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**Town of Louisa
Monthly Meeting
July 19, 2022**

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

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Absent: Sylvia Rigsby, Council member

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Also in Attendance: Tim Miller, Meridian Planning Group; Ian Baxter, Thomas Jefferson Planning District Commission; Vicky Harte, 311 Club Road, Louisa; Grant Routzohn, 400 Club Road, Louisa; Chris Coon, Assistant County Administrator for the County of Louisa

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

Mayor Nuckols called the Louisa Town Council meeting to order at 6:00 p.m.

BUSINESS FROM THE FLOOR

Vicky Hart, town resident, stood and spoke before Council commenting on the lack of action taken by previously formed committees. Mrs. Hart stated that committees have not been useful/beneficial in the past, and stated that that the flooding is a public health hazard that needs to be addressed.

Grant Routzohn, town resident, then stood and spoke before Council expressing concerns with flooding and improper water flow. Mr. Routzohn provided slides for Council's review and cited Countryside Subdivision as a major contributor to the flooding issue in Tanyard and further out into the county. Mr. Routzohn stated that the

1 subdivision was not developed/built properly and its water retention
2 ponds are not doing their job. He went further to state that the
3 subdivision was cited for violations in the past, and are currently still
4 in violation, and is concerned that the town citizens' tax dollars will be
5 used to fix the problems.

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7 **CONSENT AGENDA**

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9 Council member Purcell requested that the Project Manager's report
10 be moved up on the agenda to follow the presentation by the Thomas
11 Jefferson Planning District Commission.

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13 Council member Purcell then made the motion to approve the
14 amended consent agenda. Council member Lassiter seconded the
15 motion. The vote went as follows: 4-0 in favor.

16
17 **PRESENTATION**

18
19 **Thomas Jefferson Planning District Commission Natural**
20 **Hazard Mitigation Plan Update 2023 – Ian Baxter, MPP/Planner II**

21
22 Ian Baxter, with the Thomas Jefferson Planning District Commission,
23 reviewed the Natural Mitigation Plan Update for 2023 with Council at
24 length and referenced several pages from the plan provided to
25 Council in detail. At the conclusion of Mr. Baxter's presentation, he
26 stated that once the plan has been reviewed by the proper
27 organizations it will come back before the Council sometime in early
28 2023 for approval.

29
30 **PROJECT MANAGER:**

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32 Mr. Robins reported:

- 33
34 • We are waiting for VDOT's final approval of utilities on the Main
35 Street project, and are working on updating real estate documents
36 in regards to easements/ownership of property.

- 1 • We have a contract via Thrasher to be reviewed by the Water &
2 Sewer Committee for the water main replacement project before
3 sending it to Council for review and approval.
- 4 • In response to reported overflow/infiltration issues with sewer lines
5 during rain storms, staff has twice inspected manholes and their
6 rain stoppers following storms and have found no evidence of over
7 flow or infiltration. The town, however, will be proactively installing
8 new rain stoppers to ensure the manholes remain protected.
- 9 • The town's sewer system was significantly rehabilitated recently
10 wherein cameras were used to help identify lines that needed
11 cleaning and relining, and approximately 55 manholes were
12 waterproofed. This project, which cost the town around
13 \$1,000,000, resulted in the Louisa County Water Authority
14 reporting a significant drop in water infiltration – a 50-60%
15 decrease.
- 16 • While out doing inspections, a clean out, located on the property of
17 a town resident, was found broken and allowing water to infiltrate
18 the system. Town staff repaired/replaced the top to the clean out
19 for the resident. (Council member Dulaney questioned where/what
20 address the broken clean out was located, however, John did not
21 have that information, but informed Mr. Dulaney he would find out
22 for him.)
- 23 • A phone conference was held with DEQ wherein all recent
24 activities were reported. DEQ was satisfied with the town's actions
25 to resolve issues and maintain the town's system, and no follow up
26 is required.

