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**Louisa Town Council
Special Called Council Meeting
November 22, 2022**

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

Absent: None.

Also attending: R. T. "Torrey" Williams, GWI Properties, LLC & Mil Investments, LLC; Mr. Webb, Engineer with W. W. Webb & Associates, PLLC; Vicky Harte, 311 Club Road; Keith Kennedy, 112 Pine Ridge Drive; Mike Harris, 101 Fairway Drive

Pursuant to Louisa Town Code § 31-2 and Virginia Code §§ 15.2-1417, the Hon. Garland Nuckols, Mayor of the Town of Louisa called, and provided notice to members of Town Council and the public, a special Council meeting that was held on Tuesday, November 22 at 6:00 pm in Council Chambers at the Louisa Town Hall located at 212 Fredericksburg Avenue, Louisa, VA 23093. The purpose of the meeting was for Council to hold two public hearings for SUP 2022-03 and SUP 2022-04 as they were inadvertently omitted by newspaper staff from the required publication on November 3rd in the Central Virginian resulting in the public hearings being removed from the November 15, 2022 regularly scheduled meeting.

Mayor Nuckols called the special meeting to order at 6:00 p.m.

Presentation

SUP 2022-03:

GWI Properties, LLC & Mil Investments, LLC

1 **TMP 41-16-10, 11, 12, 13 and 14 / Southern Side of Pine Ridge**
2 **Drive**

3 Mr. Williams, owner GW1 Properties, LLC and representative and
4 partner of application SUP 2022-03 submitted by Mil
5 Investments, LLC and GW1 Properties LLC gave a presentation
6 of the project.

7 Mr. Williams presented an overview of the application to Council as
8 outlined in the provided narrative and conceptual plan. He stated that
9 the idea behind the plan was develop an inviting neighborhood model
10 for the community featuring both residential multifamily units (55) and
11 three apartment style units. Mr. Williams noted that the property is
12 currently compliant, in regards to zoning, per Town Code, as it is
13 zoned General Residential. Mr. Williams stated that and they were
14 seeking a special use permit, as directed by code. The current zoning
15 also confirms that the selected area of development supports the
16 town's 2018 Comprehensive Plan. Mr. Williams stated that in doing
17 research on the property, he and his partner acknowledged, and
18 diligently addressed, the concerns of town residents and adjacent
19 property owners from previous applications by other developments.
20 Flooding in the town and county were at the forefront of these issues
21 and Mr. Williams and his partner, working with an engineer, ensured
22 that this development would not increase storm water concerns and
23 had a 50 year, 24 hour storm event report prepared for the
24 development. This report confirms that there will be less runoff post-
25 development. Mr. Williams also stated that they prepared a 100 year
26 storm model and the findings were not substantially different from the
27 50 year model and would not be cost effective to the project. Mr.
28 Williams offered the following standards as they relate to the
29 development: no commercial use of the property; no on street
30 parking; all vehicles will have to be operable; no satellite dishes or
31 antenna will be allowed on the structures; trash disposal receptacles
32 will be onsite and the removal responsibility will be on the
33 development; mail receptacles will be in a central location within the
34 development; no agricultural use permitted; no hunting; compliance
35 with all town ordinances; and buffering in the form of a privacy fence
36 and/or evergreen vegetation. The water and sewer infrastructure

1 installation will be prepared by an engineer and certified to meet flow
2 standards per the town's utility standards agreement. The presented
3 plan is conceptual and will go through the site plan review process
4 once it reaches the final design stage (required to be reviewed by the
5 Planning Commission per Town Code). At this stage, all County and
6 State (DEQ, VDH, VDOT) agencies will have reviewed and approved
7 the plans per their specific findings and guidelines. Mr. Williams also
8 stated that the goal of this partnership was to retain the property as
9 rentals, not sell, or have another developer complete the project. Mr.
10 Williams and his partner, Jay Miller, both live in Louisa County and
11 both have businesses located in the Town of Louisa. Their goal is to
12 provide housing for the immediate need in Louisa.

13 **Public Hearing**

14 **SUP 2022-03:**

15 **GWI Properties, LLC & Mil Investments, LLC** 16 **TMP 41-16-10, 11, 12, 13 and 14 / Southern Side of Pine Ridge** 17 **Drive** 18 19

20 The public hearing was opened by Mayor Nuckols at 6:14 pm.

21 Vicky Harte, town resident at 311 Club Road, stood and voiced her
22 concerns in regards to data used in the study; the number of trees
23 that will be taken down for the development; the location of a nearby
24 creek; DEQ management, and flood plain issues.

