

1                                   **Town of Louisa**  
2                                   **Monthly Meeting**  
3                                   **August 20, 2024**  
4

5  
6   **Present:**                   R. Garland Nuckols, Mayor; Jessi Lassiter, Vice-  
7                                   Mayor; Danny Carter, John J. Purcell IV, Sylvia  
8                                   Rigsby, Vicky Harte, Council members; Elizabeth T.  
9                                   Nelson, Town Manager; Jessica M. Ellis,  
10                                  Clerk/Treasurer; Craig Buckley, Chief of Police;  
11                                  Paul Snyder, Project Manager  
12

13   **Absent:**                   Jeff Gore, Legal Counsel  
14

15   **Also in Attendance:** Ed Jarvis, Airport Manager for the Louisa County  
16                                  Airport; Debbie Woodward, 115 Club Road; Rick  
17                                  Meyer, 114 Woodger Circle; Lawrence Kavanagh,  
18                                  225 Fairway Drive; Susanne Davino, 119 Woodger  
19                                  Circle; Rob Woolfolk, 467 Bloomington Lane,  
20                                  Louisa; Nancy Woolfolk, 578 Bloomington Lane,  
21                                  Louisa; Manning Woodward, 115 Club Road;  
22                                  Debora Shifflett, Business Owner/Operator at 100  
23                                  Jefferson Hwy; Stephanie Woolfolk, 467  
24                                  Bloomington Lane, Louisa; Kim Kelley-Wagner, 144  
25                                  Jefferson Hwy  
26

27                   ***All copies, including: reports, handouts, and documents***  
28                   ***can be found following the minutes.***  
29

30                   Mayor Nuckols called the Louisa Town Council meeting to order at  
31                   6:02 p.m.  
32

33                   **BUSINESS FROM THE FLOOR**  
34

35                   Manning Woodward stood and spoke as the Louisa District  
36                   Supervisor about the County of Louisa's comprehensive plan and  
37                   offered Council assistance in reviewing and making changes to the  
38                   town's comprehensive plan.  
39

40                   **CONSENT AGENDA**

1 Mayor Nuckols questioned if there were any changes or additions to  
2 the agenda. Mrs. Nelson reported: the presentation for Mr. Jones  
3 has been pushed back to the September meeting; the public hearing  
4 and action item no. 2 under New Business for SUP 2024-02,  
5 submitted by East Coast Excavation, has been tabled as they have  
6 requested a deferral while they continue to review their plans; and  
7 there is need for a discussion and action on the engineering  
8 recommendation for the water infrastructure project as item no. 5  
9 under New Business.

10  
11 Council member Carter made the motion to approve the amended  
12 consent agenda. Council member Purcell seconded the motion. The  
13 vote went as follows: 5-0 in favor.

## 14 15 **PRESENTATION AND UPDATE**

16  
17 **John Jones Years of Service Proclamation – Presented by Chris**  
18 **Snider from the Office of Congressman Bob Good**

19  
20 *The presentation was moved to the September 17, 2024, meeting.*

## 21 22 **PUBLIC HEARINGS**

23  
24 **1) ZP 2024-07: A Rezoning application, known as Timber Oaks**  
25 **Rezoning Request, submitted by Quigley Properties of**  
26 **Charlottesville, Virginia (Tax Map 41C-7-B), and remainder of**  
27 **Tax Map 41C-7-A) located along Jefferson Highway (Route 33)**  
28 **across from Pine Ridge Drive in Louisa, Virginia. This**  
29 **application also revises the Zoning Map Amendment (PUD-**  
30 **2022-01) that was approved in 2022 for Timber Oaks – Phase**  
31 **2. The area added to the PUD is 10.53 acres for a total of 21.74**  
32 **acres. 11.52 acres (53% of total will be Open Space, to include**  
33 **amenities such as a park, playground, dog park, tree-**  
34 **preservation areas, and additional storm water management.**  
35 **The remaining area is to provide for multi-family dwelling**  
36 **units, single-family dwelling units, and commercial**  
37 **development. The tree preservation area increased from 1.4**  
38 **acres to 5.0 acres. The previously proposed road connecting**  
39 **Route 33 and Pine Ridge Drive is removed.**

1 Mayor Nuckols opened the public hearing at 6:10 pm.

2  
3 Tim Miller then stood and took a few moments to review the narrative  
4 and conceptual plan submitted and provided in the Council packet.  
5 Mr. Miller stated that the idea behind the plan was to improve the last  
6 zoning approval with changes based on housing demands as well as  
7 the concerns of the Planning Commission and Town Council. The  
8 changes increase green and/or open space leaving more vegetation  
9 undisturbed, allow for a lower traffic flow on Pine ridge Drive, and  
10 increase stormwater management to have a lower impact on  
11 surrounding water channels. The proffer from the first approval will  
12 remain in place which will give no ingress/egress to the property  
13 through Barnstormer Circle. Mr. Miller stated that the plan's  
14 neighborhood model would enhance the community with both  
15 residential and commercial qualities and offers many amenities to its  
16 residents such as a clubhouse.

