



**Board of Supervisors
County of Louisa
Monday, April 3, 2023
Louisa County Public Meeting Room
5:00 PM**

CALL TO ORDER - 5:00 P.M.

Chairman Adams called the April 3, 2023, regular meeting of the Louisa County Board of Supervisors to order at 5:00 p.m.

ADMINISTRATIVE ITEMS - 6:00 P.M.

Attendee Name	Title	Status	Arrived
Tommy J. Barlow	Mountain Road District Supervisor	Present	5:00 PM
Fitzgerald A. Barnes	Patrick Henry District Supervisor	Present	5:00 PM
Willie L. Gentry Jr.	Cuckoo District Supervisor	Present	5:00 PM
Eric F. Purcell	Louisa County Supervisor	Present	5:00 PM
R. T. Williams	Jackson District Supervisor	Present	5:00 PM
Duane A. Adams	Mineral District Supervisor	Present	5:00 PM
Rachel G. Jones	Green Springs District Supervisor	Present	5:00 PM

Others Present: Christian Goodwin, County Administrator; Helen Phillips, County Attorney; Chris Coon, Assistant County Administrator; Wanda Colvin, Deputy County Administrator/Director of Finance; Alexandra Stanley, Executive Assistant/Deputy Clerk; Andy Wade, Director of Economic Development; and Scott Raettig, Manager of Information Technology

CLOSED SESSION

On the motion of Mr. Barlow, seconded by Mr. Gentry, which carried by a vote of 7-0, the Board voted to enter Closed Session at 5:00 p.m. for the purpose of discussing the following:

1. In accordance with §2.2-3711 (A) (5) VA Code Ann., to discuss a prospective business in the Cuckoo District and the Mineral District where no previous announcement has been made of the business's interest in locating in the County; and
2. In accordance with §2.2-3711 (A) (7) and (8) VA Code Ann., to consult with legal counsel and staff about *Walton Lumber v. The County of Louisa, Virginia*

REGULAR SESSION

On the motion of Mr. Williams, seconded by Mr. Barnes, which carried by a vote of 7-0, the Board voted to return to Regular Session at 6:00 p.m.

RESOLUTION - CERTIFICATION OF CLOSED SESSION

Voter	Role	Vote
Tommy J. Barlow	Voter	Yes/Aye
Fitzgerald A. Barnes	Seconder	Yes/Aye

R.T. Williams, Jr.	Mover	Yes/Aye
Willie L. Gentry Jr.	Voter	Yes/Aye
Duane A. Adams	Voter	Yes/Aye
Rachel G. Jones	Voter	Yes/Aye
Eric F. Purcell	Voter	Yes/Aye

On the motion of Mr. Williams, seconded by Mr. Barnes, which carried by a vote of 7-0, the Board voted to adopt the following resolution:

WHEREAS, the Louisa County Board of Supervisors has convened a Closed Meeting this 3rd day of April 2023, pursuant to an affirmative recorded vote and in accordance with the provisions of the Virginia Freedom of Information Act; and

WHEREAS, §2.2-3712 of the Code of Virginia requires a certification by the Louisa County Board of Supervisors that such closed meeting was conducted in conformity with the Virginia Law.

NOW, THEREFORE BE IT RESOLVED on this 3rd day of April 2023, that the Louisa County Board of Supervisors does hereby certify that, to the best of each member's knowledge, (i) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed meeting to which this certification resolution applies, and (ii) only such public business matters as were identified in the motion convening the closed meeting was heard, discussed or considered by the Louisa County Board of Supervisors.

INVOCATION

Mr. Purcell led the invocation, followed by the Pledge of Allegiance.

ADOPTION OF AGENDA

On the motion of Mr. Williams, seconded by Mr. Barnes, which carried by a vote of 7-0, the Board voted to adopt the April 3, 2023, agenda, as amended, with the following changes:

- Changed the order of the Public Hearing - Proposed Amendment to Chapter 86, Land Development Regulations, to Section 86-349 - Technology Overlay District (TOD) to occur before Amendments to Chapter 51 - Noise Section 51-3 - Unnecessary Noises Enumerated

MINUTES APPROVAL

Board of Supervisors (BOS) - Budget Worksession - Mar 20, 2023 4:00 PM

On the motion of Mr. Barnes, seconded by Mr. Williams, which carried by a vote of 7-0, the Board voted to approve the minutes of the March 20, 2023, budget worksession.

