tax Map Parcels 42-81 through 84, 86, 93; 42-14-12; 58-3, 17, 58-7-3; 71-1, 3; 79-10, 11, 12, 33, 34, 35, 36; 79-2-A and B; 96-39, 40, 43 through 47; 100-110 through 115, 117 through 121; 125, 129, 130; 100-2-A; and 101-9, 10; and

**WHEREAS**, at a regular meeting of the Louisa County Board of Supervisors held July 1, 2024, the Board voted 7-0 to table the item for the upcoming August or September meeting; and

**WHEREAS**, the owner of the properties that made up the "Fisher Chewning" Technology Overlay District (TOD) requested that those parcels remain in the TOD, as follows: Tax Map Parcels 42-81 through 84, 86, 93; 42-14-12; 58-3, 17, and 58-7-3.

**NOW, THEREFORE, BE IT ORDAINED**, on this 5th day of August 2024, the Louisa County Board of Supervisors hereby approves the proposed amendments to Chapter 86. Land Development Regulations -Technology Overlay District (TOD) – Section 86-333, Permitted uses – generally, and Section 86-334. Accessory uses, (copy attached) ; and the deletion of the assemblage of acreage that comprises two (2) adopted TOD sites, known as “Gum Spring,” and “Shannon Hill,” and approved by Ordinance Resolution (ORD2023-6), made up of the following Tax Map Parcels 71-1, 3; 79-10, 11, 12, 33, 34, 35, 36; 79-2-A and B; 96-39, 40, 43 through 47; 100-110 through 115, 117 through 121; 125, 129, 130; 100-2-A; and 101-9, 10; as shown on the attached Technology Overlay District (TOD) map, dated August 5, 2024.

A Copy, teste:



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Christian R. Goodwin, Clerk  
Board of Supervisors  
Louisa County, Virginia