17  
18 Following Mr. Miller's presentation, Mrs. Nelson read aloud a  
19 statement from Byron and Karen Mehlhaff, at 303 Club Road,  
20 expressing their concerns with the Timber Oaks project as they were  
21 unable to attend the meeting. Ed Jarvis, Airport Manager for the  
22 Louisa County Airport, then stood and spoke of a future airport  
23 expansion project and changes in structure height regulations that  
24 may have an impact on the development.

25  
26 The attendees listed below then stood individually and spoke  
27 expressing their concerns and oppositions to the project citing issues  
28 with: increased density; increased traffic; impacts on water/sewer  
29 infrastructure; water capacity; impacts on emergency services; storm  
30 water runoff and flooding; and resulting impacts on property located  
31 in the county.

32  
33 Debbie Woodward, 115 Club Road  
34 Rick Meyer, 114 Woodger Circle  
35 Lawrence Kavanagh, 225 Fairway Drive  
36 Susanne Davino, 119 Woodger Circle  
37 Rob Woolfolk, 467 Bloomington Lane  
38 Nancy Woolfolk, 578 Bloomington Lane  
39 Manning Woodward, 115 Club Road

1 Mayor Nuckols closed the public hearing at 6:44 pm.

2  
3 **2) SUP 2024-02: A Special Use Permit application, submitted by**  
4 **East Coast Excavation from Richmond, Virginia for the**  
5 **property located directly behind 440 West Main Street, Louisa,**  
6 **VA – (Tax Map 40-23-A1). The subject property consisting of**  
7 **5.5197 acres is in the General Commercial District, which**  
8 **allows for various uses with a special use permit. This**  
9 **application is for the construction of 42 townhomes as**  
10 **outlined in Town Code 165-44 (B).**

11  
12 *This item was removed from the agenda and tabled to a later date.*  
13

14 **3) PUD 2024-01: A Rezoning application, known as Pine Ridge**  
15 **Properties Rezoning Request, submitted by GW1 Properties,**  
16 **LLC & Mil Investments, LLC of Louisa, Virginia (Tax Map**  
17 **Parcels 41-16-1; 41-16-5; 41-16-10; 41-16-11; 41-16-12; 41-16-**  
18 **13; & 41-16-14) located along Pine Ridge Drive in Louisa,**  
19 **Virginia. The property consists of 19.7958 acres and the**  
20 **rezoning request is intended to change the zoning from**  
21 **Residential General to Planned Unit Development (PUD). The**  
22 **PUD is proposed to consist primarily of multifamily dwelling**  
23 **units, intentionally not to include commercial development.**  
24 **The conceptual plan includes 159 Townhome units with 56.7%**  
25 **of the total development committed to “Open Space” and**  
26 **5.05% for amenities.**

27  
28 Mayor Nuckols opened the public hearing at 6:45 pm.  
29

30 Torrey Williams then stood and gave a lengthy presentation on the  
31 rezoning request that was submitted by GW1 Properties, LLC & Mil  
32 Investments, LLC. Mr. Williams gave a history of the initial approval of  
33 the SUP on the property and noted the many changes that have been  
34 made to enhance the project. He stated that, if approved, the SUP  
35 would be amended to a PUD adding 5 acres of property to the  
36 development across Pine Ridge Drive. Mr. Williams stated that there  
37 will be 11.23 acres of undisturbed open space, and the project would  
38 also include a 1-acre common area. Mr. Williams stated that he and  
39 his partners worked diligently on the stormwater management plan,

1 and was emphatic about wanting to be a good neighbor and stated  
2 that he has listened intently to the comments and concerns to  
3 propose the best possible design.  
4

5 Following Mr. Williams' presentation, the attendees listed below then  
6 stood individually and spoke expressing their concerns and  
7 oppositions to the project citing issues with: the airport expansion  
8 project affecting the development; too much growth; preference for  
9 small town/rural area; increased traffic; impacts on schools; impacts  
10 on water/sewer infrastructure; water capacity; impacts on local retail  
11 stores; storm water runoff and flooding; and resulting impacts on  
12 property located in the county.  
13