Board of Supervisors (BOS) - Regular Meeting - Mar 20, 2023 5:00 PM

On the motion of Mr. Barnes, seconded by Mr. Williams, which carried by a vote of 7-0, the Board voted to approve the minutes of the March 20, 2023, regular meeting.

BILLS APPROVAL**Resolution – To Approve the Bills for the Second Half of March 2023**

On the motion of Mr. Barnes, seconded by Mr. Williams, which carried by a vote of 7-0, the Board adopted a resolution approving the bills for the second half of April 2023.

CONSENT AGENDA ITEMS

On the motion of Mr. Barnes, seconded by Mr. Williams, which carried by a vote of 7-0, the Board voted to adopt the Consent Agenda items for April 3, 2023, as follows:

- Resolution – To Proceed with the Replacement of Fleet Vehicles Per the Capital Improvement Plan Project for FY 2023
- Resolution – Authorizing a Pass through Appropriation to the Louisa Resource Council for January 2022 Winter Storm Reimbursements from FEMA
- Resolution – To Proceed with the Purchase of Utility Equipment for the Landfill, General Services, and Parks and Recreation Department with Capital Improvement Plan Funds
- Resolution – To Proceed with Construction and Renovations at the Louisa Medical Center and the Storage Building for the Sheriff's Office
- Resolution – Authorizing a Budget Transfer for the Purchase of Equipment and the Striping of Vehicles for the New Bridge Fire & Rescue Station

RECOGNITIONS

(None)

PUBLIC COMMENT PERIOD

Chairman Adams opened the public comment period.

Mr. Travis Daniel, Louisa County Hometown Heroes Project, appeared before the Board to talk about the installation of forty-one (41) personalized banners for soldiers who gave their life representing Louisa County, Virginia and the United States of America between World War II, Korea, Vietnam, and Middle East. He noted the Town of Louisa voted unanimously to allow the banners to be displayed on the town lamp posts through certain times throughout the year. The proposed banners are to be displayed the entire week of Memorial Day, annually and the week of Veterans Day, annually.

Ms. Vicky Harte, Louisa District, appeared before the Board to talk about flooding in the County, her reassessment results, and affordable housing.

The Chairman acknowledged that responses were received for public comment and asked that their comments be made part of the official meeting record. See Appendix A.

With no one else wishing to speak, Chairman Adams closed the public comment period.

INFORMATION/DISCUSSION ITEMS**Presentation – Real Property Assessment Process**

Mr. Rich Gasper, Louisa County Assessor's Office, provided the Board and review of the property assessment process and the relationship between the Assessor's Office and Board of Supervisors. He explained how the Assessor's Office and the Board of Supervisors are separate entities and how the Board has no oversight over the Assessor's Office and no authority to change assessment data. He noted that concerns about property values should be communicated to the Assessor's Office and concerns about the tax rate should be communicated to the Board of Supervisors. He explained the Assessment Office performs yearly assessments, and those assessments are mailed, and public notices issued with the appeal deadline. The state code requires property values to be assessed at 100% market value. Pertinent sales characteristics are considered including sale price, square feet, home type, year built, quality, condition, number of bedrooms and baths, number of acres, and location. Updated values are computed based on market values of property sales throughout the County. Virginia Department of Taxation validates the assessment department and analysis. Physical assessments are done on a five-year rotation and reassessment for improvements. Property owners have the right to appeal, and the Assessor's Office encourages questions, especially prior to the appeals deadline. Significant federal and state government revenues are based on income, local government revenues in Virginia are derived primarily from property taxes. Real property assessments are necessary to calculate property values. The Board is responsible for holding a public hearing on the tax rate and proposed fiscal year budget to determine the yearly tax rate. Louisa's tax rate is currently \$0.72 for each \$100 of property value.

Back and forth discussion took place regarding the real estate assessment process.

The Board asked how many appeals have been made and how many have been approved.

Mr. Gasper said roughly 150 appeals have been made and roughly 2/3 have been approved.

Suggestions were made on assessment appeals and ways to effectively communicate when an appeal has been denied.

Back and forth discussion took place between the Board and Mr. Gasper on the assessment process.