25 Keith Kennedy, town resident at 112 Pine Ridge Drive, stood and
26 voiced his opposition to the project stating: the neighborhood is
27 currently very quiet and peaceful – which is why he moved here;
28 traffic flow on their gravel road would increase tremendously; and
29 overall concerns with impacts from future development in a small
30 rural town.

31 Mike Harris, town resident at 101 Fairway Drive, stood and expressed
32 his concerns with the existing issues of flooding around his property,
33 and requested that research be conducted to find solutions such as
34 retention ponds for existing problems before there is more
35 development.

1 Mayor Nuckols then closed the public hearing at 6:25 pm as there
2 were no other citizens wishing to speak.

3 Mrs. Nelson pointed out that there was correspondence received by
4 town staff from citizens who were not able to attend the meeting.

5 John Robins, the town's Project Manager, then read aloud
6 comments that were received prior to the meeting:

7 Harlie Green, town resident at 114 Pine Ridge Drive, spoke with Mr.
8 Robins via phone to express concerns about the traffic and the
9 importance of a turn lane on state route 33 as well as an upgrade to
10 the gravel ingress/egress on Pine Ridge Drive. Mr. Green was also
11 concerned about the impact the development will have on his
12 property value.

13 Dan and Rebecca Jasman, town residents at 102 Pine Ridge Drive,
14 both sent emails expressing their concerns regarding: water and
15 sewer capacity; the number of units being built; increased traffic; the
16 existing design and condition of the road; the need for a turn lane on
17 both State Route 33 and Pine Ridge Drive; the impact four multifamily
18 developments within a mile of each other will have on public schools
19 and emergency services; and the loss of peace and quiet of the
20 neighborhood.

21 Daniel Ford and Beverly Stoches, town residents at 106 Pine Ridge
22 Drive, sent in correspondence via email expressing the following
23 concerns: they moved to Louisa to get away from the high traffic and
24 high density areas of Richmond; the proposed complex is to be built
25 directly across from their home wherein lighting from the complex and
26 vehicles will have a negative impact; they request light and sound
27 buffers; the current road would need upgrading to accommodate all
28 the traffic; and feel a traffic study should be conducted.

29 Mrs. Nelson and Council member Purcell then spoke to some of the
30 issues that were brought up by citizens during public comments such
31 as water quality and availability. Mrs. Nelson stated that the town has
32 successfully passed all water testing in recent years; and the Louisa
33 County Water Authority has assured the town that there are no
34 concerns in regards to water availability.

1 Mr. Williams and the project engineer, Mr. Webb, both spoke to
2 address the how the water study was conducted and how they
3 designed large retention ponds to address current and future runoff
4 collection from both sides of the road.

5 Council member Dulaney spoke about traffic and pedestrian safety,
6 to which Mr. Williams stated that both matters are very important and
7 will be addressed further with VDOT in the near future – pending
8 approval of the project.

9 Council member Purcell commented on the studies that have been
10 conducted and how necessary they are to such projects. He also
11 cited the need for such housing in the area.

12 Mrs. Nelson reported that the Planning Commission voted
13 unanimously to recommend approval of the project.

14 [The actual vote is as follows:

15 Mrs. Garnett made a motion recommending approval of SUP 2022- 03 with the
16 following proffers/restrictions/requirements: no commercial use of the property;
17 no on street parking; all vehicles will have to be operable; no satellite dishes or
18 antenna will be allowed on the structures; trash disposal receptacles will be
19 onsite and the removal responsibility will be on the development; mail
20 receptacles will be in a central location within the development; no agricultural
21 use permitted; no hunting; compliance with all Town ordinances; buffering in the
22 form of a privacy fence and/or evergreen vegetation; storm water management
23 will be based on the 50-year storm model; and water/sewer infrastructure
24 installation will be certified by an engineer per the Town’s utility standards
25 agreement.

26 The motion was seconded by Mrs. Butcher. The motion carried by unanimous
27 roll call vote (5-0).]

28 Council member Carter then made the motion to approve SUP 2022-
29 03 as recommended by the Planning Commission. Council member
30 Rigsby seconded the motion. The vote went as follows: 5-0 in favor.

31 **Presentation**

32 **SUP 2022-04:**

33 **GWI Properties, LLC & Mil Investments, LLC**
34 **TMP 40 A2 11 – 11, 12, 13 / 302 Carter Street**

1 R. T. "Torrey" Williams, owner GW1 Properties, LLC and
2 representative and partner of application SUP 2022-04 submitted by
3 Mil Investments, LLC and GW1 Properties LLC gave a presentation
4 of the project.

5 Mr. Williams presented an overview of the application to Council as
6 outlined in the provided narrative and conceptual plan. He stated that
7 this project was similar to the previous presentation only on a smaller
8 scale, and the idea behind the project was to provide needed housing
9 in Louisa.

10 **Public Hearing**

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12 **SUP 2022-04:**

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14 **GW1 Properties, LLC & Mil Investments, LLC**
15 **TMP 40 A2 11 – 11, 12, 13 / 302 Carter Street**

16 Mayor Nuckols opened the public hearing at 7:03 pm asking if there
17 was anyone present that would like to speak.

18 John Robins, Project Manager for the town, read correspondence
19 that was received prior to the meeting.

20 Mr. Robins reported that he had spoken with Evelyn Seal via phone,
21 and that Ms. Seal, town resident at 202 Carter Street, expressed
22 concerns with increased traffic that the development would bring. Ms.
23 Seal stated that the road was too small for increased traffic flow and
24 said that she was concerned about the use of the private drive that
25 fronts the properties, namely 200 to 206 Carter, and its use
26 during construction. Additionally, Ms. Seal requested some form of
27 buffering such as a privacy fence for the existing residents.

28 Mr. Robins then read aloud a letter received by Debbie Martin, town
29 resident at 201 Carter Street. Ms. Martin expressed concerns about
30 the traffic on both Carter Street and Lyde Avenue, as it is near
31 impossible now for the flow to get out on to Main Street. Ms. Martin
32 also expressed concerns about the road conditions and maintenance.
33 She also stated that privacy for the existing citizens was also a big
34 concern, as most of the existing homes are single story and the

1 proposed duplexes would be two story which would offer an uninvited
2 view into those homes. Additionally, she stated that the residents
3 don't wish to have a view of the back of the newly constructed
4 dwellings.

5 Without any further comment, Mayor Nuckols closed the public
6 hearing was closed at 7:08 pm.

7 Council member Dulaney spoke briefly about the traffic concerns and
8 suggested that the plans be reviewed by Chief Buckley. Mrs. Nelson
9 reported that the plans had already been submitted and reviewed by
10 the Chief and that the conceptual plan looked good. She stated that
11 he would also take a look at the final plan when submitted.

12 Council member Rigsby questioned the ingress and egress to the
13 development to which Mr. Williams stated that residents would enter
14 and exit from Carter Street, and the development would have its own
15 private drive beginning at the end of state maintenance. Council
16 member Purcell also noted that Mr. Williams proffered that the access
17 drive would have turnaround built in, in the form of a "T" or a cul-de-
18 sac for residents and emergency vehicles.

19 Mayor Nuckols questioned if there would be property buffers, as
20 requested by neighboring residents. Council member Purcell
21 responded that buffers were also proffered by Mr. Williams at the
22 Planning Commission meeting.

23 Mrs. Nelson reported that the Planning Commission voted
24 unanimously to recommend approval of the project.

25 [The actual vote is as follows:

26 Mr. Purcell made a motion recommending approval of SUP 2022-04, with the
27 following proffers/restrictions/requirements: buffer in the way of a privacy fence or
28 evergreen vegetation; no use of Carter Street private drive from house numbers
29 200-206; and a turnaround area in the form of a "T" or cul-da-sac for emergency
30 vehicles.

31 The motion was seconded by Mrs. Saxton. The motion carried by unanimous roll
32 call vote (5-0).]

33 Council member Lassiter then made the motion to approve SUP
34 2022-04 as recommended by the Planning Commission with the

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following proffers: buffers in the way of a privacy fence or evergreen vegetation included; the private drive (200-206 Carter) will not be accessed during construction; and a turnaround area in the form of a “T” or cul-de-sac for emergency vehicles must be included. Council member Purcell seconded the motion. The vote went as follows: 5-0 in favor.

ADJOURNMENT

Council Member Rigsby made the motion to adjourn the meeting at 7:15 p.m. Council member Lassiter seconded the motion.

Mayor

Clerk