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**Town of Louisa
Monthly Meeting
March 15, 2022**

Present: R. Garland Nuckols, Mayor; Jessi Lassiter, Vice-Mayor; A. Daniel Carter, Bud Dulaney, John J. Purcell IV, Sylvia Rigsby, Council members; Elizabeth T. Nelson, Town Manager; Jessica M. Ellis, Clerk/Treasurer; Craig Buckley, Chief of Police; John Robins, Project Manager

Absent: Jeff Gore, Legal Counsel

Also in Attendance: Mr. and Mrs. Lawrence Kavanagh, 225 Fairway Drive; Torrey Williams, Legal Counsel and Principal of GW1 Properties, LLC

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

Mayor Nuckols called the Louisa Town Council meeting to order at 6:17 p.m.

BUSINESS FROM THE FLOOR

None.

CONSENT AGENDA

Mayor Nuckols stated that there was one item to add to the agenda for discussion: Hillcrest Grass Cutting RFP, as item no. 2 under New Business.

Council member Carter made the motion to approve the amended agenda. Council member Rigsby seconded the motion. The vote went as follows: 5-0 in favor.

PUBLIC HEARING

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Mayor Nuckols introduced the public hearing and opened the floor at 6:21 pm to Mr. Torrey Williams, Legal Counsel and Principal for GW1 Properties, LLC, to present and discuss the SUP application.

Mr. Williams stated that the plans that were originally submitted to the Planning Commission for consideration have been amended. Mr. Williams explained that, per Town Code Chapter 165 – Zoning, the minimum lot size for three units (triplex) is 16,000 sq. ft., therefore, the plans were redrawn indicating a line vacation that will now allow for one triplex and one duplex. Mr. Williams informed Council the amended plans adhere to the requirements set forth in the town code.

Mr. Williams also briefly touched on: the design and finishings of the units; parking; exterior lighting, and stated that during the construction of the units, they would voluntarily help clean up the trash/debris left by residents and trespassers in the cul-de-sac and on Mr. and Mrs. Kavanagh’s property. Mr. Williams stated that they would like to be good neighbors, and that their hope is that this investment will help to make the community better.

Mr. Kavanagh, town resident at 225 Fairway Drive and adjacent property owner to the proposed development, then took a few minutes to express his concerns. Mr. Kavanagh spoke from a letter that he had written to Council prior to the meeting. A copy of his letter, along with photos, were submitted for public record and can be found following the minutes. Mr. Kavanagh addressed the following: density; school bus and emergency vehicle access/turn around; cul-de-sac ownership; space for children to play; the SUP process; by-right vs. necessity; as well as current and future trash and destruction of property issues.

Following Mr. Kavanagh’s concerns, Mayor Nuckols asked if there was anyone else present that would like to speak. Hearing no response, he closed the public hearing.

OLD BUSINESS

1 None.

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3 **NEW BUSINESS**

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5 **1) Discussion/Action: SUP 2022-01 GW1 Properties, LLC and Mil**
6 **Investments, LLC**

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8 Mayor Nuckols referred to Council member Purcell, Council's liaison
9 on the Planning Commission, for a report and comments from the
10 commission's meeting on Monday, February 28th.

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12 Mr. Purcell referred to the drafted minutes that were included in
13 Council's packet and stated that the Planning Commission members
14 discussed the SUP at length. Mr. Purcell stated that he felt overall
15 the greatest concern was with the lot sizes for two triplexes, however
16 other notable concerns were as follows: emergency service vehicle
17 access; small cul-de-sac; and school bus access. Mr. Purcell stated
18 that those issues resulted in a unanimous vote to deny
19 recommendation of approval to Council; however, the amended plans
20 now are in agreement with code and longer has concerns with the
21 SUP.

22
23 Mayor Nuckols then turned the conversation over to Council asking
24 for their input. Council member Rigsby stated that, from a zoning
25 stand point, the amended plans now meet code requirements, and
26 went on to further state that she drove down Loch Lane Drive recently
27 and feels that while it is somewhat narrow, buses and emergency
28 vehicles currently traverse the road. Council member Lassiter stated
29 that she agreed with Council member Rigsby, and added that she felt
30 there is marketability for duplexes and triplexes that offer less yard
31 and maintenance. Council member Dulaney then spoke addressing
32 Mr. Kavanagh's concern with littering and unusual/mischievous
33 activities in the cul-de-sac and on his adjacent property. Council
34 member Dulaney stated that if the plans were to be approved, the
35 presence of additional residents in the area and lighting from the new
36 homes would hopefully be a deterrent and help reduce mischievous
37 activities. Mr. Dulaney also spoke about the ownership of the cul-de-
38 sac and stated that he'd like to find out who owns the property to
39 address such issues as parking. Council member Dulaney then

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2 referred to Chief Buckley for his input on lighting and crime
3 prevention in the area. Chief Buckley stated that he would include
4 extra patrols in the area and also added that he felt the new homes
5 would be complementary to the neighborhood and the addition of
6 good lighting would help to keep the area cleaner and be a deterrent
7 for crime. Mr. Williams remarked that they are willing to work with the
8 town on outdoor lighting that would provide more light in the
9 neighborhood without being too bright, such as dark sky lighting.
10 Council member Carter then spoke stating that he agreed with
11 Council member Rigsby's comments and is in favor of the SUP.

12
13 Council member Lassiter then made the motion to approve the
14 amended SUP for one duplex and one triplex. Council member
15 Carter seconded the motion. The vote went as follows: 5-0 in favor.

16 **2) Discussion/Action: Hillcrest Grass Cutting RFP**

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19 Mrs. Nelson reported that RFPs were sent out for the mowing of
20 Hillcrest cemetery and bids are due back Friday, March 18, 2022.
21 Mrs. Nelson stated that the first cutting for this season will need to
22 take place soon – prior to the next Council meeting in April, therefore,
23 she would like to have Council's authorization to have the Finance
24 Committee review and award the job at their preliminary budget
25 meeting on Wednesday, March 23, 2022 for the upcoming cuttings
26 and new fiscal year cuttings. Mrs. Nelson stated that she spoke with
27 Mr. Gore on the matter, and he said that as long as Council gives
28 the Finance Committee authorization, all is fine.

29
30 Council member Dulaney made the motion authorizing the Finance
31 Committee to review and award the Hillcrest cemetery cutting job.
32 Council member Lassiter seconded the motion. The vote went as
33 follows: 5-0 in favor.

34 **STANDING COMMITTEE REPORTS**

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37 None.

38 **STAFF REPORTS**

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Police:

Chief Buckley reported:

- To date, the department has completed 152 standards towards their goal of accreditation.
- The LOLE Grant that will assist the department with purchasing soft equipment such as helmets for people who are in custody who have mental illness has now been closed.
- The department will be doing CPR and First Aid training on Sunday, March 20, 2022 with Chris Lee.

Project Manager:

John Robins reported:

- He had a phone conference last Tuesday on the progress of the sidewalk project which is moving along slowly. There have be staff changes with Thrasher over the past few weeks.
- He has been working on an application with the Office of Drinking Water for a funding opportunity involving our water meters and asbestos piping – specifically lead components within the meters and the replacement of the asbestos piping – that would potentially fall within the scope of the grant. He will update Council as more information becomes available.

Legal Counsel:

No report.

Clerk/Treasurer:

No report.

Manager:

No report.

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COMMUNICATIONS

Mr. Dulaney reported that he spoke with Mr. Gore about the need to amend the ordinance regarding committee appointments, and Mr. Gore has recommended the amendment, but does not have to go into effect until the commencement of the new Council.

ADJOURNMENT

Council member Lassiter made the motion to adjourn the meeting at 7:12 p.m.

Mayor

Clerk