27
28 **OLD BUSINESS**

- 29
30 **1) Discussion/Action: PUD 2022-01: A Planned Use Development**
31 **(PUD) application, for Timber Oaks Phase II submitted by**
32 **Timothy Miller, of Meridian Planning Group, the owner's**
33 **representative (Tax Map 41C 7A, Deed Book 1209/116, VSHI,**
34 **LLC zoned Residential General and Tax Map 41 122, Deed**
35 **Book 361/659, Fred D. Bickley Revocable Trust, zoned Light**
36 **Commercial) located at 122 Jefferson Highway, Louisa,**
37 **Virginia. The application is to facilitate the use of the two lots**
38 **to construct a planned unit development that will consist of a**

1 **new road entrance on Jefferson Highway, commercial**
2 **buildings, mixed single family and multifamily dwellings**
3 **along with open and recreation spaces.**
4

5 Mr. Miller reviewed the list of items that Council members
6 requested of him to change or provide more information on at the
7 last meeting:

- 8
- 9 • HOA documents have been revised and removed any references
10 to code.
 - 11 • It was determined by the town attorney that storm water
12 management could not be part of the open space – it has been
13 removed from the open space area, and they are still able to
14 maintain 26% of open space – down from 33%.
 - 15 • The traffic engineer who did the traffic study does not do work on
16 accidents, so he spoke with Mark Wood of VDOT who stated that
17 he would get with VDOT engineers to research accidents in the
18 area as he could not recollect any. As of the start of this evening's
19 meeting, he had not heard back from Mr. Wood.
 - 20 • Mr. Miller stated that Mr. Wood felt the crosswalk with the refuge
21 area could be addressed during the site plan process.
 - 22 • Mr. Miller could not comment further on the storm water
23 management issue other than they meet the requirements in place
24 at the time of site plan.
 - 25 • Mr. Miller feels that all three types of housing uses be left in versus
26 limiting it to one, in regards to medium density, as they do not
27 know what type of market needs there may be in the future.

28

29 Council member Dulaney thanked Mr. Miller for the additional
30 information, and informed him of other agencies that he can
31 obtain reports of accidents in the area, such as the local police, DMV,
32 and state police. Mr. Dulaney also expressed his continued concern
33 with not knowing what type of housing will be developed and how it
34 may affect runoff as a higher density equates to more water runoff, a
35 greater need for services, etc.

36

1 Council member Purcell pointed out that the open space is required
2 to be at 30% as required by code – not 26%. Mr. Miller responded
3 that he could amend the plans to reflect the correct percentage.
4

5 Both Mayor Nuckols and Council member Dulaney questioned
6 aspects of the PUD process – in regards to the responsibilities of the
7 Planning Commission and Council, the timeline of the process, the
8 site plan review and approval, and what can and cannot be done in
9 regards to by-right projects. Mr. Gore discussed the matter with
10 Council at length.
11

12 At this point, Council decided to table the discussion and any action
13 until later in the meeting so as to move forward with other items on
14 the agenda. The vote went as follows:
15

16 Council member Dulaney made the motion to table item no.1 of Old
17 Business until after the conclusion of New Business. Council
18 member Carter seconded the motion which carried 4-0 in favor.
19

20 **NEW BUSINESS**

21 **1) Discussion/Action: County Request for Appointments to** 22 **Beaver Creek Storm Water/Flooding Work Group** 23

24
25 Chris Coon, Assistant County Administrator, spoke to Council stating
26 that the County has a goal of bringing the town and county together
27 with several other agencies such as the Water Authority, DEQ,
28 Emergency Services, DCR, FEMA, VDOT, etc. to meet and discuss
29 the flooding issues in respect to the Beaver Creek and Tanyard
30 Branch problems. Mr. Coon stated that they would be including a
31 couple of citizens from both the county and town to sit in on the
32 meetings as well.
33