14 Ed Jarvis, Airport Manager for the Louisa County Airport

15 Debbie Woodward, 115 Club Road

16 Rick Meyer, 114 Woodger Circle

17 Susanne Davino, 119 Woodger Circle

18 Rob Woolfolk, 467 Bloomington Lane

19 Nancy Woolfolk, 578 Bloomington Lane

20 Manning Woodward, 115 Club Road

21 Debora Shifflett, Business Owner/Operator at 100 Jefferson Hwy

22 Stephanie Woolfolk, 467 Bloomington Lane

23 Kim Kelley-Wagner, 144 Jefferson Hwy  
24

25 Mayor Nuckols closed the public hearing at 7:28 pm.  
26

## 27 **NEW BUSINESS**

### 28 29 **1) Discussion/Action: ZP 2024-07: A Rezoning application,** 30 **known as Timber Oaks Rezoning Request, submitted by** 31 **Quigley Properties** 32

33 Council member Harte led off the discussion addressing the height of  
34 the apartments in the Timber Oaks plans as a result of comments  
35 made by Ed Jarvis during the public hearing. Mr. Miller responded  
36 stating that the apartments will be forty-five feet tall and will not be  
37 built on elevated land.  
38

1 Mrs. Harte also spoke about the flooding that occurs in town from  
2 normal 1-2 inch rain events versus one, two, and ten year storms,  
3 and stated that she has witnessed flooding on the property where the  
4 plans indicate homes will be built during normal storms. Mrs. Harte  
5 also stated that she felt engineering studies do not address/reflect the  
6 issues that the town is already experiencing. Mr. Miller responded to  
7 Mrs. Harte stating that, because of the flooding/runoff issues, they  
8 revisited the location of the homes and their proximity to the creek  
9 and moved them back away from the water, and stressed the amount  
10 of tree preservation and green space the plans now feature which will  
11 help to reduce those issues going forward. Mr. Miller also stated that  
12 they had an environmental study done to indicate that there are  
13 wetlands on the property.

14  
15 Council member Rigsby spoke of the number of apartments and  
16 single-family dwellings on the plans and questioned if more town  
17 homes were considered to address the high density that the  
18 apartments create. Mr. Miller responded that more townhomes would  
19 be less beneficial largely because townhomes would have a greater  
20 impact on tree preservation and green space, and noted that the  
21 apartment buildings will be maintained and managed by a  
22 professional company rather than individuals who own the single-  
23 family dwellings and townhomes.

24  
25 Mr. Miller also took a moment to address a few comments that were  
26 made during the public hearing. Mr. Miller stated that at this point, the  
27 aesthetics of the project is a little premature and is usually addressed  
28 during the site plan review by the Planning Commission. He reported  
29 that a traffic study was done indicating that there is a slight reduction  
30 in traffic with this layout versus the other, and also reported that they  
31 are now able to proffer a right-of-way dedication for the extension of  
32 Pine Ridge into Tanyard.

33  
34 Council member Purcell posed a question about the emergency  
35 access areas between the homes and apartments and how they  
36 would be maintained stating that he recalled Mr. Miller saying that  
37 they would be paved. Mr. Miller responded that he reviewed the code  
38 and per the slope requirements, it does not have to be paved,

1       however he felt their intentions would be to have them paved for  
2       better/easier vehicular access.

3  
4       Mayor Nuckols questioned who would have access to Pine Ridge  
5       drive from the development. Mr. Miller stated that only the thirteen  
6       single-family dwellings will have access to Pine Ridge, however there  
7       would be access for emergency services via a gate. Mayor Nuckols  
8       then added that he wanted to be sure that a park/playground will be  
9       featured on the property and not just proposed on the plan. Mr. Miller  
10      responded stating that it was required in the PUD and could be  
11      reviewed and enforced during the site plan process with the Planning  
12      Commission.

13  
14     Council member Rigsby questioned what the timeline for this  
15     development would look like. Mr. Miller stated that he has several  
16     people interested in it at the moment, and he feels that the build out  
17     would take place over the course of two to three years starting with  
18     the apartments, then the commercial pieces, followed by the single-  
19     family homes.