Discussion – Administrative Updates and Corrections to Chapter 86 - Land Development Regulations

Mr. Goodwin explained the proposed amendments were inadvertently omitted during the comprehensive code amendment adopted February 16, 2021, and the comprehensive code amendment did not include code amendments that were in-progress and adopted while the code amendment project was underway, which were:

- o Proffer of conditions (April 2020). Limit time to submit, allowing for public notice and adequate time for consideration by the Planning Commission and Board of Supervisors.
- o Schedule of Fees - Appendix A (March 2019). These were updated in summer 2022, except for application to collocate new antennae on existing telecommunications tower.
- o Addition South Anna AFD (Rodgers - October 2020). Ongoing program.
- o New Yanceyville AFD (August 2019). Ongoing program.
- o Addition to (new) Yanceyville (Chalfant - Dec 2019). Ongoing program.
- o Addition to (new) Yanceyville (Disosway - Sept 2020). Ongoing program.
- o Addition to (new) Yanceyville (Clarkson - Oct 2020). Ongoing program.

He stated staff recommends the Board resolve to initiate these housekeeping code amendments.

On the motion of Mr. Williams, seconded by Mr. Barnes, which carried by a vote of 7-0, the Board voted to refer the code amendments to the Planning Commission for public hearing and recommendation.

UNFINISHED BUSINESS

(None)

NEW BUSINESS/ACTION ITEMS

(None)

REPORTS OF OFFICERS, BOARDS AND STANDING COMMITTEES

Committee Reports

Mr. Gentry reported on affordable housing efforts in the County. He commented on recent information from the Thomas Jefferson Planning District Commission regarding affordable housing and requested additional information mainly related to the perspective of the tenant and landlord.

Board Appointments

(None)

County Administrator's Report

Mr. Goodwin reported that there were several monthly reports and items of correspondence in the Board packet and reminded the Board of several upcoming events.

PUBLIC HEARINGS

Discussion – Public Hearing - Fiscal Year 2024 Budget

Ms. Wanda Colvin, Deputy County Administrator/Director of Finance, appeared before the Board to provide the Fiscal Year 2024 proposed budget. She briefly went over the budget as initially presented before going over the revisions and recommendations made by the Finance Committee. The total budget (with revisions and recommendations) comes to \$189.4M. Similar to previous years, education accounts for 61% of the proposed operations budget. Public safety accounts for 14% and health and welfare account for 9%.

Ms. Colvin explained Louisa County offers one of the lowest real estate tax rates and the lowest personal property tax rate in the surrounding area, however, the Board of Supervisors and staff have worked diligently on a proposed plan to reduce real estate property taxes. Ms. Colvin presented nearly \$3 million of budget cuts and if adopted, the reductions would result in a 5% real estate tax rebate equal to lowering the tax rate from \$0.72 to \$0.69 per \$100 of assessed value.

Chairman Adams opened the public hearing.

Ms. Vicky Hart, Louisa District, questioned the 5% rebate on taxes rather than a reduction in the tax rate. She also asked questions regarding Bowlers Mill Dam and the funding associated with improvements needed.

The Chairman acknowledged that responses were received in response to the public hearing and asked that their comments be made part of the official meeting record. See Appendix B.

With no one else wishing to speak, Chairman Adams closed the public hearing and brought it back to the Board for discussion.

Staff is currently awaiting adoption of the state budget before taking final action.

Ordinance – LDR 2023-01; Proposed Amendment to Chapter 86. Land Development Regulations, to Section 86-330, and Following, to Establish the Technology Overlay District (TOD)

Mr. Chris Coon, Assistant County Administrator, explained the purpose of a Technology Overlay District (TOD) and how it would permit certain primary and accessory uses by right, subject to restrictions and standards for campus size and location, and the design of buildings, buffers, setbacks, lighting, landscaping, and open space. He briefly went over the potential benefits of tech sector businesses and the criteria used to select the areas for a TOD. He provided the Board with current daily road usage on the main fairways in the county and the minimal impact a TOD would have on those roads. He also provided a daytime and nighttime decibel chart explaining the ambient noise levels and the changes in those levels based on the proximity to the property line.

