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**Town of Louisa  
Monthly Meeting  
June 21, 2022**

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

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**Absent:** Jessi Lassiter, Vice-Mayor

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**Also in Attendance:** Tracy Clark, Executive Director of the Louisa County Chamber of Commerce; Several Town of Louisa and County of Louisa residents (*names and addresses of public speakers are listed in the minutes*)

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

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Mayor Nuckols called the Louisa Town Council meeting to order at 6:00 pm in the Cooke-Haley Theater of the Louisa Arts Center.

**BUSINESS FROM THE FLOOR**

None.

**CONSENT AGENDA**

Council member Carter made the motion to approve the agenda. Council member Rigsby seconded the motion. The vote went as follows: 4-0 in favor.

**PRESENTATION**

Tracy Clark, Executive Director for the Chamber of Commerce, took a few moments to update Council on events happening within the community. Tracy highlighted items such as: a ribbon cutting on the

1 22<sup>nd</sup> at United Bank; Business Person of the Year was awarded to  
2 Wesley Chiles of Chiles Enterprises Landscape, Tree & Turfcare;  
3 Leadership Louisa held their graduation and celebration on June 16<sup>th</sup>;  
4 the Chamber will celebrate their 95<sup>th</sup> anniversary this year – more  
5 details to come; the next Meet Me on Main event will take place on  
6 Thursday, July 7<sup>th</sup>; and gave an update on the Explore Main Street  
7 Program stating that they are waiting to receive a funding notification.

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9 **PUBLIC HEARING**

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11 **1) PUD 2022-01: A Planned Use Development (PUD) application,**  
12 **for Timber Oaks Phase II submitted by Timothy Miller, of**  
13 **Meridian Planning Group, the owner’s representative (Tax**  
14 **Map 41C 7A, Deed Book 1209/116, VSHI, LLC zoned**  
15 **Residential General and Tax Map 41 122, Deed Book 361/659,**  
16 **Fred D. Bickley Revocable Trust, zoned Light Commercial)**  
17 **located at 122 Jefferson Highway, Louisa, Virginia. The**  
18 **application is to facilitate the use of the two lots to construct**  
19 **a planned unit development that will consist of a new road**  
20 **entrance on Jefferson Highway, commercial buildings, mixed**  
21 **single family and multifamily dwellings along with open and**  
22 **recreation spaces.**

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24 Mayor Nuckols introduced the public hearing and turned the floor  
25 over to Tim Miller, of Meridian Planning Group, who gave a  
26 presentation, including photos and drawings, of his planned  
27 development.

28  
29 *(A written copy of his presentation/submission can be found in the*  
30 *minute book within the council packet.)*

31  
32 Following Mr. Miller’s presentation, Mayor Nuckols opened the public  
33 hearing at 6:18 pm wherein a lengthy comment period commenced.  
34 The following town and county citizens stood and addressed Council:

35  
36 Mike Harris – 101 Fairway Drive

37 Nancy Woolfolk – 578 Bloomington Lane

38 Roy E. Hopkins – 306 Horseshoe Farm Rd / Beaver Creek Farm

39 Cosby L. Woolfolk – 578 Bloomington Lane

1 Debbie Woodward – 115 Club Road  
2 Vicky Harte – 311 Club Road  
3 Grant Routzohn – 400 Club Road  
4 Rick Meyer – 114 Woodger Circle  
5 Russ Beattie – 102 Fairway Drive  
6 Rob Woolfolk – 467 Bloomington Lane  
7 Stephanie Woolfolk – 467 Bloomington Lane  
8 Dina Passanesi - 201 Fairway Drive  
9 Theresa Decatur - 203 Fairway Drive  
10 Stuart Lowery – 215 Club Road

11  
12 Concerns and frustrations regarding the proposed development's  
13 impact on town and county property were expressed by most. Many  
14 speakers commented on the existing problems with flooding due to  
15 heavy storms and run off from developed areas in town that traverse  
16 both Tanyard and Beaver Creek causing excessive amounts of water  
17 to encroach upon their homes, damage their property, prevent  
18 residents from accessing their homes via bridges/crossings, and  
19 potentially force "sewer" waste from manholes into the flood waters.  
20 Other concerns such as entrances and exits to the property, traffic  
21 impacts, and real estate market impacts were also expressed by  
22 speakers. Requests were made of Council to refrain from approving  
23 this development, or any future developments, until engineering  
24 studies can be conducted to address run off retention/flooding and  
25 traffic flow/safety. Residents asked that the town and county work  
26 together to resolve the issues.

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28 Mayor Nuckols closed the hearing at 7:03 pm.

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30 *(Written comments and photos submitted by participants can be*  
31 *found following the minutes in the minute book.)*

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33 **OLD BUSINESS**

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35 **1) Discussion/Action: Fiscal Year 2022-2023 Budget Resolution**

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37 Council member Dulaney made the motion to adopt the FY  
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1 2022-2023 Budget Resolution. Council member Rigsby seconded  
2 the motion. The vote went as follows: 4-0 in favor.

3  
4 **2) Discussion/Action: Fiscal Year 2022-2023 Water/Sewer Rate**  
5 **Ordinance**

6  
7 Council member Rigsby made the motion to adopt the Water/Sewer  
8 Rate Ordinance. Council member Purcell seconded the motion. The  
9 vote went as follows: 4-0 in favor.

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11 **NEW BUSINESS**

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13 **1) Discussion/Action: PUD 2022-01 – 122 Jefferson Highway,**  
14 **Louisa, Virginia – Timber Oaks Phase II**

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16 Council member Carter began the discussion by making a motion to  
17 defer consideration until July’s meeting.

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19 Council member Dulaney stated that he had a few questions that he  
20 would like to ask the applicant to which Council members Rigsby and  
21 Purcell concurred. A lengthy discussion was then held wherein  
22 Council specifically questioned Mr. Miller about: traffic and pedestrian  
23 safety on Route 33; a request for a written statement of no physical  
24 changes to the 50 foot right of way; no court recorded documents  
25 were found except for utilities; water retention ponds/basins -  
26 whether they would be fenced in or left open; designed “open space”  
27 and its definition; how the development would “enhance” the town’s  
28 water system; what types of structures would be included in the plans  
29 – specifically those that are not identified or commercial; and what  
30 are DEQ’s peak flow discharge regulations.

31  
32 Mr. Miller was able to answer several of Council’s questions, however  
33 there were a few that he was not able to address.

34  
35 Council member Dulaney stated that he was in agreement with  
36 Council member Carter in that he would prefer to have more  
37 information before voting on the matter.

38  
39 Council then asked Mr. Carter to amend his motion to include a

1 request for more information on: 1) data from the traffic study  
2 regarding accidents and pedestrian safety on Route 33; 2) density;  
3 and 3) the definition of “open space”.

4  
5 Council member Carter amended his motion to include the request  
6 for more information on: 1) data from the traffic study regarding  
7 accidents and pedestrian safety on Route 33; 2) density; and 3) the  
8 definition of “open space”. Council member Dulaney seconded the  
9 motion. The vote went as follows: 4-0 in favor.

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11 **2) Discussion/Action: Board Appointments – Planning**  
12 **Commission and Board of Zoning Appeals**

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14 Mrs. Nelson reported that Mr. Mehlhaff agreed to serve another  
15 term on the BZA. Council then took the following action:

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17 Council member Dulaney made the motion recommending the  
18 reappointment of Byron Mehlhaff to the BZA. Council member Carter  
19 seconded the motion. The vote went as follows: 4-0 in favor.

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21 Mrs. Nelson reported that Mr. Bullock had declined serving an  
22 additional term on the Planning Commission; and that Veronica  
23 Saxton had agreed to fill the vacant position. Council then took the  
24 following action:

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26 Council member Dulaney made the motion to appoint Veronica  
27 Saxton to serve on the Planning Commission. Council member  
28 Purcell seconded the motion. The vote went as follows: 4-0 in favor.

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30 **STANDING COMMITTEE REPORTS**

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32 **1) Police Matters Committee:**

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34 Council member Dulaney and Chief Buckley gave a brief report from  
35 the recent Police Committee meeting updating Council on the status  
36 of the police body worn and in car cameras. Chief Buckley is in the  
37 process of obtaining three quotes for replacements.

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1           **2) Streets and Sidewalks Committee & Water and Sewer**  
2           **Committee:**

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4           Council member Purcell reported that the committee recently met  
5           with the engineers to get caught up on both the water and sidewalk  
6           projects as Thrasher has recently had a lot of turn over and everyone  
7           needed to be brought up to speed.

8  
9           Council member Purcell also reported that the entryway sign project  
10          has been pushed back as there has been issues with product  
11          availability and cost. The committee will meet with the EDA again at  
12          a later date to discuss funding.

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14          **STAFF REPORTS**

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16          **Police:**

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18          Chief Buckley gave an update on the accreditation process stating  
19          that the department has approximately 18-19 policies remaining and  
20          feels that they are on course for a mock assessment in  
21          October/November and an actual assessment in January/February  
22          2023. Chief Buckley also noted a percentage calculation error on the  
23          monthly report and stated that it would be corrected to reflect the  
24          correct numbers.

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26          **Project Manager:**

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28          Mr. Robins stated he had nothing to add to the report that was  
29          submitted in the Council packet.

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31          **Legal Counsel:**

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33          No report.

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35          **Clerk/Treasurer:**

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37          No report.

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**Manager:**

No report.

**COMMUNICATIONS**

Council member Dulaney reported: our request to change the number of EDA members from seven to five had been approved; Council committee appointments should change in January following November elections; and he is stepping down as the Chair of the Police Committee - Council member Lassiter, who also serves on the committee, will take his place.

**ADJOURNMENT**

Council member Carter made the motion to adjourn the meeting at 8:00 p.m.

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Mayor

\_\_\_\_\_  
Clerk