20  
21     Council member Purcell then commented that the revised plan has  
22     more open space than it previously did, and that while he is not a big  
23     fan of more apartments, he feels like this will provide more of a mix of  
24     apartments, townhomes, and single-family homes than before. He  
25     stated that there are not a lot of young people living in town due to  
26     availability and the difficulties young people face when trying to buy a  
27     home, and felt that apartments can be helpful in saving up for a  
28     home.

29  
30     Council member Purcell then made the motion to approve ZP 2024-  
31     07. Council member Lassiter seconded the motion. The vote went as  
32     follows: 3-2 in favor (Harte, against; Rigsby, for; Purcell, for; Lassiter,  
33     for; Carter, against).

34  
35     **2) Discussion/Action: SUP-2024-02: A Special Use Permit**  
36     **application, submitted by East Coast Excavation**

37  
38       *This item was removed from the agenda and tabled to a later date.*  
39

**3) Discussion/Action: PUD-2024-01- A Rezoning application, known as Pine Ridge Properties, submitted by GW1 Properties, LLC & Mil Investments, LLC**

Council member Harte led off the discussion with a question about storm water runoff through the property and the placement of the storm water management facility. Mr. Williams responded that surveying of the topography was conducted, and that area was intentionally chosen because it is a natural discharge site, and Mr. Williams added that water runoff from surrounding properties was also taken into consideration when developing their plans and retention ponds.

Council member Harte then posed a question about the left turn onto Route 33 due to the heavy traffic in the area. Mr. Williams acknowledged that there is heavy traffic at times, especially on Route 22, but stated that a traffic study was conducted to find out if a left turn lane was needed, and was told it was not.

Council member Harte also questioned the addition of two lots on the north side of the project which were not included in the original approval of the south side of the project. Mr. Williams responded stating that the additional acreage allows them to capture the storm water area, allows them to reduce the density, and allows them to preserve more open space.

Mayor Nuckols also questioned Mr. Williams on the inclusion of a park/playground being built on the property. Mr. Williams stated that plans for a dog park and playground are included in the 1-acre area near the fire pit.

At the conclusion of the discussion, Council member Carter made the motion to approve PUD 2024-01. Council member Rigsby seconded the motion. The vote went as follows: 4-1 in favor (Harte, against; Lassiter, for; Carter, for; Rigsby, for; Purcell, for).

**4) Discussion/Action: Water Infrastructure Project Easement – Setters LLC; Tax Map 40-197**



1 Mrs. Nelson briefed Council stating that, recently, during the ROW  
2 acquisition phase of the project, Council approved extending the  
3 warranty on the carwash property (located on W. Main Street) by two  
4 additional years. Mrs. Nelson explained that, during the negotiation,  
5 both the car wash property (owned by 406 West Main Street LLC)  
6 and the property on West Street (owned by Setters LLC) were  
7 negotiated together, and it was the owners' understanding that the  
8 warranty for both would be extended for a total of three years each.  
9 Mrs. Nelson stated that Eric with Thrasher did not understand the  
10 situation to be same, but explained that is how they were drafted, and  
11 when the final easements were presented, the issue was brought to  
12 light and questioned.

13  
14 Council member Harte reiterated statements made at a previous  
15 meeting remarking that she felt we would be setting a precedence  
16 with three-year warranties.

17  
18 Council member Rigsby made the motion to approve the extension  
19 by two additional years for a total of three years for the easement of  
20 TM40-197. Council member Carter seconded the motion. The vote  
21 went as follows: 3-1-1 in favor (Purcell, abstain; Lassiter, for; Carter,  
22 for; Harte, against; Rigsby, for).

23  
24 **5) Discussion/Action: Engineering recommendation for the**  
25 **water infrastructure project**

26  
27 Mrs. Nelson reported that Thrasher has certified the bid tabulation for  
28 the project and is recommending Stocks General Contracting. Mrs.  
29 Nelson stated that the tabulation and recommendation was included  
30 in the supplemental packet, and if Council would like, they can  
31 approve the draft letter that was included in the supplemental packet  
32 that acknowledges our acceptance of their certified bid tabulation and  
33 recommendation of Stocks General Contracting.

34  
35 Council member Rigsby made the motion to approve the draft letter  
36 acknowledging our acceptance of the certified bid tabulation and their  
37 recommendation of Stocks General Contracting. Council member  
38 Lassiter seconded the motion. The vote went as follows: 5-0 in favor.  
39

1        *Prior to moving on to the standing committee reports, a brief*  
2        *conversation was held between the Mayor, Council, and staff*  
3        *regarding a land donation that was not included on the agenda for*  
4        *discussion. Council stated that they were not prepared to take action*  
5        *on the matter at this time and would prefer to take action at a later*  
6        *date to allow for further review and so the matter can be published*  
7        *on the agenda for public knowledge.*

## 8 9        **STANDING COMMITTEE REPORTS**

### 10 11        **Personnel Committee:**

12  
13        Council member Lassiter gave an update stating that the committee  
14        has met several times to discuss and review the salary charts. Ms.  
15        Lassiter stated that they making progress, but do not have any  
16        recommendations at this time.