The Planning Commission held a public hearing on March 9, 2023, and voted 7-0 that the public necessity, convenience, general welfare, or good zoning practice compels it to make a recommendation of approval to the Board of Supervisors on the proposed amendments to Section 86-330 and following sections, with the recommendations noted below. The Planning Commission recommended the definitions proposed in Section 86-330 to establish the Technology Overlay District be defined in further detail by the Board of Supervisors. The Planning Commission also requested the Louisa County Board of Supervisors to apply Section 51-3 Unnecessary noises enumerated to the proposed Technology Overlay District.

The district is proposed to include the following properties: 27-91, 92, and 93; 30-48, 54, and 56; 30-3-A and B; 41-234A; 41-234A; 42-1, 3, 4C, 13, 14, 15, 17-24, 30, 59B, 60, 68, 81 through 84, 86, 93; 42-12-1; 42-14-12; 42-16-1 through 9, 11 through 29; 58-3, 11C, 17, 30, 30B, 30C, 32; 58-7-3; 70-47, 48; 71-1, 3; 79-10, 11, 12, 33, 34, 35, 36; 79-2-A and B; 96-39, 40, 43 through 47; 100-110 through 115, 117 through 121; 125, 129, 130; 100-2-A; 101-9, 10.

This will be accomplished by the creation of Section 86-330 within Chapter 86 of the Land Development Regulations.

Chairman Adams opened the public hearing.

Ms. Vicky Hart, Louisa District, appeared before the Board to talk about the noise level impacts and the by-right development activities associated with the proposed Technicality Overlay

District (TOD).

Mr. Hal Schaffer, Cuckoo District, spoke in opposition of the proposed amendments to Chapter 86 - Land Development Regulations (Technology Overlay District) and encouraged the Board to delay their vote on the matter.

Mr. John Disosway, Mineral District, spoke in opposition of the proposed amendments to Chapter 86 - Land Development Regulations (Technology Overlay District).

Mr. June Kenny, Mineral District, spoke in opposition of the proposed amendments to Chapter 86 - Land Development Regulations (Technology Overlay District).

Mr. John Wayne, Mineral District - Lake Anna Civic Association (LACA), spoke in opposition of the proposed amendments to Chapter 86 - Land Development Regulations (Technology Overlay District).

Ms. Alette Mitchell, Mineral District, spoke in opposition of the proposed amendments to Chapter 86 - Land Development Regulations (Technology Overlay District).

Mr. Matthew Henley, Mountain Road District, spoke in opposition of the proposed amendments to Chapter 86 - Land Development Regulations (Technology Overlay District).

Mr. Tyrone Malcolm, Louisa District, spoke in opposition of the proposed amendments to Chapter 86 - Land Development Regulations (Technology Overlay District).

The Chairman acknowledged that responses were received in response to the public hearing and asked that their comments be made part of the official meeting record. See Appendix C.

With no one else wishing to speak, Chairman Adams closed the public hearing and brought it back to the Board for discussion.

Questions and comments were addressed by the Board regarding the daytime and nighttime decibel levels, which were answered by Mr. Coon.

Mr. Barnes requested a roll call vote.

Roll Call

	<u>Vote</u>
Mr. Willie L. Gentry, Jr.	No
Ms. Rachel G. Jones	Yes
Mr. R.T. Williams, Jr.	Yes
Mr. Duane A. Adams	Yes
Mr. Tommy J. Barlow	Yes
Mr. Fitzgerald A. Barnes	Yes
Mr. Eric F. Purcell	Yes

On the motion of Mr. Barnes, seconded by Mr. Gentry, with a vote 6-1, with Mr. Gentry voting against, the Board voted to approve the adoption of Section 86-330, and following sections, to establish the Technology Overlay District.

Ordinance – Amending Louisa County Code Chapter 51 - Noise Section 51-3 Unnecessary Noises Enumerated

Ms. Helen Phillips, County Attorney, went over the proposed amendments to Louisa County Code Section 51-3 that would allow the addition of the Technology Overlay District and limit daytime and nighttime noise levels in the recently adopted district to the existing code.

Chairman Adams opened the public hearing.

Mr. John Disosway, Mineral District, spoke in opposition to the proposed amendment as it is associated with the creation of the Technology Overlay District (TOD).

Mr. Hal Shaffer, Cuckoo District, spoke in opposition to the proposed amendment and asked the Board to delay their vote until further research has been performed on TODs.

Mr. Cas Grys, Mineral District, spoke in opposition to the proposed amendment.

Mr. Matthew Henley, Mountain Road District, spoke in opposition to the proposed amendment.

With no one else wishing to speak, Chairman Adams closed the public hearing and brought it back to the Board for discussion.

On the motion of Mr. Barnes, seconded by Ms. Jones, which carried by a vote of 6-1, with Mr. Gentry voting against, the Board voted to approve the amendment to Chapter 51-Noise Section 51-3 Unnecessary Noises Enumerated to allow the addition of the technology overlay district and limit daytime noise and nighttime noise levels in the technology overlay district to the existing code.

ADJOURNMENT

On the motion of Mr. Barnes, seconded by Mr. Williams, which carried by a vote of 7-0, the Board voted to adjourn the April 3, 2023, meeting at 7:50 p.m.

BY ORDER OF:
DUANE A. ADAMS, CHAIRMAN
BOARD OF SUPERVISORS
LOUISA COUNTY, VIRGINIA

APPENDIX A

Supervisors,

I am writing again to put into record that I think the board needs to lower the rate for real estate taxes. You have seen that the increase especially to lake owners has between anywhere from 11% to 23%. This is unbelievable. The rate can be lowered and the county will still have the same funds as last year. I have heard that 50% of the real estate taxes collected are from Lake Anna residences. It is time for our voices to be heard.

This leads me to STRs. NOTHING has been done since mid-November 2022. WHY? Not sure. Excuses have been provided and that's all. We could have had a set of guidelines/regulations/rules in place by the end of the year. As I stated before, if the state were to move on the two bills before them and it were to affect what was put into place, changes can be made.

The Planning Commission and you have quickly approved TODs proving that it is possible to get things accomplished quickly...SO...COME ON.... let's get back on track and finally complete something that affects the county as a whole.

Thank you,

Barbara Coe
Cuckoo District
540-748-9317

APPENDIX B

Supervisors,

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The Planning Commission and you have quickly approved TODs proving that it is possible to get things accomplished quickly...SO...COME ON.... let's get back on track and finally complete something that affects the county as a whole.

Thank you,

Barbara Coe
Cuckoo District
540-748-9317

APPENDIX C

Alexandra Stanley

From: Christian Goodwin
Sent: Monday, April 3, 2023 11:45 AM
To: Alexandra Stanley
Subject: FW: Comments on the Technology Overlay District
Attachments: JJD Comments on Final DRAFT TOD Language w PC Recommendations 3.10.2023.pdf

For the record.

Regards,
Christian

Christian R. Goodwin, ICMA-CM
COUNTY ADMINISTRATOR
The County of Louisa, Virginia

CONFIDENTIALITY NOTICE: *This message may contain information which is confidential and/or privileged. If you are not the intended recipient, any disclosure, copying, distribution, or use of the contents of this information is unauthorized, prohibited, and may be subject to penalty under law. If you have received this message in error, please reply immediately to the sender that you have received the message in error, and delete it. Your cooperation is appreciated.*

From: Tommy Barlow <LCBS_MRD@louisa.org>
Sent: Monday, April 3, 2023 11:43 AM
To: Board of Supervisors <BoS@louisa.org>; Andy Wade <awade@louisa.org>; Christian Goodwin <cgoodwin@louisa.org>; Chris Coon <ccoon@louisa.org>
Subject: Fwd: Comments on the Technology Overlay District

To All,
Mr. Disosway's email doesn't have to be read, but I would like it entered as part of the minutes.
Thanks
Tommy

Sent from my iPhone

Begin forwarded message:

From: John and Rebecca Disosway <rivermarsh@firstva.com>
Date: March 31, 2023 at 9:52:35 AM EDT
To: Tommy Barlow <LCBS_MRD@louisa.org>
Subject: FW: Comments on the Technology Overlay District

CAUTION: External email

Tommy,

As the Board representative to the Planning Commission, I know you have heard my comments on the proposed Technology Overlay Districts. However, I am concerned that the Planning Commission did not have sufficient time to review the written proposal and to really wrestle with the issues that this

APPENDIX C

proposal will bring to Louisa County. So I am sending you an expanded version of my concerns for your consideration prior to the meeting on Monday. Rebecca and I appreciate your work on the BOS and recognize that you have an understanding of agricultural concerns that others on the board may not.

I have included a marked up draft of the TOD ordinance that I think is pretty close to what you all are going to get for the April 3 meeting. It is not yet posted on the county website, so this is my best guess. It also includes highlighted text that addresses the recommendations from the Planning Commission. Please take a look at that for specific comments on the draft ordinance.

As I discussed with Duane Adams recently, the county spent 18 months on the comprehensive plan that included at least 7 district meetings with the public to gather their input, countless hours of staff time consolidating the input, a separate review by a citizen's committee, two public hearings, and approval by both the Planning Commission and the BOS. That significant undertaking resulted in a plan the citizens of Louisa County agreed to for the development and management of land use in the county. It is supposed to serve as our commitment to both current residents and those moving here that we would place Industrial, Commercial, Residential, and Agricultural uses carefully to preserve the rural character of the county. From my standpoint as a Planning Commissioner, I considered it a contract with the citizens of Louisa. It saddens me now that the BOS would contemplate adding these TODs with so little input from the community. The TOD at Green Bay Farm is now set to be 1,425 acres – larger than the Town of Louisa at ~1,230 acres or the Town of Mineral at ~580 acres. For something that has been in the planning stages now for about a year, why was the Planning Commission only brought in a few weeks ago and why were we given such little information and time to consider whether this is a proper use for the county? The existing Comprehensive Plan sets aside Industrial areas for this kind of use. Why would we not put these Industrial facilities in existing Industrial zoning?

Neither Rebecca nor I are in favor of the TOD ordinance. The prime concerns we have are noise and lighting at night. We have lived here for 34 years primarily because Louisa and specifically our agricultural area have provided the agricultural environment that we sought – acreage that was productive where livestock could thrive in an environment of relative peace, quiet and darkness at night. Sound measurements taken at our front door indicate the background noise level is 30 – 35 decibels (dB). This disregards the transient noises of traffic (cars, trucks, airplanes, or trains) or farming activities that are expected to occur. We also enjoy having the windows open at night during much of the year. While the maximum noise levels allowed in A1 or A2 zoning are higher, we have not experienced higher noise levels in the time we have lived here. So although the Planning Commission recommendation was to limit noise at the edge of the TOD to the maximum allowed by the underlying zoning, we are in favor of even lower limits to protect the rural character of the agricultural district and also to protect our neighbors who adjoin the proposed TOD. We would be in favor of limiting the noise generated by equipment within the TOD to 35 dB at the edge of the TOD. This would be a net zero impact to the surrounding community. We also question whether continuous background noise from rooftop ventilators or diesel generators will have a long term effect on the health of livestock. We appreciate that the TOD specifies dark sky lighting. However, this only directs light down and does not address reflected light from surfaces such as parking lots, sidewalks, and structures. Also, the shielding associated with dark sky lighting is not effective when the lights are placed at a high elevation, such as roof tops, since you will be able to look up see the light source. Minimizing structure heights is needed to help reduce light pollution.

Part of the justification for siting the TODs was that Ag and Forrestral Districts were not affected. We are in the Yanceyville Ag and Forrestral District and our property line is 1700' from one of the proposed TODs. With only a 200' buffer requirement, we could be <2000' from structures within this TOD. Considering how far sound travels, we don't understand how the Yanceyville Ag and Forrestral District will not be affected.

APPENDIX C

We appreciate that the creation of these TODs will attract industry that will provide substantial tax revenue for the county. However, the county is trading a significant amount of agricultural land for tax money and that land will never again be useful for growing food or timber. Since we have already created Industrial Parks within the county, why not use them and protect the limited amount of remaining agricultural land? Wouldn't that better protect the rural character of the county?

Thanks again for taking the time to reading this and for looking over the marked up attachment. We would be happy to discuss this further if you like.

John

APPENDIX C

Alexandra Stanley

From: Mike Dodd <mike@mdodd.com>
Sent: Saturday, April 1, 2023 10:36 AM
To: Info
Subject: Comment for Hearing LDR 2023-01

[Some people who received this message don't often get email from mike@mdodd.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: External email

Please accept my public comment regarding the proposed amendment to Chapter 86, Land Development Regulations, regarding establishing a Technology Overlay District (TOD):

=====

The proposed TOD areas are close to and adjacent to residential neighborhoods, so it is ESSENTIAL to minimize light pollution and "light trespass" beyond the TOD. The regulation must stipulate that all outdoor lighting fixtures be FULLY SHIELDED (vs. "full-cutoff") such that all light is projected below the horizontal.

=====

Thank you.

Mike Dodd
114 Creek Road
Louisa, VA 23093

APPENDIX C

Alexandra Stanley

From: Mary Kranz <mermar48@gmail.com>
Sent: Saturday, April 1, 2023 8:24 PM
To: Info; Duane Adams; Tommy Barlow
Subject: For Public Hearing on Overlay Districts

CAUTION: External email

To The Louisa County Board of Supervisors

I am writing to give you my comments for the public hearing on the Technology Overlay Districts. I will not be able to attend on April 3, so I hope this letter will serve as input to the hearing.

Trustees of Yanceyville Christian Church recently received a letter about the newly conceived technology overlay districts. Our church Retreat and Nature Camp is not far from the Shannon Hill Business Park, which contains one of the proposed sites.

Our land is about one hundred acres and is located at the corner of Parrish road and West Old Mountain. It is part of the Yanceyville Ag and Forestal District.

I appreciate that the county is going to great lengths to create buffers to isolate the industries that may locate in these districts. Our greatest concerns are noise and lighting. It's important to us to teach our children and ourselves the sounds of the birds and to be able to look at the stars at night.

We therefore request that any business located within hearing distance of our parcel have extra precautions to eliminate noise. We understand that cooling fans in data centers are a cause of excessive noise and that there *are* ways to silence them. We ask that this be a requirement.

In addition, we would like assurance that maximum dark sky lighting will be used by any business that locates in this area.

Thank you for considering these requests.

Mary Kranz, Trustee, Yanceyville Christian Church

APPENDIX C

Alexandra Stanley

From: Louise <louise@mdodd.com>
Sent: Saturday, April 1, 2023 12:51 PM
To: Info
Subject: LDR 2023-01 - Proposed Amendment to Chapter 86, Land Development Regulations ... Technology Overlay District (TOD)

Some people who received this message don't often get email from louise@mdodd.com. [Learn why this is important](#)

CAUTION: External email

I am a homeowner on land abutting one new Technology Overlay District areas. I understand and accept the need for Louisa County to attract more business and broaden the tax base. Nonetheless, I expect the Board of Supervisors to ensure that the businesses approved are compatible with nearby residences in noise, light pollution, and traffic. In particular, Shannon Hill Road is unsuitable for routine large truck traffic or significant additional car traffic because it is narrow, winding, and hilly. It cannot easily be widened or straightened.

Thank you.

Louise Kurylo (Ridgemont Subdivision)

APPENDIX B

Alexandra Stanley

From: Ed LaPlace <edlaplace@gmail.com>
Sent: Saturday, April 1, 2023 4:48 PM
To: Info
Subject: 2024 budget hearing public comment

[Some people who received this message don't often get email from edlaplace@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: External email

Below is my comment for the record on the 3 April 2023 BOD public hearing agenda item concerning the proposed 2024 budget.

The proposed 2024 budget that is 42 percent higher than the 2023 budget is outrageous. This increase in taxes is on top of the previous budget year significant increase in assessments and resulting taxes. The capital projects line item alone is increased by almost \$50M, a whopping 457 percent! The county has given NO consideration to the residents who must pay the taxes. The county has instead chosen to spend the expected increased revenue rather than propose a reasonable budget which would allow the county to reduce the tax rate to offset the tax burden for homeowners. Moreover, if the unreasonable increase in county spending is approved, as property values correct to more historic norms the county will be forced to either cut spending or increase tax rates. With the tax rate history of this county the rates will certainly go up. Only at one point in the last 40 years has this county ever reduced the tax rate, and that was only for a few years back around 2006 after that housing market bust. Forty years ago the tax rate was \$0.35 per hundred compared to today's \$0.72 per hundred tax rate. That's more than double the tax rate and applied to much higher property values causing the tax burden on residents to out strip normal inflation and wage increases. Yet this county continues to have an insatiable appetite for development and expansion that results in ever increasing debt and government spending to provide for ever increasing long term services and staff. The proposed 2024 budget continues and accelerates that trend. The Board of Supervisors needs to return the budget proposal to county staff for major revision or every property owner will be impacted for the foreseeable future. Stop the frenzy of capital expenditures and development. You are taxing homeowners to death!

Edwin LaPlace
743 Plum Tree Rd
Bumpass, VA 23024
540-872-3804