34 Mayor Nuckols stated that he would like the town's Water & Sewer
35 Committee to be included as well as the Town Manager, Project
36 Manager, and two town citizens chosen by the town.
37

38 Mr. Coon stated that we would be in touch with dates and times for all
39 to meet and begin discussions.

1 **2) Discussion/Action: Creative Communities Partnership Grant**

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3 Annually, the town applies for the Creative Communities Partnership
4 Grant through the Virginia Commission for the Arts and passes the
5 funding on to the Louisa Arts Center as a sub-grantee. This
6 particular grant is a matching grant, and the town just received
7 notification that we have been awarded funds for the period of July 1,
8 2022 – June 30, 2023.

9
10 Mrs. Nelson informed Council that at this point, it is required that the
11 next step is for them to acknowledge and accept the grant, then
12 forward the funds to the Arts Center.

13
14 Council member Dulaney made the motion to accept the grant, then
15 forward the funds to the Arts Center. Council member Lassiter
16 seconded the motion. The vote went as follows: 4-0 in favor.

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18 **Old Business – Item no. 1 (PUD) revisited**

19
20 Discussions between Council, staff, and Mr. Miller continued.

21
22 Council member Purcell commented that he remained mostly
23 concerned with the amount of open space which needed to be
24 amended as directed in town code to 30%.

25
26 Council member Dulaney expressed a desire to defer the matter until
27 next month in order to get more information that has been requested,
28 such as: traffic accident reporting; the 30% open space amendment;
29 committee comments; and a more specific type of housing has been
30 established for the medium density block.

31
32 After further discussion, Council member Purcell made a motion to
33 approve the PUD application with the stipulation that the 30% open
34 space amendment be made and approved by town staff. Council
35 member Lassiter seconded the motion. The vote went as follows:
36 Carter, against; Purcell, for; Lassiter, for; Dulaney, against – resulting
37 in a tie. Mayor Nuckols, per code, cast the tie breaking vote: 3-2 in
38 favor.

1 Mayor Nuckols commented that he is looking forward to addressing
2 the issues with the work group that is being put together, and hopes
3 to resolve the problems for all involved.
4

5 **STANDING COMMITTEE REPORTS**

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7 There are no committee reports at this time.
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9 **STAFF REPORTS**

10 11 **Police:**

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13 In addition to his report, Chief Buckley made mention of the following:
14 the department continues to work daily on public safety; they have
15 one applicant that is traversing the application/interview process;
16 National Night Out is scheduled for Tuesday, August 2nd - many
17 organizations have committed to attend and several activities have
18 been planned for attendees; they continue to work diligently on
19 accreditation and have approximately 16 policies left to complete.
20

21 **Legal Counsel:**

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23 No report.
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25 **Clerk/Treasurer:**

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27 No report.
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29 **Manager:**

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31 Mrs. Nelson reported: we have two new full-time Public Works
32 employees who started at the beginning of the month; we have a part
33 time college intern working on the GIS system with the Project
34 Manager this summer; the town's 150th anniversary is coming up next
35 year and we are looking for volunteers to help form a planning
36 committee; and she has been in talks with Ian Baxter with the
37 Thomas Jefferson Planning District Commission about updating
38 our comprehensive plan, and he is willing to help guide the planning
39 commission with the task.

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COMMUNICATIONS

Mayor Nuckols informed Council that Ruth Updike, owner of Updike Industries, passed away recently. Mayor Nuckols conveyed his condolences and stated that Ms. Updike was very kind and a good business person.

Council member Dulaney expressed concerns about the width of the streets in Countryside due to vehicles parking on both sides of the street. Mr. Dulaney stated that it's a public safety issue and asked that the matter be looked into further by Chief Buckley and staff to find out what Council can do to improve traffic flow and accessibility.

ADJOURNMENT

Council member Lassiter made the motion to adjourn the meeting at 7:28 p.m.

Mayor

Clerk