17  
18        Mrs. Nelson reported that requests have been made by the  
19        committee for department heads to review salaries and report back to  
20        them prior to the next meeting.

### 21 22        **Cemetery Committee:**

23  
24        Mrs. Nelson reported that Paul Snyder's son Wyatt recently  
25        completed an Oakland cemetery project for the town as a community  
26        service requirement of the program he is working on in college. Wyatt  
27        took several pictures and used them to create new maps detailing  
28        burials over the many years of its existence. Mrs. Nelson reported  
29        that the committee recommends that we move forward with the  
30        application process to have Oakland put on the national registry, and  
31        once the application is complete, Council will need to authorize the  
32        submittal. Mrs. Nelson reported that the drought has caused very dry  
33        conditions in Hillcrest and members are watching the new plantings  
34        carefully and watering as needed. We may need more water barrels  
35        in the near future.

36  
37        Mayor Nuckols made mention of a flag request that was made by  
38        Jerry Harlow to have the first National flag of the Confederacy be  
39        flown in Oakland to honor the unknown confederate soldiers buried

1       there. Mrs. Nelson stated that the committee is doing some research  
2       into the matter as there could possibly be both Union and  
3       Confederate soldiers buried in Oakland, and in that situation, they  
4       would prefer that all be honored, and the committee will report back  
5       once more information has been gathered.

### 6 7       **Refuse, Recycling, Litter Committee:**

8  
9       Council member Harte referred to the flyer she drafted for Clean Up  
10      day on Saturday, September 28, 2024. Mrs. Harte asked for Council's  
11      input on the flyer and gave a brief overview of the plan for the day.  
12      Council member Rigsby suggested adding the town seal to the flyer,  
13      and Council member Purcell questioned what the cost to the town  
14      would be for town for the day. Mrs. Nelson responded that the cost  
15      should be minimal and noted that the funds would come from the  
16      streets and sidewalks beautification line item.

## 17 18      **STAFF REPORTS**

### 19 20      **Police:**

21  
22      Chief Buckley reported:

- 23
- 24      • National Night Out was very successful and he received several  
25      compliments on the event. He received a letter from the NAACP  
26      thanking them for the invitation to participate in the event stating  
27      that they were honored to have been there and look forward to  
28      future involvement. He also thanked Council member Harte for her  
29      assistance with arranging volunteers from the American Heritage  
30      Girls for the evening.
  - 31      • New parking signs have been posted in the parking lot at  
32      Frosties's and officers have been instructed to issue warnings for  
33      the time being to those who have been parking their vehicles in  
34      the lot on a long- term basis.
  - 35      • The town is now able to change speed limits within the town limits  
36      as a result of code/ordinance changes, and if Council is interested  
37      in doing so, please let him know so that he can get the process  
38      started.

- He processing a new applicant, and if all goes smoothly, he/she should be on board in approximately four weeks.

**Project Manager:**

Mr. Synder reported:

- Spring Oak townhomes requested a deferral until September to allow them more time to prepare themselves.
- He has a meeting coming up on Friday with CHA and Thrasher.
- Jouett Square Apartments has reported that they will be submitting a proposed development in September for review by the Planning Commission.
- He gave an update on Commonwealth Auto and stated that he is reviewing their approval letter with legal counsel. He reported that he has been visiting the site often to take pictures and build a case based on compliance – not to shut them down, but to help bring them back into compliance.

**Legal Counsel:**

No report.

**Clerk/Treasurer:**

No report.

**Manager:**

Mrs. Nelson reported:

- Anthony Larry, who was hired to step in after John Jones' retirement, has come on board with the town and is working out well.
- The Mayor's wall project is now complete and on display in town hall.
- John Jones' retirement luncheon will be held on September 20<sup>th</sup>.

- A letter from Bob Good's office will hopefully be presented to Mr. Jones at the next Council meeting.

### **COMMUNICATIONS**

None.

### **ADJOURNMENT**

Council member Purcell made the motion to adjourn the meeting at 8:46 p.m. Council member Rigsby seconded the motion.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk