



Agenda
Scheduled Meeting
Louisa Town Council
212 Fredericksburg Avenue
Louisa, Virginia 23093
Tuesday, August 20, 2024

6:00 pm Convene Regular Session

Invocation

Pledge to the Flag

Business from the Floor

This section of the Council meeting provides citizens the opportunity to discuss matters, which are not listed on the printed agenda. Any person wishing to bring a matter to the Council's attention under this section of the agenda should: (1) State their name and address; (2) State the matter that they wish to discuss and what action they would like the Council to take. When appropriate or if requested, we will respond to direct questions in writing. Please limit comments to 3 minutes or less.

Consent Agenda

Meeting Agenda Approval

Consideration of Accounts and Appropriations

Approval of Minutes: July 16, 2024

Sale of Cemetery Lots

Presentation

1. John Jones Years of Service Proclamation

Presented by Chris Snider from the Office of Congressman Bob Good

Public Hearings

1. ZP-2024-07: A Rezoning application, known as Timber Oaks Rezoning Request, submitted by Quigley Properties of Charlottesville, Virginia (Tax Map 41C-7-B), and remainder of Tax Map 41C-7-A) located along Jefferson Highway (Route 33) across from Pine Ridge Drive in Louisa, Virginia. This application also revises the Zoning Map Amendment (PUD-2022-01) that was approved in 2022 for Timber Oaks – Phase 2. The area added to the PUD is 10.53 acres for a total of 21.74 acres. 11.52 acres (53% of total will be Open Space, to include amenities such as a park, playground, dog park, tree-preservation areas, and additional storm water management. The remaining area is to provide for multi-family dwelling units, single-family dwelling units, and commercial development. The tree-preservation area is increased from 1.4 acres to 5.0 acres. The previously proposed road connecting Route 33 and Pine Ridge Drive is removed.
2. SUP-2024-02: A Special Use Permit application, submitted by East Coast Excavation from Richmond, Virginia for the property located directly behind 440 West Main Street, Louisa, VA – (Tax Map 40-23-A1). The subject property consisting of 5.5197 acres is in the General Commercial District, which allows for various uses with a special use permit. This application is for the construction of 42 townhomes as outlined in Town Code 165-44 (B).
3. PUD-2024-01: A Rezoning application, known as Pine Ridge Properties Rezoning Request, submitted by GW1 Properties, LLC & Mil Investments, LLC of Louisa, Virginia (Tax Map Parcels 41-16-1; 41-16-5; 41-16-10; 41-16-11; 41-16-12; 41-16-13; & 41-16-14) located along Pine Ridge Drive in Louisa, Virginia. The property consists of 19.7958 acres and the rezoning request is intended to change the zoning from Residential General to Planned Unit Development (PUD). The PUD is proposed to consist primarily of multifamily dwelling units, intentionally not to include commercial development. The conceptual plan includes 159 Townhome units with 56.7% of the total development committed to "Open Space" and 5.05% for amenities.

New Business

1. Discussion/Action - ZP-2024-07: A Rezoning application, known as Timber Oaks Rezoning Request, submitted by Quigley Properties
2. Discussion/Action - SUP-2024-02: A Special Use Permit application, submitted by East Coast Excavation
3. PUD-2024-01: A Rezoning application, known as Pine Ridge Properties, submitted by GW1 Properties, LLC & Mil Investments, LLC
4. Water Infrastructure Project Easement – Setters LLC; Tax Map 40-197

Standing Committee Reports

Personnel Committee

Cemetery Committee

Refuse Collection, Recycling and Litter Collection Committee

Reports from Staff

Police Chief

Project Manager

Legal Counsel

Clerk/Treasurer

Manager

Closed Session

Consider in closed session, in accordance with the Virginia Code & Freedom of Information Act.

Comments by Members of Town Council

Adjournment



August 20, 2024
6:00 pm
Convene Regular Session

Consent Agenda

Meeting Agenda Approval

Consideration of Accounts and Appropriations

Approval of Minutes:
July 16, 2024

Sale of Cemetery Lots

Deposit Account Balances

As of July 31, 2024

Institution Name	Treasurer's Fund Account Number	Balance	Maturity Date (if applicable)	Date of Next Interest (if applicable)	Interest Rate (if applicable)
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Operating Account (All Funds - General 100, Police Asset Forfeiture 102, Water 501, Sewer 502 and Hillcrest 702)

Blue Ridge Bank	999 103 0008	\$ 1,284,763.52	N/A	N/A	N/A
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General Fund (100)

LGIP	999 105 0001	\$ 366,096.33	N/A	Monthly	5.548%
LGIP (Oakland Cemetery)	999 105 0002	\$ 51,679.29	N/A	Monthly	5.548%
Blue Ridge Bank - Savings Account	999 103 0017	\$ 298,730.39	N/A	Quarterly	0.030%
Blue Ridge Bank - Money Market Account	999 103 0009	\$ 714,486.58	N/A	Monthly	0.200%
Blue Ridge Bank - PF ARPA Funds MM	999 103 0020	\$ 1,804,122.53	N/A	Monthly	0.150%
General Fund - Total		\$ 3,235,115.12			

Water Fund (501)

LGIP	999 105 0003	\$ 779,755.30	N/A	Monthly	5.548%
Blue Ridge Bank - Savings Account	999 103 0018	\$ 411,960.28	N/A	Monthly	0.200%
Water Fund - Total		\$ 1,191,715.58			

Sewer Fund (502)

LGIP	999 105 0005	\$ 358,362.44	N/A	Monthly	5.548%
United Bank - Checking Account	999 108 0006	\$ 1,425.26	N/A	N/A	N/A
Sewer Fund - Total		\$ 359,787.70			

Hillcrest Cemetery Fund (702)

LGIP	999 105 0004	\$ 514,212.37	N/A	Monthly	5.548%
Hillcrest Fund - Total		\$ 514,212.37			

Total Cash on Deposit (All Institutions)	\$ 6,585,594.29
Total Cash on Deposit at Blue Ridge Bank	\$ 4,514,063.30
Total Cash on Deposit at United Bank	\$ 1,425.26
Total Cash on Deposit at LGIP	\$ 2,070,105.73

TOWN OF LOUISA

Preliminary Bill List for Town Council Meeting - August 20, 2024

VENDOR NAME	GENERAL FUND	WATER FUND	SEWER FUND	HILLCREST FUND	TOTAL
Automated Office System	99.00				\$ 99.00
Blue Ridge Bank	5,291.41	27.98	27.99		\$ 5,347.38
BMS Direct		180.50	180.49		\$ 360.99
Central VA Contractors, Inc.	1,725.00	1,456.00	4,012.00		\$ 7,193.00
Central Virginian	1,980.94				\$ 1,980.94
Cintas	104.41	104.41	104.41		\$ 313.23
Cody Langridge/PWS Operations, LLC		603.00			\$ 603.00
County of Louisa, Landfill	2,017.08				\$ 2,017.08
Crutchfield	729.00				\$ 729.00
Document Destruction of VA	40.00				\$ 40.00
General Code, LLC	1,195.00				\$ 1,195.00
Gladys Thomas (Focus Point)	1,350.00				\$ 1,350.00
Harper Electric, LLC	1,464.85				\$ 1,464.85
Hefty, Wiley & Gore, P.C.	4,500.00				\$ 4,500.00
Intrastate Pest	39.45				\$ 39.45
J S Purcell Lumber Corp.			81.45		\$ 81.45
Kickin Grass Lawn & Landscaping, LLC	9,000.00			4,320.00	\$ 13,320.00
Kone, Inc.	305.64				\$ 305.64
Lloyd's Heating & Cooling	1,234.97				\$ 1,234.97
Louisa Art Center	9,000.00				\$ 9,000.00
Louisa Auto Parts, Inc.			75.48		\$ 75.48
Louisa County Water Authority		36,659.65	35,426.93		\$ 72,086.58
Louisa Hardware	251.94	40.46	51.44		\$ 343.84
Magna5 MS, LLC	4,703.08				\$ 4,703.08
Mansfield Oil Co.	1,045.18	52.77	52.77		\$ 1,150.72
MoJohns	95.00				\$ 95.00
Ricoh USA, Inc.	369.82				\$ 369.82
Robinson, Farmer, Cox Associates	100.00				\$ 100.00
The Childress Agency, Inc.	274.95				\$ 274.95
UniFirst Corp.	397.46				\$ 397.46
Updike Industries, Inc.	6,350.00				\$ 6,350.00
Virginia Utility Protection Services		31.05			\$ 31.05
TOTALS:	53,664.18	39,155.82	40,012.96	4,320.00	\$ 137,152.96



Incorporated 1873

**212 Fredericksburg Avenue, P.O. Box 531
Louisa, Virginia 23093
540-967-1400 Office; 540-967-9580 Fax
lnelson@louisatown.org**

To: Mayor Nuckols and Town Council
From: Jessica Ellis, Clerk/Treasurer

Date: 8/14/2024
Re: General Ledger 150 Report

Comments: The council packet for August does not contain a Budget to Actual spreadsheet due to ongoing year end and audit procedures. Robinson, Farmer, Cox Associates will be in our office the week of Monday, September 9th to conduct our annual audit.

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**Town of Louisa
Monthly Meeting
July 16, 2024**

Present: R. Garland Nuckols, Mayor; Jessi Lassiter, Vice-Mayor; Danny Carter, John J. Purcell IV, Vicky Harte, Council members; Jeff Gore, Legal Counsel; Elizabeth T. Nelson, Town Manager; Jessica M. Ellis, Clerk/Treasurer; Craig Buckley, Chief of Police

Absent: Sylvia Rigsby, Council member

Also in Attendance: Daniel Crawford and Deborah Crawford, 107 Patrick Henry Drive; Roger Henry, 303 Cutler Avenue; Tracy Clark, Executive Director for the Louisa County Chamber of Commerce

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

Mayor Nuckols called the Louisa Town Council meeting to order at 6:03 p.m.

BUSINESS FROM THE FLOOR

Daniel Crawford, town resident at 107 Patrick Henry Drive, stood and addressed Council with the following comments/questions: in regard to the water authority's water restrictions due to the drought, does the town currently have any restrictions; does the town have a policy for such an event, and what does the town have in place when Amazon connects to the reservoir; will the town be lowering water bills as a result of water restrictions; can the spring water flowing through the creek in his neighborhood or the water from town wells be pumped into the reservoir, and is the property where the spring is located on Cutler Avenue available for purchase?

Roger Henry, town resident at 303 Cutler Avenue, then stood and addressed Council with the following comments: he was ashamed

1 that the Town of Louisa did nothing to celebrate the 4th of July, and
2 would like to know why the town has not taken on the celebration in
3 the wake of the volunteer fire department's efforts; the town passed a
4 water and sewer budget without knowing the facts and they need to
5 take a closer look at the water and sewer problems as he feels the
6 Water Authority is going down the wrong path and does not want the
7 town to follow; and would like to know what town residents get for the
8 taxes they pay.

9
10 **CONSENT AGENDA**

11
12 Mayor Nuckols questioned if there were any changes or additions to
13 the agenda. Council member Harte requested a discussion on water
14 usage to be added to the agenda (item no. 3 under New Business).
15 Mrs. Nelson stated that a discussion on the structure of the Public
16 Works Department be added to the agenda as item no. 4 under New
17 Business.

18
19 Council member Lassiter made the motion to approve the amended
20 consent agenda. Council member Purcell seconded the motion. The
21 vote went as follows: 4-0 in favor.

22
23 **PRESENTATION AND UPDATE**

24
25 **1) Louisa County Chamber of Commerce – Tracy Clark,**
26 **Executive Director**

27
28 Ms. Clark updated Council on the Louisa Forward Foundation's
29 Explore Main Street Initiative reporting that they continue to move
30 forward with their strategic plan and are continually looking for new
31 opportunities while giving thanks to those that have helped along the
32 way, such as Rappahannock Electric Cooperative, the Town of
33 Louisa, and the Town of Louisa's EDA. Ms. Clark also reported that
34 they have received some grant funds for the way finding project for
35 signage and hope to receive additional funds in the near future to
36 continue with the project as well as to help build out their strategic
37 plan.
38

1 Ms. Clark then fielded comments and questions from Council
2 member Harte regarding parking complaints that she reported
3 receiving from patrons of the town. Ms. Clark responded to Council
4 member Harte referencing the strategic marketing analysis that was
5 conducted in 2023. Ms. Clark reported that the findings were very
6 informative and indicated that people were indeed concerned about
7 parking, however, it also showed that there is plenty of parking in
8 town and the reality of the situation is that it's a matter of people not
9 knowing where to park due to unfamiliarity or an aversion to parking
10 where they cannot see their destination. Ms. Clark stated that
11 situations such as this take time and everyone's cooperation to
12 resolve. As for parking complaints involving the new EV charging
13 stations, Ms. Clark responded that she has not personally heard of
14 any issues.

15
16 Council member Harte also reported that she was told by at least
17 three town businesses that they are not members of the Chamber
18 because the dues are too expensive and because they do not feel
19 that they are adequately being represented – they felt the focus was
20 more on businesses surrounding Lake Anna and other areas. Council
21 member Harte asked about the cost of dues and the Chamber's
22 focus. Ms. Clark responded stating that the Chamber and the
23 Forward Foundation are two separate entities and that the Chamber
24 is a membership-based organization, and the dues are their number
25 one source of revenue. She went on to further explain that the base
26 membership is \$180, which broken out over 12 months is about \$15
27 per month and stated that she felt the benefits outweigh the costs due
28 to the services that the Chamber provides in addition to it being the
29 number one directory source for local businesses. Ms. Clark stated
30 that the Forward Foundation is all-inclusive and does not exclude
31 those who are not Chamber members and has conducted multiple
32 outreach invitations to include all businesses at every stage of the
33 Foundation's project as an opportunity to play a role in what is going
34 on locally at no cost. Ms. Clark stated that she can understand that it
35 can get a little blurry at times as the Foundation was created to
36 support what the Chamber is doing, and she is happy to attend Mrs.
37 Harte's meetings with patrons and businesses to explain further.

1 Ms. Clark then presented the town with the Partner of the Year award
2 recognizing the Town of Louisa for being a strategic partner of the
3 Chamber of Commerce.

4
5 **NEW BUSINESS**

6
7 **1) Action/Discussion: Virginia Drinking Water State Revolving**
8 **Fund Award Acceptance**

9
10 Mrs. Nelson reported that at the last meeting she and Mr. Snyder
11 informed Council that the town had received 100% principal
12 forgiveness funding in the amount of \$250,000 for our lead service
13 inventory. Mrs. Nelson noted that attached to the award letter in the
14 packet is a work order issued by CHA to begin the work, and that
15 Council needs to acknowledge their acceptance of the VDH funding
16 package to continue moving forward.

17
18 Council member Harte questioned if we would be subject to
19 additional fees associated with the project or if the cost of the project
20 is capped at \$250,000. Mrs. Nelson responded stating that the project
21 is an inventory project and should not have any cost overruns and
22 stated that the engineers have outlined the scope of the work in the
23 service contract. Should additional mapping be needed, it will cross
24 over to another task that is outlined on their service contract which
25 has already been approved by the Office of Drinking Water. Mr. Gore
26 then added that the project has a not to exceed cost contract and any
27 changes would have to come to Council for approval.

28
29 Council member Purcell made the motion to acknowledge and accept
30 the Virginia Department of Health Office of Drinking Water State
31 Revolving Fund Award package. Council member Carter seconded
32 the motion. The vote went as follows: 4-0 in favor.

33
34 **2) Action/Discussion: Virginia Commission for the Arts –**
35 **Creative Communities Partnership Grant Award**

36
37 Mrs. Nelson reported that the town had received an award letter from
38 the Virginia Commission for the Arts for the 2024-2025 for the
39 Creative Communities Partnership Grant. She explained that it is a

1 matching grant that is approved annually in the budget and passed
2 on to the Louisa Arts Center as a sub-grantee of the application. Mrs.
3 Nelson stated that Council will need to acknowledge and accept the
4 award and approve payment to the Louisa Arts Center.

5
6 Council member Carter made the motion to acknowledge and accept
7 the award and approve payment to the Louisa Arts Center. Council
8 member Purcell seconded the motion. The vote went as follows: 4-0
9 in favor.

10 11 **3) Action/Discussion: Water Usage**

12
13 Council member Harte lead a discussion wherein she expressed
14 concerns regarding the current water restrictions, billing reductions,
15 and Amazon's future water usage. Council member Purcell informed
16 everyone that he had questions about the Amazon facility as well and
17 had reached out to the county for information but had not heard back
18 as of yet. At the conclusion of the conversation, it was suggested and
19 agreed upon to reach out to the county for information.

20 21 **4) Action/Discussion: Public Works Department Structure**

22
23 Mrs. Nelson began the conversation by reporting that interviews for
24 the Superintendent's position and the Assistant Superintendent's
25 position had been recently conducted. She informed Council that
26 Council member Lassiter sat in on the interviews as a member of the
27 Personnel Committee, and following the interviews, they held a
28 conversation wherein they discussed the needs of the Public Works
29 Department – specifically questioning if it was necessary to have two
30 supervisory positions in a small five-person department. Mrs. Nelson
31 explained that the reason the Assistant Superintendent's position was
32 suggested was because it was assumed that Mr. Jones would be with
33 the town for several more months before his impending retirement
34 which would allow the town to hire an assistant to work and train with
35 Mr. Jones for a longer period of time before his departure. However,
36 Mr. Jones submitted his retirement paperwork with a date of August
37 30th which alters the department's needs. Mrs. Nelson then explained
38 that they would like to recommend the following: have only one
39 supervisory position - a Superintendent; make the Superintendent's

1 position a true supervisory position on the salary chart by moving it
2 accordingly; use the budgeted assistant's salary to hire another
3 maintenance worker; and use salary savings to boost the
4 Supervisor's and existing employees' salaries.

5
6 Mayor Nuckols responded stating that he realizes that we have to pay
7 more for personnel, and is not against hiring, but would have
8 preferred to look out for those that are already working for the town,
9 and would have preferred to have done it while working on the
10 budget.

11
12 Council and staff then discussed the matter further before suggesting
13 and approving a revisit of salaries by the Personnel Committee to be
14 brought back for discussion and approval by Council in 90 days.

15
16 Council member Harte then made the motion to: eliminate the
17 Assistant Supervisor's position; have the Personnel Committee take
18 the salary savings from that position and appropriately designate the
19 funds to the other Public Works employees that are underpaid; and
20 have the Supervisor/Superintendent's position moved on the salary
21 scale to reflect a true Supervisor's position. Council member Lassiter
22 seconded the motion.

23
24 Council member Purcell then asked, for clarification purposes, if it
25 was Council's intent to use some of the Assistant's salary to bump up
26 the Superintendent's salary and to use some to distribute to existing
27 employees. Council member Harte confirmed that was the intent of
28 her motion.

29
30 The vote then went as follows: 4-0 in favor.

31
32 Mayor Nuckols stated that he would like to see the Personnel
33 Committee revisit all salaries during the 90-day review and not just
34 Public Works as stated in the motion. Council member Lassiter and
35 Mrs. Nelson replied that it was resolved earlier in the discussion that
36 it was the committee's objective to look at all salaries and would
37 report back.

38
39 **STANDING COMMITTEE REPORTS**

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

3
4 Council member Purcell and Mrs. Nelson reported: we received an
5 update from Thrasher providing a timeline on the water project and
6 hope to start construction in the next 90 days; and they also
7 brainstormed on the sidewalk project during the combined committee
8 meeting.

9
10 Mayor Nuckols reported that he spoke with the Lieutenant Governor
11 recently to discuss the sidewalk project funding we lost in hopes that
12 her office could be of help to us.

13
14 **STAFF REPORTS**

15
16 **Police:**

17
18 Chief Buckley updated Council on the upcoming National Night Out
19 event, and informed them that the security improvements to their
20 building is scheduled to begin in September/October which is being
21 paid for by grant funding we received in July.

22
23 Council member Harte questioned if we are officially on the national
24 list for National Night Out and Chief Buckley responded that we are,
25 and we are being considered for an award.

26
27 **Project Manager:**

28
29 Mr. Snyder reported that we have three projects that will be coming
30 before the Planning Commission this month: a PUD along Pine Ridge
31 properties that takes in roughly 19+ acres and 159 townhomes; a
32 SUP for an additional 42 townhomes behind the assisted living
33 facility; and a revision/amendment to a previously approved PUD on
34 Route 33. Mr. Snyder stated that he would provide more details once
35 the Planning Commission has had a chance to see the presentations
36 and go through the hearings. Mr. Snyder also made mention of: the
37 bids that are under review with Thrasher; receiving an information
38 request on property next to the Waverly apartments; and True Value
39 Hardware was recently sold and is now operating as Ace Hardware.

1 Council member Harte posed a question to Mr. Snyder about Timber
2 Oaks' DEQ permits in regard to land disturbance and expiration
3 dates. Mr. Snyder responded that before any land clearing can take
4 place, all plans and permits will have to be in place – whether they
5 are new or renewed – and will have to be reviewed by the County of
6 Louisa and DEQ. Mrs. Nelson added that the plans would also have
7 to come back to the town for a final site plan review.

8
9 Mayor Nuckols questioned the status of the car dealership property
10 on Route 33 to which Mr. Snyder responded that there has been no
11 progress other than moving some of the cars around and the addition
12 of a new mechanic and questioned how Council would like to
13 proceed. Mr. Snyder stated that he would discuss the matter with Mr.
14 Gore.

15
16 Mayor Nuckols mentioned complaints about tall, unsightly grass, etc.
17 on properties in town. Mrs. Nelson responded that a list of such
18 properties has been started and that we will first try to reach property
19 owners via phone before taking action, then a letter will be sent if the
20 property has to be cut by staff or a contractor explaining that the
21 cutting charges have been added to their taxes.

22
23 **Legal Counsel:**

24
25 No report.

26
27 **Clerk/Treasurer:**

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29 No report.

30
31 **Manager:**

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33 Mrs. Nelson reported:

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- 36 • There is an invitation to Abbi Powell's Eagle Scout presentation for
each Council member.
 - 37 • There is a signup sheet for the Hometown Heroes new banner
38 project if anyone is interested.

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- A formal invitation is at each Council member's seat for the Silver Tie Gala.

COMMUNICATIONS

None.

ADJOURNMENT

Council member Lassiter made the motion to adjourn the meeting at 7:11 p.m. Council member Purcell seconded the motion.

Mayor

Clerk

This Deed, made and entered into this 26th day of July, 2024, by and

between THE TOWN OF LOUISA, a municipal corporation, located in the County of Louisa, Virginia, party of the first part, and Grantor ;

Donald L. and Betty L. Taylor

party of the second part, and Grantee(s); WITNESSETH:

That for and in consideration of the sum of \$ 5,600.00 cash in hand paid by the party of the second part to the party of the first part, the receipt whereof is hereby acknowledged, and by virtue of a resolution of the Town Council of the Town of Louisa, Virginia, duly passed by said council at a meeting of the said council duly held on the 20th day of August, 2024, authorizing this conveyance, the said party of the first part has bargained and sold and by these presents doth grant and convey, with Special Warranty of Title, unto the said party of the second part, subject to the conditions and restrictions hereinafter set forth, all that certain lot in "Hillcrest Cemetery" designated as Lot No. 814, spaces 1-7 on a certain map and plan of said cemetery made by W.R. Shank, dated October, 1973, and recorded in the Clerk's Office of Louisa County in Plat Book 8, page 51; and being part of the same property conveyed to the party of the first part by deed from Lawrence F. and Nellie Fleshman, recorded in said office in Deed Book 116, page 417; and reference is hereby made to said plat recorded as aforesaid for a more accurate description of said lot.

It is covenanted and agreed upon by and between the said parties that the said lot is conveyed to be used solely by the said party of the second part and his or her successors in title as a burial ground; and that the said lot is conveyed subject to the following conditions and restrictions, which shall forever run with the lot:

- 1: That the said party of the second part and his or her successors in title to said lot, are to hold the title to same subject to all the rules, regulations and restrictions heretofore or which may be hereinafter made by the Town Council of said town governing the section in which the said lot is located;
- 2: That a permit for the interment of any body or bodies in said lot, whether by an undertaker or a private party, must be secured from the Clerk of said town before such interment may be made;
- 3: A permit for the erection of any monument, stone or marker, or the planting of any tree, shrub or plant in said lot, must be secured from the Clerk of said town before erecting or planting same; and the number and size of any monuments, stones and markers, and the number of trees, shrubs or plants to be placed in said lot, shall be subject to the rules and regulations made by the committee in charge of said cemetery;
- 4: That neither the said party of the second part, nor his or her successors in title shall erect, raise or construct, or cause to be erected, raised or constructed any fence or curbing in or around said lot; nor mound, terrace or change the said lot from its present condition, or cause the same to be mounded, terraced or raised from its present condition, or to make such change in any grave located or to be hereafter located in said lot.
- 5: That any conveyance of said lot or any part thereof shall be made by deed indenture in which all of the above restrictions and conditions shall be set out, and which said deed shall be signed by the grantee therein.
- 6: In consideration of the purchase price paid for said lot, the said party of the first part covenants and agrees to and with the said party of the second part that it will perpetually maintain and properly care for said lot.
- 7: No transfer of burial rights whether by will or by intestacy shall be effective until noted on the cemetery records at the Town Office of the Town of Louisa.
- 8: There is hereby reserved unto the Town a right of first refusal to repurchase the lot herein conveyed, if the Grantee(s) determine to sell the same, at the same purchase price as said Grantee(s) paid the Town, or the Town's then current selling price for lots, whichever shall be greater. No deed of conveyance, or other instrument of conveyance, of any such lot by any owner shall be deemed effective to transfer ownership of said lot, unless and until the Town shall execute said deed waiving its right of first refusal herein reserved.

Prepared by Town of Louisa



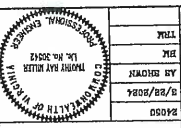
Presentation

John Jones Years of Service Proclamation
Presented by Chris Snider from the Office of Congressman Bob Good



Public Hearing

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



DATE: 9/28/2024
 DRAWN BY: [Redacted]
 CHECKED BY: [Redacted]

REZONING APPLICATION PLAN FOR TIMBER OAKS TOWN OF LOUISA, VIRGINIA

PARCEL DATA FOR TMP 41C-122
 LEGAL REFERENCE: TWP 41-122
 OWNER: CURLEY PROPERTIES, LLC, 200 CHARLESTON BLVD, CHARLOTTEVILLE, VA 22901
 RECORDED DEEDS: DB 1233-189, DB 1874 PG 133
 PARCEL ADDRESS: 122 JEFFERSON HIGHWAY
 PARCEL AREA: 5.79 ACRES
 PLATS RECORDED IN DB 381-855 & DB 381-859
 FIELD RUN SURVEY PERFORMED BY HERODIAN PLANNING GROUP, LLC
 SOURCE OF BOUNDARY: 2-FOOT CONTOUR INTERVAL FROM AERIAL SURVEY BY LOUISA AERIAL SURVEYS, INC. ON JANUARY 28, 2011.
 SOURCE OF TOPOGRAPHY: RS - RESIDENTIAL GENERAL & PUD - PLANNED UNIT DEVELOPMENT
 CURRENT ZONING DISTRICT: RESIDENTIAL
 CURRENT USE: RESIDENTIAL
 PARCEL IS IN ZONE X AS SHOWN ON FEMA MAP NO. 51109C0175C, EFFECTIVE DATE JULY 22, 2020.

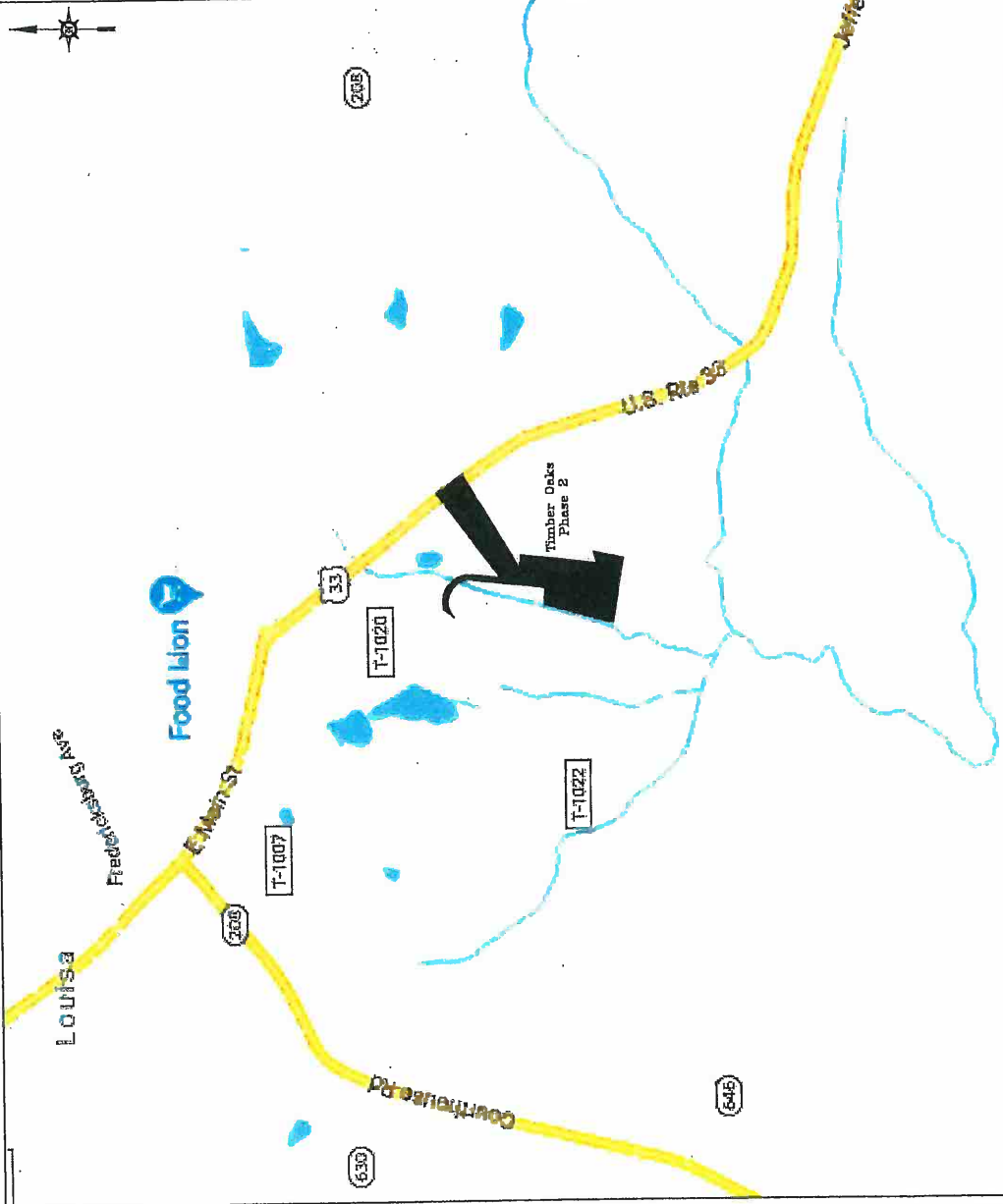
PARCEL DATA FOR TMP 41C-7-A
 LEGAL REFERENCE: TWP 41C-7-A
 OWNER: VSK, LLC, PARLOCK CREEK CT, CHARLOTTEVILLE, VA, 22934
 RECORDED DEEDS: DB 1208-116
 PARCEL ADDRESS: NONE
 PARCEL AREA: 13.16 ACRES
 PLAT RECORDED IN DB 1743-434
 SOURCE OF BOUNDARY: 2-FOOT CONTOUR INTERVAL FROM AERIAL SURVEY BY LOUISA AERIAL SURVEYS, INC. ON JANUARY 28, 2011.
 SOURCE OF TOPOGRAPHY: RS - RESIDENTIAL GENERAL & PUD - PLANNED UNIT DEVELOPMENT
 CURRENT ZONING DISTRICT: VACANT
 CURRENT USE: VACANT
 PARCEL IS IN ZONE X AS SHOWN ON FEMA MAP NO. 51109C0175C, EFFECTIVE DATE JULY 22, 2020.

PARCEL DATA FOR TMP 41C-7-B
 LEGAL REFERENCE: TWP 41C-7-B
 OWNER: VSK, LLC, PARLOCK CREEK CT, CHARLOTTEVILLE, VA, 22934
 RECORDED DEEDS: DB 1208-116
 PARCEL ADDRESS: NONE
 PARCEL AREA: 3.00 ACRES
 PLAT RECORDED IN DB 1743-434
 SOURCE OF BOUNDARY: 2-FOOT CONTOUR INTERVAL FROM AERIAL SURVEY BY LOUISA AERIAL SURVEYS, INC. ON JANUARY 28, 2011.
 SOURCE OF TOPOGRAPHY: RS - RESIDENTIAL GENERAL & PUD - PLANNED UNIT DEVELOPMENT
 CURRENT ZONING DISTRICT: VACANT
 CURRENT USE: VACANT
 PARCEL IS IN ZONE X AS SHOWN ON FEMA MAP NO. 51109C0175C, EFFECTIVE DATE JULY 22, 2020.

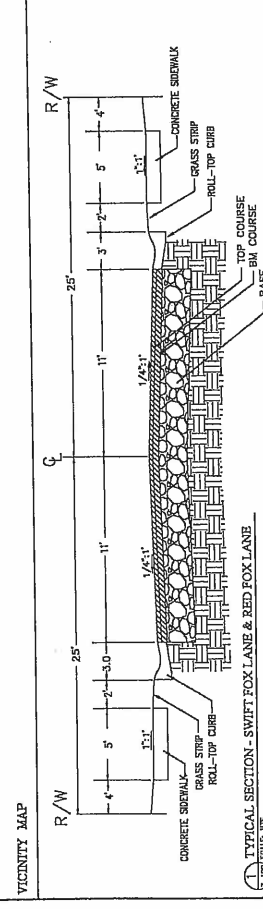
REZONING DATA
 OWNERS: VSK, LLC & CURLEY PROPERTIES, LLC
 PROPOSED ZONING DISTRICT: PUD - PLANNED UNIT DEVELOPMENT
 PROPOSED USES:
 SINGLE-FAMILY RESIDENTIAL: 15 UNITS PER ACRE
 MAXIMUM ALLOWABLE DENSITY: 15 UNITS PER ACRE
 MAXIMUM ALLOWABLE RESIDENTIAL UNITS: 197 UNITS
 PURCHASE NITROGEN CREDITS
 LOWA
 LOWA
 PUBLIC WATER SUPPLY
 WATER & SEWER SERVICE
 PROPOSED PARKING: COMMERCIALS OFF-STREET PARKING LOT, HARVESTERS RESIDENTIAL DRIVEWAY & GARAGE FOR SINGLE FAMILY LOTS.
 PUBLIC STREETS: ALL INTERNAL STREETS SHALL BE PUBLIC.

NO.	DESCRIPTION	DATE

PROJECT TITLE: REZONING APPLICATION PLAN FOR TIMBER OAKS
 SHEET NO: Z-100
 SHEET TITLE: COVER SHEET
 SHEET 1 OF 9



- SHEET INDEX**
 Z-100 COVER SHEET
 Z-101 BOUNDARY LINE ADJUSTMENT
 Z-102 EXISTING CONDITIONS AND DEMOLITION PLAN
 Z-200 MASTER PLAN
 Z-301 CONCEPTUAL SITE PLAN
 Z-401 CONCEPTUAL UTILITY PLAN
 Z-402 CONCEPTUAL UTILITY PLAN

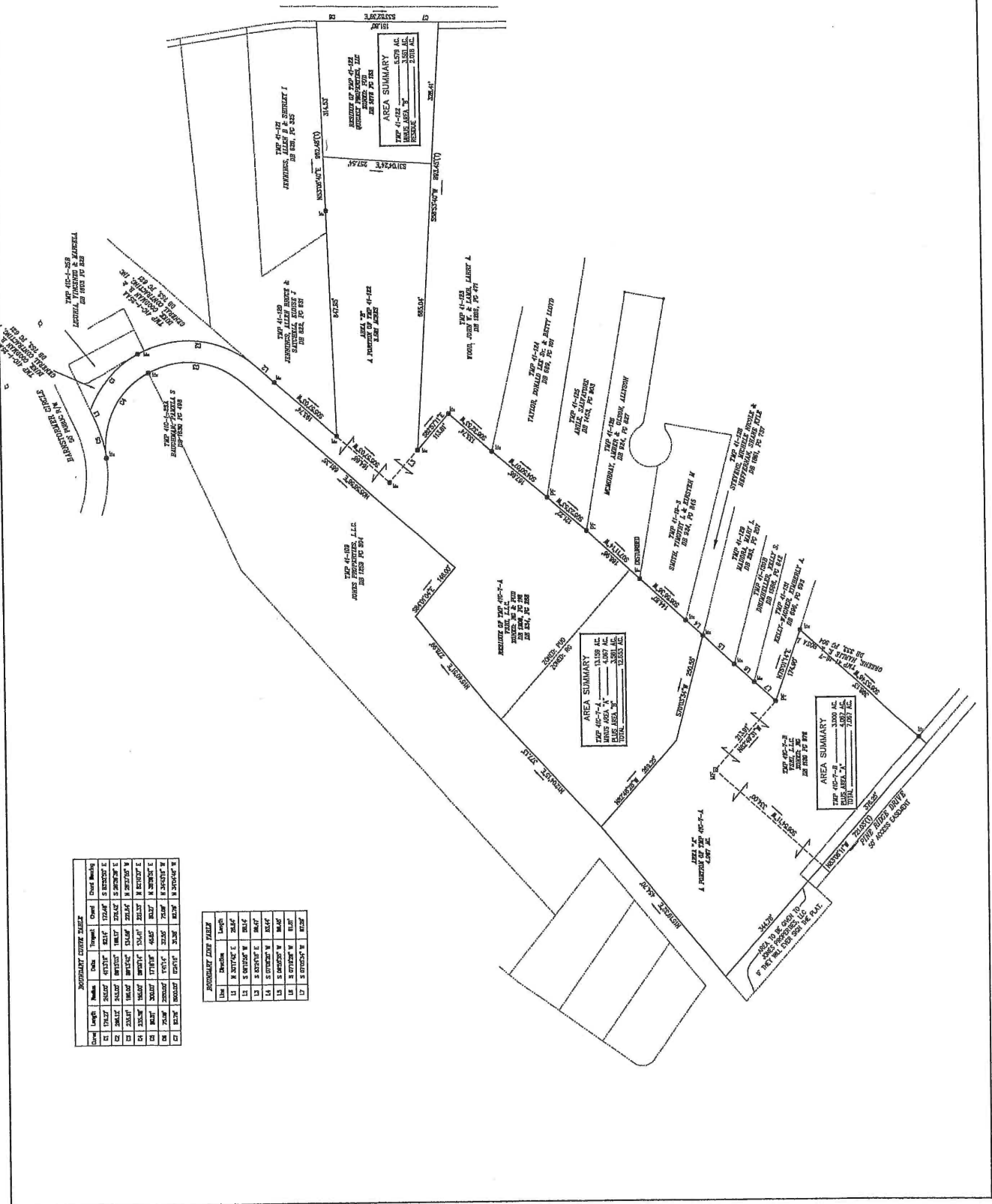
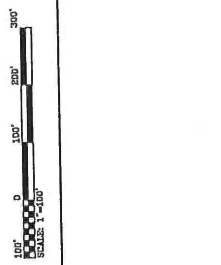


1. TYPICAL SECTION - SWIFT FOX LANE & RED FOX LANE
 SCALE: 1/8" = 1'-0"



JOB NO.	RA1008
DATE:	3/28/2014
SCALE:	AS SHOWN
DRAWN BY:	BM
DESIGNED BY:	TWK
CHECKED BY:	TWK

NO.	DESCRIPTION	DATE



BOUNDARY LINE ADJUSTMENT TABLE

Order	Length	Measures	Chain	Triangle	Circle	Point	Point Bearing
C1	174.27	S65.00°E	67.5137	92.17	172.67	S 89.92°E	10.0000
C2	286.12	S65.00°E	113.6137	152.17	275.00	S 89.92°E	10.0000
C3	234.87	S65.00°E	92.8337	125.00	235.00	S 89.92°E	10.0000
C4	133.50	S65.00°E	51.2537	70.00	135.00	S 89.92°E	10.0000
C5	88.27	S65.00°E	33.8837	45.00	90.00	S 89.92°E	10.0000
C6	74.50	S65.00°E	28.5837	38.00	76.00	S 89.92°E	10.0000
C7	45.00	S65.00°E	17.5837	23.00	46.00	S 89.92°E	10.0000

AREA SUMMARY

457-1-1	1.2576 AC
457-1-2	1.1018 AC
TOTAL	2.3594 AC

AREA SUMMARY

457-1-1	1.2576 AC
457-1-2	1.1018 AC
TOTAL	2.3594 AC

AREA SUMMARY

457-1-1	1.2576 AC
457-1-2	1.1018 AC
TOTAL	2.3594 AC

AREA SUMMARY

457-1-1	1.2576 AC
457-1-2	1.1018 AC
TOTAL	2.3594 AC

AREA SUMMARY

457-1-1	1.2576 AC
457-1-2	1.1018 AC
TOTAL	2.3594 AC

AREA SUMMARY

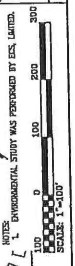
457-1-1	1.2576 AC
457-1-2	1.1018 AC
TOTAL	2.3594 AC

REZONING APPLICATION PLAN
FOR
TIMBER OAKS
EXISTING CONDITIONS, DEMOLITION
& ENVIRONMENTAL PLAN

PROJECT TITLE:
NO. 1
DATE: 1/22/2024
JOB NO.: 24055

CHECKED BY:
DESIGNED BY: YMK
DRAWN BY: BM
SCALE: AS SHOWN
DATE: 1/22/2024

MERIDIAN
PLANNING GROUP, LLC
ENGINEERING-PLANNING
400 PINECREAK CIRCLE, SUITE 200
CHARLOTTE, VA 22901
PHONE: 434-428-0121
WWW.MERIDIANGROUP.COM



NO.	DESCRIPTION	DATE



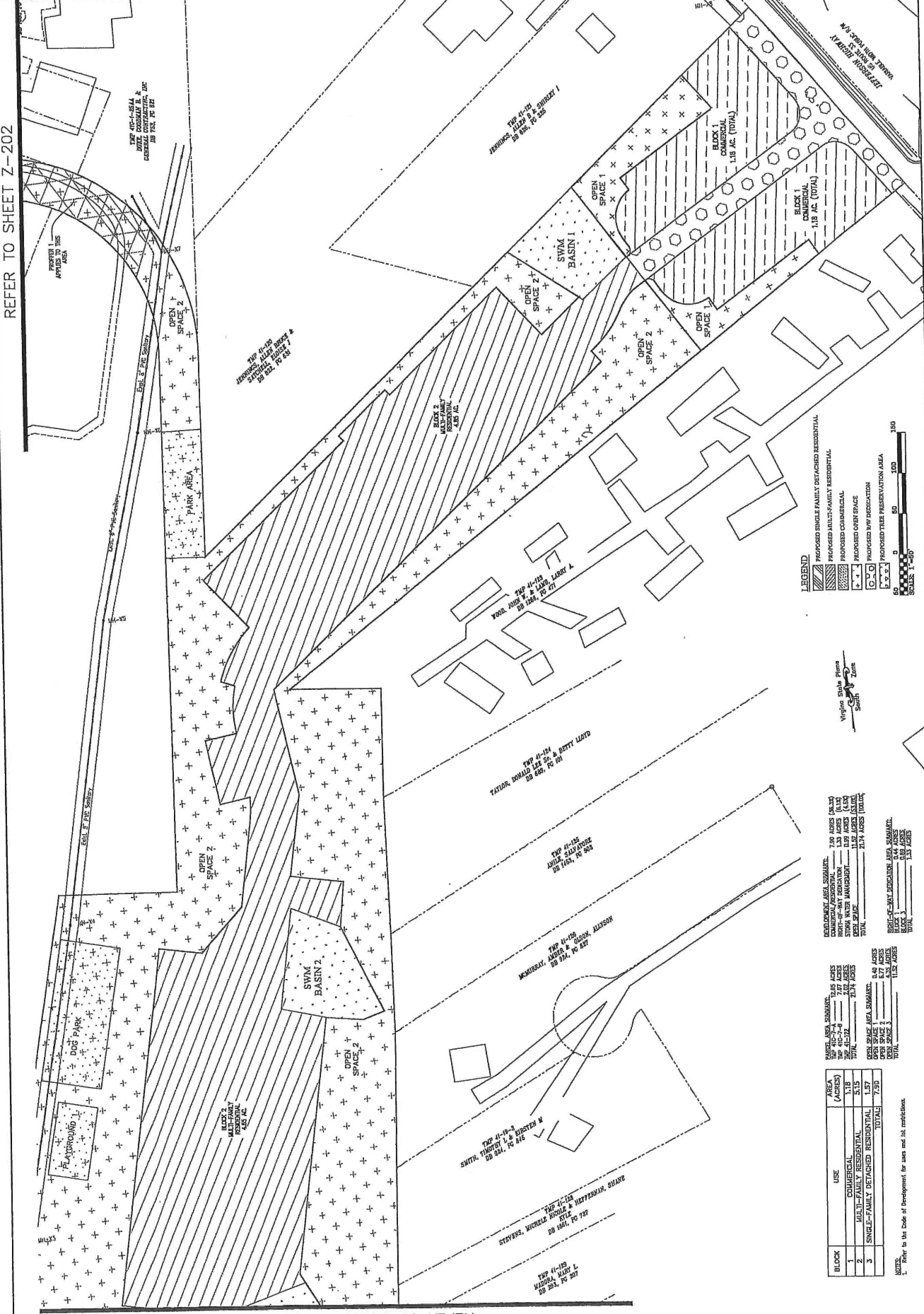
MERIDIAN PLANNING GROUP, LLC
 ENGINEERING, SURVEYING & PLANNING
 440 PARKWAY CENTER, SUITE 200
 CHARLOTTE, NC 28202
 PHONE: 704-393-3121
 WWW.MERIDIANPH.COM

DATE: 9/22/2024
 SCALE: AS SHOWN
 DRAWN BY: [redacted]
 CHECKED BY: [redacted]

JOB NO.: 24026

SHEET TITLE: REZONING APPLICATION PLAN FOR TIMBER OAKS MASTER PLAN
PROJECT TITLE: REZONING APPLICATION PLAN FOR TIMBER OAKS
SHEET NO.: Z-201
SHEET 4 of 9

REFER TO SHEET Z-202



THE 41-118
 11.8 ACRES (TOTAL)
 COMMERCIAL

THE 41-119
 11.8 ACRES (TOTAL)
 COMMERCIAL

THE 41-120
 11.8 ACRES (TOTAL)
 COMMERCIAL

THE 41-121
 11.8 ACRES (TOTAL)
 COMMERCIAL

THE 41-122
 11.8 ACRES (TOTAL)
 COMMERCIAL

THE 41-123
 11.8 ACRES (TOTAL)
 COMMERCIAL

THE 41-124
 11.8 ACRES (TOTAL)
 COMMERCIAL

THE 41-125
 11.8 ACRES (TOTAL)
 COMMERCIAL

THE 41-126
 11.8 ACRES (TOTAL)
 COMMERCIAL

THE 41-127
 11.8 ACRES (TOTAL)
 COMMERCIAL

THE 41-128
 11.8 ACRES (TOTAL)
 COMMERCIAL

THE 41-129
 11.8 ACRES (TOTAL)
 COMMERCIAL

THE 41-130
 11.8 ACRES (TOTAL)
 COMMERCIAL

LEGEND

- PROPOSED SINGLE FAMILY DETACHED RESIDENTIAL
- PROPOSED MULTI-FAMILY RESIDENTIAL
- PROPOSED COMMERCIAL
- PROPOSED OPEN SPACE
- PROPOSED TREE PRESERVATION AREA

Scale: 1" = 40'

North Arrow

DEVELOPMENT AREA SUMMARY:

COMMERCIAL	11.8 ACRES (TOTAL)
MULTI-FAMILY RESIDENTIAL	11.8 ACRES (TOTAL)
SINGLE-FAMILY DETACHED RESIDENTIAL	11.8 ACRES (TOTAL)
OPEN SPACE	11.8 ACRES (TOTAL)
TOTAL	47.2 ACRES (TOTAL)

PARCEL AREA SUMMARY:

THE 41-118	11.8 ACRES
THE 41-119	11.8 ACRES
THE 41-120	11.8 ACRES
THE 41-121	11.8 ACRES
THE 41-122	11.8 ACRES
THE 41-123	11.8 ACRES
THE 41-124	11.8 ACRES
THE 41-125	11.8 ACRES
THE 41-126	11.8 ACRES
THE 41-127	11.8 ACRES
THE 41-128	11.8 ACRES
THE 41-129	11.8 ACRES
THE 41-130	11.8 ACRES
TOTAL	141.6 ACRES

BLOCK	USE	AREA (ACRES)
1	COMMERCIAL	11.8
2	MULTI-FAMILY RESIDENTIAL	11.8
3	SINGLE-FAMILY DETACHED RESIDENTIAL	11.8
	OPEN SPACE	11.8
	TOTAL	47.2

NOTE: Refer to the Table of Development for uses and lot restrictions.

REFER TO SHEET Z-202

PROFESSIONAL ENGINEER
 STATE OF VIRGINIA
 C. BRADLEY WILSON
 1001 NORTH RAY AVENUE
 LEXINGTON, VA 24454

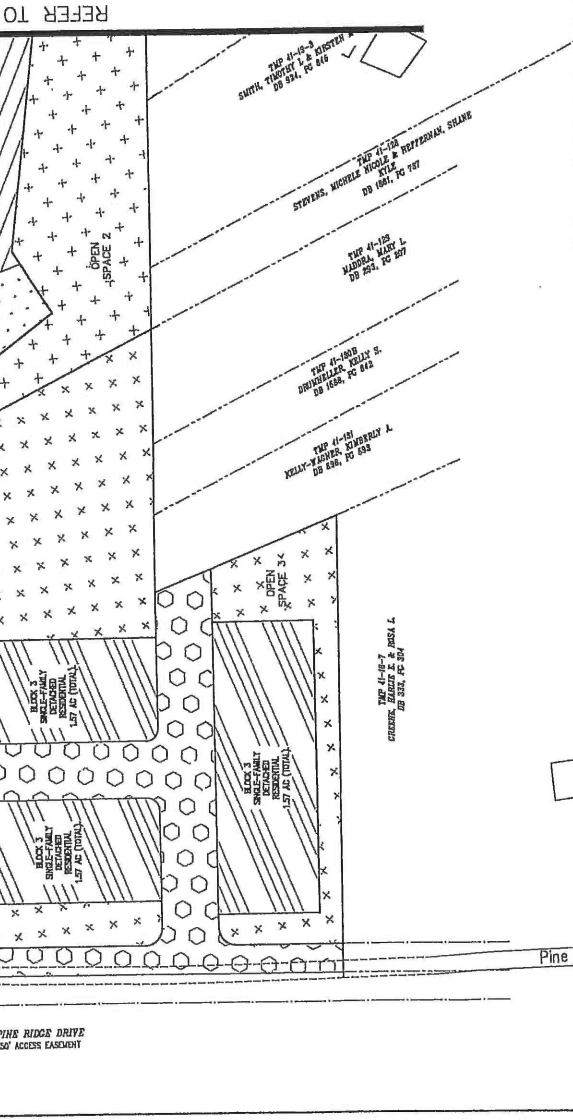
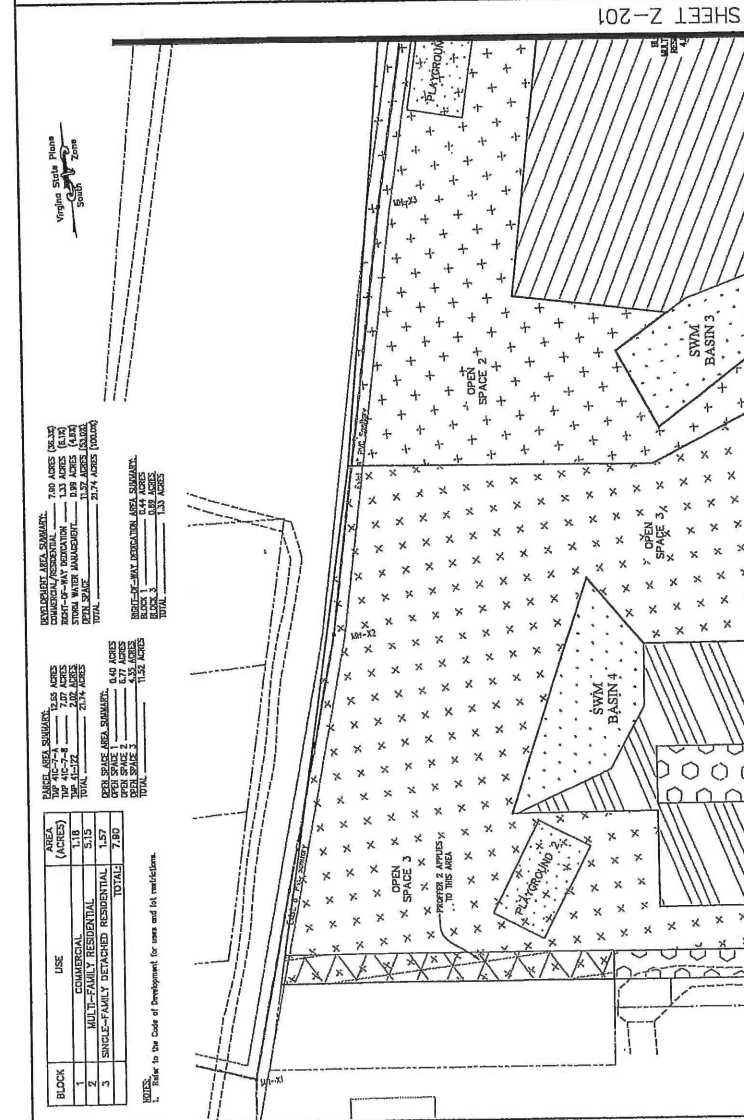
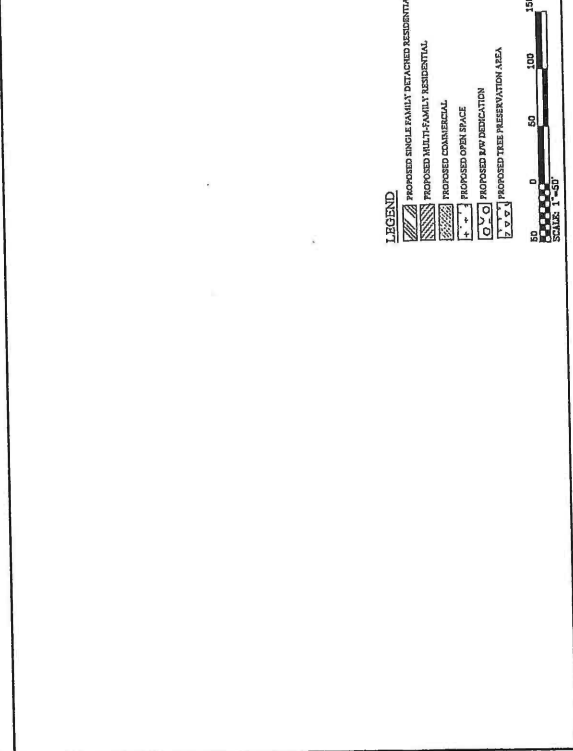
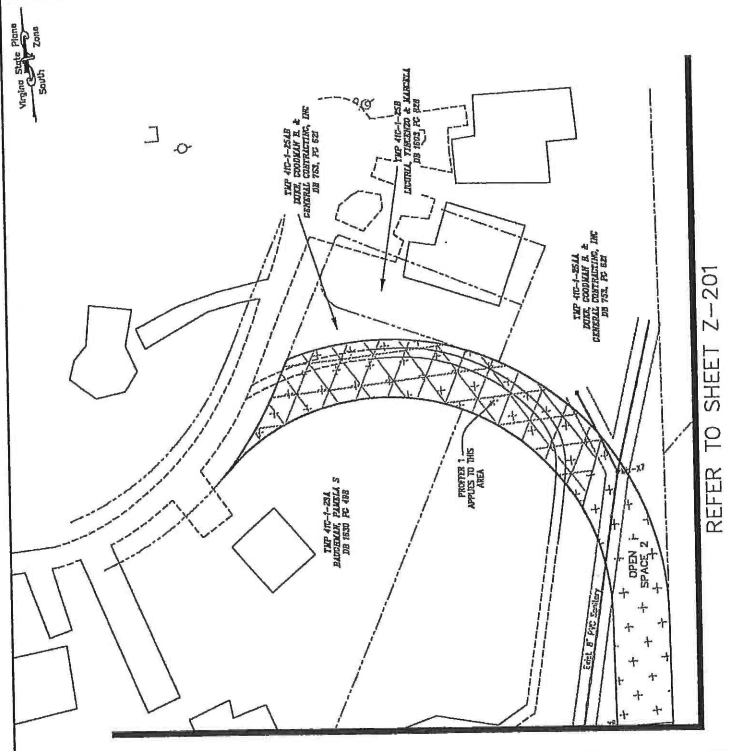
MERIDIAN
 PLANNING GROUP, LLC
 ENGINEERING & SURVEYING & PLANNING
 440 PRESIDENT CIRCLE, SUITE 200
 CHARLOTTESVILLE, VA 22902
 PHONE: 540-969-0101
 WWW.MERIDIANGROUP.COM

NO.	DESCRIPTION	DATE

MASTER PLAN
 TIMBER OAKS
 REZONING APPLICATION PLAN
 FOR

PROJECT TITLE:
 SHEET NO.:
 Z-202

Sheet No.
 Z-202
 Sheet 5 of 9



DEVELOPMENT AREA SUMMARY: 7.00 ACRES (2.50)
 BAY INDICATION: 1.33 ACRES (1.14)
 BAY INDICATION: 1.33 ACRES (1.14)
 BAY INDICATION: 1.33 ACRES (1.14)
 TOTAL: 21.74 ACRES (100%)

BAY INDICATION AREA SUMMARY:
 BLOCK 1: 0.40 ACRES
 BLOCK 2: 0.40 ACRES
 BLOCK 3: 0.40 ACRES
 TOTAL: 1.20 ACRES

PARCEL AREA SUMMARY:
 THE 40-1-1-1: 2.00 ACRES
 THE 40-1-1-2: 2.00 ACRES
 THE 40-1-1-3: 2.00 ACRES
 THE 40-1-1-4: 2.00 ACRES
 THE 40-1-1-5: 2.00 ACRES
 THE 40-1-1-6: 2.00 ACRES
 THE 40-1-1-7: 2.00 ACRES
 THE 40-1-1-8: 2.00 ACRES
 THE 40-1-1-9: 2.00 ACRES
 THE 40-1-1-10: 2.00 ACRES
 THE 40-1-1-11: 2.00 ACRES
 THE 40-1-1-12: 2.00 ACRES
 THE 40-1-1-13: 2.00 ACRES
 THE 40-1-1-14: 2.00 ACRES
 THE 40-1-1-15: 2.00 ACRES
 THE 40-1-1-16: 2.00 ACRES
 THE 40-1-1-17: 2.00 ACRES
 THE 40-1-1-18: 2.00 ACRES
 THE 40-1-1-19: 2.00 ACRES
 THE 40-1-1-20: 2.00 ACRES
 THE 40-1-1-21: 2.00 ACRES
 THE 40-1-1-22: 2.00 ACRES
 THE 40-1-1-23: 2.00 ACRES
 THE 40-1-1-24: 2.00 ACRES
 THE 40-1-1-25: 2.00 ACRES
 THE 40-1-1-26: 2.00 ACRES
 THE 40-1-1-27: 2.00 ACRES
 THE 40-1-1-28: 2.00 ACRES
 THE 40-1-1-29: 2.00 ACRES
 THE 40-1-1-30: 2.00 ACRES
 THE 40-1-1-31: 2.00 ACRES
 THE 40-1-1-32: 2.00 ACRES
 THE 40-1-1-33: 2.00 ACRES
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 THE 40-1-1-35: 2.00 ACRES
 THE 40-1-1-36: 2.00 ACRES
 THE 40-1-1-37: 2.00 ACRES
 THE 40-1-1-38: 2.00 ACRES
 THE 40-1-1-39: 2.00 ACRES
 THE 40-1-1-40: 2.00 ACRES
 THE 40-1-1-41: 2.00 ACRES
 THE 40-1-1-42: 2.00 ACRES
 THE 40-1-1-43: 2.00 ACRES
 THE 40-1-1-44: 2.00 ACRES
 THE 40-1-1-45: 2.00 ACRES
 THE 40-1-1-46: 2.00 ACRES
 THE 40-1-1-47: 2.00 ACRES
 THE 40-1-1-48: 2.00 ACRES
 THE 40-1-1-49: 2.00 ACRES
 THE 40-1-1-50: 2.00 ACRES
 THE 40-1-1-51: 2.00 ACRES
 THE 40-1-1-52: 2.00 ACRES
 THE 40-1-1-53: 2.00 ACRES
 THE 40-1-1-54: 2.00 ACRES
 THE 40-1-1-55: 2.00 ACRES
 THE 40-1-1-56: 2.00 ACRES
 THE 40-1-1-57: 2.00 ACRES
 THE 40-1-1-58: 2.00 ACRES
 THE 40-1-1-59: 2.00 ACRES
 THE 40-1-1-60: 2.00 ACRES
 THE 40-1-1-61: 2.00 ACRES
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 THE 40-1-1-82: 2.00 ACRES
 THE 40-1-1-83: 2.00 ACRES
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 THE 40-1-1-91: 2.00 ACRES
 THE 40-1-1-92: 2.00 ACRES
 THE 40-1-1-93: 2.00 ACRES
 THE 40-1-1-94: 2.00 ACRES
 THE 40-1-1-95: 2.00 ACRES
 THE 40-1-1-96: 2.00 ACRES
 THE 40-1-1-97: 2.00 ACRES
 THE 40-1-1-98: 2.00 ACRES
 THE 40-1-1-99: 2.00 ACRES
 THE 40-1-1-100: 2.00 ACRES
 TOTAL: 200.00 ACRES

BLOCK	USE	AREA (ACRES)
1	COMMERCIAL	1.18
2	MULTI-FAMILY RESIDENTIAL	3.13
3	SINGLE-FAMILY DETACHED RESIDENTIAL	2.50
TOTAL:		7.81

NOTES:
 1. Refer to the Code of Development for uses and lot restrictions.

Pine Ridge Drive
 50' Access Easement

REFER TO SHEET Z-201

REFER TO SHEET Z-201

REFER TO SHEET Z-201

REFER TO SHEET Z-201

REFER TO SHEET Z-201

REFER TO SHEET Z-201

REFER TO SHEET Z-201

REFER TO SHEET Z-201

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REFER TO SHEET Z-201

REFER TO SHEET Z-201

REFER TO SHEET Z-201

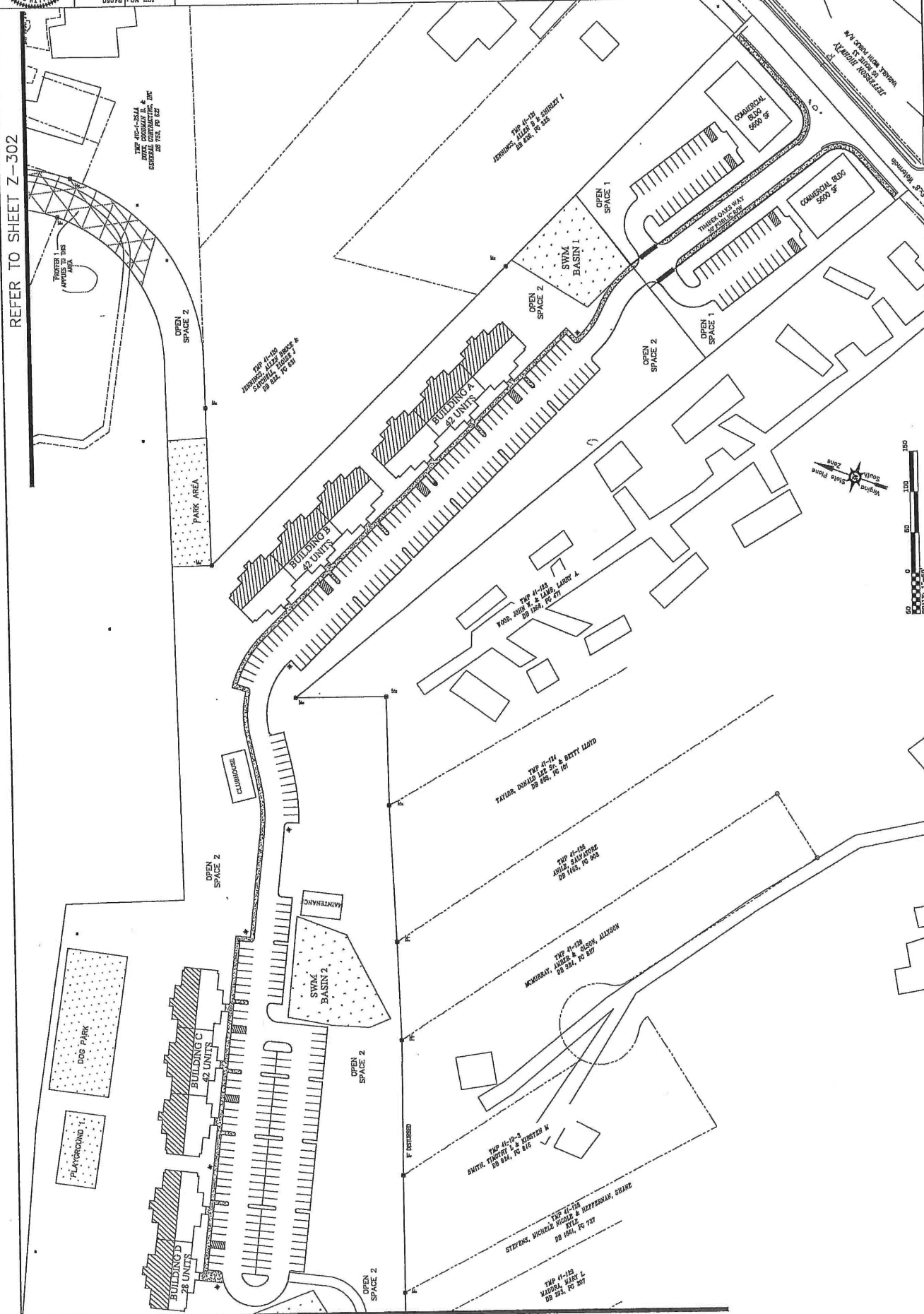
REFER TO SHEET Z-201

REFER TO SHEET Z-201



NO.	DESCRIPTION	DATE

REFER TO SHEET Z-302



REFER TO SHEET Z-302

NO.	DESCRIPTION	DATE

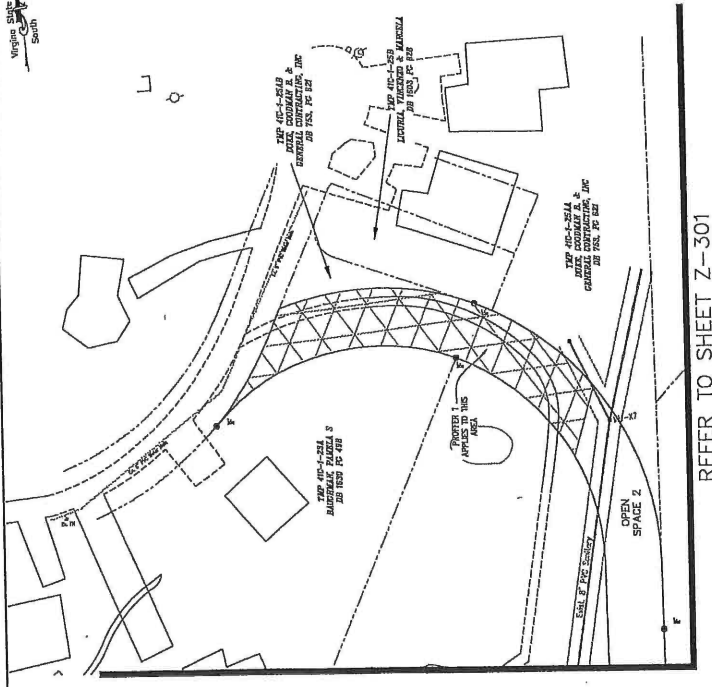
MERIDIAN
PLANNING GROUP, LLC
ENGINEERING/SURVEYING/PLANNING
440 PRINCETON CIRCLE, SUITE 200
CHARLESTON, VA 23011
WWW.MERIDIANVA.COM
PHONE: 434-882-1021
FAX: 434-882-1021



LEGEND

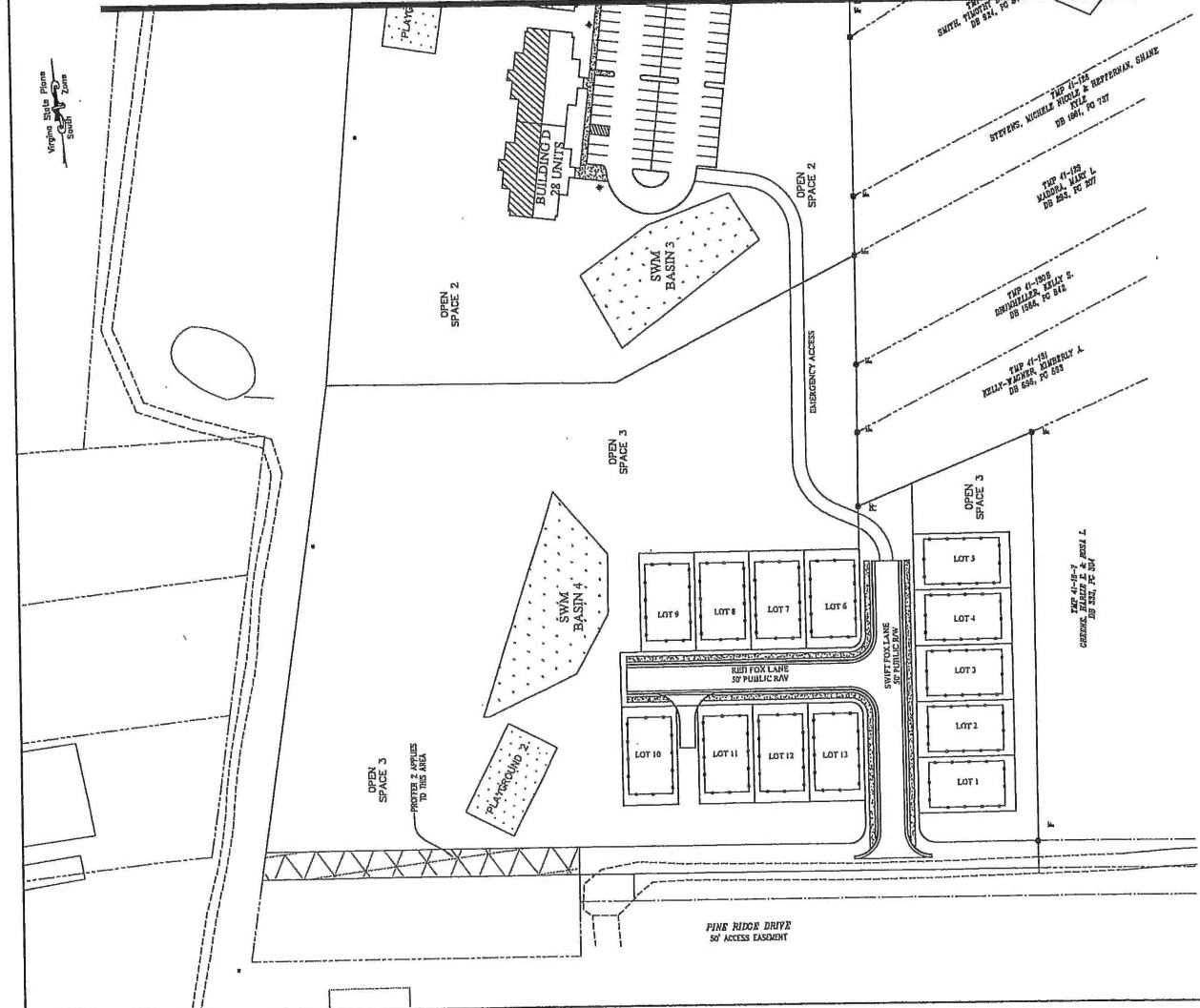
- PROPOSED SINGLE FAMILY DETACHED RESIDENTIAL
- PROPOSED MULTI-FAMILY RESIDENTIAL
- PROPOSED COMMERCIAL
- PROPOSED OPEN SPACE
- PROPOSED HWY DEDICATION
- PROPOSED TREE PRESERVATION AREA

SCALE: 1"=50'



REFER TO SHEET Z-301

REFER TO SHEET Z-301





JOB NO.	24690
DATE	12/28/2024
SCALE	AS SHOWN
DRAWN BY	HR
CHECKED BY	HR
DESIGNED BY	HR
DATE	12/28/2024

MERIDIAN
PLANNING GROUP, LLC
 ENGINEERING SURVEYING & PLANNING
 440 PRINCE GEORGE BLVD. #200
 CHARLOTTESVILLE, VA 22904
 WWW.MERIDIANPG.COM

NO.	DESCRIPTION	DATE

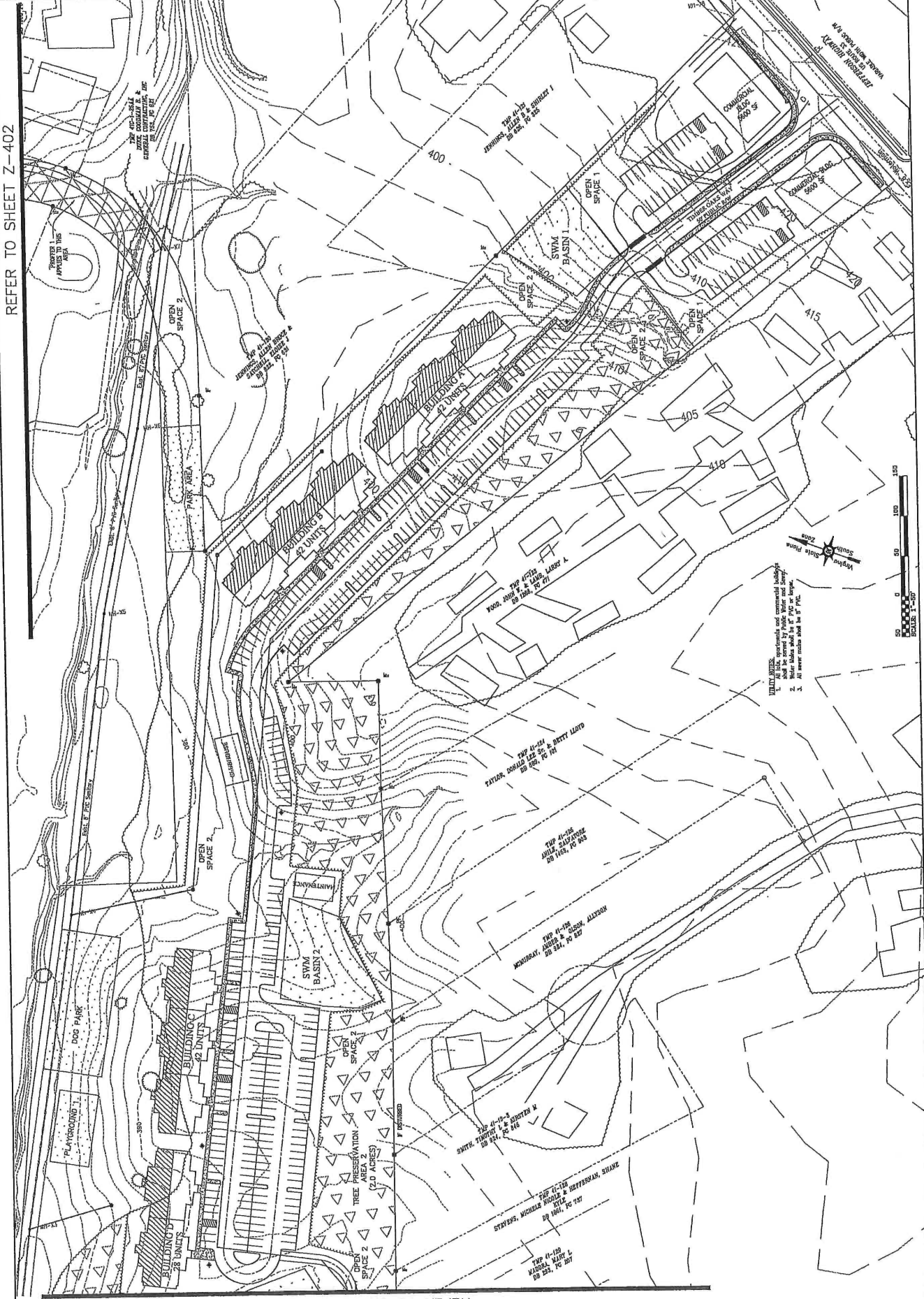
PROJECT TITLE:
REZONING APPLICATION PLAN FOR TIMBER OAKS

SHEET TITLE:
CONCEPTUAL UTILITY PLAN

PROJECT NO.:
Z-401

Sheet 8 of 9

REFER TO SHEET Z-402



- UTILITY NOTES:**
- All utility lines shown are conceptual and subject to change.
 - Utility lines shall be installed in accordance with applicable codes and standards.
 - All sewer mains shall be 12" PVC.



REFER TO SHEET Z-402

Sheet No.
Z-402

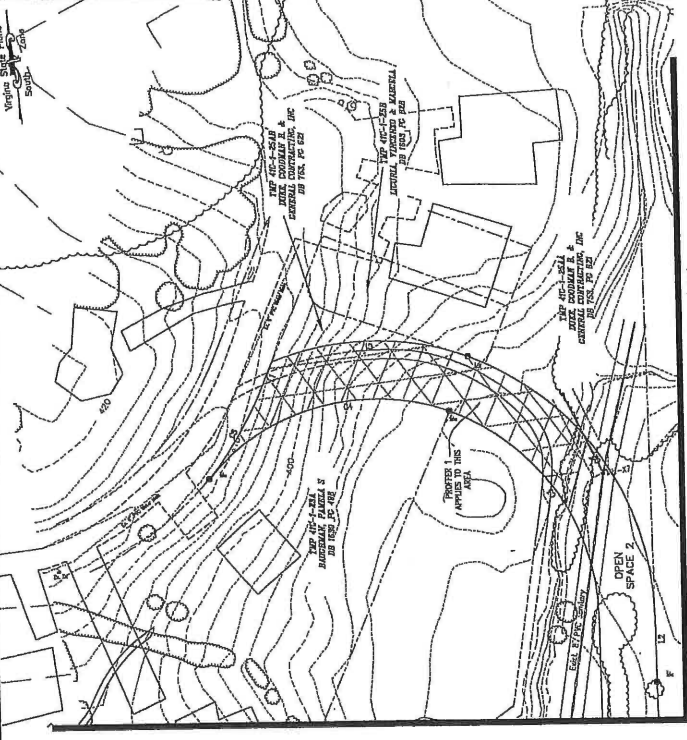
Sheet 9 of 9

REZONING APPLICATION PLAN
FOR
TIMBER OAKS
CONCEPTUAL UTILITY PLAN

NO.	DESCRIPTION	DAYS

MERIDIAN
PLANNING GROUP, LLC
ENGINEERING & SURVEYING & PLANNING
440 PINECREAK CIRCLE, SUITE 200
CHARLOTTE, VA 28011
PHONE: 434-282-1011
WWW.MERIDIANVA.COM

JOB NO.:	24050
DATE:	9/22/2024
SCALE:	AS SHOWN
DRAWN BY:	HM
CHECKED BY:	TM
DESIGNED BY:	
CHECKED BY:	



REFER TO SHEET Z-401

LEGEND

- PROPOSED SINGLE FAMILY DETACHED RESIDENTIAL
- PROPOSED MULTI-FAMILY RESIDENTIAL
- PROPOSED COMMERCIAL
- PROPOSED OPEN SPACE
- PROPOSED RW INDICATOR
- PROPOSED TREE PRESERVATION AREA

0 50 100 150
SCALE: 1"=50'

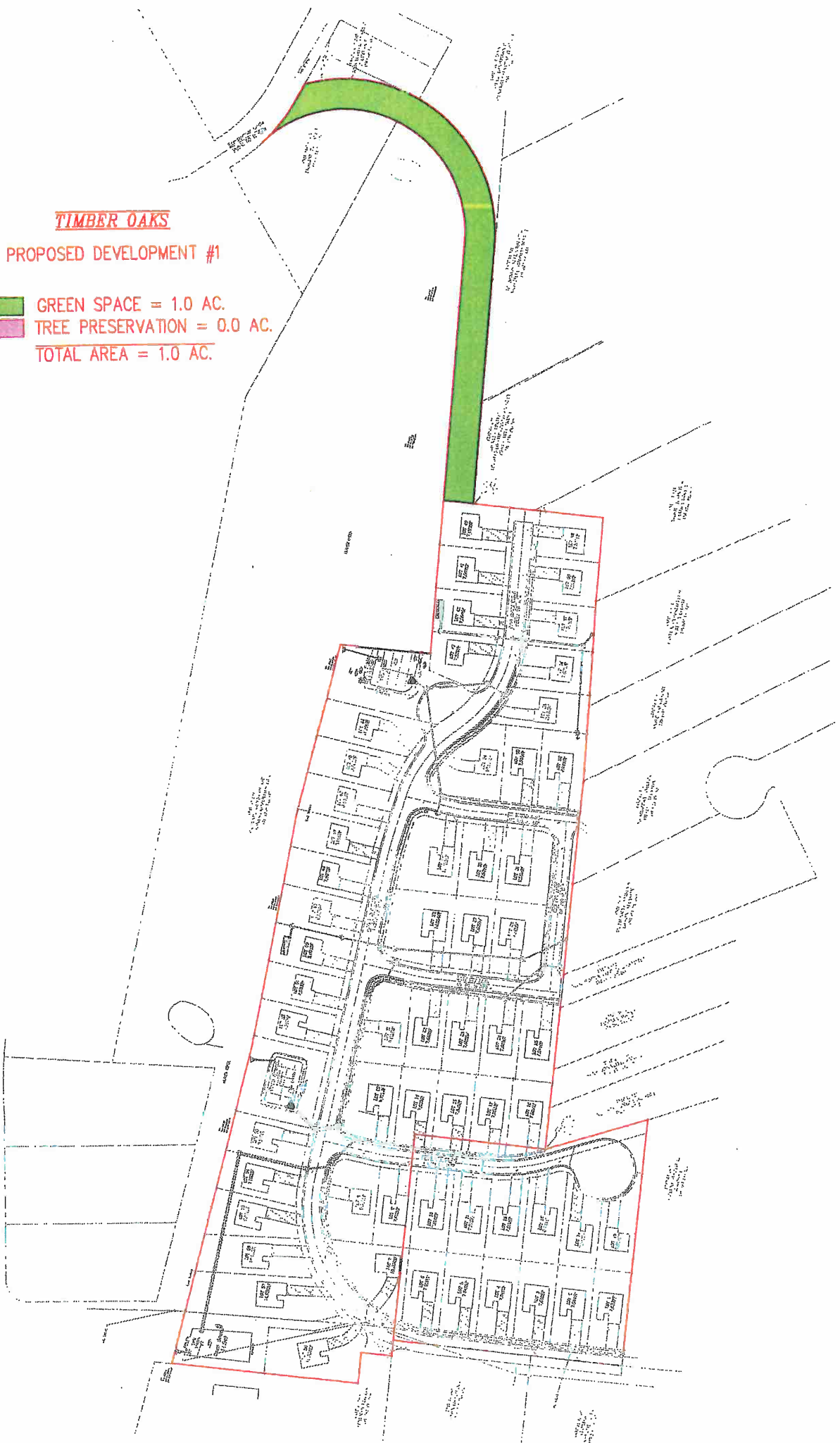
REFER TO SHEET Z-401



TIMBER OAKS

PROPOSED DEVELOPMENT #1

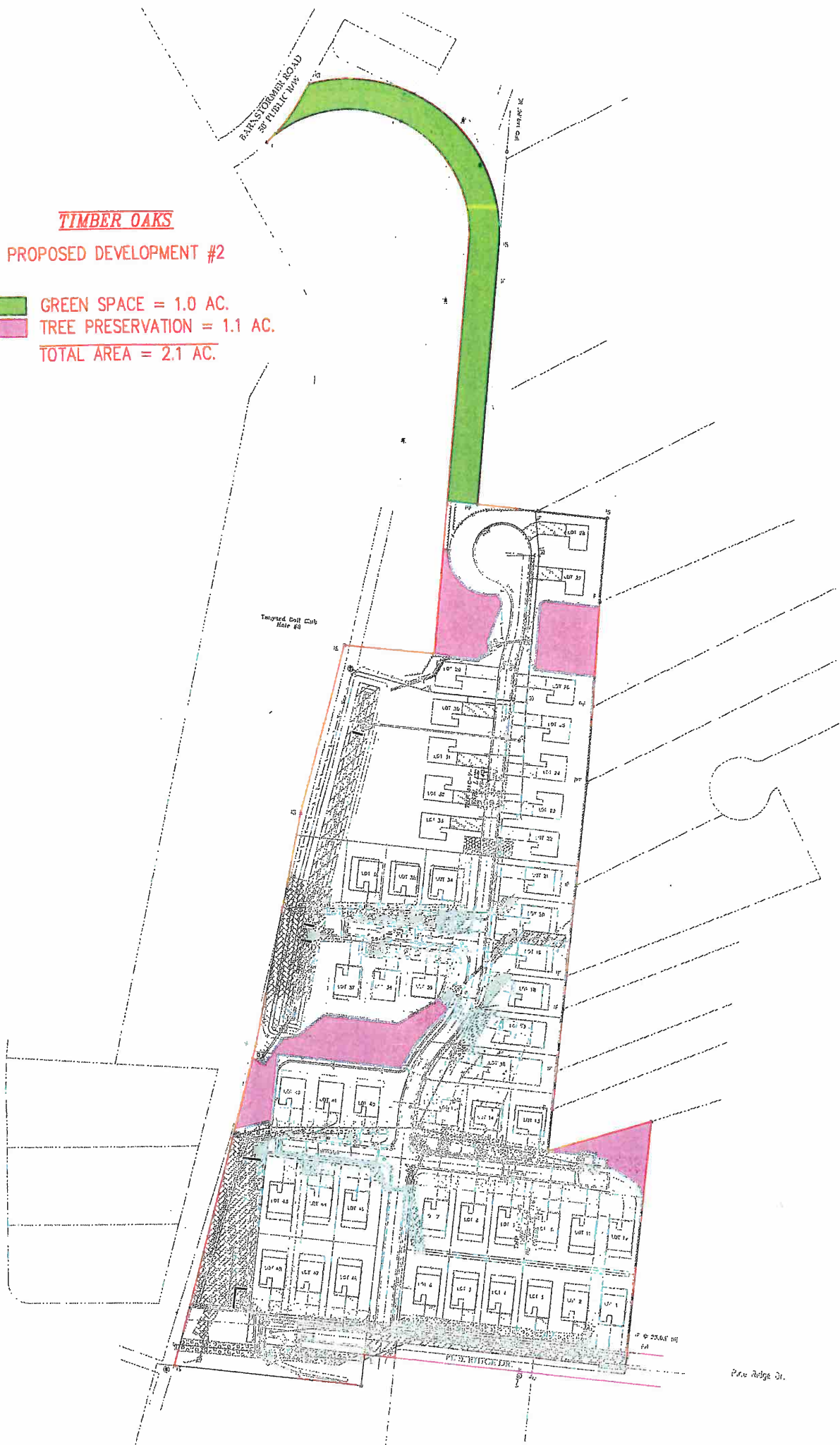
-  GREEN SPACE = 1.0 AC.
-  TREE PRESERVATION = 0.0 AC.
- TOTAL AREA = 1.0 AC.



TIMBER OAKS

PROPOSED DEVELOPMENT #2

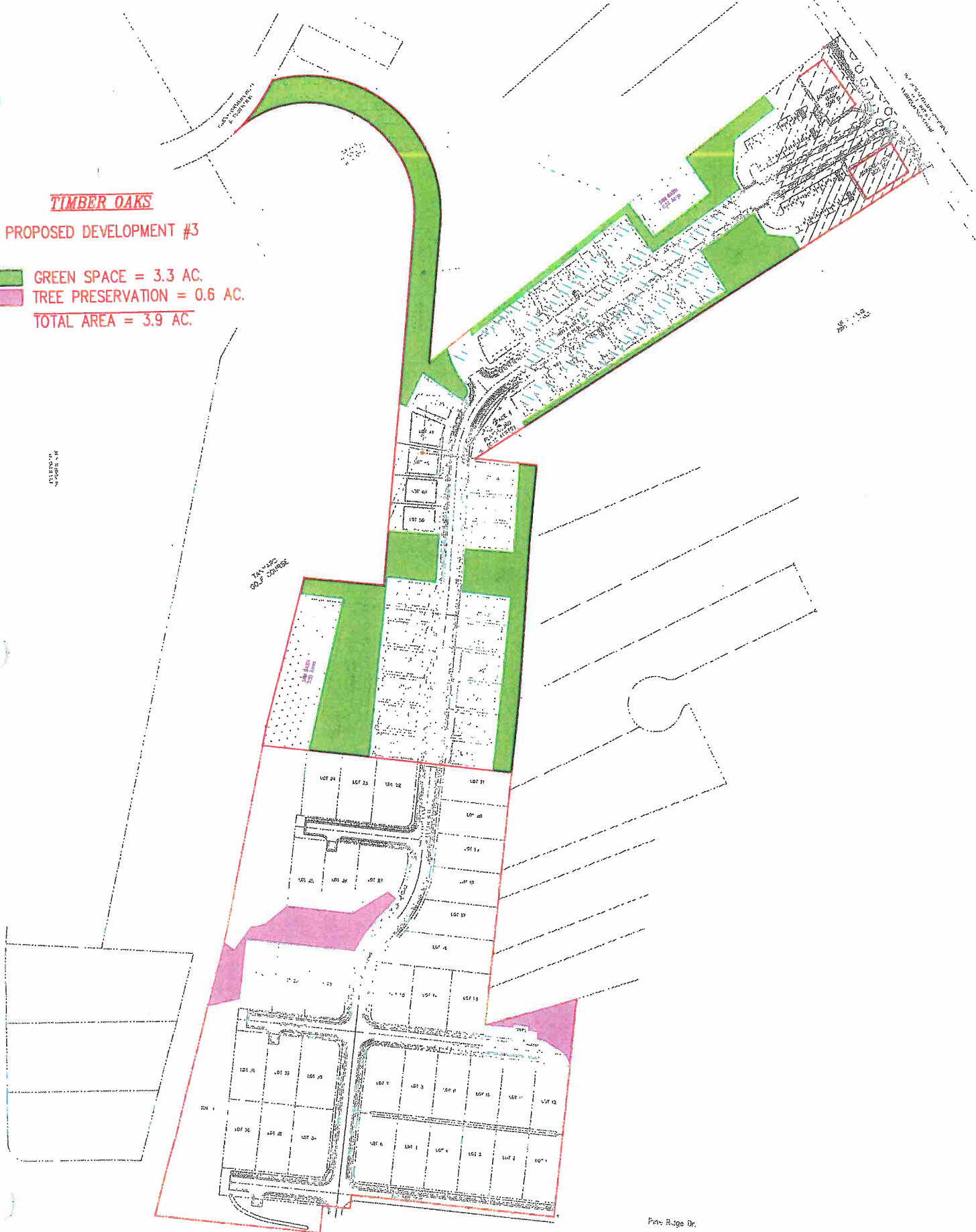
-  GREEN SPACE = 1.0 AC.
-  TREE PRESERVATION = 1.1 AC.
- TOTAL AREA = 2.1 AC.



TIMBER OAKS

PROPOSED DEVELOPMENT #3

- GREEN SPACE = 3.3 AC.
- TREE PRESERVATION = 0.6 AC.
- TOTAL AREA = 3.9 AC.

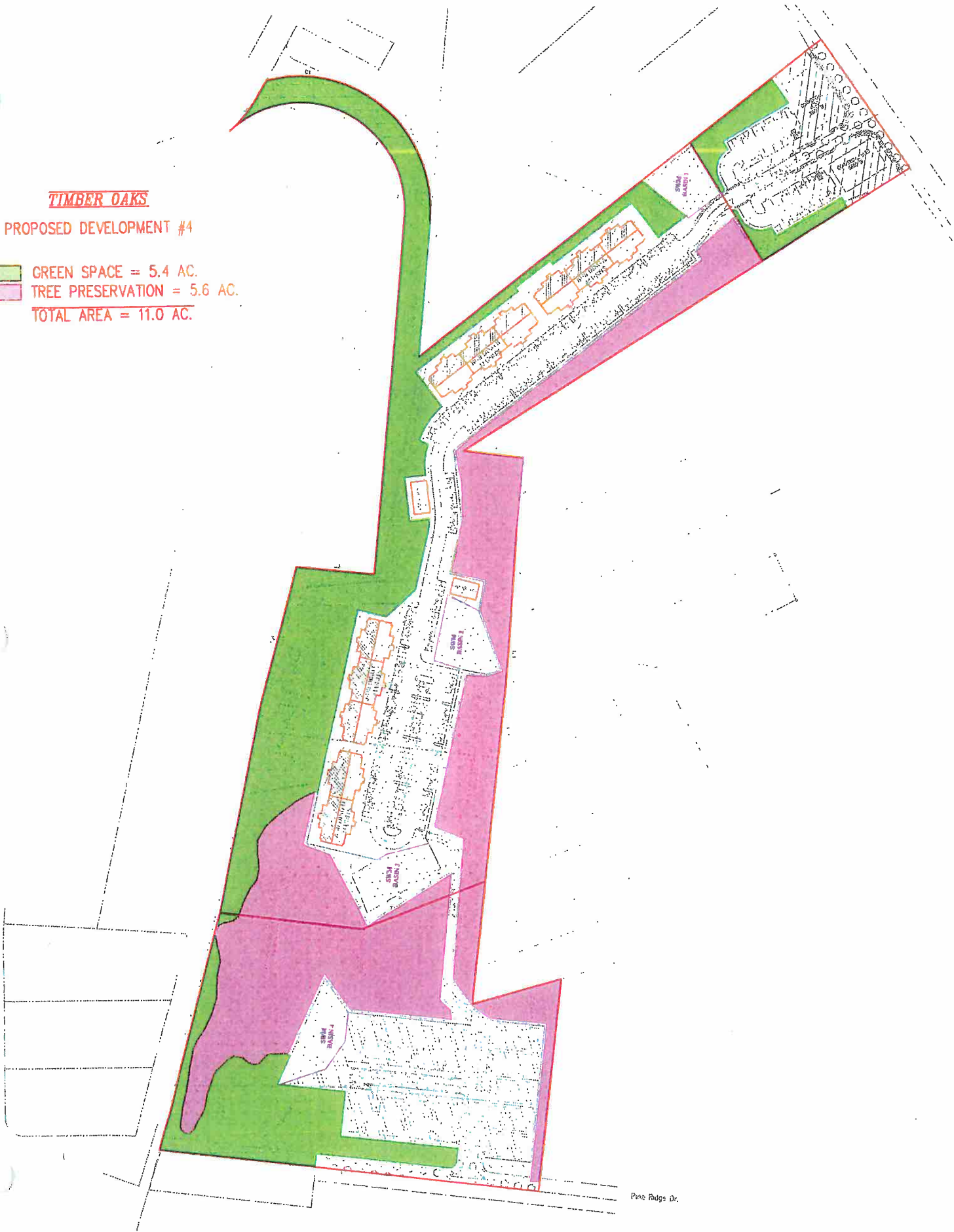


Part: Ridge Dr.

TIMBER OAKS

PROPOSED DEVELOPMENT #4

-  GREEN SPACE = 5.4 AC.
-  TREE PRESERVATION = 5.6 AC.
- TOTAL AREA = 11.0 AC.



CODE OF DEVELOPMENT

FOR

TIMBER OAKS

TMP 41-122

122 JEFFERSON HIGHWAY

CURRENT ZONING: PUD – PLANNED UNIT DEVELOPMENT

TMP 41C-7-A

NO ADDRESS ASSIGNED

CURRENT ZONING: RG – RESIDENTIAL GENERAL

PUD – PLANNED UNIT DEVELOPMENT

TMP 41C-7-B

NO ADDRESS ASSIGNED

CURRENT ZONING: RG – RESIDENTIAL GENERAL

PROPOSED ZONING

PUD- PLANNED UNIT DEVELOPMENT

DATE

MARCH 22, 2024

NARRATIVE

This Rezoning Application is to change the zoning district of Tax Map 41C, Parcel 7-B and the remainder of Tax Map 41C, Parcel 7-A from Residential General (RG) to Planned Unit Development (PUD). These properties were previously part of Timber Oaks – Phase 1, which has been withdrawn. This application will also revise the Zoning Map Amendment that was approved in 2022 for Timber Oaks – Phase 2.

The area to be added to the PUD is 10.53 acres for a total of 21.74 acres. The Master Plan shows the development will consist of a 1.18 acre commercial block, a 5.15 acre multi-family residential block, and a 1.57 acre single-family residential block. This will create a mixed-use development with a variety of uses. The commercial use will be located adjacent Route 33, and a higher density multi-family residential block will be located behind the commercial block. A single family detached residential block will be located off Pine Ridge Road.

The changes from the original Phase 1 Subdivision and approved Phase 2 Zoning Map Amendment include the following:

1. The Phase 2 multi-family block is increased from 60 apartments to 154 apartments with a clubhouse.
2. The Phase 2 single-family block and Phase 1 lots is reduced from 56 lots to 13 lots.
3. The Maximum Residential Density is increased from 7.6 DU/acre to 7.7 DU/acre.
4. The percentage of Open Space is increased from 30.2% to 53.0%.
5. The Tree Preservation Area is increased from 1.4 acres to 5.0 acres. These tree preservation areas will also provide screening from adjacent properties.
6. The public road connecting Route 33 and Pine Ridge Road has been removed.

The Conceptual Plan shows two commercial lots in Block 1 with a total of 11,200 square feet of commercial floor space and 56 parking spaces. The allowable retail uses are defined in the Code of Development.

The Conceptual Plan shows 154 apartments in Block 2.

The Conceptual Plan shows 13 Single Family Detached units in Block 3.

The Master Plan also shows a total of 11.52 acres of Open Spaces located throughout the development. These Open Spaces will include amenities such as a Park, Playground, Dog Park, and Tree Preservation Areas. The Open Space area will be 53.0% of the total development. The total area for amenities will be 3.1% of the total development.

All commercial and residential units will be served by public water and sewer.

At this time, it is anticipated that each block will be approved and constructed separately.

ARCHITECTURAL GUIDELINES

BLOCK 1 - COMMERCIAL

Commercial buildings shall be designed to have a façade that faces Route 33. Exterior materials and colors shall be consistent with the existing commercial buildings along the Route 33 Corridor.

Parking and dumpsters shall be relegated behind buildings. In addition, landscaping consisting of small trees and shrubs will be placed between the parking spaces and Timber Oaks Way to provide screening.

Dumpsters shall also be screened with 6-foot wood fencing and landscaping.

BLOCK 2 – MULTI-FAMILY BUILDINGS

The multi-family buildings will be 3-stories on front side facing the parking lot and 4-stories on the back side. The maximum height of the buildings will be 60-feet.

BLOCK 3 – SINGLE FAMILY DETACHED BUILDINGS

The Timber Oaks Homeowners Association (HOA) shall include an Architectural Review Board that will approve all residential buildings and additions. This will ensure that the buildings within Block 3 shall have materials and colors that are consistent throughout this block as well as the surrounding neighborhoods.

The HOA Covenants and Restrictions shall include guidelines for minimum floor space, exterior finishes and colors, asphalt driveways, and landscaping.

STORM WATER MANAGEMENT

The Owners of Timber Oaks Development agree with the adjacent property Owners that flooding is a serious problem. The approved by-right plan for Phase 1 and the approved Master Plan for Phase 2 had substantial amounts of land disturbance and impervious area.

The Owners of Timber Oaks Development felt so strongly about flooding that they decided to completely revise the site design to reduce land disturbance and impervious area and increase tree preservation area. The most effective deterrent to flooding is to maintain natural land cover and minimize impervious areas.

The Master Plan for this Rezoning Application provides 11.52 acres of undisturbed area. This includes 5.0 acres of trees to be preserved. The approved by-right plan for Phase 1 and the approved Master Plan for Phase 2 provided a total of 3.3 acres of undisturbed area. The undisturbed area on this proposed Master Plan is 3.5 times the previously approved plans.

Conversely, the impervious area on the proposed Master Plan is approximate half the impervious area on the previously approved plans.

ADJACENT PROPERTY OWNERS

Tax Map:	Owner	Owner Address
41 109	JONES PROPERTIES LLC	P O BOX 66
41 120	JENNINGS, ALLEN BRUCE &	17965 JEFFERSON HWY
41 121	JENNINGS, ALLEN B & SHIRLEY I	P O BOX 525
41 122	QUIGLEY PROPERTIES LLC	440 PREMIER CIRCLE STE 200
41 123	WOOD, JOHN W &	P O BOX 1361
41 124	TAYLOR, DONALD LEE SR & BETTY LLOYD	128 JEFFERSON HWY
41 125	ANILE, SALVATORE	4418 DAVIS HIGHWAY
41 126	MCMURRAY, AMBER & OLSON, ALLYSON	P O BOX 1490
41 128	STEVENS, MICHELE NICOLE &	138 JEFFERSON HWY
41 129	MADDRA, MARY L	140 JEFFERSON HWY
41 130B	DRUMHELLER, KELLY S	142 JEFFERSON HWY
41 131	KELLY-WAGNER, KIMBERLY A	144 JEFFERSON HWY
41 137	JONES PROPERTIES LLC	P O BOX 66
41 16 7	GREENE, HARLIE E & ROSA L	P O BOX 704
41 16 8	TOWN OF LOUISA	P O BOX 531
41 19 3	SMITH, TIMOTHY L & KIRSTEN M	136 JEFFERSON HWY APT B
41 20 1	JENNINGS, ALLEN B	17965 JEFFERSON HWY
41 27 1	AF & WB ENTERPRISES LLC	417 EDGWOOD DR
41 27 2	AF & WB ENTERPRISES LLC	417 EDGWOOD DR
41C 1 23A	BAUGHMAN, PAMELA S	105 BARNSTORMER CIRCLE
41C 1 25AA	DUKE, GOODMAN B	7178 POINDEXTER RD
41C 1 25B	LIGURIA, VINCENZO & MARCELA	350 CLUB RD
41C 7 A	VSHI LLC	1080 HEMLOCK CREEK CT
41C 7 B	VSHI LLC	1080 HEMLOCK CREEK CT

I. Table of Permitted Uses by Block

Table A: Uses by Block ("BR" = By-Right, "SP" = Special Permit, "N" = Not Permitted)			
	BLOCK 1	BLOCK 2	BLOCK 3
USE	Commercial	Residential	Residential
Residential			
Single Family Detached	N	N	BR
Duplexes	N	N	N
Townhouses	N	N	N
Apartments	N	BR	N
Non- Residential			
Banks and office buildings	BR	N	N
Barber shops and beauty parlors	BR	N	N
Retail stores	BR	N	N
Neighborhood Grocery Stores and drugstores	BR	N	N
Restaurants and coffee shops	BR	N	N
Motor vehicle service and maintenance	BR	N	N
Medical offices	BR	N	N

II. Allowable Residential Density

	BLOCK 1	BLOCK 2	BLOCK 3	TOTAL UNITS
	Commercial	Residential	Residential	
Max Allowable Units	NA	154	13	167
Min Non-Residential Use Gross Floor Area (SF)	5000	NA	NA	NA
Max Non-Residential Use Gross Floor Area (SF)	15000	NA	NA	NA

Maximum allowable density = 15 dwelling units per acre.

Maximum proposed density = 167 dwellings/21.74 acres = 7.7 dwelling units per acre.

III. Open Space & Amenities (Section 20A.5d)

	Open Space Area (Acres)	Amenities	Amenity Area (Acres)
Open Space 1	0.40	Tree Preservation	NA
Open Space 2	6.77	Park with picnic table and benches, Playground, Dog Park, & Tree Preservation.	0.58
Open Space 3	4.35	Playground, Tree Preservation	0.10
TOTAL	11.52 (53.0%)		0.68 (3.1%)

Notes to Table C:

1. Total area of the property is 21.74 Acres.
2. Total area of Open Space is 11.52 Acres (53.0%).
3. Total area for Storm Water Management is 0.99 Acres (4.5%)
4. Total area of Development is 7.90 Acres (36.3%).
5. Total area of Right-of-Way Dedication is 1.33 Acres (6.1%)
6. Open Space 1 shall be owned and maintained by the Owner of Block 1.
7. Open Space 2 and Amenities shall be owned and maintained by the Owner of Block 2.
8. Open Space 3 and Amenities shall be owned and maintained by the HOA.

DEVELOPMENT AREA SUMMARY:

COMMERCIAL/RESIDENTIAL	7.90 ACRES
STORM WATER MANAGEMENT	0.99 ACRES
PUBLIC RIGHT-OF-WAY	1.33 ACRES
<u>OPEN SPACE</u>	<u>11.52 ACRES</u>
TOTAL	21.74 ACRES

IV. Lot & Building Height Regulation

Table D: Building height, Setbacks, Lot Areas. Parking			
	BLOCK 1	BLOCK 2	BLOCK 3
	Commercial	Residential	Residential
Building Height			
Stories	2 Max.	4 Max.	3 Max.
Height	30 Max.	60 Max.	40' Max
Setbacks for Primary Structure (See Note 1)			
Front	10'	NA	10'
Garage	NA	NA	12'
Side	10'	5'	5'
Rear	15'	10'	10'
Setbacks for Accessory Structures			
Side	5' Min	5'	5'
Rear	5' Min	5'	5'
Residential Lot Area			
Min Lot Area	None.	None.	None.
Residential Lot Frontage			
Min Lot Frontage	None	None	None

Notes to Table D:

1. Yards located at the perimeter of the PUD district shall conform to the setback requirements of the adjoining district, or the setback requirements of the PUD, whichever is greater.
2. Covered porches, balconies, chimneys, eaves and like architectural features may extend no more than 4' into any setback and must be at least five feet from any lot line.
3. Off-Street Parking shall comply with Section 165-11.

PROFFERS
FOR
TIMBER OAKS

TMP 41-122
122 JEFFERSON HIGHWAY
CURRENT ZONING: PUD – PLANNED UNIT DEVELOPMENT

TMP 41C-7-A
NO ADDRESS ASSIGNED
CURRENT ZONING: RG – RESIDENTIAL GENERAL
PUD – PLANNED UNIT DEVELOPMENT

TMP 41C-7-B
NO ADDRESS ASSIGNED
CURRENT ZONING: RG – RESIDENTIAL GENERAL

PROPOSED ZONING
PUD- PLANNED UNIT DEVELOPMENT

DATE
MARCH 22, 2024

PROFFERS

The Owners of TMP 41C-7-A; TMP 41C-7-B & TMP 41-122 Proffer as part of the rezoning of these parcels.

1. No means of ingress or egress between Barnstormer Circle and Beaver Creek will be constructed within the fifty (50) foot wide strip of land that is a portion of TMP 47C-7-A.
2. Additional right-of-way for a future extension of Pine Ridge Road will never be dedicated.

Owner of TMP 41C-7-A

VSHI, LLC	Date
1080 Hemlock Creek	
Earlsville, VA 22936	

Owner of TMP 41C-7-B

VSHI, LLC	Date
1080 Hemlock Creek	
Earlsville, VA 22936	

Owner of TMP 41-122

Quigley Properties, LLC	Date
440 Premier Circle, Ste 200	
Charlottesville, VA 22901	

The Town of Louisa, Virginia

Incorporated 1873

212 Fredericksburg Avenue
P.O. Box 531
Louisa, Virginia 23093



Phone: (540) 967-1400
Fax: (540) 967-9580
www.louisatown.org

Town Council
R. Garland Nuckols, Mayor
Jessica Lassiter, Vice Mayor
A. Daniel Carter, Councilman
John J. Purcell, IV, Councilman
Sylvia L. Rigsby, Councilwoman
Vicky A. Harte, Councilwoman

Planning Commission
A. Carter Cooke, Chairman
Maxine Butcher, Vice Chair
Veronica Saxton, Commission Member
E. Cochran Garnett, Commission Member
John J. Purcell, IV, Commission Member

August 1, 2024

Sample letter

Regarding: A Planned Use Development (PUD) and Rezoning application – ZP-2024-07 – for Timber Oaks and Required Notice for Public Hearing.

To Whom it May Concern,

The Louisa Town Council will hold a Public Hearing at 6:00 PM on Tuesday, August 20, 2024, at 212 Fredericksburg Avenue, Louisa, Virginia to consider the following item:

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

Your property is adjacent/across the street to the property being considered for this Planned Unit Development within the Town of Louisa. This notification is in accordance with Section 15.2-2204 of the Code of Virginia. Your participation in the Public Hearing is not required.

Comments will be heard in person during the public hearing. Comments can also be submitted prior to the meeting by calling our office at (540) 967-1400, email at info@louisatown.org or mail to P.O. Box 531, Louisa, Virginia 23093. Complete copies of the Planned Unit Development application are available at Louisa Town Hall. Requests for mailed or e-mailed copies will be honored. The Town of Louisa will place any written or oral comments received in the record of this permit. Questions should be directed to Liz Nelson, Town Manager – Monday through Friday, or Paul Snyder, Zoning Administrator – Tuesday through Thursday at (540) 967-1400 between the hours of 8:30am and 5:00pm. If special accommodation is needed to participate, please contact our office the day prior to the Public Hearing.

Respectfully submitted,

Paul R. Snyder, Zoning Administrator



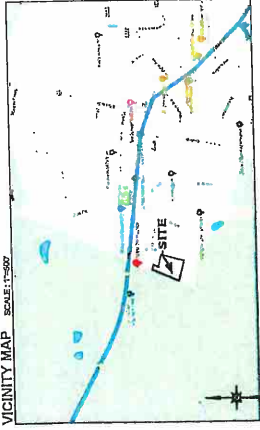
Public Hearing

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

SPECIAL USE PERMIT CONCEPT PLAN SPRING OAK TOWNHOMES

TAX MAP40, PARCEL 23-A1
TOWN OF LOUISA, VIRGINIA

VICINITY MAP SCALE: 1"=50'



- SHEET INDEX**
- C1 COVER SHEET
 - C2 EXISTING CONDITIONS
 - C3 SITE LAYOUT OVERVIEW
 - C4 SITE LAYOUT
 - C5 GRADING & UTILITIES
 - C6

DESIGNED BY
ARCHITECT BY
DATE: 04/12/2024

SUP CONCEPT PLAN
SPRING OAK
TOWNHOMES
LAYOUT

TOWN OF LOUISA, VIRGINIA
SUBMISSION:
2024.04.12
REVISION:
2024.04.12
2:30PM-4:30 PM

FILE NO. 24.020
COVER SHEET

EXISTING USE

Residential Medium Density (RMD) Proposed SUP for Townhomes.

BUILDING HEIGHT
In a height to a maximum of 30 feet above grade without recommendation of the Commission and approval of the Town Council.

PARKING SCHEDULE
For off-street parking provisions, see § 155-11, "Two spaces for single-family dwellings are required for each residential unit."

ITE Trip Generation
100 (R) 2 (R) Proposed SUP for Townhomes
100 (R) 2 (R) Proposed SUP for Townhomes
100 (R) 2 (R) Proposed SUP for Townhomes

Category	AM		PM		WEEKEND	
	In	Out	In	Out	In	Out
ITE	115	115	115	115	115	115
High-Family Household	115	115	115	115	115	115

Tip Generation reflects AM and PM peak hour traffic.

OWNER/DEVELOPER

Wendy B. Bessy & Robert B. Bessy
200 North Creek Rd, Louisa, VA 22635

ZONING
Residential Medium Density (RMD) Proposed SUP for Townhomes.

SOURCE OF BOUNDARY AND TOPOGRAPHY
Survey data provided by the Town of Louisa and Topographic Information is provided by the Town of Louisa.

SETBACKS
Per Sec. 155-11 of the Town of Louisa Zoning Ordinance, the applicable setbacks are as follows:
Side Setback: 5'

LEGEND	EXISTING	NEW	DESCRIPTION
⊕	⊕	⊕	BENCHMARK
---	---	---	SEE PROPERTY LINE
---	---	---	ADJACENT PROPERTY LINE
---	---	---	BUILDING SETBACK
---	---	---	PARKING COUNT
---	---	---	INTERVAL CONTOUR
---	---	---	TOP OF CURB ELEVATION OF CURB ELEVATION
---	---	---	BOTTOM OF WALL ELEVATION
---	---	---	STREAM
---	---	---	10-YEAR FLOODPLAIN
---	---	---	BUILDING
---	---	---	RETAINING WALL
---	---	---	RETAINING WALL FINISH
---	---	---	STAIRS
---	---	---	EDGE OF PAVEMENT
---	---	---	ROAD CENTERLINE
---	---	---	FRONT OF CURB
---	---	---	BACK OF CURB
---	---	---	CS-12 TRUNCATED DOME
---	---	---	BIKEWAY
---	---	---	BIKEWAY ACCESSIBLE
---	---	---	HANDICAP PARKING
---	---	---	CROSSWALK
---	---	---	CONCRETE
---	---	---	ASPHALT
---	---	---	REFRAP
---	---	---	EDGE FINISHING
---	---	---	WETLAND
---	---	---	FRIDGE
---	---	---	UTILITY POLE
---	---	---	GUY WIRE
---	---	---	OVERHEAD UTILITY
---	---	---	UNDERGROUND UTILITY
---	---	---	UNDERGROUND ELECTRIC
---	---	---	UNDERGROUND ELECTRIC
---	---	---	FIBER OPTIC
---	---	---	STORM DRAINAGE INFRASTRUCTURE
---	---	---	STORM DRAINAGE INFRASTRUCTURE
---	---	---	STORM INLET (CAST IN PLACE/PRECAST)
---	---	---	STORM SEWER PIPES
---	---	---	ROOF DRAIN
---	---	---	SANITARY STRUCTURE NOMENCLATURE
---	---	---	SANITARY MANHOLE
---	---	---	SANITARY SEWER MAIN
---	---	---	SANITARY SEWER LATERAL
---	---	---	WATER SERVICE LINE
---	---	---	WATER METER (W/M-T/W/M-T)
---	---	---	WATER METER VALVE
---	---	---	FIRE HYDRANT
---	---	---	FIRE DEPARTMENT CONNECTION
---	---	---	GAS LINE
---	---	---	EMERGENCY
---	---	---	CONSTRUCTION MARKING
---	---	---	CONSTRUCTION MARKING
---	---	---	UTILITY
---	---	---	STORMWATER
---	---	---	DRAINAGE
---	---	---	SANITARY
---	---	---	WATERLINE
---	---	---	GASLINE



DESIGNED BY
SHIMPA ENGINEERING
CHECKED BY
SHIMPA ENGINEERING
DATE

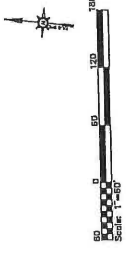
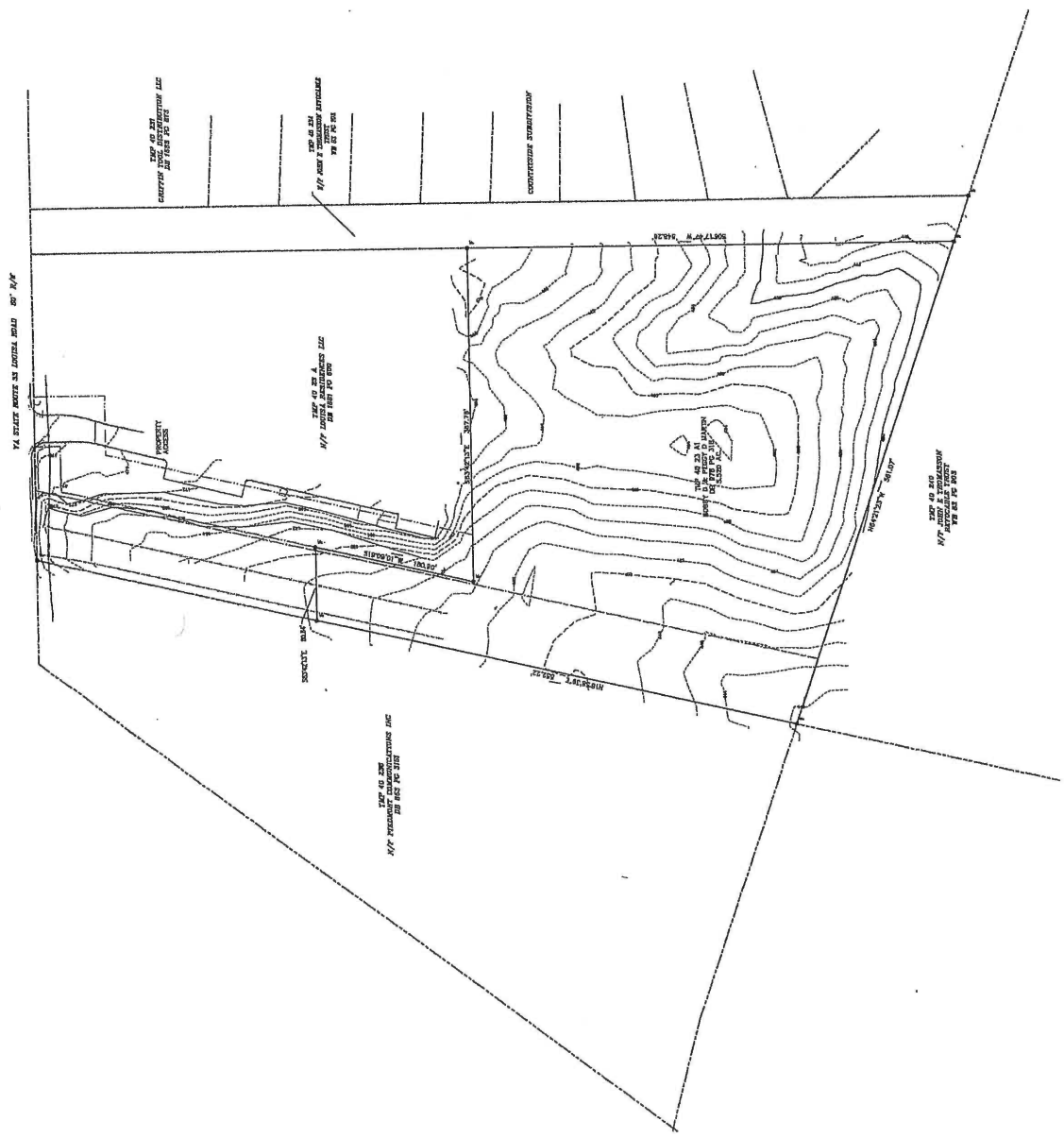
CONCEPT PLAN
SPRING OAK
TOWNHOMES LAYOUT

TOWN OF LOUISA, VIRGINIA
SUBDIVISION:
2024.04.01.01
REVISION:
2/2024
2/2024

FILE NO. 24.020

EXISTING
CONDITIONS

C2





DESIGNED BY
 CONSULTANT
 CHECKED BY
 APPROVED BY

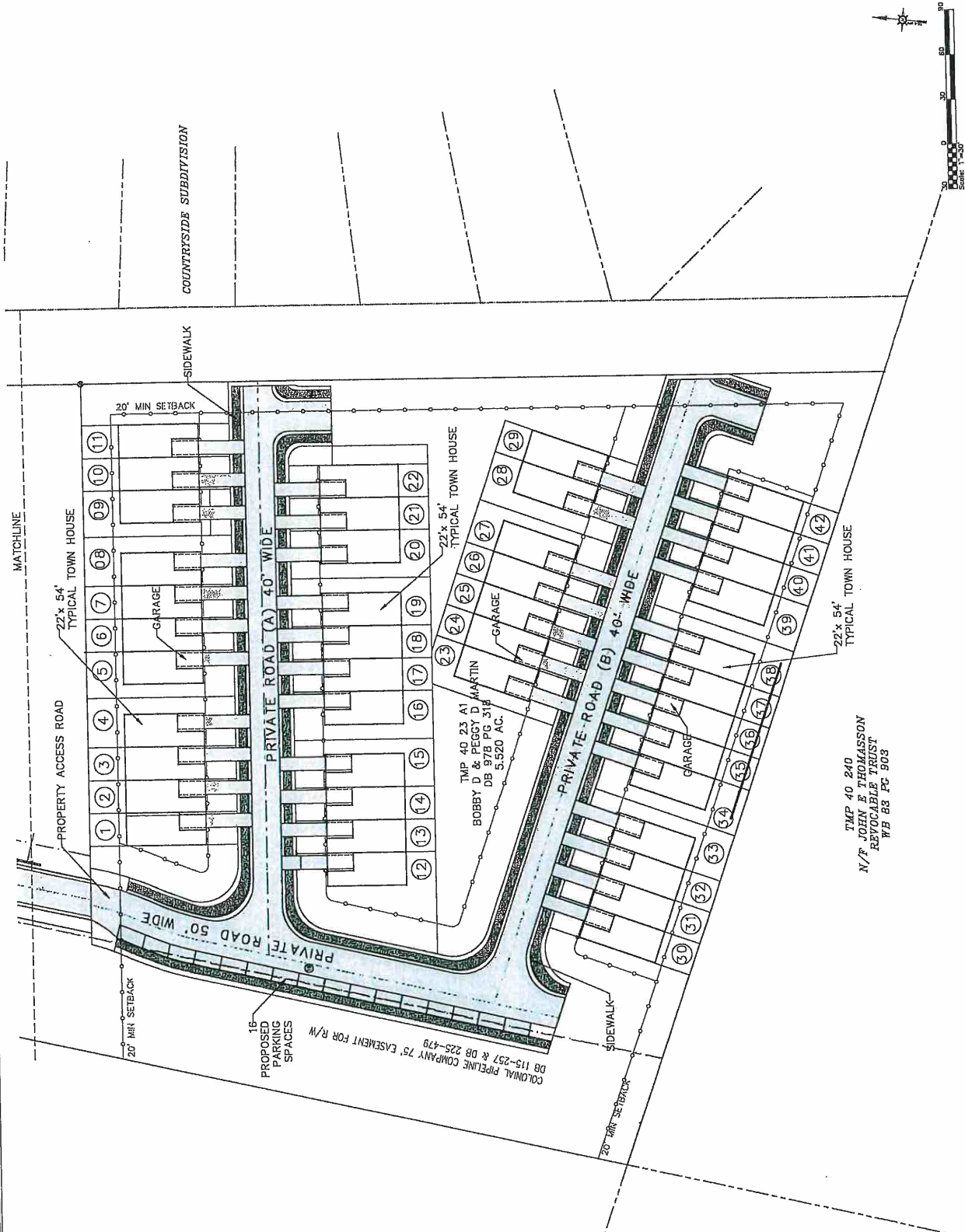
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 SPRING OAK
 TOWNHOMES LAYOUT

TOWN OF LOUISA, VIRGINIA
 PROJECT NO.:
 2024.06.12
 REVISION:
 2/20/2025
 2/20/2025

FILE NO. 24.020

PROPOSED SITE

C4





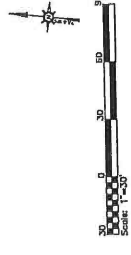
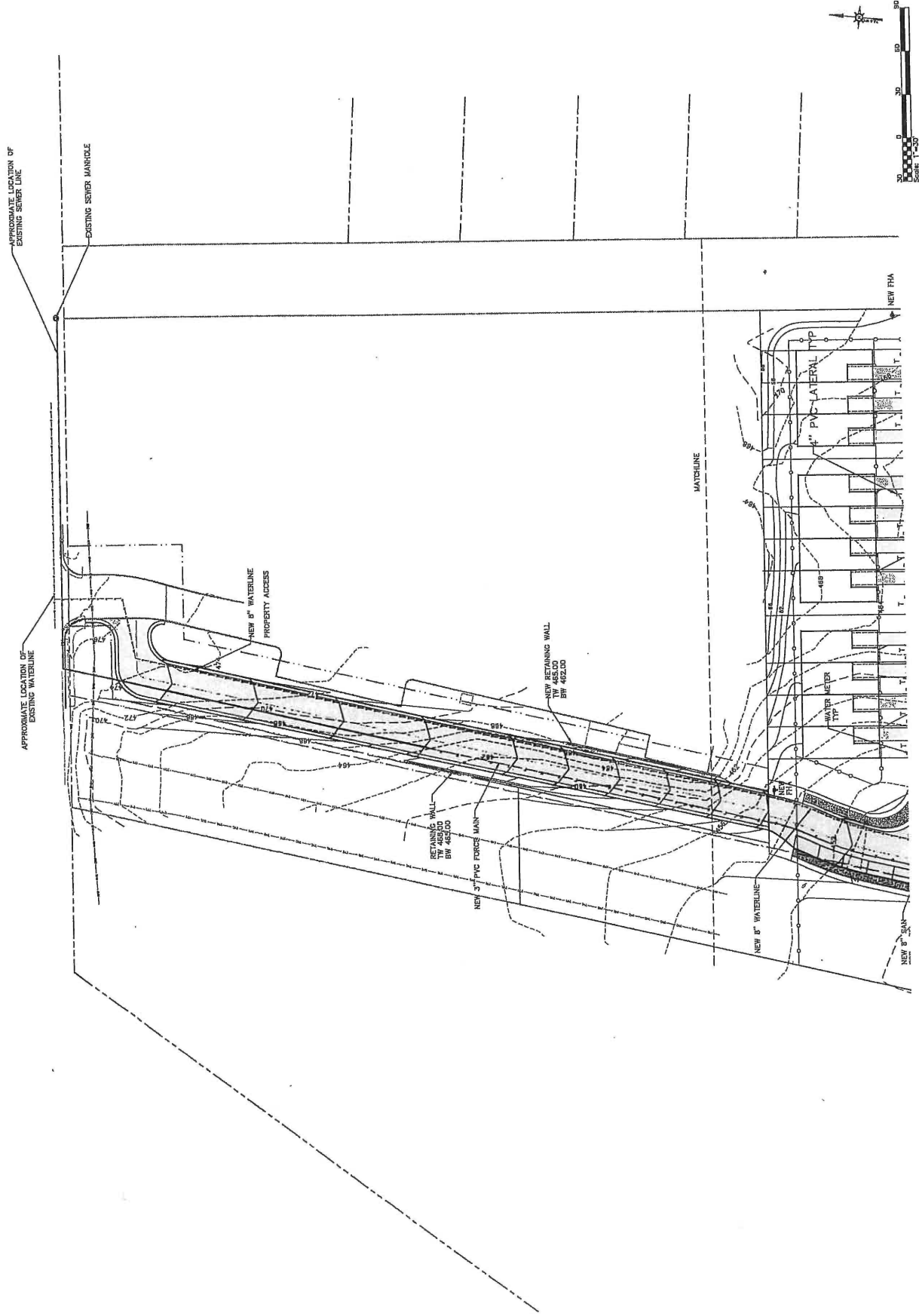
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CHECKED BY
APPROVED BY

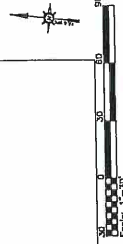
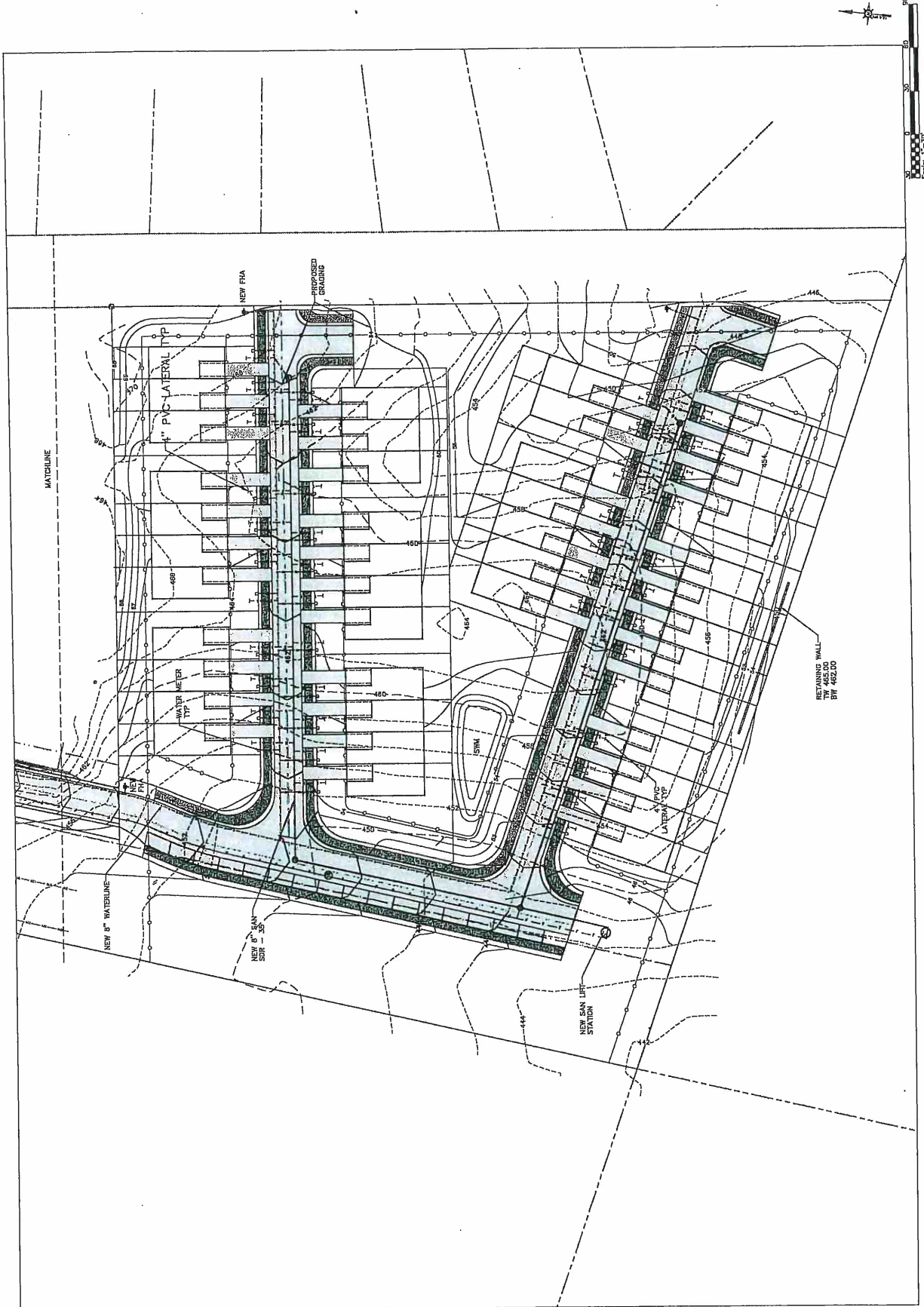
CONCEPT PLAN
SPRING OAK
TOWNHOMES LAYOUT

TOWN OF LOUISA, VIRGINIA
SUBMISSION:
2024.04.12
REVISION:
2024.04.12
2024.07.03

FILE NO. 24.020
GRADING &
UTILITIES

C5





2

BOOK 0978 PAGE 0318

01067

This Instrument Prepared by:
Terry J. Walrath, Esq.
Attorney for Grantor
100 North Center Street
Newton Falls, OH 44444-1321

SPECIAL WARRANTY DEED

This deed, made the 18th day of January, in the year 2006, between **THE CADLE COMPANY II, INC.**, 100 North Center Street, Newton Falls, OH 44444-1321 (hereinafter referred to as "Grantor") and **BOBBY D. MARTIN and PEGGY B. MARTIN**, 206 Harris Creek Road, Louisa, VA 23093 (hereinafter referred to as "Grantees"),

WITNESSETH:

That in consideration of the sum of Ten 00/100 Dollars (\$10.00) the said Grantor does hereby bargain, grant, sell and convey with special warranty covenants grant unto the said Grantees all of the following lot or parcel of land lying and being in the County of Louisa, Commonwealth of Virginia, and more particularly described as follows:

All that certain tract, parcel or lot of land lying and being situate in the Town of Louisa, Louisa County, Virginia, containing 5.5197 acres, shown in plat of survey by James H. Bell, Jr., P.C., dated June 16, 1999, of record in the Clerk's Office of the Circuit Court of Louisa County, Virginia, in Plat Book 8, Page 1203, whereon said property is known as Parcel A1. Said property is carried on the land books of Louisa County as Tax Map Number 40-23-A1.

TOGETHER WITH a 50' exclusive right of way for ingress and egress and utilities to U.S. Route 33 as shown on said plat.

BEING a portion of that property conveyed to The Cadle Company II, Inc., by deed dated July 8, 2005 of record in the Clerk's Office of the Circuit Court of Louisa County, Virginia in Deed Book 958, Page 286.

County Tax Map No.: 40-23-A1

TO HAVE AND TO HOLD the above described premises. Together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantees, their heirs, successors and assigns forever, and the Grantor does hereby bind itself, its successors and assigns to warrant specially the property hereby conveyed unto the said Grantees, their heirs, successors and assigns, against ever person whomsoever lawfully claiming or to claim the same

BOOK 0978 PAGE 0319

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal by its duly authorized officer the day and year above first written.

WITNESS:

THE CADLE COMPANY II, INC.

Theodore J. Lance
Print Name: Theodore J. Lance

By: *Mitchell S. Brazin*
Name: Mitchell S. Brazin
Title: Assistant Vice President

Jessica V. Hawkins
Print Name: Jessica V. Hawkins

(CORPORATE SEAL)

STATE OF OHIO)
) §
COUNTY OF TRUMBULL)

Before me, a Notary Public in and for said County and State, personally appeared Mitchell S. Brazin, Assistant Vice President of **THE CADLE COMPANY II, INC.**, the Grantor herein, who, under penalty of perjury in violation of Section 2921.11 of the Ohio Revised Code, represented to me to be said person, and who signed the foregoing instrument and acknowledged the same as his voluntary act and deed and the voluntary act and deed of **THE CADLE COMPANY II, INC.**

Executed this 18th day of January, 2006.

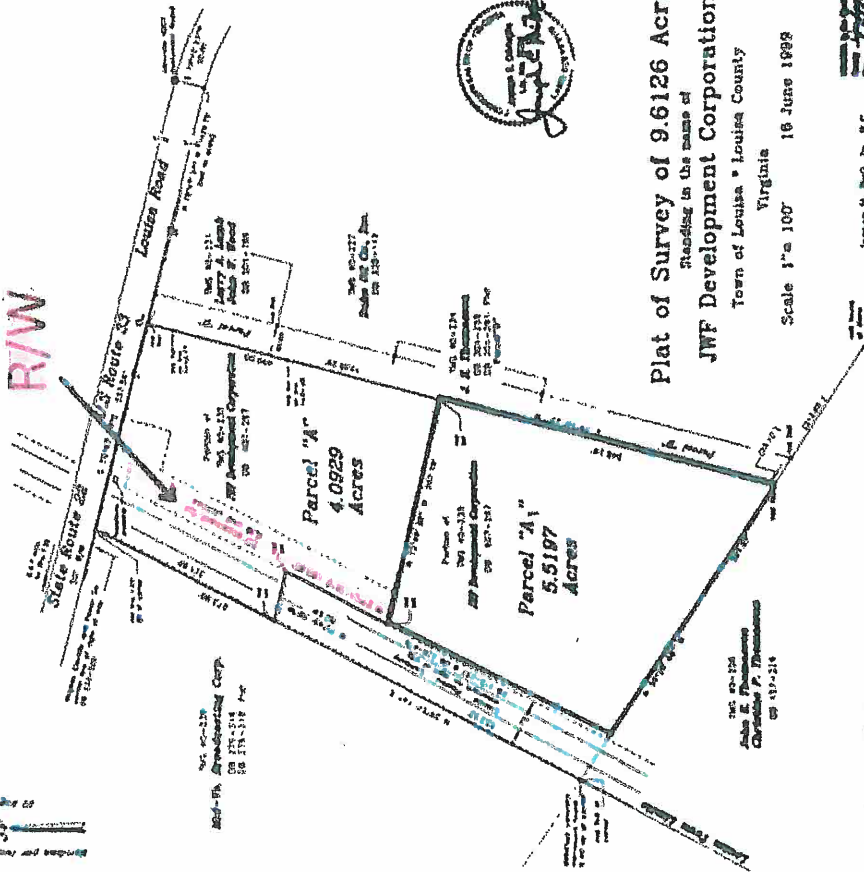
Leslie A. Aemmer
Notary Public, State of Ohio

Leslie A. Aemmer
Notary Public, State of Ohio
My Comm. Expires November 14, 2010

DATE: April 9, 1999

Plat of Survey of 9.6126 Acres
Standing in the name of
JWF Development Corporation
Town of Louisiana, Louisiana County
Virginia

R/W



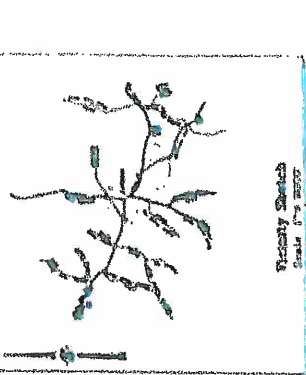
Plat of Survey of 9.6126 Acres

Standing in the name of
JWF Development Corporation
Town of Louisiana • Louisiana County
Virginia

Scale 1"=100' 16 June 1999

James H. Bell, Jr., P.E.
Professional Land Surveyor
P.O. Box 425
Harrison, VA 22827
Phone (540) 947-1114
Fax (540) 947-1185

Graphic Scale



Survey Sketch
Scale 1"=100'

Surveyed and shown to be correct by me, the undersigned, on this 16th day of June, 1999.

James H. Bell, Jr., P.E.
Professional Land Surveyor
P.O. Box 425
Harrison, VA 22827
Phone (540) 947-1114
Fax (540) 947-1185

Surveyed and shown to be correct by me, the undersigned, on this 16th day of June, 1999.

5518

The Town of Louisa, Virginia

Incorporated 1873

212 Fredericksburg Avenue
P.O. Box 531
Louisa, Virginia 23093



Phone: (540) 967-1400
Fax: (540) 967-9580
www.louisatown.org

Town Council
R. Garland Nuckols, Mayor
Jessica Lassiter, Vice Mayor
A. Daniel Carter, Councilman
John J. Purcell, IV, Councilman
Sylvia L. Rigsby, Councilwoman
Vicky A. Harte, Councilwoman

Planning Commission
A. Carter Cooke, Chairman
Maxine Butcher, Vice Chair
Veronica Saxton, Commission Member
E. Cochran Garnett, Commission Member
John J. Purcell, IV, Commission Member

August 1, 2024

Sample letter

Regarding: A Special Use Permit Application SUP-2024-02 and Required Notice for Public Hearing

To Whom it May Concern,

The Louisa Town Council will hold a Public Hearing at 6:00 PM on Tuesday, August 20, 2024, at 212 Fredericksburg Avenue, Louisa, Virginia to consider the following item:

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

Your property is adjacent/across the street to the property being considered for this Special Use Permit within the Town of Louisa. This notification is in accordance with Section 15.2-2204 of the Code of Virginia. Your participation in the Public Hearing is not required.

Comments will be heard in person during the public hearing. Comments can also be submitted prior to the meeting by calling our office at (540) 967-1400, email at info@louisatown.org or mail to P.O. Box 531, Louisa, Virginia 23093. Complete copies of the Planned Unit Development application are available at Louisa Town Hall. Requests for mailed or e-mailed copies will be honored. The Town of Louisa will place any written or oral comments received in the record of this permit. Questions should be directed to Liz Nelson, Town Manager – Monday through Friday, or Paul Snyder, Zoning Administrator – Tuesday through Thursday at (540) 967-1400 between the hours of 8:30am and 5:00pm. If special accommodation is needed to participate, please contact our office the day prior to the Public Hearing.

Respectfully submitted,

Paul R. Snyder, Zoning Administrator



Public Hearing

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

TM 41-16-1, 5,10, 11, 12, 13, 14

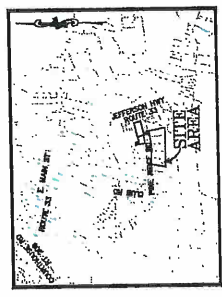
GENERALIZED DEVELOPMENT PLAN

TOWN OF LOUISA, VIRGINIA

EXISTING ZONING: RG - RESIDENTIAL GENERAL DISTRICT
 PROPOSED ZONING: PUD - PLANNED UNIT DEVELOPMENT

APPLICANT/OWNER:
 ONE PROGRESS LLC & AFFILIATED INVESTMENTS LLC
 ATTN: THOMAS WILLIAMS
 LOUISA, VIRGINIA 22603

- SITE STATISTICS:**
- 1.) TAX MAP: 41-16-1, 5, 10, 11, 12, 13, 14
 - 2.) SITE AREA: 15.782 ACRES
 - 3.) EXISTING ZONING: RG - RESIDENTIAL GENERAL DISTRICT
 - 4.) PROPOSED ZONING: PUD - PLANNED UNIT DEVELOPMENT
 - 5.) THE DEVELOPMENT: 156 LOTS * 674 = 1,072 VPD
 - 6.) CLUSTER MAILBOXES TO BE PROVIDED FOR ENTIRE SITE
 - 7.) NO EVIDENCE OF ANY PLACES OF BUSINESS OR PROFESSIONAL SERVICE
 - 8.) PROPERTY IS SUBJECT TO FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 5109C 0726, DATED 7/22/2020.
 - 9.) THIS PROPERTY IS SERVICED BY PUBLIC WATER AND SEWER.



- INDEX TO DRAWINGS**
- 1.) COVER SHEET
 - 2.) EXISTING CONDITIONS
 - 3.) GENERALIZED DEVELOPMENT PLAN
 - 4.) BMP 1 STORMWATER MANAGEMENT CALCULATIONS
 - 5.) BMP 2 STORMWATER MANAGEMENT CALCULATIONS
 - 6.) TURN LANE ANALYSIS

FOR PURPOSES OF THE TOWN OF LOUISA, VIRGINIA, THIS PLAN SHOWS THE LOCATION OF THE PROPOSED DEVELOPMENT, INCLUDING BUILDING FOOTPRINTS, DRIVEWAYS, PARKING AREAS, RECREATIONAL AREAS, PRIVATE AND PUBLIC UTILITY LOCATIONS, STORM WATER MANAGEMENT FACILITIES, AND DIMENSIONS OF UNDEVELOPED AREAS. GENERALIZED DEVELOPMENT PLANS ARE NOT TO BE USED AS A BASIS FOR THE APPLICATION TO ADDRESS FINAL DEVELOPMENT, ENGINEERING, AND DESIGN REQUIREMENTS AND/OR COMPLIANCE WITH FEDERAL OR STATE APPLICABLE REGULATIONS. THE TOWN OF LOUISA, VIRGINIA, IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN. THE TOWN OF LOUISA, VIRGINIA, IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN.

PARKING REQUIREMENTS:

REQUIREMENT	CALCULATION
USE	1.5 X VPD = 3,008 SPACES
MULTI-FAMILY UNIT DEVELOPMENT	1.5 X VPD = 3,008 SPACES
TOTAL PROVIDED	4,000 SPACES

DATE	DESCRIPTION	BY



W W WEBB & ASSOCIATES, PLLC
 ENGINEERING, SURVEYING - LAND PLANNING

11903 BOWMAN DRIVE, SUITE 106, FREDERICKSBURG, VA 22408
 OFFICE (540)371-1208 FAX (540)371-1650

COVER SHEET

TAX MAPS 41-16-10,11,12,13,14
 TOWN OF LOUISA, VIRGINIA

DATE	JUNE 15, 2024
SCALE	AS SHOWN
DESIGNED BY	DCW
DRAWN BY	DCW
CHECKED BY	DCW
FILE NO.	24000000P
DRAWING NO.	24000000P
SHEET NO.	1
TOTAL SHEETS	6

W W WEBB AND ASSOCIATES

ENGINEERING - SURVEYING - LAND PLANNING

11903 BOWMAN DRIVE, SUITE 106, FREDERICKSBURG, VA. 22408
 (540)371-1209

PROJECT NO. 2
OF 6 SHEETS

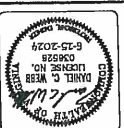
DATE	JUNE 15, 2024
SCALE	AS SHOWN
BY	W.W. WEBB
CHECKED BY	W.W. WEBB
DATE	
BY	
DESCRIPTION	

EXISTING CONDITIONS

TAX MAPS 41-16-10, 11, 12, 13, 14
TOWN OF LOUISA, VIRGINIA

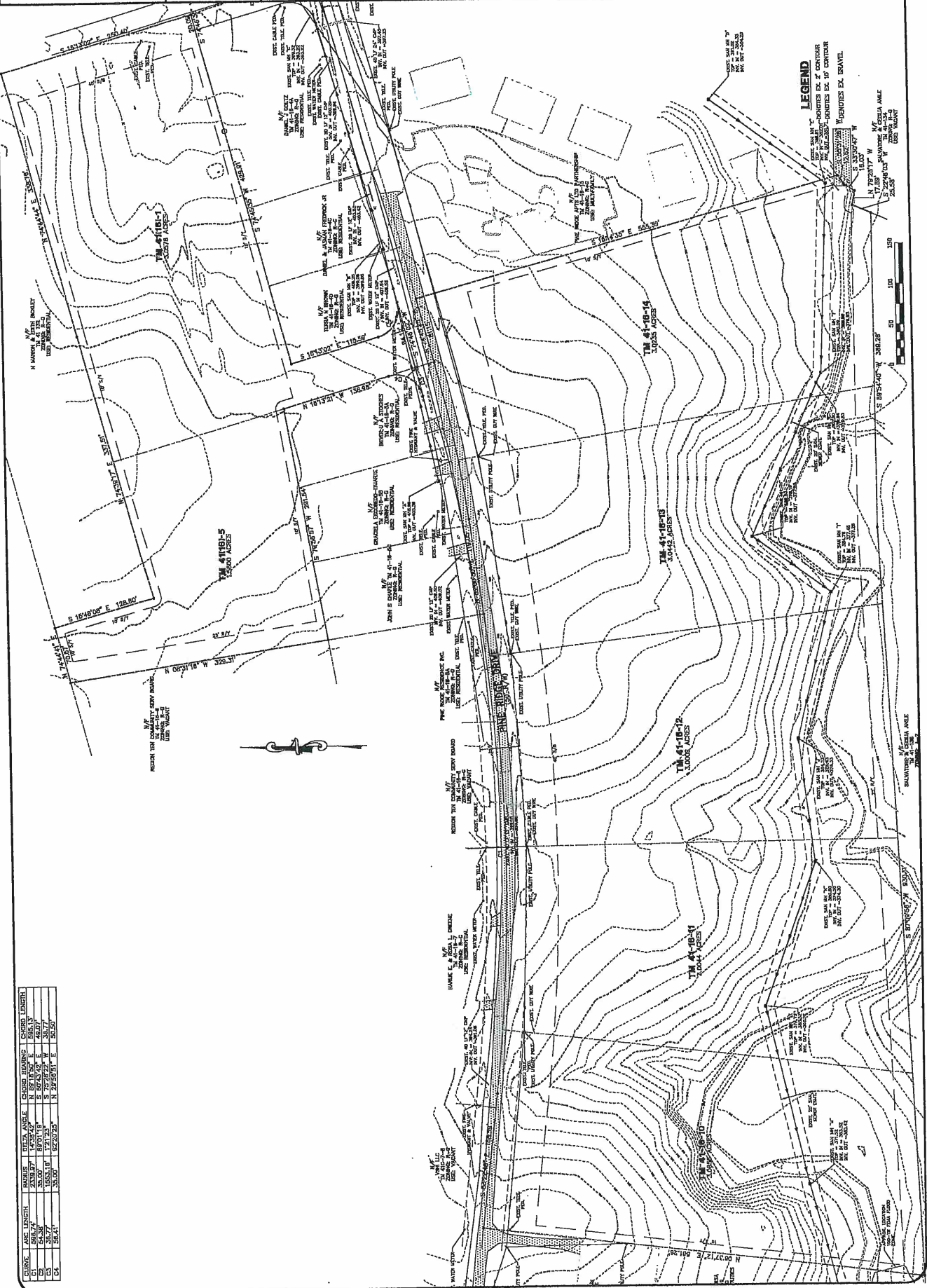
W W WEBB
ENGINEERS - SURVEYORS - LAND PLANNERS

1103 ROWAN DRIVE, SUITE 108, FREDERICKSBURG, VA 22408
PHONE (540) 711-1208 FAX (540) 711-6850

REVISION BLOCK

NO.	DATE	DESCRIPTION	BY



CHORD	ARC LENGTH	ANGLE	BETA ANGLE	CHORD BEARING	CHORD LENGTH
C1	50.71	239.87	153.42	N 85°16'50" E	50.71
C2	54.59	335.71	171.13	S 29°22'42" W	54.59
C3	55.00	52.0725	28.2451	N 28°45'51" E	55.00

TAX MAPS 41-16-10,11,12,13,14
GENERALIZED DEVELOPMENT PLAN
TOWN OF LOUISA, VIRGINIA

JUNE 15, 2024

DATE: JUNE 15, 2024

BY: W W WEBB & ASSOCIATES, PLLC

11805 BOKMAN DRIVE SUITE 100, FREDERICKSBURG, VA 23008
PHONE: (540) 371-1200 FAX: (540) 371-6850
WWW.WWWEBB.COM



REVISION BLOCK

DATE	DESCRIPTION	BY

GENERALIZED DEVELOPMENT PLAN

3

9 23

11805 BOKMAN DRIVE SUITE 100, FREDERICKSBURG, VA 23008

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OWNER	ACRES	USABLE AREA	REQUIRED OPEN SPACE	CHORUS RESERVE
1	16.700	14,224.10	1,422.41	0.60
2	15.437	13,101.57	1,310.16	0.57
3	19.789	16,725.25	1,672.53	0.85
4	7.917	6,718.00	671.80	0.35
5	3.761	3,204.00	320.40	0.17

OPEN SPACE CALCULATIONS

- 1) SITE AREA 16.700 ACRES
- 2) OPEN SPACE REQUIRED (20%) = 3,340.00 ACRES
- 3) OPEN SPACE PROVIDED = 14,224.10 ACRES
- 4) MINIMUM USABLE AREA REQUIRED (50%) = 7,112.00 ACRES
- 5) USABLE AREA PROVIDED = 1,000.00 ACRES



OPEN SPACE PLAN
SCALE 1/8"=1'-0"



1 - DENOTES OPEN SPACE

2 - DENOTES PAVEMENT

3 - DENOTES EX. GRAVEL

4 - DENOTES PROP. CONCRETE

5 - DENOTES PROP. WEARING

6 - DENOTES EX. ASPHALT

7 - DENOTES EX. SAND

8 - DENOTES EX. DIRT

9 - DENOTES EX. GRAVEL

10 - DENOTES EX. ASPHALT

11 - DENOTES EX. SAND

12 - DENOTES EX. DIRT

13 - DENOTES EX. GRAVEL

14 - DENOTES EX. ASPHALT

15 - DENOTES EX. SAND

16 - DENOTES EX. DIRT

17 - DENOTES EX. GRAVEL

18 - DENOTES EX. ASPHALT

19 - DENOTES EX. SAND

20 - DENOTES EX. DIRT

21 - DENOTES EX. GRAVEL

22 - DENOTES EX. ASPHALT

23 - DENOTES EX. SAND

24 - DENOTES EX. DIRT

25 - DENOTES EX. GRAVEL

26 - DENOTES EX. ASPHALT

27 - DENOTES EX. SAND

28 - DENOTES EX. DIRT

29 - DENOTES EX. GRAVEL

30 - DENOTES EX. ASPHALT

TOWN OF LOUISA, VIRGINIA
GENERALIZED DEVELOPMENT PLAN
TAX MAPS 41-16-10,11,12,13,14

JUNE 15, 2024

DATE: JUNE 15, 2024

BY: W W WEBB & ASSOCIATES, PLLC

11805 BOKMAN DRIVE SUITE 100, FREDERICKSBURG, VA 23008

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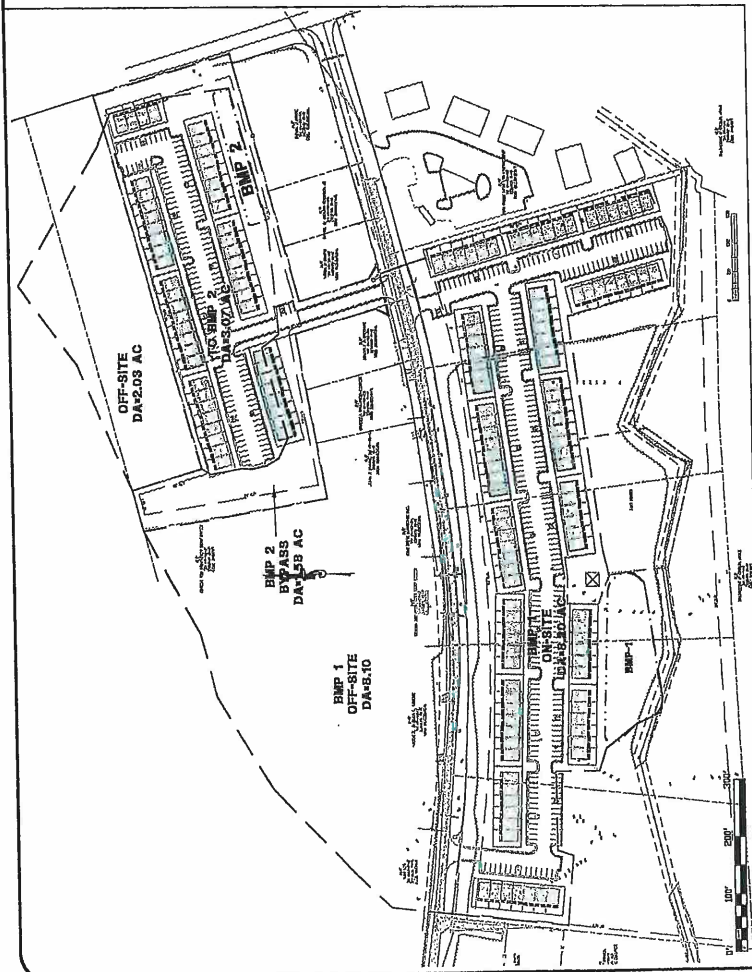
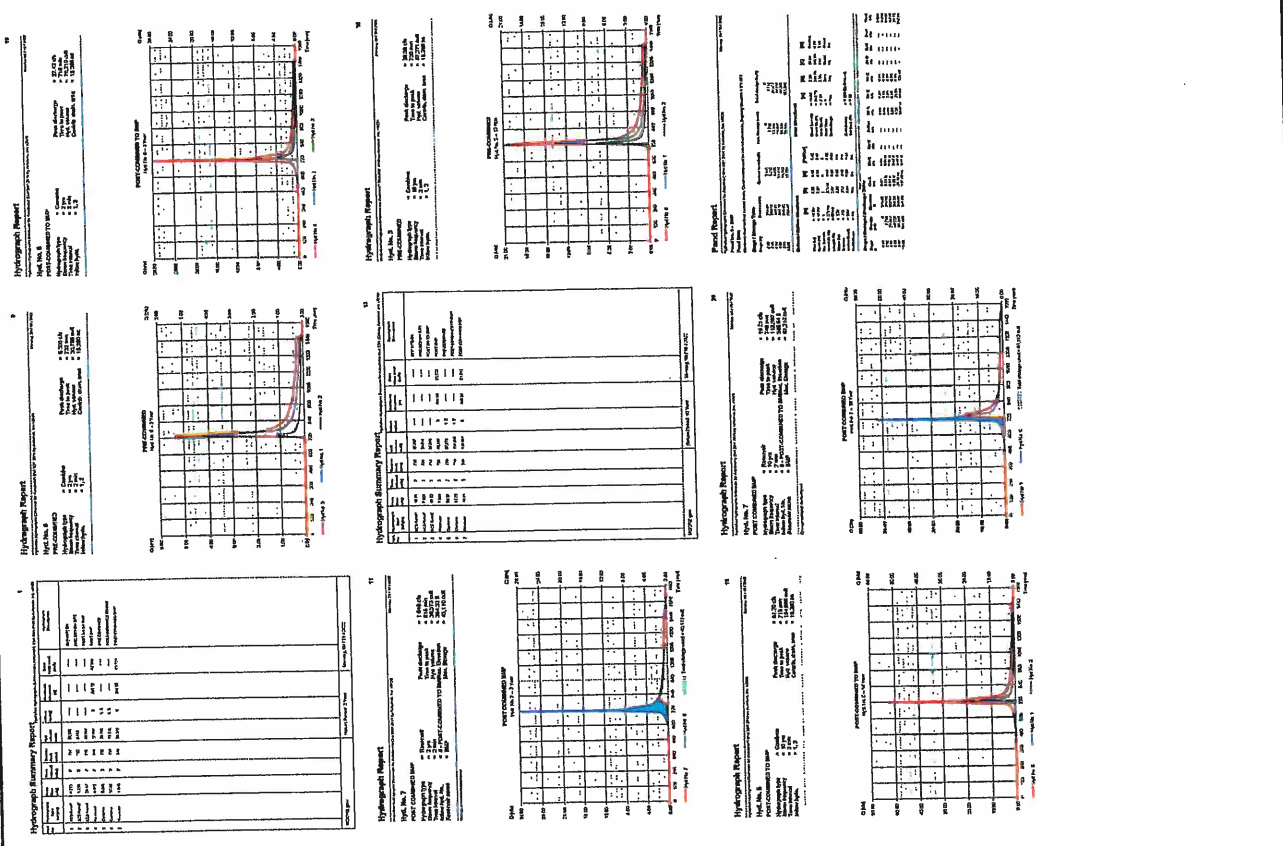
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SWN NARRATIVE
 STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH STATE AND LOCAL SWM REQUIREMENTS. A DETENTION DISCHARGE RATE FOR THE 2 AND 10 YEAR SWN DESIGN EVENTS TO REDUCE THE POST-DEVELOPMENT PEAK STORMWATER DISCHARGE RATES FOR THE 2 AND 10 YEAR SWN DESIGN EVENTS TO BELOW THE PRE-DEVELOPMENT DRAINAGE AREA IS INDICATED ON THIS SHEET AND INCLUDES AN OFF-SITE AREA WHICH DRAINS TO THE SITE. SWM SHALL BE DESIGNED TO COLLECT AND STORE RUNOFF USING HYDRAULIC EXTENSION SOFTWARE FOR AUTODESK CIVIL 3D 2019. THE HYDROGRAPH REPORTS AND DETENTION BASIN DESIGN PLAN SHOWING THE RESULTING REDUCTIONS OF THE PRE AND POST 1, 2, AND 10 YEAR RUNOFF DISCHARGE RATES SHOWING THE RESULTING REDUCTIONS.

STORMWATER SUMMARY

Peak Runoff	1 Year Flow (cfs)	2 Year Flow (cfs)	10 Year Flow (cfs)
Pre-Development	0.22	3.51	16.01
Post-Development	0.026	2.65	16.01

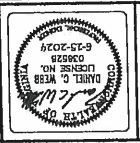
Where: $Q_{pre} \leq Q_{post} \left(\frac{V_{det}}{V_{pre}} \right)^{1/3}$

ENERGY BALANCE EQUATION

Where: Q_{pre} (ft³/sec) = 0.22 cfs
 V_{det} = 381 f
 V_{pre} = 4000 f
 IF = N/A
 Q_{post} = 0.026 cfs (0.22 * (381/4000))
 0.026 cfs = 0.026 cfs

ENERGY BALANCE EQUATION IS SATISFIED

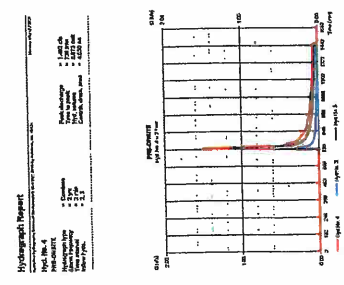
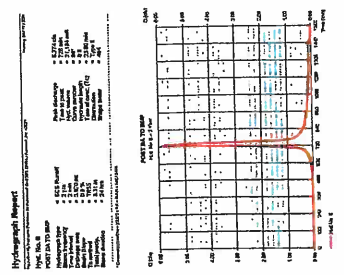
DATE	DESCRIPTION	BY



W.W. Webb & Associates, PLLC
 DESIGNING ENGINEERING ARCHITECTURE
 11805 ROMAN DRIVE, SUITE 108, FREDERICKSBURG, VA 22408
 FAX (540) 771-1788

BMP 2 STORMWATER MANAGEMENT CALC'S
TAX MAPS 41-16-10, 11, 12, 13, 14
GENERALIZED DEVELOPMENT PLAN
 TOWN OF LOUISA, VIRGINIA

DATE	JUNE 15, 2023
SCALE	AS SHOWN
DESIGNED BY	DCW
CHECKED BY	DCW
PROJECT NO.	230000000
DRAWING NO.	230000000
SHEET NO.	9
TOTAL SHEETS	21

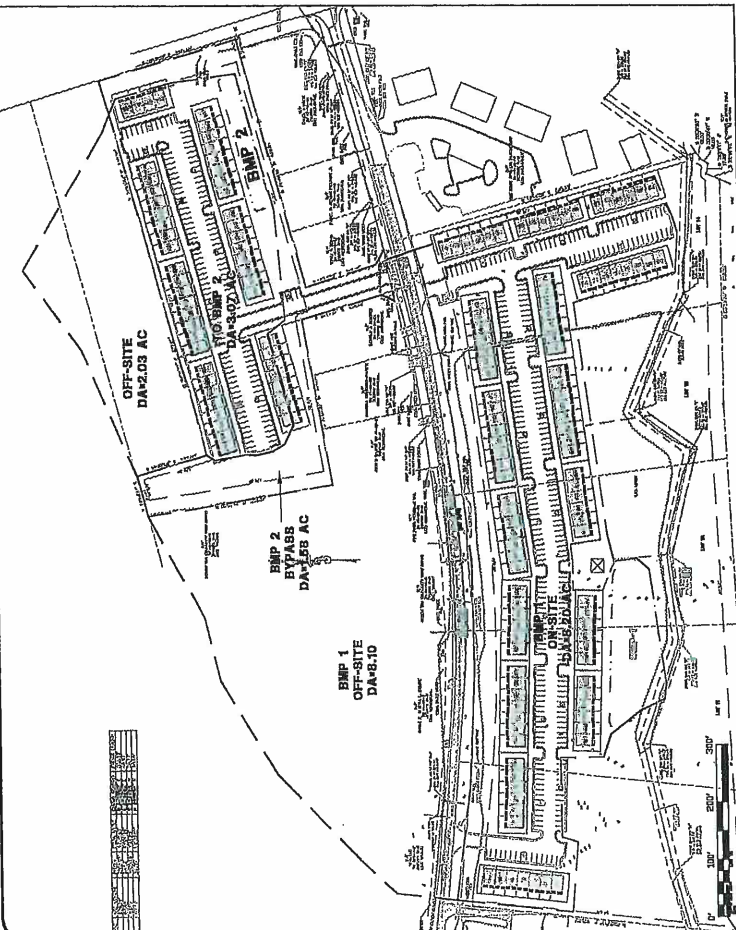
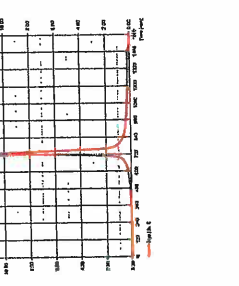
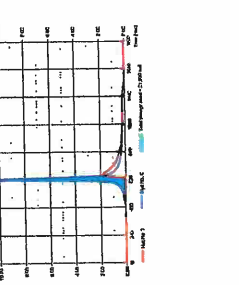
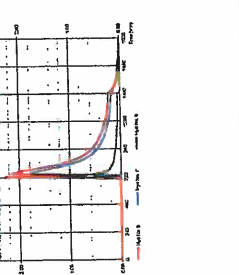
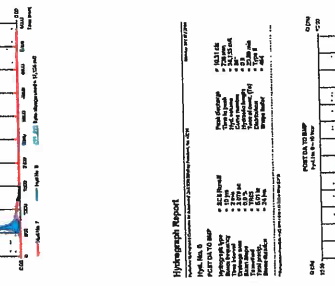
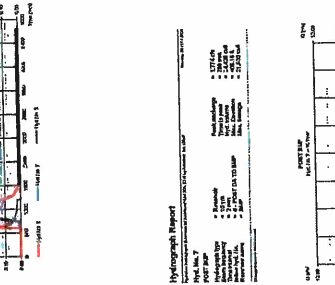
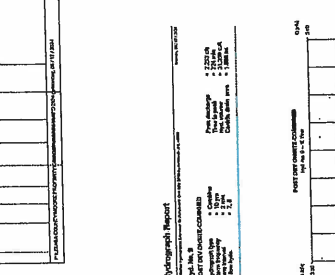
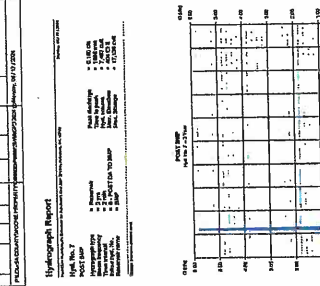
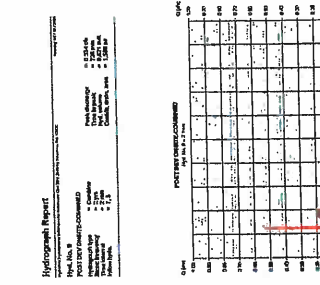


Hydrograph Summary Report

Runoff	Peak	Time to Peak	Time to Base	Base	Volume
1	2.222	1.12	1.12	0.000	0.000
2	2.222	1.12	1.12	0.000	0.000
3	2.222	1.12	1.12	0.000	0.000
4	2.222	1.12	1.12	0.000	0.000
5	2.222	1.12	1.12	0.000	0.000
6	2.222	1.12	1.12	0.000	0.000
7	2.222	1.12	1.12	0.000	0.000
8	2.222	1.12	1.12	0.000	0.000
9	2.222	1.12	1.12	0.000	0.000
10	2.222	1.12	1.12	0.000	0.000

Hydrograph Summary Report

Runoff	Peak	Time to Peak	Time to Base	Base	Volume
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9	2.222	1.12	1.12	0.000	0.000
10	2.222	1.12	1.12	0.000	0.000



POST-DEVELOPMENT DRAINAGE AREA

SCALE: 1"=100'

SWN NARRATIVE

STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS. THE POST-DEVELOPMENT PEAK DISCHARGE HAS BEEN DESIGNED TO BE LESS THAN THE PRE-DEVELOPMENT PEAK DISCHARGE TO REDUCE THE RISK OF FLOODING. THE 1-YEAR STORM HAS BEEN REDUCED IN ACCORDANCE WITH THE ENERGY STORAGE DESIGN AND INCLUDES AN OFF-SITE AREA WHICH DRAINS TO THE SITE. OTHER DESIGN ELEMENTS TO REDUCE THE PRE- AND POST-DEVELOPMENT PEAK DISCHARGES HAVE BEEN INCLUDED IN THIS SHEET. BELOW IS A SUMMARY OF THE PRE AND POST 1-YEAR AND 10-YEAR PEAK RUNOFF DISCHARGE VALUES SHOWING THE REDUCING REDUNDANCY.

Runoff	Peak	Time to Peak	Time to Base	Base	Volume
1	2.222	1.12	1.12	0.000	0.000
2	2.222	1.12	1.12	0.000	0.000
3	2.222	1.12	1.12	0.000	0.000
4	2.222	1.12	1.12	0.000	0.000
5	2.222	1.12	1.12	0.000	0.000
6	2.222	1.12	1.12	0.000	0.000
7	2.222	1.12	1.12	0.000	0.000
8	2.222	1.12	1.12	0.000	0.000
9	2.222	1.12	1.12	0.000	0.000
10	2.222	1.12	1.12	0.000	0.000

ENERGY BALANCE EQUATION

$$Q_{\text{post}} \leq Q_{\text{pre}} \left(\frac{V_{\text{pre}}}{V_{\text{post}}} \right) (1 + Q_{\text{pre}} - Q_{\text{post}})$$

Where:
 Q_{pre} = 0.08 cfs
 Q_{post} = 3.065 cfs
 V_{pre} = 4.036 cfs-hr
 V_{post} = 0.0 (for substandard areas)

$Q_{\text{post}} = 0.215$ (0.08 cfs / 0.371) (1 + 0.08 - 0.215)
 $Q_{\text{post}} = 0.215$ cfs

ENERGY BALANCE EQUATION IS SATISFIED

11008 ROYAL DRIVE, SUITE 108
 FREDERICKSBURG, VA 22408
 FAX (540)711-4850

W W WEBB & ASSOCIATES, PLLC
 PROFESSIONAL ENGINEERING AND ARCHITECTURE
 LICENSE NO. 45183
 LICENSE EXPIRES 12/31/2018

DATE: JUNE 15, 2018
 DRAWN BY: ASL/SHD/JRW
 CHECKED BY: DCM/SPJ
 DESIGNED BY: DCM/SPJ
 SCALE: 2400/600
 PROJECT NO.: 24000502P
 SHEET NO.: 6 OF 6

TUNN LANE ANALYSIS

TAX MAPS 41-16-10,11,12,13,14
 TOWN OF LOUISA, VIRGINIA

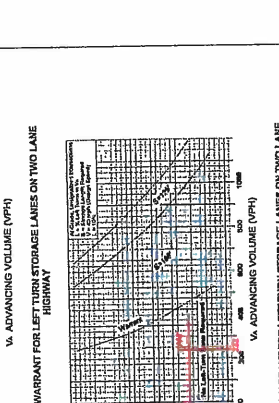
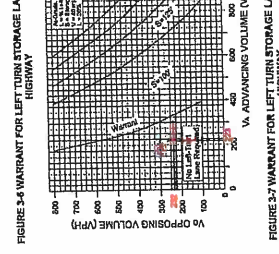
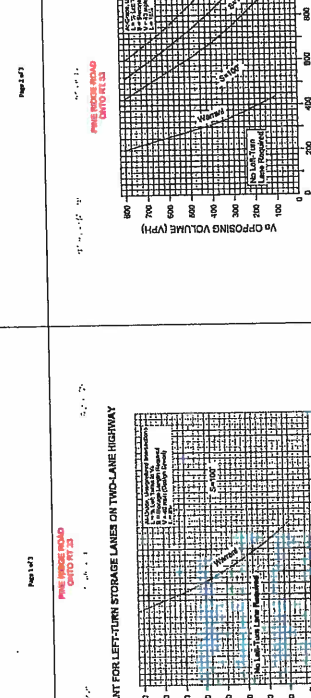
DATE	DESCRIPTION	BY

REVISION

1. 06/15/18
 2. 06/15/18
 3. 06/15/18
 4. 06/15/18
 5. 06/15/18

TUNN LANE ANALYSIS

PROJECT NO.: 24000502P
 DATE: 06/15/18
 DRAWN BY: ASL/SHD/JRW
 CHECKED BY: DCM/SPJ
 DESIGNED BY: DCM/SPJ
 SCALE: 2400/600



LEFT TURN LANE ANALYSIS

Project: 24000502P
 Date: 06/15/18
 Design: DCM/SPJ
 Check: DCM/SPJ
 Scale: 2400/600

Item	Value	Description
1.00	13.87	13.87 X 2.5 = 34.68
1.00	13.87	13.87 X 2.5 = 34.68
1.00	13.87	13.87 X 2.5 = 34.68
1.00	13.87	13.87 X 2.5 = 34.68

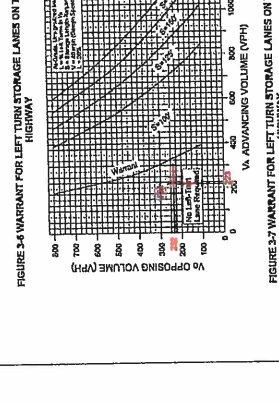
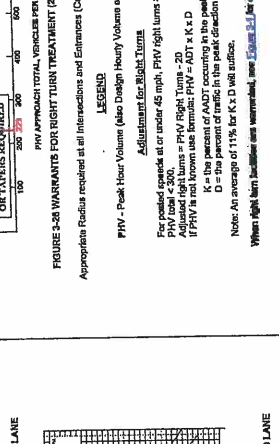
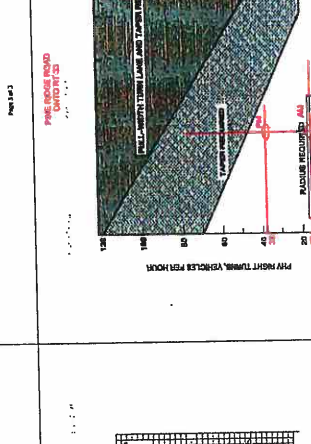
Use: 100% of ADT from 2008 traffic counts. See Exhibit 1 for details.
 Note: All values are based on 2008 traffic counts. See Exhibit 1 for details.

RIGHT TURN LANE ANALYSIS

Project: 24000502P
 Date: 06/15/18
 Design: DCM/SPJ
 Check: DCM/SPJ
 Scale: 2400/600

Item	Value	Description
1.00	13.87	13.87 X 2.5 = 34.68
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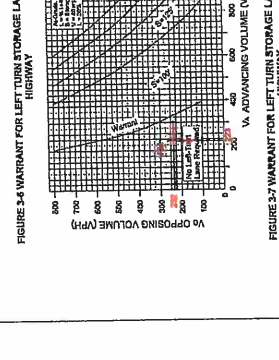
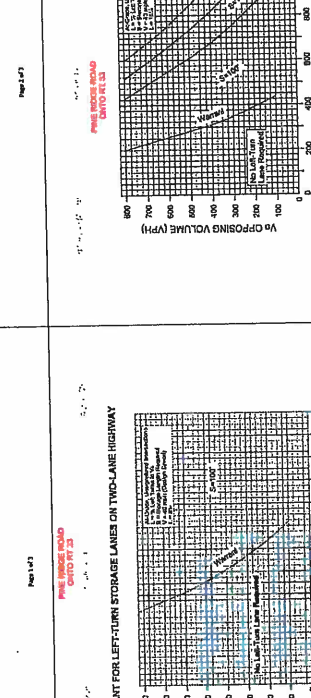
Use: 100% of ADT from 2008 traffic counts. See Exhibit 1 for details.
 Note: All values are based on 2008 traffic counts. See Exhibit 1 for details.



WARRANT FOR LEFT-TURN STORAGE LANES ON TWO-LANE HIGHWAY

VA ADVANCING VOLUME (VPH) vs V/O OPPOSING VOLUME (VPH)

VA ADVANCING VOLUME (VPH) vs V/O OPPOSING VOLUME (VPH)



RIGHT TURN LANE ANALYSIS

Project: 24000502P
 Date: 06/15/18
 Design: DCM/SPJ
 Check: DCM/SPJ
 Scale: 2400/600

Item	Value	Description
1.00	13.87	13.87 X 2.5 = 34.68
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1.00	13.87	13.87 X 2.5 = 34.68

Use: 100% of ADT from 2008 traffic counts. See Exhibit 1 for details.
 Note: All values are based on 2008 traffic counts. See Exhibit 1 for details.

LEFT TURN LANE ANALYSIS

Project: 24000502P
 Date: 06/15/18
 Design: DCM/SPJ
 Check: DCM/SPJ
 Scale: 2400/600

Item	Value	Description
1.00	13.87	13.87 X 2.5 = 34.68
1.00	13.87	13.87 X 2.5 = 34.68
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1.00	13.87	13.87 X 2.5 = 34.68

Use: 100% of ADT from 2008 traffic counts. See Exhibit 1 for details.
 Note: All values are based on 2008 traffic counts. See Exhibit 1 for details.

CODE OF DEVELOPMENT
FOR
PINE RIDGE PROPERTIES

TMP 41-16-1, TM 41-16-5, TM 41-16-10, TM 41-16-11,
TM 41-16-12, TM 41-16-13, TM 41-16-14- NO ADDRESS
CURRENT ZONING: RG – RESIDENTIAL GENERAL

PROPOSED ZONING
PUD- PLANNED UNIT DEVELOPMENT

DATE
June 24, 2024

NARRATIVE

This Rezoning Application is to change the zoning district of Tax Map 41, Parcel 16-1, Tax Map 41, Parcel 16-5, Tax Map 41, Parcel 16-10, Tax Map 41 Parcel 16-11, Tax Map 41, Parcel 16-12, Tax Map 41, Parcel 16-13, Tax Map 41, Parcel 16- to Planned Unit Development (PUD). The total area of the two parcels is 19.7958 acres. The Master Plan shows the development will consist of a 19.7958 acres multi-family residential block. Given the fact that these parcels are currently zoned residential general with a CUP for multifamily including townhomes and apartments, it was intentionally decided to not add commercial uses as the surrounding areas are focused on residential not commercial uses. The focus will be to increase residents of the town to support the commercial uses that are currently present instead of injecting competition to existing commercial uses.

This development will connect to the existing Pine Ridge Drive, State Route 1046 which intersects with Route 33. If the Timber Oaks development is ever completed, Pine Ridge Drive will then connect to Sift Fox Lane, which is designed to intersect with Route 33, thereby providing connectivity to Route 33 through two points of access. This will provide better access for emergency vehicles as well as distribution of vehicular traffic.

No public roads will be constructed and dedicated as part of this project as the properties all front on Pine Ridge Drive. Monument signage for the development will be approved during the site plan process.

The Conceptual Plan shows 159 townhome lots. The final alignment of the parking lots for the townhome lots may vary from what is shown in order to accommodate topography, layout, and utility access.

The Master Plan also shows a total of 1 acre of reserved Open Space located throughout the development and several other acres of unreserved open space and buffering. These Open Spaces may include amenities such as a park, playground, dog park, and tree preservation areas. The Open Space area will be 56.7% of the total development. The total area for amenities will be 5.05% of the total development.

All residential units will be served by public water and sewer.

At this time, it is anticipated that the project will be constructed in two phases, with one phase being all units on the north side of the Pine Ridge Drive and the other phase being on the south side of pine ridge drive. The order of the phases will be determined at a future date.

Architectural Guidelines

A Homeowners Association (HOA) shall be established and shall include an Architectural Review Board that will approve all townhome designs. This will ensure that the townhomes shall have materials and colors that are consistent throughout this neighborhood as well as the surrounding neighborhoods. The HOA Covenants and Restrictions shall include guidelines for minimum floor space, exterior finishes and colors, asphalt parking, and landscaping.

Adjacent Property Owners

TMP	Owner	Owner Address
41 16 4C	Daniel Frederick Jasman & Rebecca Lynn Jasman	102 Pine Ridge Drive, Louisa, Virginia 23093
41 16 4D	Terra N. Brown	104 Pine Ridge Drive, Louisa, Virginia 23093
41 16 5A	Beverly A. Stotches	106 Pine Ridge Drive, Louisa, Virginia 23093
41 132	N. Marion Bickley & Edith Bickley	146 Jefferson Highway, Louisa, Virginia 23093
41 16 4A	Daniel J. Goetz	98 Pine Ridge Drive, Louisa, Virginia 23093
41 16 5B	Graciela Escobedo-Ituarte & Ana M. Lopez	108 Pine Ridge Drive, Louisa, Virginia 23093
41 16 5C	John S. Shafee & Megan L. Nester	110 Pine Ridge Drive, Louisa, Virginia 23093
41 131	Kimberly A. Kelly-Wagner	144 Jefferson Highway, Louisa Virginia 23093
41 16 6	Region Ten Community Services Board, Inc.	502 Old Lynchburg Road, Charlottesville, Virginia 22903
41 16 7	Harlie E. Greene & Rosa Greene	114 Pine Ridge Drive, Louisa, Virginia 23093
41 16 9	Town of Louisa	PO Box 531, Louisa, Virginia 23093
41 136	Salvatore Anile & Cecilia Anile	4418 Davis Highway, Louisa, Virginia 23093
41 134	Salvatore Anile & Cecilia Anile	4418 Davis Highway, Louisa, Virginia 23093
41 16 6A	Pine Ridge Residence, Inc.	502 Old Lynchburg Road, Charlottesville, Virginia 22903
41 16 15	Pine Ridge Apts LTD Partnership C/O T M Associates, Inc.	1375 Piccard Drive, Suite #105, Rockville, MD 20850
41C 7 B	VSHI, LLC	1080 Hemlock Creek Court, Earlysville, Va 22936
41 7 3A	Miller Custom Homes, Inc.	4224 Courthouse Road, Louisa, Virginia 23093
41 7 3	Miller Custom Homes, Inc.	4224 Courthouse Road, Louisa, Virginia 23093

Table of Permitted Uses:

("BR" = By-Right, "SP" = "Special Use Permit", "N" = Not Permitted)	
<u>Use</u>	Residential Project
<u>Residential</u>	
Single Family Detached	N
Duplexes	N
Townhomes	BR
Apartments	N
<u>Non-Residential</u>	
Banks and Office Buildings	N
Barber shops & Beauty Parlors	N
Retails Stores	N
Neighborhood Grocery Stores & Drug stores	N
Restaurants & Coffee Shops	N
Motor vehicle service and maintenance	N

Allowable Residential Density

	Project	Total Units
Maximum Allowable Residential Units	159	159
Minimum Non-Residential Use Goss Floor Area	NA	NA
Maximum Non-Residential Use Goss Floor Area	N/A	N/A

Maximum allowable Density = 15 dwelling units per acre

Maximum proposed density = 159 dwellings/19.781 acres = 8.03 dwelling unites per acre

Open Space & Amenities

	Open Space Area	Amenities	Amenity Area (Acres)
Open Space A	7.9172 Acres	Open space Preservation & Useable Area Passive/Active Recreational Activity	1.00 Acres
Open space B	1.4401 Acres	Open space Preservation	0.00 Acres
Open Space C	1.8775 Acres	Open space Preservation & Useable Area Passive/Active Recreational Activity	0.00 Acres
Total	11.2348 Acres		1.00 Acres

Notes:

1. Total area of property is 19.781 acres
2. Total area of Open Space is 11.2348 Acres (56.7%)
3. Total area of development is 8.5462 Acres (43.3%)
4. All open space and Amenities shall be owned and maintained by the HOA

Development area Summary:

Residential Use	8.5462 Acres
<u>Open Space</u>	<u>11.2348 Acres</u>
Total	9.781 Acres

Lot & Building Height Regulations

<u>Building Height, Setback, Lot Areas, & Parking</u>	
	Residential Project
<u>Building Height</u>	
Maximum Stories (Not including a basement)	3
Maximum Height (Not including basement)	60'
<u>Setbacks for Primary Structures</u>	
Front	10'
Side	None
Rear	10'
<u>Setbacks for Accessory Structures</u>	
Front	5'
Side	5'
Rear	5'
<u>Residential Lot Areas</u>	
Minimum Lot Areas	None
<u>Residential Lot Frontage</u>	
Minimum Lot Frontage	None

Notes:

1. Yards located at the perimeter of the PUD district shall conform to the setback requirements of the PUD.
2. Covered porches, balconies, chimneys, eaves, awnings, and like architectural features may extend no more than four feet (4') into any setback and must be at least five feet (5') from any lot line.
3. Off-Street Parking shall comply with Town of Louisa Code §165-11(b).

The Town of Louisa, Virginia

Incorporated 1873

212 Fredericksburg Avenue
P.O. Box 531
Louisa, Virginia 23093



Phone: (540) 967-1400
Fax: (540) 967-9580
www.louisatown.org

Town Council
R. Garland Nuckols, Mayor
Jessica Lassiter, Vice Mayor
A. Daniel Carter, Councilman
John J. Purcell, IV, Councilman
Sylvia L. Rigsby, Councilwoman
Vicky A. Harte, Councilwoman

Planning Commission
A. Carter Cooke, Chairman
Maxine Butcher, Vice Chair
Veronica Saxton, Commission Member
E. Cochran Garnett, Commission Member
John J. Purcell, IV, Commission Member

August 1, 2024

Sample letter

Regarding: A Planned Use Development (PUD) and Rezoning application – PUD-2024-01 – for Pine Ridge Properties, and Required Notice for Public Hearing

To Whom it May Concern,

The **Louisa Town Council** will hold a Public Hearing at 6:00 PM on Tuesday, August 20, 2024, at 212 Fredericksburg Avenue, Louisa, Virginia to consider the following item:

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

Your property is adjacent/across the street to the property being considered for this Planned Unit Development within the Town of Louisa. This notification is in accordance with Section 15.2-2204 of the Code of Virginia. Your participation in the Public Hearing is not required.

Comments will be heard in person during the public hearing. Comments can also be submitted prior to the meeting by calling our office at (540) 967-1400, email at info@louisatown.org or mail to P.O. Box 531, Louisa, Virginia 23093. Complete copies of the Planned Unit Development application are available at Louisa Town Hall. Requests for mailed or e-mailed copies will be honored. The Town of Louisa will place any written or oral comments received in the record of this permit. Questions should be directed to Liz Nelson, Town Manager – Monday through Friday, or Paul Snyder, Zoning Administrator – Tuesday through Thursday at (540) 967-1400 between the hours of 8:30am and 5:00pm. If special accommodation is needed to participate, please contact our office the day prior to the Public Hearing.

Respectfully,

Paul Snyder, Zoning Administrator



Draft Planning Commission Meeting Minutes July 29, 2024



Planning Commission Meeting Minutes
Town of Louisa Planning Commission's Regularly Scheduled Meeting
Monday, July 29, 2024 at 5:00pm

Commission Members in Attendance:

Chairman A. Carter Cooke (arrived at 5:13pm); Cochran Garnett; Veronica Saxton; and John J. Purcell, IV

Commission Members Absent:

Maxine Ryan

Additional Attendees:

Liz Nelson, Town Manager; Paul Snyder, Project Manager; Timothy Miller, Meridian Planning Group; Steve Curry, East Coast Excavation, Kelsey Schlein, Shimp Engineering; R. T. "Torrey" Williams, Pine Ridge Properties; Vicky Harte, 311 Club Road; Nancy Woolfolk, 578 Bloomington Lane, Louisa County; Daniel Goetz, 98 Pine Ridge Drive; Victor Jenkins, 128 Woodger Circle; Byron Mehlhaff, 303 Club Road; John Gibson, 115 West Main Street.

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

5:01 pm Convene Meeting

Approval of Previous Meeting Minutes – January 29, 2024

After review of the January 29, 2024 Planning Commission Meeting Minutes, a motion to approve was made by Mrs. Garnett and was seconded by Mrs. Saxton. The motion carried by unanimous vote (3-0).

Public Hearing

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

A Public Hearing for ZP 2024-07 as outlined above was opened at 5:05 pm by the Commission

Presentation - Timothy Miller, Timber Oaks/Quigley Properties of Charlottesville

Mr. Miller presented an overview of the application to the Commission as outlined in the provided narrative and conceptual plan. He stated that the idea behind the plan was to improve the last zoning approval with changes based on housing demands as well as the concerns of the Commission/Council. The changes increase green/open space, leaving more vegetation undisturbed, allow a lower traffic flow on Pine ridge Drive and increase stormwater management to have a lower impact on surrounding water channels. The proffer from the first approval will remain in place which will give no ingress/egress to the property through Barnstormer Circle. Mr. Miller stated that the plans neighborhood model would enhance the community with both residential and commercial qualities and the plan offers many amenities to its residents, such as a clubhouse.

Public Comment

Liz Nelson, Town Manager read comments that were received prior to the meeting. Harlie Greene, 114 Pine Ridge Drive called and voiced his concerns about the increased traffic on both Pine Ridge Drive and state route 33. He has concerns about the lack of a turn lane at the route 33 entrance as well. He also wanted to insure that vegetative buffers were to remain around his property

Vicky Harte, 311 Club Road expressed concerns about the impact growth will have on Louisa County Public Schools and emergency services in Louisa County. She discussed the current traffic issues with the Town and how this would impact traffic on state route 33. She discussed the stormwater associated with construction of the development and the impact it will have on existing citizens, streams, and wetlands. She discussed at length the issues she currently has at her residence with standing water and the creek behind her home.

Nancy Woolfolk, 578 Bloomington Lane, Louisa County stated that she lived on Beaver Creek Farm in Louisa County, and this was the third time she and/or her family had been before the Commission/Council about the stormwater issue. She stated they "get all the water from Town," and her property has seen the impact since 1990, and it continues to get worse. They are constantly working on their property due to the effects of Town development.

Daniel Goetz, 98 Pine Ridge Drive expressed his lack of knowledge about the projects and the impact that this and other developments will have on Pine Ridge Drive. He emphasized his concerns about existing drainage, stormwater runoff, and supply/demand for water and sewer with the growing population. He also wants the Commission to address the traffic and review the study once complete,

Victor Jenkins, 128 Woodger Circle started his concerns about the lack of an additional grocer in Town . He also has concerns about the traffic on state route 33 and inquired about the commercial development within the project.

Byron Mehlhaff, 303 Club Road reiterated the stormwater issues and the creeks that have flooded since 1990. Mr. Mehlhaff stated that more rooftops, concrete and pavement would only make these issues worse.

The Public Hearing was closed at 5:26 pm.

Mrs. Nelson informed the Commission that Mr. Williams had been held up at work and if they wished to move his Public Hearing to later on the agenda they could open Public Hearing for SUP-2024-02. All agreed, including the applicant, and the agenda was amended.

Public Hearing

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

A Public Hearing for SUP 2024-02 as outlined above was opened at 5:27 pm by Chairman A. Carter Cooke

Presentation - Steve Curry, East Coast Excavation and Kelsey Schlein, Shimp Engineering

Mr. Curry presented a brief overview of the application to the Commission as outlined in the provided narrative and conceptual plan. Ms. Schlein assisted in the presentation by outlining the improvements in the development plan and stated that it was a great use of the property, while it is zoned commercial, it would help with the housing need and seemed to be consistent with the Town's Comprehensive Plan.

Public Comment

Vicky Harte, 311 Club Road again expressed concerns about the impact growth will have on Louisa County Public Schools and emergency services in Louisa County. She discussed the stormwater associated with construction of the development and the impact it will have on existing citizens, streams, and wetlands. While this development is up stream, it all empties into channels in Tanyard County Club. She expressed her concerns about developments with larger density and the lack of single-family homes.

Nancy Woolfolk, 578 Bloomington Lane, Louisa County stated that she wanted to again refer to her previous comments, and that every rooftop, every improvement caused damage to her property. Mrs. Woolfolk shared pictures of the water damage to the entrance of her property and stated that it often limits ingress and egress during heavy rain events.

John Gibson, 115 West Main Street stated that he was making a comment on behalf of his client, Spring Oak Assisted Living. He expressed his concerns over the lack of an easement to allow ingress/egress to the proposed development, stating that it did not exist. He followed with the fact that this would create too much traffic through a facility that was not a nursing home, but an assisted living facility that allowed 27 residents to walk the property freely. He stated that the plan should not be approved for 42 multifamily residences on a five-acre parcel, and the plan had no details concerning the stormwater plan or addressing the issues currently facing the Town. He concluded that it would be irresponsible to approve the plan due to the ingress/egress issues and the safety concerns of those living in the assisted living facility. Approval would result in the

Commission/Council having “blood on their hands” if anything happened for overlooking the issues presented.

Mr. Curry asked if he could address the comments made by Mr. Gibson and was told he would have the opportunity later in the discussion/action section of the agenda.

The Public Hearing was closed at 5:40 pm.

Public Hearing

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

Presentation - R. T. “Torrey” Williams, Pine Ridge Properties

Mr. Williams presented an overview of the application to the Commission as outlined in the provided narrative and conceptual plan. He gave a history of the initial approval of the SUP on the property and noted the many changes that had been made to enhance the project. The SUP was being amended to a PUD, adding 5 acres of property to the development across Pine Ridge Drive. There is more dedicated open space in the project, 5.93 acres is required by code and 11.23 acres would remain open and undistributed. The project includes a 1-acre common area and he, with his partners had gone above and beyond with the stormwater management plan. He stated that most of the water issues associated with Tanyard are not directly related to the Pine Ridge area, but from the 208-connector contributing to the creek upstream. He stressed the fact that they want to be good neighbors and have listened to the concerns of the Commission, Council, and citizens to make the best design possible.

Public Comment

Liz Nelson, Town Manager read comments that were received in writing prior to the meeting from Kate Straley, 223 Fairway Drive and Dan Jasman, 102 Pine Ridge Drive. Copies were distributed to the Commission.

Vicky Harte, 311 Club Road again expressed concerns about the impact growth will have on Louisa County Public Schools and emergency services in Louisa County. She acknowledged that Mr. William was correct about the contributions to the water channels in Tanyard and agreed that the 208 connector and Countryside were an issue as well as the construction/improvements that VDOT made to redirect stormwater to Town. She again discussed the stormwater issues at her residence.

Nancy Woolfolk, 578 Bloomington Lane, Louisa County stated that she wanted to again refer to her previous comments, saying “we all get it!”. Mrs. Woolfolk shared pictures from the 2018 storm and the impact the event had on her property.

Daniel Goetz, 98 Pine Ridge Drive addressed the zoning scheme in the Town and the importance of exceptions to these schemes not making a negative impact, He roughly did the math and stated that 157 units would easily add 75 cars to the small and unpaved Pine Ridge Drive, and this did not include the development across the road. He believes that traffic on Pine Ridge Drive will create issues for current and new residents and there is a need for a turn lane to access the road. He also commented on existing wells in the area and the impact that will have on springs and the wetland area near the development.

The Public Hearing was closed at 5:59 pm.

Commission’s Comments and Recommendation

After the public hearings, the following discussion and actions were taken;

1. ZP-2024-07

Mr. Purcell commented on the evaluation of stormwater and open space and the improvements that had been made to the plan from the approval in 2022. Mr. Snyder reiterated the proffers associated with the project that included that there would be no ingress/egress by way of the deeded right of way on Barnstormer Circle. Mrs. Saxton also commented on the plan improvements from 2022 with increased stormwater management and plan design to designate more open space. Mr. Miller stated that they had done all they could to address any concerns of the Town. Mr. Purcell questioned the emergency access between the two parcels that would only be used for emergency services. Mr. Miller stated that it would all meet fire code and a gate with a knock box would be installed. All of the commission were concerned with the number of apartments in the current plan as opposed to the more mixed-use concept in the original. Mr. Miller stated that this was changed to meet the market requirement per numerous studies for the Louisa area. After discussion, a motion to recommend approval of ZP-2024-07: A Rezoning application, known as Timber Oaks Rezoning Request, submitted by Quigley Properties of Charlottesville, Virginia (Tax Map 41C-7-B), with all proffers to Town Council was made by Mr. Purcell and was seconded by Mrs. Saxton. The motion carried by the following vote; Saxton – for, Garnett – against, Purcell – for, Cooke – for (3-1).

2. SUP-2024-02

Mr. Curry addressed the comments made during the Public Hearing stating that there were no safety issues as the residences were not allowed outside the assisted living facility without supervision and the entrance doors remain locked at all times. He stated that there is a 50-foot right of way, deeded in 2006 to access the property, and stressed the traffic impact of a by right commercial use. Ms. Schlein addressed the plan as it relates to stormwater and traffic and stated that the initial plan was conceptual and they were aware of all requirements at the final site plan review. She stated that the school impact should be minimal as town homes are less likely to impact growth compared to single-family homes. Mr. Purcell asked about the lift station for sanitary sewer collection proposed in the plan, and who would maintain the infrastructure. Ms. Schlein stated that would be the responsibility of the HOA. Mr. Purcell stated that he feels this property is best suited for commercial development due to the location within the Town and the

adjacent pipeline. A motion not to recommend approval of SUP-2024-02: A Special Use Permit application, submitted by East Coast Excavation from Richmond, Virginia for the property located directly behind 440 West Main Street, Louisa, VA – (Tax Map 40-23-A1) to Town Council was made by Mr. Purcell and was seconded by Mrs. Garnett. The motion carried by the following vote; Purcell – for, Cooke – for; Garnett – for; Saxton – abstain (3-0-1).

3. PUD-2024-01

Mr. Williams addressed the Commission about traffic concerns and stated that a VODT analysis would be completed and approved as with all proposed developments. The Commission commented on their appreciation for the review and work that had been put into the plan to make it better after hearing concerns from the Town and citizens. The update development consists of less density, more acreage and open space. A motion to recommend PUD-2024-01: A Rezoning application, known as Pine Ridge Properties Rezoning Request, submitted by GW1 Properties, LLC & Mil Investments, LLC of Louisa, Virginia (Tax Map Parcels 41-16-1; 41-16-5; 41-16-10; 41-16-11; 41-16-12; 41-16-13; & 41-16-14) to Town Council was made by Mrs. Garnett and was seconded by Mr. Purcell. The motion carried by the following vote; Saxton – against, Garnett – for, Purcell – for, Cooke – for (3-1).

There was no additional discussion by the Commission.

A motion to adjourn was made by Mrs. Garnett and seconded by Mrs. Saxton. The meeting adjourned at 6:50 pm.



New Business

1. Discussion/Action - ZP-2024-07: A Rezoning application, known as Timber Oaks Rezoning Request, submitted by Quigley Properties
2. Discussion/Action - SUP-2024-02: A Special Use Permit application, submitted by East Coast Excavation
3. PUD-2024-01: A Rezoning application, known as Pine Ridge Properties, submitted by GW1 Properties, LLC & Mil Investments, LLC
4. Water Infrastructure Project Easement Setters LLC; Tax Map 40-197



212 Fredericksburg Avenue, P.O. Box 531
Louisa, Virginia 23093
540-967-1400 Office; 540-967-9580 Fax
lnelson@louisatown.org

To: Mayor Nuckols and Town Council Members
From: Liz Nelson, Town Manager

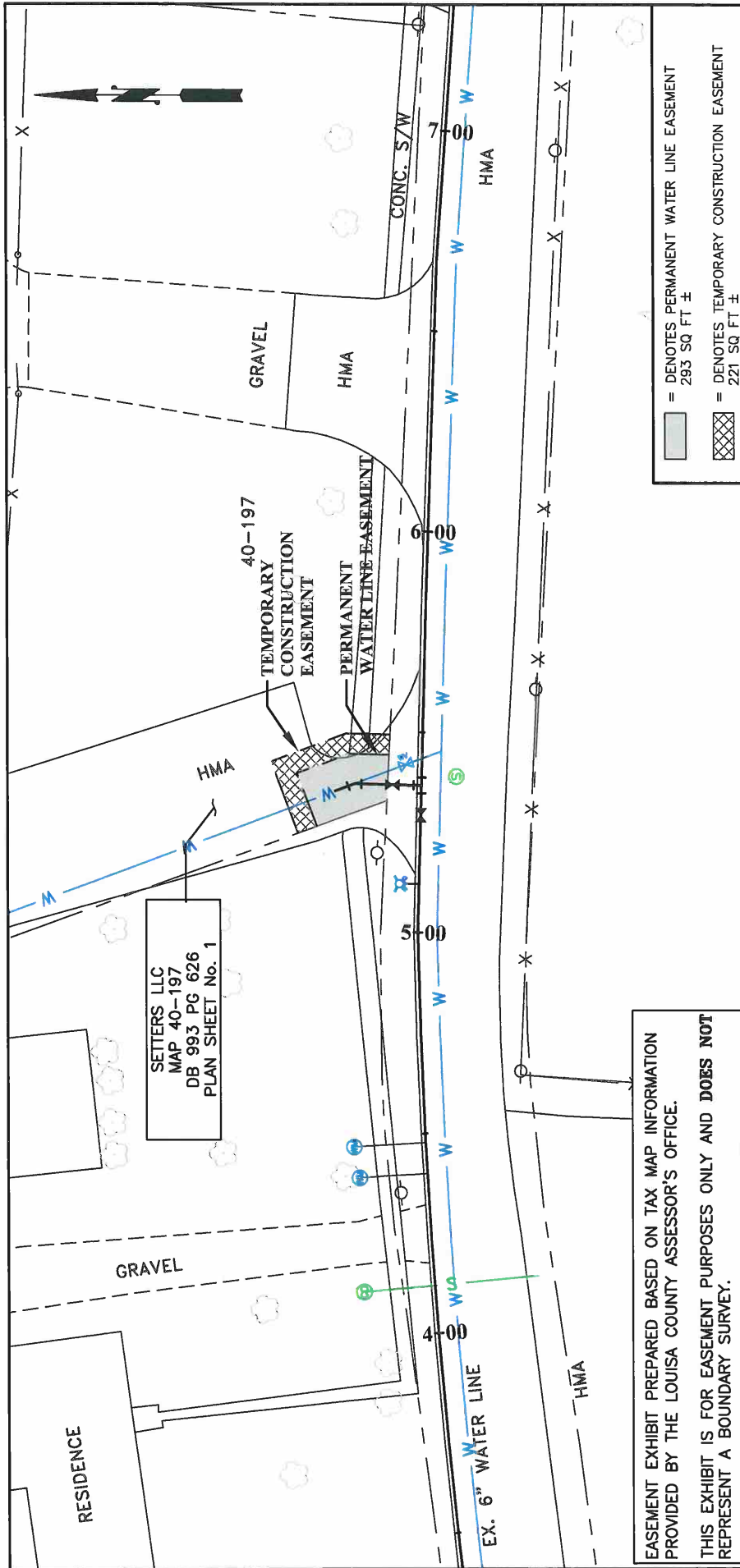
Date: August 20, 2024
Re: Water Infrastructure Project Easement
Setters LLC; Tax Map 40-197

Comments: In the recent right-of-way acquisition phase for the Water Infrastructure Project, a request was made by David Purcell, owner of TM 40-197, to extend the standard one-year contractor warranty to a three-year term for work performed on the property. This property will have a disturbed road surface which serves as access to Mr. Purcell's lumber business supply yard and residential rental properties. Outlined below are the precautions Thrasher intends to take to ensure that site compaction is a priority during construction to reduce movement or issues after completion. The Town will assume any cost associated with repairs after the contractor's one-year warranty expires if the decision is made to extend the warranty to a three-year period as requested.

Thrasher's Comments:

Following completion of work on the property, including the paving, a clock will start that requires the contractor to provide a warranty for one year. At nine months, and eleven months if necessary, we will perform a walkthrough of the project area to check for any settlement throughout. If there are any defects found, the contractor will be required to make the repairs. The property owner can be included in that walkthrough. I would not expect any noticeable movement in this area during this period.

To ensure that this area is backfilled properly, we are going to require the contractor to perform compaction testing and submit the reports during construction. This will reduce the likelihood of movement following construction as well.



EASEMENT EXHIBIT PREPARED BASED ON TAX MAP INFORMATION PROVIDED BY THE LOUISA COUNTY ASSESSOR'S OFFICE.
 THIS EXHIBIT IS FOR EASEMENT PURPOSES ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY.

= DENOTES PERMANENT WATER LINE EASEMENT
 293 SQ. FT. ±
 = DENOTES TEMPORARY CONSTRUCTION EASEMENT
 221 SQ. FT. ±

EASEMENT EXHIBIT
 FOR
 TOWN OF LOUISA
 SHOWING
 TOWN OF LOUISA ON CALL SERVICE
 ON THE LANDS OF
 SETTERS LLC

THRASHER
 THE THRASHER GROUP, INC.
 600 WHITE OAKS BLVD.
 BRIDGEPORT, WV 26330
 PHONE 304-624-4108

JOB. No.
010-10010





Standing Committee Reports

Personnel Committee

Cemetery Committee

Refuse Collection, Recycling and Litter Collection Committee



Staff Reports

Police Chief
Project Manager
Legal Counsel
Clerk/Treasurer
Town Manager

Town of Louisa Police Department

Traffic and Activity Report of July 2024

July

Accidents	2024 Month	2024 Y-T-D	2023 Y-T-D	Year End	Year End	+/- Change	
	July 2024	July 2024	July 2023	Project E-O-Y		Total 2023	#
Ejection	0	0	0	0	0	0.00	n/a
Entrapment	0	1	1	4	0	4.00	n/a
Injury	0	3	4	6	3	3.00	100%
No Injuries	5	35	33	60	59	1.00	2%
Unknown Injury	0	4	3	8	6	2.00	33%
Pedestrian	0	0	0	0	0	0.00	n/a
Alcohol Related	0	3	0	2	0	2.00	n/a

Citations	2024 Month	2024 Y-T-D	2023 Y-T-D	Year End	Year End	+/- Change	
	July 2024	July 2024	July 2023	Project E-O-Y		Total 2023	#
Total Citations	30	88	66	150	152	(2.00)	-1%
Total Warnings	2	31	45	53	257	(204.00)	-79%
Total Parking	1	1	0	2	0	1.71	n/a

Calls for Service	2024 Month	2024 Y-T-D	2023 Y-T-D	Year End	Year End	+/- Change	
	July 2024	July 2024	July 2023	Project E-O-Y		Total 2023	#
TOTAL	118	745	840	1277	1763	(485.86)	-28%

Traffic Stops & Reports/No Reports	2024 Month	2024 Y-T-D	2023 Y-T-D	Year End	Year End	+/- Change	
	July 2024	July 2024	July 2023	Project E-O-Y		Total 2023	#
Traffic Stops	22	86	114	147	234	(86.57)	-37%
Case Reports	12	82	84	141	159	(18.43)	-12%
Incident Reports	7	64	67	110	196	(86.29)	-44%

Town of Louisa Police Department

MONTHLY CRIME REPORT

July

Reported Crime Month of July 2024

Group A Offenses	2024	2024	2023	Year End	Year End	+/- Change	
	Month	Y-T-D	Y-T-D			Total 2023	#
	July	July	July	Projected			
	2024	2024	2023	End of yr			
Crimes Against Persons							
Kidnaping/Abduction	0	0	0	0	0	0.00	n/a
Forcible Fondling/ Sex Offense	0	1	2	2	0	1.71	n/a
Aggravated Assault	0	2	0	3	4	(0.57)	-14%
Simple Assault	1	5	0	9	22	(13.43)	-61%
Intimidation	1	2	0	3	1	2.43	243%
Crimes Against Property							
Counterfeiting/Forgery	0	1	4	2	3	(1.29)	-43%
Destruction/Damage/Vandalism of Property	1	7	3	12	14	(2.00)	-14%
Burglary/ B&E	0	1	0	2	0	1.71	n/a
False Pretenses/Swindle/Confidence Game	1	1	0	2	2	(0.29)	-14%
Credit Card/Automatic Teller Fraud	1	2	0	3	2	1.43	71%
Impersonation	0	1	0	2	2	(0.29)	-14%
Wire Fraud	0	0	0	0	0	0.00	n/a
Petit Larceny	1	10	4	18	11	7.00	64%
Shoplifting	1	6	0	10	6	4.29	71%
Theft from Building	0	2	0	3	3	0.43	14%
Theft from Motor Vehicle	0	0	0	0	2	(2.00)	-100%
Theft from Motor Vehicle Parts/Accessories	0	2	0	3	0	3.43	n/a
All Other Larceny	1	7	0	12	7	5.00	71%
Motor Vehicle Theft	0	2	0	3	1	2.43	243%
Stolen Property Offenses	0	0	1	0	1	(1.00)	-100%
Crimes Against Society							
Drug/Narcotic Violations	0	3	0	5	1	4.14	414%
Drug Equipment Violations	0	0	0	0	2	(2.00)	-100%
Weapon Law Violations	0	0	2	0	1	(1.00)	-100%
Total	8	55	9	95	85	10.14	12%

Group B Arrests	2024	2024	2023	Year End	Year End	+/- Change	
	Month	Y-T-D	Y-T-D			Total 2023	#
	July	July	July	Projected			
	2024	2024	2023	End of yr			
Offense							
Driving Under the Influence	0	2	2	3	1	2.4	243%
Public Intoxication	0	2	1	3	0	3.4	n/a
Trespass	0	0	0	0	0	0.0	n/a
All Other Offenses	0	7	0	12	15	(3.0)	-20%
TOTAL	0	11	3	19	16	2.9	18%

The Town of Louisa, Virginia

Incorporated 1873

212 Fredericksburg Avenue
P.O. Box 531
Louisa, Virginia 23093



Phone: (540) 967-1400
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www.louisatown.org

R. Garland Nuckols, Mayor
Jessica Lassiter, Vice Mayor
A. Daniel Carter, Council Member
John J. Purcell, IV, Council Member
Sylvia L. Rigsby, Council Member
Vicky A. Harte, Council Member

Elizabeth T. Nelson, Town Manager
Jessica M. Ellis, Town Clerk/Treasurer
Craig M. Buckley, Chief of Police

Paul Snyder, Zoning Administrator
Town of Louisa, VA

RE: Information packet to the Louisa Town Council; July 2024

Members of the Louisa Town Council,

Please note the following activities.

Independent from the applications before you this evening, the remainder of July and the first weeks of August have been relatively quiet.

Staff has met with CHA Engineering to assist gathering information, maps, data, etc as they have started the creation of the water line / sewer map and identifying potential lead fittings/lines.

I have been contacted regarding a potentially new, multi-family housing development. If applications are timely it could go before the Planning Commission at the end of September.

Respectfully submitted,

Paul Snyder



Correspondence

Thomas Jefferson Planning District Commission Quarterly Update

THOMAS JEFFERSON PLANNING DISTRICT COMMISSION

Quarterly Update on Projects and Activities April through June 2024



Environmental

Watershed Implementation Plan (WIP): The TJPDC, pursuant to a contract with the Virginia Department of Environmental Quality (DEQ), collaborates with DEQ and other partners to provide educational resources and technical assistance related to the WIP to the local governments of Albemarle, Charlottesville, Fluvanna, Greene, Louisa and Nelson and regional stakeholders, in an effort to reduce loads of nitrogen, phosphorus, and sediment for the Chesapeake Bay TMDL.

- TJPDC partnered with Nelson County Parks and Recreation, Master Gardeners, and TJSWCD to host a rain barrel workshop on May 16, providing 14 local homeowners with rain barrels and kits to install them at home.
- TJPDC partnered with the James River Association for a rain barrel workshop in Scottsville and is planning additional workshops in partnerships throughout the watershed in coming seasons.
- TJPDC tabled at Rivanna Riverfest to demonstrate rain barrel installation at home and raffled off a barrel at the end of the event to the community. The Montessori School won and is installing its third rain barrel!
- Staff is developing a grant proposal to DEQ through IJJA funds allocated to PDCs to complete 50 septic tank pump-out projects across the region for low-income homeowners.
- Staff continues to share information via the “Words from Your Watershed” newsletter and TJPDC website, as well as on the Rivanna River Basin Commission Facebook page, about funding opportunities, best management practices, and upcoming events to support local water quality.

Rivanna River Basin Commission (RRBC): The RRBC, formed in 2007 as a result of state enabling legislation and whose members are Albemarle, Fluvanna and Greene Counties and the City of Charlottesville, recommends programs for the enhancement of the water and natural resources of the Rivanna River and its watershed.

- The RRBC is planning its annual conference for 2024. The topic is "Bridging the Gaps: Conservation, Access, and the Future of the Rivanna Corridor." Save the date for Friday, September 27, from 10 – 2 pm.
- RRBC staff is planning the first Stakeholder Advisory Group Meeting of the year to highlight the draft visualization of the STEW-MAP.

Housing

PDC Housing Development Program: Three years ago, the TJPDC was awarded \$2 million from Virginia Housing to work with community partners to develop 20 new housing units in the TJPDC region. This was

part of \$40 million committed to all 21 Virginia PDCs for new housing initiatives.

- The TJPDC is administering funding for affordable housing development in all member localities with Habitat for Humanity of Greater Charlottesville, Fluvanna, and Piedmont, as well as the Charlottesville Redevelopment & Housing Authority and Virginia Supportive Housing. In total, \$1.8 million is being leveraged to develop 160 new affordable housing units.
- TJPDC is closing in on having nearly 20 units being completed, spread across Albemarle, Charlottesville, Fluvanna, Louisa, and Nelson.

Central Virginia Regional Housing Partnership (CVRHP): The TJPDC has been partnering in recent years with all the region's localities, as well as the private and nonprofit sectors, as part of the CVRHP. It serves as an official advisory board to the TJPDC charged with enhancing regional coordination and effectiveness in addressing the unmet housing needs in the region.

- Planning for the next Housing Summit is underway. A group of dedicated individuals is working to plan an event full of solution-oriented presentations and panels to be held in Spring, 2025.
- A new initiative of the CVRHP to engage with community stakeholders is underway. During the months of April, May, and June, informal discussion groups were held around the topics of urban and rural housing issues. The discussion groups are charged with identifying local issues that the CVRHP could address in those areas, as well as building connections.

Virginia Eviction Reduction Pilot (VERP): TJPDC administers an eviction reduction pilot (VERP) grant from the Department of Housing and Community Development (DHCD) to address and prevent evictions in Albemarle County and the City of Charlottesville.

- TJPDC was awarded \$275,000 in VERP funding for the region for calendar year 2024.
- Eviction prevention work continues through the VERP grant, with over 200 households served since the start of the program. Services provided include direct financial aid, court navigation services, and financial counseling.
- The Piedmont Housing Alliance (PHA) is continuing work with households at risk of eviction.

Thomas Jefferson HOME Consortium: TJPDC is the administrator for the first regional HOME Investment Partnership Consortium in Virginia. This program provides annual entitlement funding through the Department of Housing and Urban Development (HUD) for housing rehabilitation, down-payment assistance, or new construction for qualifying households in all localities in the region.

- On-going homeowner rehabilitation is being provided throughout Fluvanna, Louisa, and Nelson Counties, and the City of Charlottesville, using HOME funds.
- The 2024-25 Annual Action Plan was adopted by the TJPDC Commission in June after a public comment period and public hearing.
- The Fluvanna/Louisa Housing Foundation purchased land in Fork Union on which it will build eight low-income rental units, primarily designated for seniors.
- In accordance with the HOME-ARP Allocation Plan, Greene Department of Social Services, as the subrecipient for Greene County, has an agreement with TJPDC to provide McKinney-Vento Supportive Services to those who are homeless or at risk of homelessness.

Housing Preservation Grant (HPG): TJPDC annually receives these funds that are an important supplement to the HOME program, providing additional dollars for rehabilitation projects in the counties of Albemarle (eligible rural areas), Fluvanna, Greene, Louisa, and Nelson.

- HPG FFY 2023 funds are in use. Currently, \$54,946 is committed to home repair activities for low-income homeowners in our rural areas, serving 16 households to date.
- HPG FFY 2022 funds are committed to homeowner rehabilitation projects, with 51 households being served with these funds. These projects serve households with very low or extremely low incomes. Projects include roof repairs, installation of ramps for accessibility, septic replacements, and plumbing repairs. Non-profit subrecipients and their beneficiaries committed a total of

\$446,328 in match funding.

- The Notice of Funding Opportunity (NOFO) for HPG FFY 2024 funds was released in June. The TJPDC plans to submit a pre-application by the July 29, 2024, deadline.

Legislative Services

Legislative Services Program: This long-standing program represents the interests and positions of the region's localities with state policymakers, producing a regional legislative program and advocating for locally requested bills and budget amendments during the annual General Assembly session.

- The Director of Legislative Services monitored the General Assembly's April reconvened session. The General Assembly Final Report, summarizing action taken on legislation at the 2024 legislative session, was completed, distributed, and posted on the TJPDC website in May. The document highlights various items of interest to local governments by bill topic area.
- Legislative staff also attended or monitored various state meetings related to particular legislative and budget/finance topics, including JLARC and the Virginia Housing Commission. Staff began working with one of the region's counties on legislative priorities for the coming year and organized the quarterly Mayor & Chairs/CAOs meeting in April. The Director also continues to serve as part-time Executive Director of the Virginia Association of Planning District Commissions.

Local/Regional Support

The TJPDC supports the Counties of Albemarle, Fluvanna, Greene, Louisa, and Nelson, and the City of Charlottesville, by leading or managing various programs that benefit an individual locality or several/all localities in the region. This work currently includes the following:

Virginia Telecommunication Initiative (VATI): TJPDC is the grant administrator for the \$287 million VATI (2022) broadband project, in cooperation with partner Firefly Fiber Broadband, which includes rural internet expansion in all TJPDC counties and eight additional counties in central Virginia.

- As of the June 2024 progress report, the project had achieved over 1,532 miles of field data collection; 2,796 miles of fiber design; 1,426 miles of make ready construction; four communications huts set; 1,005 miles of aerial fiber placement; 396 miles of underground fiber placement; 933 miles of splicing, and 12,287 passings.
- During the last quarter, TJPDC staff conducted three site visits. In April, staff conducted a second visit to the Pratts area of Madison County to observe a newly installed communications hut. While there, staff also observed the process utilized by REC to attach fiber to its steel poles. In May, staff viewed completed fiber installations along State Road, Spencer Road, and Paradise Hill Drive in the Concord area of Campbell County. In June, staff traveled to Appomattox County and observed an underground crew that placed pedestals at the base of poles, marking the transition point where Dominion's middle mile network ends and Firefly's network begins.
- On June 13, TJPDC partnered with Firefly to facilitate the eighth stakeholders meeting to provide project updates for all 13 county partners.

Blue Ridge Cigarette Tax Board (BRCTB): TJPDC provides administrative support to the Board, which includes four PDC localities (Albemarle, Charlottesville, Fluvanna, and Greene) and four jurisdictions outside our region.

- At its April meeting, the BRCTB approved a budget for FY25 to be recommended to the TJPDC for inclusion in its agency budget. The BRCTB budget anticipates just over \$2.8 million in pass-through revenues to the member localities. The Board also approved a request from Rockingham County to join the Board, effective July 1, and approved a resolution that authorizes the TJPDC Executive Director, or designee, to hear any appeals of cigarette seizures on behalf of the Board. The Board also directed TJPDC to bring to the Board at its next meeting, a revised policy

concerning the amount of reserve funds to be held and maintained.

- The BRCTB's compliance agent continues on-site visits to retail establishments in the Board's footprint that sell cigarettes to seek compliance with local cigarette tax ordinances.

Comprehensive Economic Development Strategy (CEDs): TJPDC received a US EDA Economic Adjustment Assistance grant to develop a regional CEDs to benefit all TJPDC localities.

- The final CEDs plan was adopted by the TJPDC Commission on May 2, 2024.
- Information about the CEDs has been presented to local government boards and economic development authorities at their request.
- GO Virginia Region 9 Council considered alignment of the TJPDC CEDs plan and super regional strategies with its growth plan at its June meeting.

Transportation

Charlottesville-Albemarle MPO (CAMPO): This federally required entity is responsible for conducting ongoing, cooperative, and comprehensive transportation planning and programming in Charlottesville and the urbanized area of Albemarle County. The MPO considers long-range regional projects and combines public input, technical data, and agency collaboration to develop forward-thinking solutions.

- In April, the Citizen's Transportation Advisory Committee (CTAC) and CA-MPO technical committees met to review the FY25 Unified Planning and Work Program (UPWP). The UPWP lists projects, priorities, and tasks an MPO will undertake over the next year. Both committees recommended approval of the document to the Policy Board, which approved it at its April meeting.
- A public hearing was held in April on the CA-MPO's Long Range Transportation Plan (LRTP): *Moving Toward 2050*, with the final LRTP being adopted by the Policy Board at its May meeting. The LRTP is a federally-mandated plan that outlines the region's priority transportation improvements over the coming decades. With the adoption of both the UPWP and the LRTP, the CA-MPO committees elected not to meet in June or July and will resume meetings every other month beginning in August.
- Also in May, the Policy Board passed resolutions endorsing the submission of Smart Scale Applications by the CA-MPO and Albemarle County (within the MPO's boundaries). The MPO will apply for the following projects with applications due July 15:
 1. US250/Peter Jefferson Parkway and Rolkin Road Project Pipeline Bundle
 2. I64/Fifth Street Interchange Improvements (Exit 120)
 3. Barracks Road Pipeline US 29/250 Interchange and Shared Use Path
 4. Barracks Road Pipeline Corridor Improvements

Regional Transit Partnership (RTP): The RTP serves as an official advisory board, created by Charlottesville, Albemarle, UVA, and JAUNT, to provide recommendations to decision-makers on transit-related matters.

- The Partnership for Accessible Transportation Help (PATH) completed a marketing study and developed materials to market its services. A mobility specialist has been hired to answer calls from the public and to help market PATH's services. PATH staff are also coordinating with Jaunt to improve services and help people understand how to use CAT and Jaunt; they also are discussing transportation improvements and coordination with smaller transportation providers with the intent to support volunteer driving programs to fill gaps in transportation services.
- Staff is supporting a working group of Albemarle and Charlottesville staff crafting recommendations for enacting a regional transit authority. Meetings for Albemarle and Charlottesville staff to meet with rural jurisdictions, UVA, and transit providers about the authority were arranged. Staff reviewed draft bylaws and supported the working group's June update/presentation to the Regional Transit Partnership.
- Staff is participating in the Charlottesville Area Alliance's (CAA) Transportation Working Group

to improve transit planning. Partner agencies include the City of Charlottesville, Albemarle County, the Blue Ridge Health District, The Center, and iTHRIV (UVA). The group recently produced a Walk Audit Workshop with a Livable Communities grant awarded to the CAA.

- Staff also is working with the CAA and the Blue Ridge Health Department to produce a bus field trip and bus buddy program to increase ridership on CAT and help older adults feel more comfortable riding the bus. PATH plans to continue to produce bus field trips and support the bus buddy programs after the grant funding is complete.
- The Regional Transit Partnership continues to meet, receive updates from transit providers and subject matter experts, and discuss transit-related matters.

Safe Streets and Roads for All: The region’s six member localities supported and pledged local funds toward a required match for the TJPDC’s submittal of a multi-jurisdictional application through the federal Safe Streets and Roads for All Discretionary Grant Program. TJPDC received an \$857,600 grant award for developing a Comprehensive Safety Action Plan for each locality in the region. The overall project is named Move Safely Blue Ridge.

- A required component of this grant is a leadership commitment to reduce serious crashes and fatalities on roadways. Each member government has adopted a resolution committing to safety goals in their respective jurisdictions. TJPDC will support the jurisdictions in attaining the goals adopted by the local governing bodies.
- A working group meeting was held in May to orient project partners on activities for May and June.
- “Pop up” informational events were held during the month of June at many locations around the region, including farmers markets, festivals, food pantries, and Fridays After Five.
- Over 300 survey responses were recorded as a result of public engagement efforts during the first phase of the project.

Rural Transportation Program: This program started in 1993 as a cooperative forum for transportation planning in the counties of Albemarle (rural areas), Fluvanna, Greene, Louisa, and Nelson. The program provides local planning assistance to the rural governments, maintains the Rural Long-Range Transportation Program, and assists with the localities with other transportation needs.

- The Rural Transportation Advisory Committee held its regular meeting in May. The committee members shared and discussed each locality’s Smart Scale projects for the current round.

RideShare: RideShare is a TJPDC program working to reduce traffic congestion and increase mobility throughout the region’s by providing free carpool matching and vanpool coordination and operating a Guaranteed Ride Home Program to provide free rides home in an emergency. RideShare’s “Rides and Rewards” app can also be used for transit trip planning and has incentives for commuters to share the ride.

- Rideshare held the inaugural Bike Month Business Challenge in Charlottesville in May.
- To celebrate Bike Month, 14 businesses across the community participated in a friendly competition, showcasing their commitment to employee wellness, sustainability, and biking:
 - Together, the challenge resulted in:
 - 823 total miles biked
 - 480 bike trips
 - 685.2 pounds of GHG emissions reduced by participating businesses.
 - The City of Charlottesville won for the most bike miles traveled per participating employee (94.3 miles)
 - UVA Sustainability won for the most bike trips per employee (49.5 trips).
- RideShare also worked with local groups to support biking activities throughout the month.
- Staff also continued working with the consultant on the Commuter Assistance Program (CAP) strategic plan.