



**Board of Supervisors
County of Louisa
Monday, October 2, 2023
Louisa County Public Meeting Room
5:00 PM**

CALL TO ORDER - 5:00 P.M.

Chairman Adams called the October 2, 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; Wanda Colvin, Deputy County Administrator/Director of Finance; Alexandra Stanley, Executive Assistant/Deputy Clerk; Andy Wade, Director of Economic Development; Josh Gillespie, Director of Community Development; Cindy King, Community Engagement Manager; and Scott Raettig, Information Technology

CLOSED SESSION

On the motion of Mr. Barlow, seconded by Mr. Barnes, 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) (1) VA Code Ann., to discuss the performance of employees; and
2. In accordance with §2.2-3711 (A) (7) (8) and (29) VA Code Ann., to consult with legal counsel and staff about the award of a performance agreement with Amazon Data Services, Inc. where discussion in an open session would adversely affect the bargaining position or negotiating strategy of the County.
3. In accordance with §2.2-3711 (A) (7) (8) and (29) VA Code Ann., to consult with legal counsel and staff about the assignment of a contract involving property in the Green Springs District, where discussion in an open session would adversely affect the bargaining position or negotiating strategy of the County.

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 2nd day of October 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 2nd day of October 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. Purcell, seconded by Mr. Barnes, which carried by a vote of 7-0, the Board voted to adopt the October 2, 2023, agenda as amended, with the following changes:

- Added a Discussion on Brackett's Farm's Request for Tax Exemption to Unfinished Business.

MINUTES APPROVAL

Board of Supervisors (BOS) - Regular Meeting – September 18, 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 September 18, 2023, regular meeting as presented, with no changes.

BILLS APPROVAL

Resolution – To Approve the Bills for the Second Half of September 2023

On the motion of Mr. Williams, seconded by Mr. Barnes, which carried by a vote of 7-0, the Board adopted a resolution approving the bills for the second half of September 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 October 2, 2023, as follows:

1. Resolution - Authorizing a Budget Transfer for Building Renovation Projects for Voter Registrar, Medical Center, & Sheriff's Storage Building Projects
2. Resolution - To Proceed with Major Repairs on Caterpillar D6K LGP Landfill Bulldozer with CIP Funds
3. Resolution - Authorizing the Sheriff's Department to Proceed with the Recording System Upgrade Capital Project
4. Resolution - Authorizing a Pass-Through Appropriation for FY 2024 State Fire Programs Funding

RECOGNITIONS

(None)

PUBLIC COMMENT PERIOD

Chairman Adams opened the public comment period.

Ms. Vicky Harte, Louisa District, appeared before the Board to talk about: Town of Louisa's Sesquicentennial celebration; and her contacts at FEMA.

Mr. J. R. Stallings, Mineral District, appeared before the board to talk about: aPi Aquatic Planetary Intelligence.

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

INFORMATION/DISCUSSION ITEMS

Discussion – Transient Occupancy Tax

Ms. Wanda Colvin, Deputy County Administrator/Director of Finance, provided a summary on the Transient Occupancy analysis for the County. Ms. Colvin presented a PowerPoint Presentation, which included the following:

- The Code of Virginia Section 58.1-3819

- “any county that imposes a transient occupancy tax at a rate greater than two percent shall, by ordinance, provide that (i) any excess from a rate over two percent shall be designated and spent solely for such purpose as was authorized under this article prior to January 1, 2020, or (ii) if clause (i) is inapplicable, ***any excess from a rate over two percent but not exceeding five percent shall be designated and spent solely for tourism and travel, marketing of tourism or initiatives that, as determined after consultation with the local tourism industry organizations, including representatives of lodging properties located in the county, attract travelers to the locality, increase occupancy at lodging properties, and generate tourism revenues in the locality.*** Unless otherwise provided in this article, for any county that imposes a transient occupancy tax pursuant to this section or an additional transient occupancy tax pursuant to another provision of this article, ***any excess over five percent, combining the rates of all taxes imposed pursuant to this article, shall not be restricted in its use and may be spent in the same manner as general revenues.*** If any locality has enacted an additional transient occupancy tax pursuant to subsection C of § 58.1-3823, then the governing body of the locality shall be deemed to have complied with the requirement that it consult with local tourism industry organizations, including lodging properties. If there are no local tourism industry organizations in the locality, the governing body shall hold a public hearing prior to making any determination relating to how to attract travelers to the locality and generate tourism revenues in the locality.”
- Overview of Transient Occupancy and Potential Increase to 7%
 - FY18 - \$82,078
 - FY19 - \$189,649
 - FY20 - \$189,133
 - FY21 - \$381,920
 - FY22 - \$389,331
 - FY23 - \$389,331 (Additional 3% Tourism – restricted - \$583,997/ Additional 2% Other Uses - \$389,331/ Total Tax - \$1,362,659/ Additional Revenue - \$973,328)
- Comparison with Other Localities (as of 10/01/23)
 - Goochland – 2%
 - Louisa – 2%
 - Orange – 2%
 - Greene – 5%
 - Nelson – 5%
 - Stafford – 7%
 - Albemarle – 8%
 - Hanover – 8%
 - Henrico – 8%
 - Spotsylvania – 9%
- 2022 Economic Impact of Tourism

(2022 Economic Impact of Tourism)

	2022					2022					2022				
	Direct Impact					Indirect + Induced Impact					Total Impact				
	Employment	Labor Income (millions)	State Taxes (millions)	Local Taxes (millions)	Total Direct Spending (millions)	Employment	Labor Income (millions)	State Taxes (millions)	Local Taxes (millions)	Total Indirect & Induced Spending (millions)	Employment	Labor Income (millions)	State Taxes (millions)	Local Taxes (millions)	Total Spending (millions)
2022	342	\$14.3	\$1.5	\$2.5	\$69.9	217	\$10.7	\$0.6	\$0.7	\$34.5	559	\$25.0	\$2.1	\$3.2	\$104.4
2021	315	\$12.7	\$1.3	\$2.2	\$60.6	212	\$10.1	\$0.6	\$0.7	\$32.1	527	\$22.73	\$1.9	\$2.96	\$92.69
2020	309	\$12.3	\$1.0	\$1.9	\$48.7	215	\$10.0	\$0.6	\$0.7	\$29.4	524	\$22.31	\$1.6	\$2.57	\$78.14
2019	333	\$13.0	\$1.2	\$2.1	\$52.6	218	\$10.8	\$0.6	\$0.8	\$35.7	551	\$23.78	\$1.8	\$2.82	\$88.30
2018	340	\$12.88	\$1.2	\$2.04	\$52.56	223	\$10.6	\$0.6	\$0.8	\$35.2	563	\$23.51	\$1.83	\$2.82	\$87.72
2017	332	\$12.23	\$1.1	\$1.96	\$49.79	222	\$10.2	\$0.6	\$0.8	\$33.3	554	\$22.45	\$1.74	\$2.73	\$83.04
2016	329	\$11.83	\$1.1	\$1.94	\$47.44	221	\$9.8	\$0.6	\$0.8	\$31.7	550	\$21.68	\$1.65	\$2.70	\$79.11

Ms. Colvin noted to move forward with a change to the transient occupancy tax, the Board must conduct a public hearing.

The Board agreed to authorize the advertisement of a public hearing at their October 16, 2023, meeting.

UNFINISHED BUSINESS**Discussion – Brackett’s Farm Tax Request for Tax Exemption**

Ms. Jones updated the Board on Brackett’s Farm’s request for tax exemption. She noted that her and the County Attorney took a tour of the farm and she feels it is necessary to move forward with their request.

The Board agreed to authorize the advertisement of a public hearing at their October 16, 2023, meeting.

NEW BUSINESS/ACTION ITEMS

(None)

REPORTS OF OFFICERS, BOARDS AND STANDING COMMITTEES**Committee Reports****Board Appointments**

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

- Appointed Ms. Julie Manzari to the Jaunt Board of Directors

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**Ordinance – To Amend Land Development Regulations – LDR2022-05; Short-Term Rentals**

Mr. Josh Gillespie, Director of Community Development, provided a brief overview on Short-Term Rentals to the Board.

The purpose of this discussion is to formally recommend the approval of the proposed ordinance amendment related to Short-Term Rentals (STRs) in Louisa County. The recommendation is based on a comprehensive review of current zoning codes, market demands, and changing travel trends. The proposed amendment aims to align the local regulations with evolving needs and opportunities while preserving the community's character and safety. The amendment was drafted with a Workgroup consisting of a wide variety of interested parties to include full-time residents, STR operators, local businesses, and corporate neighbors. It is recommended the Board consider the amendment to address community development and economic growth surrounding Short-Term Rentals.

The Planning Commission did not approve the draft changes from the Board's Working Group. The Planning Commission met on September 14, 2023, and voted to recommend alternative guidelines which would require all properties not zoned A1, A2 or RD obtain a CUP before operating a Short-Term Rental. Furthermore, they provided a draft outline of conditions associated with property owners obtaining CUPs, which was submitted for consideration. The Planning Commission Chair recognized the informal nature of the working documents, which subsequently evolved into the Commission's recommended alternative. This recommendation was introduced without public input, staff, or legal review.

Mr. Gillespie noted staff recommends approval the Board Workgroup proposed amendment (listed below) after the Board receives community input and provides any alternative or additional amendments.

Proposed Amendment

Amendments to Chapter 86. Land Development Regulations Requirements - Section 86-114

- A. Owners of dwellings used for short term rental shall provide contact information for the owner and/or any authorized property manager to Louisa County and the dwelling's subdivision governing body if one exists.
- B. The owner shall provide the current Louisa County Code chapters relative to Noise (51) and Solid Waste (62) as well as the definitions for Special Occasion Facilities and Gatherings as part of Short-Term Rental contracts.
- C. Owner must notify tenants that events, rentals, Special Occasion Facilities and related uses are prohibited, except with valid conditional use permit according to Louisa County Code.
- D. One designated off-street vehicle parking space per bedroom, and one designated off-street trailer space measuring 8 ft. x 20 ft., must be provided.
- E. E Documentation of septic system inspections and repairs shall be provided to Louisa County whenever completed.
- F. The dwelling must comply with all applicable state building code and safety regulations

- G. Owners unable to meet all of the above requirements shall be prohibited from operating a Short-term rental of a dwelling without obtaining a Conditional Use Permit from Louisa County Board of Supervisors.
- H. A violation enforced under this section shall be in lieu of any criminal penalty except as provided in section 86-11 and section 86-11.1.
- I. The effective date of this code shall be January 1, 2025

Chairman Adams opened the public hearing.

Chairman Adams noted there were several comments received via email that he would like to be incorporated into the record. (See Appendix A).

Ms. Marie Snyder, Jackson District, spoke in support of the draft amendments to STRs.

Ms. Vicky Harte, Louisa District, asked if Transient Occupancy Tax will be applied to STRs.

Ms. Kate Killham, Cuckoo District, spoke in support of the draft amendments to STRs.

Ms. Tracy Clark, Executive Director of the Louisa County Chamber of Commerce, spoke in support of the draft amendments to STRs.

Mr. Phil Winston, Mineral District, opposed the draft amendment and requested there be increased regulation on STRs.

Mr. Dennis Wallingsford, Cuckoo District, opposed the draft amendment and requested there be increased regulations on STRs.

Ms. Susan O'Neal, Secretary of Wildwood Property Owner's Association, opposed the draft amendment and requested there be increased regulations on STRs.

Mr. Ryan Underwood, Mineral District, opposed the draft amendment and requested there be increased regulations on STRs.

Mr. John Wayne, Mineral District, opposed the draft amendment and requested there be increased regulations on STRs.

Ms. Luanne Pavco, Cuckoo District, spoke in support of the draft amendments to STRs.

Ms. Sandra Brockel, Cuckoo District, spoke in support of the draft amendments to STRs.

Mr. Robert Soderlholm, Cuckoo District, spoke in support of the draft amendments to STRs.

Mr. Paul Snyder, Jackson District, spoke in support of the draft amendments to STRs.

Ms. Valerie Bagby, Mineral District, opposed the draft amendment and requested there be increased regulations on STRs.

Mr. Anthony Carter, Mineral District, spoke in support of the draft amendments to STRs.

Mr. Tommy Harold, Bumpass, spoke in support of the draft amendments to STRs.

Ms. Karen Cheatwood, Cuckoo District, opposed the draft amendment and requested there be increased regulations on STRs.

Mr. Jimmy Snyder, Mineral District, spoke in support of the draft amendments to STRs.

Mr. Greg Baker, President of the Lake Anna Civic Association, opposed the draft amendment and requested there be increased regulations on STRs.

Mr. Daniel Taylor, Non-Louisa County Resident, spoke in support of the draft amendments to STRs.

Mr. Collin Henle, Spotsylvania County, spoke in support of the draft amendments to STRs.

Ms. Melissa Morelli, Spotsylvania County, spoke in support of the draft amendments to STRs.

Mr. Bill Colbert, Fairfax County, spoke in support of the draft amendments to STRs.

Mr. Marks Ainsworth, Mineral District, spoke in support of the draft amendments to STRs.

Ms. Ellie Thompson, Cuckoo District, spoke in support of the draft amendments to STRs.

Mr. Matt Webb, Spotsylvania County, spoke in support of the draft amendments to STRs.

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

Mr. Purcell talked about how HOAs and POAs could enact a provision within their covenants that can be a mechanism of enforcement on STRs. He noted that he does not support the Planning Commission's recommendation and motioned to approve the draft amendment as presented by the Board's Working Group. Mr. Barnes seconded for discussion.

Members of the board went around the table to express their concerns or support with the proposed amendment.

Mr. Williams recommended the following changes be made to the requirements:

- A. Owners of dwellings used for short term rental shall provide contact information for the owner and/or any authorized property manager to Louisa County and the dwelling's subdivision governing body if one exists.
- B. The owner shall provide the current Louisa County Code chapters relative to Noise (51) and Solid Waste (62) as well as the definitions for Special Occasion Facilities and Gatherings as part of Short-Term Rental contracts.
- C. Owner must notify tenants that events, rentals, Special Occasion Facilities and related uses are prohibited, except with valid conditional use permit according to Louisa County Code.
- D. ~~One designated off-street vehicle parking space per bedroom, and one designated off-street trailer space measuring 8 ft. x 20 ft., must be provided.~~

- E. ~~Documentation of septic system inspections and repairs shall be provided to Louisa County whenever completed.~~ **The owner must comply with all state health department regulations.**
- F. The dwelling must comply with all applicable state building code and safety regulations
- G. Owners unable to meet all of the above requirements shall be prohibited from operating a Short-term rental of a dwelling without obtaining a Conditional Use Permit from Louisa County Board of Supervisors.
- H. A violation ~~enforced~~ under this section shall be **enforced** ~~in lieu of any criminal penalty except~~ as provided in section 86-11 and section 86-11.1.
- I. The effective date of this code shall be January 1, ~~2025~~ **2024**

Mr. Purcell agreed to amend his motion and accept the proposed changes recommended by Mr. Williams. Mr. Barnes seconded.

On the motion of Mr. Purcell, seconded by Mr. Barnes, which carried by a vote of 5-2, with Mr. Barlow and Mr. Gentry voting against, the Board voted to adopt the draft amendment, with changes.

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 October 2, 2023, meeting at 8:28 p.m.

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

APPENDIX A

Dear Louisa County Board of Supervisors,

I am writing to express my concern regarding the proposed short-term rental (STR) requirements that were approved by the Planning Commission (PC) and submitted for your consideration. I believe that these requirements would have a significant negative impact on the STR industry and the overall economic wellbeing of our community.

The PC's proposed requirements, including the need for all Louisa properties located in R1 and R2 zoning to receive a Conditional Use Permit (CUP) to operate as an STR and significant occupancy limitations of 2 people per bedroom, would cripple or eliminate the STR industry in Louisa County. The process of securing a CUP involves each STR owner presenting to the BOS at a public hearing and receiving their approval for your CUP – it is unclear what requirements may come with this and what criteria they may require of each STR owner. New sales of STRs in Louisa would cease, and property values would decrease if this passed.

Moreover, these overbearing requirements and zoning changes would have a significant negative impact on tax revenue for the County, ultimately resulting in increased taxes to every Louisa County citizen, and a significant decrease (or potential elimination in the case of STR owners) of your business revenues.

I understand that the BOS has the STR matter on its agenda for today, October 2nd, 2023. This meeting will allow for public comment, and I urge you to consider the Draft Amendment originally proposed by the BOS, which was fairly balanced, and much of it would be acceptable to STR owners and small businesses.

Your support on this matter is crucial. STRs, local businesses, their employees, taxpayers, and the guests who visit our area depend on us to communicate our position effectively. Together, we can work towards a decision that benefits our community and preserves the unique character of Lake Anna.

Thank you for your time and consideration.

Sincerely,

Ashley Baber

APPENDIX A

Alexandra Stanley

Subject: FW: STRs

You don't often get email from lisaelizardo118@gmail.com. [Learn why this is important](#)

CAUTION: External email

Dear Mr. Johnson and Louisa County Board of Supervisors,

I am writing to support the Draft Amendment of the short-term rental ordinance that the Louisa County Board of Supervisors sent to the Planning Commission (*LDR2022-05 Short Term Rental Regulations*) for their action on September 14, 2023. This version supports the interests of local small businesses, visitors to Lake Anna, short term rental owners, and all citizens of Louisa County. I appreciate the Board's extensive work on this regulation and this version supports the interests of local small businesses, visitors to Lake Anna, short term rental owners, and all citizens of the county.

I do not support the ordinance approved by the Planning Commission on September 14, because it requires a conditional use permit (CUP) and limits occupancy per bedroom to two persons over the age of two. These restrictions will cause a significant loss of revenue to STR owners, local small businesses, and the County of Louisa, resulting in increased taxes to all taxpayers in Louisa County.

I ask that you, as a representative of the interests of all who enjoy Louisa County, reject the very restrictive Planning Commission requirements and zoning change in favor of the DRAFT AMENDMENT the Board sent to the Planning Commission for their vote at the September 14th PC meeting.

Please look at the amount of revenue generated in Louisa County per the Department of Tourism for 2022. These dollars are coming into Louisa County in part because of STRs. Here is the link please look at these numbers per the State of Virginia.

<https://www.vatc.org/wp-content/uploads/2023/09/Direct-Visitor-Impacts-for-Virginia-Localities-2016-2022.xlsx>

Respectfully,
Lisa Elizardo
Full Time Resident
Registered voter in cuckoo District

APPENDIX A

Dear Supervisors and County Administrator,

It has come to my attention that the Louisa County Board of Supervisors is considering adopting restrictions to Short Term Rentals (STRs) on Lake Anna at the request of a few residents. As the owner of a small business that services many of these STRs, I urge you to consider the negative impact that will have on not only my business, but the people who work for me, their families and the rest of the county taxpayers as well.

We are just coming out of the pandemic after all of our lives were turned upside down. We are in the middle of a recession and everything is costing more; gas, food, cleaning supplies, clothes, diapers, my real estate taxes - everything! And now the county is considering adopting something for a few residents who moved to a resort area and now don't want the resort. How is it that these few 40-50 people have your ear over the concerns of over 35,000 of the rest of the county citizens?

During the summer months, I employ several people. I won't be able to employ them if we don't have the work and you'll not only take jobs away, but raise their taxes as well? I understand that less revenue will equal higher taxes for ALL county residents. How are you willing to do that to the rest of us for the desires of so few? We are already struggling with higher real estate tax bills. You are giving a tax break to Amazon and are considering adopting an ordinance that will increase the taxes of us hardworking residents?! Why?

I have heard that this has been going on since spring of 2022. You have had over a year to do an economic study. Have you done that? I would hope so; anything less is just negligent and I expect more from you, our elected officials. I urge you do reconsider voting on ANY changes until you at least do that.

Sincerely,

INSERT YOUR NAME AND PHONE NUMBER

APPENDIX A

Mr. Chairman and respected board members,

We are writing to you as homeowners who depend on the income derived from renting our home to guests and as taxpayers in Louisa. We are concerned about the regulations that you are presently considering for Short-Term Rentals (STRs). As responsible STR owners, we are supportive of sensible regulations for STRs, however, the regulations that you are presently considering are overreaching and will significantly harm our vacation home rental and the income stream we depend on from it. Like many STR owners, this income stream is vital to our family and is an important part of our retirement plan.

As homeowners who rents their home, we pay Transient Occupancy Tax and Sales & Use Tax on our rental income. We also pay Personal Property Taxes on our furniture, fixtures and appliances in the home and on the property. These three taxes are STR specific and are in addition to the real estate and other PPT taxes that we pay. The regulations you are presently considering, and specifically the requirement for Occupancy Limitations will dramatically impact our rental income from the STR property, resulting in less Tax Revenue to the County.

Ultimately, these regulations could render us unable to pay our mortgage and may require us to sell our home. Since your regulation would put other Louisa County STR Owners in a similar position, we would see a flood of home sales in Louisa County at Lake Anna, which would drive down the home values of all residents in the County – further impacting the Real Estate Tax Revenues the County depends on. If Occupancy Limits are implemented, the overall tax revenue of the county will go down (STR taxes, small businesses serving the STR industry and our guests), resulting in the County needing to increase taxes on ALL residents to maintain the same level of services to our citizens.

Another benefit to Louisa County of vacation rentals is that our guests fall in love with Lake Anna and we know of several who have purchased lake homes in the County – further expanding the tax base.

The requirement for a Conditional Use Permit will result in a flood of CUP requests to the county from STR owners, which the county lacks the resources to address. The CUP requirement will mean STRs will no longer be purchased in Louisa, further driving down property values in the County.

In addition to driving down our rental income and making it so that future STR owners will no longer be interested in building in Louisa County, your regulations will also adversely impact our local small business community, including small businesses who: clean homes between guests, serve as caretakers, bring firewood, prepare meals and other services for our guests, perform repairs, landscaping and maintain septic systems .

These regulations will also impact the small businesses whose services our guests enjoy, including: restaurants, boat and PWC rentals, equipment rentals, grocery stores, breweries, wineries, convenience stores, ABC stores, ice cream, putt putt golf, Lake Anna State Park, fishing guides, marinas, gas stations – all will be negatively impacted by these regulations.

During COVID, it is our STR guests who helped keep these local small businesses, especially the restaurants, through their patronage.

I assume the Board of Supervisors does not want to remove an entire industry from Lake Anna that brings so much tax revenue to the County and so much joy to visiting guests.

APPENDIX A

We request that you to reject STR regulations that include Occupancy Limits and require a CUP, and instead implement regulations that are sensible with which all responsible STR owners would agree, such as: registration of STRs, inform guests of county rules & regulations, provide a point of contact, notice of repairs of septic, abide by ordinances, and have working safety equipment (smoke detectors, fire extinguisher, etc).

Respectfully,

Anne and Bill Kennerley

288 David Rd, Mineral, VA 23117

APPENDIX A

CAUTION: External email

To the Honorable Members of the Louisa County Board of Supervisors,

I am writing to express my support for the proposed Draft Amendment to the short-term rental ordinance (LDR2022-05 Short Term Rental Regulations) that was recently forwarded to the Planning Commission for consideration on September 14, 2023. This revised version demonstrates a commendable commitment to safeguarding the interests of our local small businesses, Lake Anna visitors, short-term rental property owners, and the entire Louisa County community. I deeply appreciate the diligent efforts put forth by the Board in shaping this regulation, which serves the best interests of our constituents.

Regrettably, I do not support the ordinance that was approved by the Planning Commission on September 14th. This particular ordinance mandates a conditional use permit (CUP) and imposes strict occupancy limits, allowing only two individuals over the age of two per bedroom. These restrictions, if implemented, would undoubtedly result in a substantial reduction in revenue for short-term rental owners, local small businesses, and the overall financial health of Louisa County. Such an outcome would necessitate higher taxes for all residents of our beloved county.

I implore you, as representatives entrusted with the well-being of all those who cherish Louisa County, to reconsider the overly stringent requirements and zoning changes proposed by the Planning Commission. Instead, I endorse in favor of the DRAFT AMENDMENT that was originally presented by the Board for deliberation at the September 14th Planning Commission meeting.

With the utmost respect,

Ashish Thapa

(A short-term rental property owner and a taxpayer of Louisa County)

81 Newton M Johnson Dr, Bumpass, VA 23024

(571)236-3957 | lakefun.llc@outlook.com

APPENDIX A

Alexandra Stanley

Subject: FW: Short Term Rental Regulations

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

CAUTION: External email

Good Evening,

I am writing this email regarding short-term rental regulations, unfortunately, i am not able to attend in person but i would like to say few words and hopefully you will consider them:

We own a property in Louisa County that we occasionally rent out, renting it out helps with the mortgage, maintenance and utilities and also in the same time helps us to enjoy our home occasionally with our kids.

We understand concerns about rentals but we do a background on every guest and we make sure that our guests follow the rules, since 2020 we didn't have a single incident with our renters.

I truly hope that short term rentals wont be restricted but only some rules applied.

Thank you

--

Alex Tomic

APPENDIX A

Good Evening,

I am writing this email regarding short-term rental regulations, unfortunately, i am not able to attend in person but i would like to say few words and hopefully you will consider them:

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We understand concerns about rentals but we do a background on every guest and we make sure that our guests follow the rules, since 2020 we didn't have a single incident with our renters.

I truly hope that short term rentals wont be restricted but only some rules applied.

Thank you

--

Alex Tomic

APPENDIX A

Alexandra Stanley

Subject: FW: FOR THE RECORD short term rental regulations

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

CAUTION: External email

Dear Louisa County Board of Supervisors,

I am writing to support the Draft Amendment of the short-term rental ordinance that the Louisa County Board of Supervisors sent to the Planning Commission (*LDR2022-05 Short Term Rental Regulations*) for their action on September 14, 2023. This version supports the interests of local small businesses, visitors to Lake Anna, short term rental owners, and all citizens of Louisa County. I appreciate the Board's extensive work on this regulation and this version supports the interests of local small businesses, visitors to Lake Anna, short term rental owners, and all citizens of the county.

I do not support the ordinance approved by the Planning Commission on September 14, because it requires a conditional use permit (CUP) and limits occupancy per bedroom to two persons over the age of two. These restrictions will cause a significant loss of revenue to STR owners, local small businesses, and the County of Louisa, resulting in increased taxes to all taxpayers in Louisa County.

I ask that you, as a representative of the interests of all who enjoy Louisa County, reject the very restrictive Planning Commission requirements and zoning change in favor of the DRAFT AMENDMENT the Board sent to the Planning Commission for their vote at the September 14th PC meeting.

Respectfully,

Beverly L Burcham
Business Owner
By The Lake Cleaning LLC
330 Elnor Rd
Bumpass, VA 23024
540-840-9839

Sent via the Samsung Galaxy S22 Ultra 5G, an AT&T 5G smartphone

APPENDIX A

Dear Louisa County Board of Supervisors,

I am writing to support the Draft Amendment of the short-term rental ordinance that the Louisa County Board of Supervisors sent to the Planning Commission (*LDR2022-05 Short Term Rental Regulations*) for their action on September 14, 2023. This version supports the interests of local small businesses, visitors to Lake Anna, short term rental owners, and all citizens of Louisa County. I appreciate the Board's extensive work on this regulation and this version supports the interests of local small businesses, visitors to Lake Anna, short term rental owners, and all citizens of the county.

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I ask that you, as a representative of the interests of all who enjoy Louisa County, reject the very restrictive Planning Commission requirements and zoning change in favor of the DRAFT AMENDMENT the Board sent to the Planning Commission for their vote at the September 14th PC meeting.

Respectfully,

Beverly L Burcham
Business Owner
By The Lake Cleaning LLC
330 Elnor Rd
Bumpass, VA 23024
540-840-9839

APPENDIX A

October 2, 2023

Chairman and board members,

I am unable to attend tonight's public hearing regarding the changes to the zoning ordinance regarding STRs.

I would like to see the BOS send the "guidelines" from the PC back to them for a public hearing on those ideas before making a final decision tonight. We have been working on this for over one year so a bit more time will not hurt. I believe we still need better "guidelines" in place than what is being proposed by the change in the ordinance.

I want this board to be citizen friendly. There is no proof that our businesses will suffer if we continue try to have balance between the STR industry and the full-time residents of this county. I do not believe anyone is trying to stop an owner from renting out the home. It is obvious that this board is willing to change the ordinance to allow them by-right with restrictions yet the business community is still up in arms. They seem ungrateful and want more, more, more. Please stop and think about the quality of life for future generations.

Remember one of your core values is "where citizens matter" and the citizen needs to matter now!

Thank you for your time.

Barbara Coe

Cuckoo District

APPENDIX A

Alexandra Stanley

Subject: FW: For the Record: Short Term Rental regulations

Some people who received this message don't often get email from bill.colbert01@gmail.com. [Learn why this is important](#)

CAUTION: External email

Dear Mr. Williams,

I am writing to you as a homeowner who has chosen to rent my home to guests and as a taxpayer in Louisa. I am concerned about the regulations that you are presently considering for Short-Term Rentals (STRs). As a responsible STR owner, I am supportive of sensible regulations for STRs, however, the regulations that you are presently considering are overreaching and will significantly harm my vacation home rental and the income stream I depend on from it. Like many STR owners, this income stream is vital to me and my family and is an important part of my retirement plan.

As a homeowner who rents my home, I pay Transient Occupancy Tax and Sales & Use Tax (1% remitted to Louisa) on my rental income. I also pay Personal Property Taxes on my furniture, fixtures and appliances in the home and on the property. These three taxes are STR specific and are in addition to the real estate and other PPT taxes that we pay. The regulations you are presently considering, and specifically the requirement for Occupancy Limitations will dramatically impact my rental income from the STR property, resulting in less Tax Revenue to the County.

Ultimately, these regulations could render me unable to pay my mortgage and may require me to sell my home. Since your regulation would put other Louisa County STR Owners in a similar position, we would see a flood of home sales in Louisa County at Lake Anna, which would drive down the home values of all residents in the County – further impacting the Real Estate Tax Revenues the County depends on. If Occupancy Limits are implemented, the overall tax revenue of the county will go down (STR taxes, small businesses serving the STR industry and our guests), resulting in the County needing to increase taxes on ALL residents to maintain the same level of services to our citizens.

Another benefit to Louisa County of vacation rentals is that our guests fall in love with Lake Anna and we have had several who have purchased lake homes in the County – further expanding the tax base.

The requirement for a Conditional Use Permit will result in a flood of CUP requests to the county from STR owners, which the county lacks the resources to address. The CUP requirement will mean STRs will no longer be purchased in Louisa, further driving down property values in the County.

In addition to driving down my rental income and making it so that future STR owners will no longer be interested in building in Louisa County, your regulations will also adversely impact our local small business community, including small businesses who: clean homes between guests, serve as caretakers, bring firewood, prepare meals and other services for our guests, perform repairs, landscaping and maintain septic systems.

These regulations will also impact the small businesses whose services my guests enjoy, including: restaurants, boat and PWC rentals, equipment rentals, grocery stores, breweries, wineries, convenience stores, ABC stores, ice cream, putt putt golf, Lake Anna State Park, Fischer's Fitness, fishing guides, marinas, gas stations – all will be negatively impacted by these regulations.

During COVID, it is our STR guests who helped keep these local small businesses afloat by ordering carryout food.

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I assume the Board of Supervisors does not want to remove an entire industry from Lake Anna that brings so much tax revenue to the County and so much joy to visiting guests.

I implore you to reject STR regulations that include Occupancy Limits and require a CUP, and instead implement regulations that are sensible with which all responsible STR owners would agree, such as: registration of STRs, inform guests of county rules & regulations, provide a point of contact, notice of repairs of septic, abide by ordinances, and have working safety equipment (smoke detectors, fire extinguisher, etc).

Respectfully,

Bill Colbert
563 Ark Ave
Bumpass, Virginia 23024
mobile: 571-221-1757

APPENDIX A

Dear Louisa County Board of Supervisors,

Our family has been vacationing at Lake Anna for over 40 years. We stored our boat at High Point Marina for over 20 years. We camped when our children were young, and we were younger. Then we started renting STR homes on the lake. Every year our kids and then grandchildren looked forward to our summer week at Lake Anna. We rented from realtors and then found that homes that were actually managed by the owner were in the best condition, and had the best communication. We remember the days when there wasn't a Food Lion or a Dollar General. If we forgot something we had to drive to Louisa. Now Lake Anna has both a Food Lion and at least two Dollar Generals that we frequent. We can all thank the STRs and all the people visiting Lake Anna for these stores. Building a home on Lake Anna has been a longtime family dream that finally became a reality starting in 2018 when we along with our daughter, Ashley, found a lot and a builder and began the process.

2020 was our first rental season and we have paid Transient Occupancy Tax to the county of Louisa on our rental income. The regulations you are presently considering, and specifically the requirement for Occupancy Limitations will drastically impact our rental income, resulting in less Tax Revenue to the County. If we are forced to sell our home along with many other STR owners the value of these homes will drop. Lower home values would reduce the Real Estate Tax Revenues the County depends on as well.

Along with countless other home owners on the lake, we enjoy having our family and friends visit us at the lake. Our extended family of 15 has loved our time together at the lake. I see our neighbors enjoying the lake with their extended family as well. Is the Board also planning on checking to see how many people are visiting when our home is not rented? Will you check on our neighbors that don't do STRs to see if they have more than two people per bedroom staying in their home? You'll need to hire a lot of people! I think the argument about STRs causing a burden on septic systems is bogus. We had our septic system cleaned in 2022, and not only was it not full, but the septic cleaner told us it was very clean. He could tell that we had done a good job of caring for the system. He said he could tell that we had not put food or grease down the drain. Naturally, he had no idea that our home was a part time STR. We give our guest instructions about caring for the septic system, and they have listened.

We have been following the rules that were in place when we built our home and started renting it part time as a STR. If the county decides to move forward with Occupancy limits and the Conditional Use Permit zoning requirements, I believe it would only be right that you grandfather all current STRs that have been paying Transient Occupancy Tax. In all fairness if you move forward with the Occupancy limits you should apply the same requirements to the proposed 208 resort, Stay-n-plays at Cutalong, all Hotels in Louisa County, and also all residents of the county should have to abide by those same occupancy limits.

We have worked hard to make our STR a success. It has been more work than we thought, but it has been extremely rewarding as well. We have enjoyed sharing it with

APPENDIX A

other families that have made wonderful memories there. I personally speak to everyone that request to stay in our home before accepting their request to book. Everyone is not a good fit! We have been truly blessed with wonderful guest. We have 6 returning families scheduled for the 2024 season. Several of those families will be returning for the 3rd or 4th year. Most of our guest are parents with adult children and grandchildren just like our family. They treat our home like it is there own and follow the rules that we have provided them about noise and respecting our neighbors. We don't allow parties or any type of event on the property. I implore you to reject STR regulations that include Occupancy Limits and require a Conditional Use Permit. I ask that you implement regulations that are sensible with which all responsible STR owners would agree, such as: registration of STRs, inform guests of county rules & regulations, provide a point of contact, notice of repairs of septic, abide by ordinances, and have working safety equipment (smoke detectors, fire extinguisher, etc). These are rules make sense and we would be happy to follow them. Please consider our family, and many others that have purchased homes at the lake planning to do short term summer rentals to pay the mortgage. For us to lose that income would not only be a burden on our family, but it would hurt the residents of Louisa that live on and off the lake by reducing tax revenues that provide them with services.

I ask that you, as a representative of the interests of all who enjoy Louisa County, reject the very restrictive Planning Commission requirements and zoning change in favor of the DRAFT AMENDMENT the Board sent to the Planning Commission for their vote at the September 14th PC meeting.

Respectfully,

Cindy Baber

APPENDIX A

Some people who received this message don't often get email from huntch899@gmail.com. [Learn why this is important](#)

CAUTION: External email

Dear Louisa County Board of Supervisors (BOS)

Letter for the Record and for distribution to all Board of Supervisor members on Short Term Rentals (STRs)

I wanted to share with you a significant concern about the dangers of high levels of occupancy and demonstrates the importance of limiting rental occupancy to that permitted by the septic system size – two occupants per septic system permissible bedroom. This is particularly important with short term renters, where most will be totally unaware of the limitations of septic systems.

Abuse of the drainage system (hydraulic overload) leads to fecal coliform bacterial diseases both with seepage from the drainage field onto the ground, and run off in rain/heavy rain to other areas in the neighborhood and finally into the lake from all of the Lake Anna watershed.

The effects can be devastating – ten year olds and younger are hit harder than adults by gastrointestinal infections from swimming in a polluted lake – or from playing ball games and patting dogs who love to roll in the grass, the grass above an abused drainage field.

Septic system maintenance is not just a matter of pumping sediment out of the settling tank regularly. Too much water passing through the septic system too quickly does not have enough time for solids to settle and be denatured by the “good” bacteria. Excess water takes some of the solid material with it – the excessive water cannot spread through the soil (percolate) at a reasonable rate and seeps to the surface – with the toilet waste/fecal matter in the seeping water. Ironically there may be less sediment build up – this may be the case as heard from someone at the recent Planning Committee hearing who rented their property and had little sediment in their settling tank.

Visitors will not be aware of the need to spread their water use throughout the day – some short term rentals ask for towels to be washed prior to departure - probably along with the customers using dishwashers, taking showers and other water use as they prepare for departure.

So, this is a sincere request from the point of view of maintaining our health both in our neighborhoods and while enjoying swimming and other lake activities. The

APPENDIX A

logarithmic increase of visitors is adding disease to our lives – we know it because often we smell it, too – but the bacterial load can be there without significant odor.

If the knowledge above is not sufficiently compelling to determine that there needs to be an occupancy limit of two occupants per drainage field permitted bedroom, please consider further:

The excessive amounts of water entering the settling tank and exiting with fecal particles can also seep downwards towards the groundwater – this is where our well water comes from. With hydraulic overload (excess waste water passing too quickly), fecal material can reach the groundwater level. I have mine tested for coliform bacteria and other pollutants annually – but anyone could still get ill anytime there are contaminants in the ground water in the intervening period.

AND

Human (and all mammalian) waste is rich in agricultural nutrients – nitrogen and phosphorus. It's a fertilizer. With overloaded septic systems seeping fecal matter to the surface above the drainage field, nitrogen and phosphorus compounds will be washed into the lake from anywhere in the watershed – this is not just a lakefront problem.

The increased nutrients exacerbate algal growth – and we are already experiencing that with harmful algae blooms. The increased algae eventually depress oxygenation of the water (dissolved oxygen that fish and other aquatic animals and plants use for respiration) and the plant and animal life dies – forming a DEAD ZONE. This is known as eutrophication. It leads to no swimming - algal toxins in the water – and no fish, so no fishing. Killing our lake will significantly reduce short-term renters wanting to visit the lake and full-time residents remaining in the area, depressing property values and much of the supporting commerce. Again ironically, there are requests for donations to “kick the HAB” asking concerned residents (and obviously others) but it is the concerned residents and businesses and grants from taxpayers who are paying for unrealistic rental property occupancy numbers which can cause significant harm.

We can deal with this with effective short-term rental limits to occupancy now: a maximum of TWO (and only 2) per drainage field permissible bedrooms as well as increased knowledge sharing about septic systems with ALL residents as we prepare to extend the useful life - and economic benefits to the county - that the lake provides.

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As you vote on this important matter, consider the importance of public health, safety and the environment for citizens of Louisa County and future generations at Lake Anna where the majority of the STRs reside.

Respectfully
Christine Hunt
Wyndemere Subdivision

APPENDIX A

Claudia Hamblin-Katnik

177 Trevor Run

Mineral, VA 23117

Louisa County Board of Supervisors

I am writing this letter in support of the proposed Short Term Rental (STR) Draft zoning ordinance amendment. Specifically I agree with the need for occupancy limitations and the requirement for a Conditional Use Permit.

I presently live next to a STR. This property has 4 official bedrooms though it has a converted area advertised as a “Bunk Room” that sleeps 4. One of the bedrooms is quite large with multiple beds and advertised as sleeping 4 persons. Thus, there are actually “5 sleeping arrangements” in a home designed with 4 bedrooms, and a sewer sized for 8 occupants, with beds provided for up to 14 occupants.

I would suggest to you that this is not a unique situation when it comes to STRs.

While I do not believe this property is on the Mass Drainfield Septic System within Freshwater Estates, many of the rentals in this area are on the system. Unless the true occupancy limits used to design this system are followed, our system will be overloaded and will saturate the field well before it’s original life expectancy – placing the burden of replacement on homeowners who suffered noise and traffic inconveniences and did not share in the profits of these otherwise commercial enterprises. These homes were not originally designed for such high occupancy whether on a private or group leach field.

In all fairness, the rental next to me is buffered from my property fairly well, they do provide off-street parking, and most of the transient occupants are families or workers. I love seeing the families with young children enjoying the water. They are noisy, but it is mostly a joyful noise. However, there are occasions when the occupants are drunk, obnoxious, boisterous and employ offensive language late into the night. For this reason I applaud your requirement for a local contact to be shared with the local homeowner’s association. I want that name!

I also applaud the requirement for a Conditional Use Permit because, if the county is going to allow commercial enterprises in a neighborhood originally zoned residential (with commercial enterprises excluded) it should be the county’s responsibility to regulate, monitor and resend approval of the commercial enterprise rather than the local homeowner’s association or the nearby affected resident. Your approval of this activity should not be a homeowner burden.

I urge you to approve this well designed draft ordinance.

Best regards,

Claudia Hamblin-Katnik

APPENDIX A

Some people who received this message don't often get email from ddasilva2@yahoo.com. [Learn why this is important](#)

CAUTION: External email

Dear Louisa County Board of Supervisors,

I am a property owner in Mineral who occasionally take advantage of short term rentals to reduce the overall cost of owning a second home in the area. I pay Louisa County for property taxes on my home and personal property taxes on vehicles and boats. I am writing you express my support to the Draft Amendment of the short-term rental ordinance that the Louisa County Board of Supervisors sent to the Planning Commission (*LDR2022-05 Short Term Rental Regulations*) for their action on September 14, 2023. This version supports the interests of local small businesses, visitors to Lake Anna, short term rental owners, and all citizens of Louisa County. I appreciate the Board's extensive work on this regulation and this version supports the interests of local small businesses, visitors to Lake Anna, short term rental owners, and all citizens of the county.

I do not support the ordinance approved by the Planning Commission on September 14, because it requires a conditional use permit (CUP) and limits occupancy per bedroom to two persons over the age of two. These restrictions will cause a significant loss of revenue to STR owners, local small businesses, and the County of Louisa, resulting in increased taxes to all taxpayers in Louisa County. Short term rentals are part of the equation for owners of property in the County, especially around Lake Anna. Introducing limitations to short term rentals, would cause some owners to no longer be able to afford property in the area, reducing property values, impacting tax revenues for the county which would affect the quality and availability of services to all residents in the county.

I ask that you, as a representative of the interests of all who enjoy Louisa County, reject the very restrictive Planning Commission requirements and zoning change in favor of the DRAFT AMENDMENT the Board sent to the Planning Commission for their vote at the September 14th PC meeting.

Respectfully,
Daniel C. da Silva
586 Seclusion Shores Dr.
Mineral, VA 23117
(206) 370-2013

APPENDIX A

Dear Louisa County Board of Supervisors,

I am writing to support the Draft Amendment of the short-term rental ordinance that the Louisa County Board of Supervisors sent to the Planning Commission (LDR2022-05 Short Term Rental Regulations) for their action on September 14, 2023. This version supports the interests of local small businesses, visitors to Lake Anna, short term rental owners, and all citizens of Louisa County. I

appreciate the Board's extensive work on this regulation and this version supports the interests of local small businesses, visitors to Lake Anna, short term rental owners, and all citizens of the county.

I do NOT support the ordinance approved by the Planning Commission on September 14, because it requires a conditional use permit (CUP) or limits occupancy. These restrictions will cause a significant loss of revenue to STR owners, local small businesses, and the County of Louisa.

I ask that you, as a representative of the interests of all who enjoy Louisa County, support the DRAFT AMENDMENT the Board sent to the Planning Commission. If all else fails, I recommend that you initially implement a rental registration, because everyone agrees that a rental registration would be beneficial. Once all the rentals have been registered, we will all be much better positioned to properly evaluate, enact, and implement common sense regulations that benefit Louisa County. Please do NOT kick the can down the road.

Thanks,

Daniel Kauffman

Cuckoo District

APPENDIX A

To the Louisa County Board of Supervisors:

As a Louisa County property owner, I am writing to express my support of reasonable short-term rental (STR) regulations in Louisa County as originally proposed by the Board of Supervisors. This initial proposal did not include occupancy limits or requiring Conditional Use Permits for all zones. I believe that strict STR regulations will significantly harm the county, its businesses, and the tourist industry at Lake Anna.

STRs are a valuable asset to our community. Visitors spend money at our local businesses, such as restaurants, wineries/breweries, shops, marinas, and attractions. This not only boosts the economy, but also helps to create jobs. As an owner of a STR property, I regularly enlist the services of eight local individuals who count on the income received from helping manage my property.

Additionally, I understand that there have been some concerns about STRs and I firmly believe that owners should be held accountable and adhere to state building codes and safety regulations. STRs make up a small percentage of the houses in Louisa County (approximately 2.56% according to the Louisa County website). Despite this small percentage, STRs have wrongfully become the scapegoat of all problems at Lake Anna, to include causing Harmful Algae Bloom. As I'm sure you know, these allegations are completely unfounded.

Many citizens have complained that overcrowding causes septic system failures and are concerned that this leads to environmental damage and lake contamination. This is a valid concern, but it doesn't just pertain to STRs. This is true of ALL septic systems, regardless of whether they are owner-occupied or rentals. According to Virginia Department of Health data, there have recently been 13 septic field issues in the county. Six of those were waterfront properties and only one was a STR property.

I have watched neighbors pack houses with friends and family at limits well over occupancy on a regular basis. If septic system failure is truly the concern, why is it acceptable for owner-occupied houses to exceed capacity limits but attempt to limit other owners in the county? If the Board of Supervisors seeks to include occupancy restrictions and septic inspection requirements, then they should apply those across the board to ALL properties in the county that are on septic systems and not require different rules for STRs. This not only seems discriminatory and unreasonable, but also seems like it would be difficult to determine when houses have paying guests versus friends and family staying.

I thank you for your consideration.

APPENDIX A

Respectfully,

Daniel Pitcher
Louisa County Homeowner
Mineral District

APPENDIX A

Alexandra Stanley

Subject: FW: Short Term Rentals

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

CAUTION: External email

Greetings-

My family has two properties in Louisa County. Our primary residence is on the hot side of Lake Anna in the Noah's Landing neighborhood (62 Olive Branch Court, Bumpass) We built our home there 15 years ago and have watched the lake community grow and change over the years. Our other property is a 250 acre family farm on Poindexter Road in the Green Springs district.

My husband and I grew up here in Louisa County. We love this county and work to contribute to the community. We both volunteer and serve on boards of local non profit organizations.

We also participate in the STR business by renting the farm house on our family farm. We do this to help cover the costs of having a farm (ie. taxes, upkeep, improvements, etc). However, we have found that it is also a joy to introduce folk from the suburbs and cities to the pure beauty of rural life. Many of our guests comment on how wonderful it is to see the night sky and to hear the beautiful cacophony of nature's sounds.

We are hopeful that you, our elected officials, will be extremely purposeful and deliberate in addressing the issues of STR in our county - our home. It is your duty and your responsibility (as it is ours - the RESIDENTS of Louisa) to preserve and protect this beautiful county.

Please vote to protect our natural resources and our rural way of life while balancing the viable tourism industry. It is definitely possible to have restrictions to protect the earth and to grow.

Thank you for your service and your dedication to Louisa County.

Elizabeth Franklin
62 Olive Branch Court
Bumpass Va 23024

Sent from my iPhone

APPENDIX A

Dear Louisa County Board of Supervisors,

I appreciate the Board's extensive work on this regulation and the intent to balance the interests of local small businesses, visitors to Lake Anna, short term rental owners, and all citizens of the county.

I wonder, in generally, if this concept of regulation may become burdensome to the County to administer. I support the concept of an annual registration fee in part to make sure that County has a record of which properties are Short Term Rentals. That seems like a fair place to start.

I think is also important to distinguish owners that are using professional licensed property managers already have regulation to manage these effectively. I would think there would be some distinction in the regulations between those that already have licensed professionals managing their property versus those that manage themselves or through an online application.

I do not support the ordinance approved by the Planning Commission on September 14, in part because it requires a conditional use permit (CUP) and limits occupancy per bedroom to two persons over the age of two. These restrictions will cause a significant loss of revenue to STR owners, local small businesses, and the County of Louisa, resulting in increased taxes to all taxpayers in Louisa County.

If winding all of those details back is not practical, I ask that you reject the overly restrictive Planning Commission requirements and zoning change in favor of the DRAFT AMENDMENT the Board sent to the Planning Commission for their vote at the September 14th PC meeting.

Louisa enjoys tangible economic benefits from the tourism industry that Short Term Rentals provides, let's not overly regulate this economic engine.

Respectfully,

Frank Ballif

364 Lakeway Road

APPENDIX A

Mineral, VA

APPENDIX A

Dear Louisa County Board of Supervisors,

As Registered Agent with the State Securities Commission for Elizas Cottage, LLC, I am writing to supplement my previously submitted FOR THE RECORD Short Term Rental (STR) comments.

We understand that a major motivating rationale for permanent residents for regulation of STR is the so-called "disruption" to subdivision tranquility and increased traffic loading, noise, and lake congestion that they believe is the result of STR. To the extent that this is a motivating factor, the logic is significantly defective, as follows.

During the short tourist rental season on 10 to 12 weeks depending on school schedules, most STR is weekly because residences, the majority of which are single-family, are the primary STR rental unit base. Weekly rentals are efficient for such units. During this season, the subdivisions are quiet during the week and the lake isn't congested. This is because the use of the STR is the equivalent of a family as if it they were living there on permanent basis during the summer. They may be recreating more than if they were a permanent resident. That said, during our personal weeks at our unit, we've had our sanctity disrupted when permanent residents have guests in for the week. So, the net effect of an STR during the week is nil. To the extent that there is an unruly STR rental, the County already has rules such as for excessive noise that can be applied. Our rental manager screens to try to bring in small families rather than large crowds.

The offseason STR rentals are low volume inasmuch as schools are in session. The rentals are typically nuclear outage workers who are either working at the plant during the days or sleeping at the STR unit during the day and working at night. They sometimes have family and guests, but loading is typically less than an summer STR rental.

We acknowledge that some single-family lakehouses are very large and many units have jacked up capacity by adding bunk beds to improve rental marketability. At the same time, many permanent residents have done the same thing to allow more guests to recreate on or from their properties during the late Spring through summer to early Fall seasons. The loading of a large unit is obviously more than a more modest unit such as ours. Such large units are typically near other large units, so whatever happens there is in character for the neighborhood.

We also note that a temporary boat loading occurs during the week throughout the year during fishing tournaments, but this typically is by area recreational fishermen, not STR clientele.

The disruption to quiescent subdivision life occurs primarily during weekend and holiday loadings during the STR rental season. But this is primarily the result of the added loading of non-resident homeowners who descend on the lake with their extended families and guests along with area weekend recreational boaters (serious recreational fishermen fish during the week). That weekend is when we hear loud, blaring, annoying music from wave riders and get large wave trains!! The folks that descend for the weekend and holidays certainly play hard. However, to blame STR rentals for the pandemonium of excess loading erroneously and unfairly shifts the responsibility to STR owners. The Planning Commission's approved STR Ordinance will do nothing to mitigate the primary causes of subdivision disruption, resolve lake congestion, and will do nothing to resolve the excess loading of part-time resident houses. The PC's approved ordinance will overburden STR owners with regulations that will increase costs and reduce revenues, both to STR owners and to business that rely on revenue from STR clientele.

APPENDIX A

We ask that the Board of Supervisors vote to treat STR capacity the same as they allow capacity for resident and part-time residences. We suggest the capacity calculation should use a large family model. We suggest the main bedroom capacity should be 2, each additional up to code bedroom should be 3, and an additional capacity of 1 per up to code bedroom to accommodate guests up to a maximum of 4 elsewhere in the unit (e.g., sofas, lofts). We think this would be a reasonable approach, especially since the County is moving from no STR oversight to a new regulatory regime that as presently structured will adversely and unwisely affect the revenue base upon which the County relies without effectively addressing main complaints motivating the action.

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I am writing to each of you on behalf of myself as a property owner at Lake Anna, and on behalf of all the many constituents whose lives and livelihoods continue to be made on and around the lake.

For the record I am the owner of a waterfront home in the Waters community. I purchased this home in 2014, mostly to enjoy with family and friends. I knew at the time, and continue to know today, that some amount of rental income would be necessary for me to make this investment*. Like others, I saw increased rental demand and revenues during the pandemic, which no doubt contributed to increased tax revenues (both sales and property) for Louisa and surrounding counties. My county property assessment grew during the pandemic surge. As you likely all know, the pandemic surge ended in 2023, as increased supply and reduced demand took a toll on lake area bookings and rates*.

It is my view that the restrictions being contemplated by the Planning Commission are overly restrictive, ill-timed, and much more expansive than necessary to solve the perceived problems. My house would be directly affected by the restrictions for no public purpose. My drain field is over 200 yards from the lake, was inspected this year with no concerns, and my privately located property and limited rental schedule creates no risk to anyone. Yet these proposed restrictions would likely cause me regulatory uncertainty, and possibly costly drain field upgrades and/or occupancy limits. This in turn would hurt me financially, harm the aesthetics and reduce the value of my property, reduce sales and property tax revenues to the county, and do nothing for the lake quality and public good. And all this could occur as we face the challenges of the post-pandemic rental market and continued inflation.

It is my request that the Planning Commission:

1. Table this issue, and perform further study on targeted solutions to the specific problem areas to the extent they can be identified. Any generalized restrictions should only be pursued if they are the best solution and after economic study of all impacts to property owners and the general public.
2. In the alternative, accept the Draft Amendment that the Louisa County Board of Supervisors sent to the Planning Commission on Sept 14, 2023.

I thank you for your service to the public and the time spent reading my letter. I ask you to do the right thing, and the smart thing.

Respectfully,

Greg Morgan
490 Winchester Trail
Mineral Va

*I limit my rentals to a six or seven week period in the summer, reserving the other time for personal use. After three years of 100% occupancy, in 2023 occupancy fell to 73% and rates also fell.

APPENDIX A

Dear Louisa County Board of Supervisors,

I am writing to support the Draft Amendment of the short-term rental ordinance that the Louisa County Board of Supervisors sent to the Planning Commission (*LDR2022-05 Short Term Rental Regulations*) for their action on September 14, 2023. I believe this version best supports the interests of local small businesses, visitors to Lake Anna, short term rental owners, and all citizens of Louisa County.

I do not support the ordinance approved by the Planning Commission on September 14, because it requires a conditional use permit (CUP) and limits occupancy per bedroom to two persons over the age of two. These restrictions will cause a significant loss of revenue to short-term rental (STR) owners, local small businesses, and the County of Louisa, resulting in increased taxes to all Louisa County taxpayers.

If the ordinance, in its restrictive form, is approved, my husband and I will simply stop renting. This will result in less income for the nearby restaurants, cleaning companies, linen companies, landscaping companies, boat rental companies, and many others who depend on the business STRs bring to the community; both hurting their businesses and resulting in lower tax revenue for the county. In addition to the lost taxes from reduced local store revenues, the county will miss out on the taxes currently being generated by STR incomes. We are only one rental home, but we know there are many like us who will just stop renting if this ordinance is accepted as is.

We currently allow only families of 12 or less people (no more than 7 adults) in our rental, which is 5 bedrooms, and has beds for 13 people - but with the new regulation, we would be limited to 10 people (including children). Our home can absolutely handle this level of guests, as we prove time and time again when we often host other families to visit when we are there. Is that limit going to be put on families who live in their homes full time?

Besides being an overall bad idea in general, the proposed ordinance is not easily enforceable. How will you differentiate when homeowners are hosting friends vs when they are renting their homes? We only rent about 9 weeks of the entire year, so how would you be able to tell when it's my family vs friends of ours vs a rental family? When we are there using the house a family, which we do for multiple weeks per summer, I guarantee neighbors will call the police because we are over 10 people (even though we are the homeowners, this kind of legislation will fuel homeowners calls to police unnecessarily because they won't verify who is at the house). I think that is a gross misuse of the police time responding to nosey neighbors who shouldn't be given that power. In addition, who is going to pay for new personnel to field calls about how many people are at a home and whether it is a rental home - and where is that money going to come from?

This ordinance is obviously intended to address some form of undesirable behavior or characteristic that is being attributed to the existence of STRs. It is possible to have responsible STRs that do not negatively impact (rather positively impact) the community. Rather than try to implement a draconian policy with negative, unintended consequences, the Board should identify the actual root cause of the perceived issues and adopt and/or enforce policies directed at correcting those. For instance, if noise is a problem, enforce the noise ordinances. If drinking in public is a problem, enforce public intoxication laws. There is simply no problem for which STRs, in general, are the cause.

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I ask that you, as a representative of the interests of all who enjoy Louisa County, reject the very restrictive Planning Commission requirements and zoning change in favor of the DRAFT AMENDMENT the Board sent to the Planning Commission for their vote at the September 14th PC meeting.

Respectfully,
Heather & Scott Huber
Fairfield Investors LLC
81 Laurel Lane, Mineral, VA 23117

APPENDIX A

Hi,

I'm Heewon, looking to invest in Short Term Rental Properties in the beautiful Louisa County. Here I am because I wanted to make sure the information I had is correct and to ask a few questions. Please do correct me if I'm wrong on any of the below points and thank you for your help and service!

I'm planning on purchasing a lot zoned as A-1 or A-2. Taking a look at the Zoning Ordinance, both seem to be permitted to be used as Guest Home, which I'm assuming is short-term rentals.

First question I had was in regards to the accuracy of the information I gathered. I am using GIS to evaluate the lot, but there is a disclaimer for potential inaccuracy. Is there a different source I should be looking at for more accurate information?

Next is in regards to the number of rentals I can place on a single lot. Is there a limit on how many rental properties I can build on a lot? I'm looking to build secluded Short Term Rentals (1-5 units per lot depending on the size), and was wondering if there are any restrictions I should be aware of.

Thank you once again for your time and I'll be looking forward to hearing from you.

Best,
Heewon Kim

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Dear Louisa County Board of Supervisors,

My husband and I own a Short Term Rental (STR) property in Louisa County and pay Louisa County taxes on the property and on our rental income. We purchased the lot in Noah's Landing in 2005 and tried to sell it between 2010 and 2013. Unfortunately, the real estate market at Lake Anna was not supportive and the only offers we received were below what we paid for the lot. Faced with the decline in value of our real estate, we took a risk and decided to invest in the County by building a large, beautiful home that was specifically designed for the comfort of renters. Each of the 7 bedrooms are between 250 and 400 square feet, each have their own bathrooms, and each have doors that walk-out onto a deck or patio, making the egress very safe for all of our guests.

The septic system is a high-end Advantex Alternative system that is sized and permitted to transfer a maximum of 1000 gallons/day to the drain field. The system consistently operates below the allowable flow transfer limit, but should the water level ever rise to within 20% of the top of the holding tanks, my septic maintenance company, my caretaker and I are all notified via email. We have also purposefully implemented water saving measures such as dual flush toilets and water flow restrictors in shower heads. We have water conservation messages in our check-in packet, as well as framed signs with water conservation messages in each bathroom.

Based on the square footage of the house and the capacity of our septic system, this property is designed to responsibly accommodate significantly more than 2 people per bedroom. If we were restricted by the proposed Occupancy Limit (14 people), we would miss the majority of our target market and we would need to dramatically lower our rental rate. Lower rental rates will make it impossible for us to cover our costs, significantly decrease the taxes we pay to Louisa County and significantly decrease the money our STR pays to small businesses for the maintenance and upkeep of the property.

When we started renting our property (Sunset Shores) in 2015, we were one of the few new rentals around the lake. Since that time, many others have built beautiful/high-end rental properties, and Lake Anna has become a destination place for families and friends to vacation. When visiting, our guests fall in love with the area and many look at the real estate market in Louisa County with the idea of purchasing a home in the future.

The rent for STRs has dramatically increased over the last 5 years, which brings people to Louisa County with more money to spend on local businesses. I have had guests ask for the names of services such as personal chefs, catering, massage therapists, additional linen services, housekeeping in the middle of their stay, transportation to the wineries/breweries, fishing guides, boat captains, private rooms at restaurants, luggage handlers, photographers, etc. Everyone in the community is winning with the STR industry, including my immediate resident neighbor to my right who insists his social life is better because of the nice people he has met that come and rent our property.

The Planning Commission's Ordinance that was presented on September 14, 2023 limits occupancy to two persons per bedroom. I am writing to ask you to reject the very restrictive Planning Commission Ordinance and instead vote in favor of the DRAFT AMENDMENT the Board sent to the Planning Commission for their vote at the September 14th PC meeting. Tourism, tax payer revenue, small business revenue and home values will all suffer if occupancy limits exist in Louisa County.

Respectfully,

APPENDIX A

Jo Ann Colbert
563 Ark Avenue
Bumpass, VA 23024

APPENDIX A

Greetings! As a REALTOR® and a member of the Louisa County Planning Commission from the Green Springs District (James Friend Dickerson, 316 Meghans Lane, Gordonsville, Virginia 22942-6869), I urge our Louisa County Board of Supervisors to evaluate all the issues and sides of the Short Term Rentals as you deal with a current nonconforming use. I pray you'll make a decision for wise use that benefits all the residents of Louisa County.

The Mission and Vision of our Louisa County Board of Supervisors calls for a superior quality of life. From Planning Commission public comment, it remains evident that many neighbors' quality of life continues to be negatively impacted when short term rental occupancy exceeds building certificate of occupancy and septic permit occupancy limits.

When short term rental occupancy exceeds building certificate of occupancy and septic permit occupancy limits by using rooms not permitted as bedrooms for sleeping areas, health and safety challenges increase. Heaven forbid we should have a fire or other catastrophe in a short term rental with sleeping rooms lacking a secondary means of egress. There are multiple reasons for certificate of occupancy and septic permit occupancy limits and short term rentals SHOULD NOT be exempted from the occupancy limits.

Best of success for your deliberation and decision. We need to leave Louisa County better than inherited, for future generations to enjoy.

Jim

If you have questions, let's talk! Let's talk isn't just an invitation - It's the first step to reaching your real estate goals.

Yours in Service,

James Friend Dickerson, GRI, e-PRO

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Clients should phone their closing company/attorney directly to verify any wiring instructions.

APPENDIX A

Alexandra Stanley

Subject: FW: FOR THE RECORD Short-Term Rental Regulations

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

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Dear Louisa County Board of Supervisors,

I am writing to support the Draft Amendment of the short-term rental ordinance that the Louisa County Board of Supervisors sent to the Planning Commission (*LDR2022-05 Short Term Rental Regulations*) for their action on September 14, 2023. This version supports the interests of local small businesses, visitors to Lake Anna, short term rental owners, and all citizens of Louisa County. I appreciate the Board's extensive work on this regulation and this version supports the interests of local small businesses, visitors to Lake Anna, short term rental owners, and all citizens of the county.

I do not support the ordinance approved by the Planning Commission on September 14, because it requires a conditional use permit (CUP) and limits occupancy per bedroom to two persons over the age of two. These restrictions will cause a significant loss of revenue to STR owners, local small businesses, and the County of Louisa, resulting in increased taxes to all taxpayers in Louisa County.

I ask that you, as a representative of the interests of all who enjoy Louisa County, reject the very restrictive Planning Commission requirements and zoning change in favor of the DRAFT AMENDMENT the Board sent to the Planning Commission for their vote at the September 14th PC meeting.

Respectfully,
Joe Kilty
Cuckoo District
Short term rental owner & Louisa County taxpayer

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First of all, thank you for the tax rebate and for allowing me to participate in the STR workgroup. I actually did the research to be as helpful as possible - spoke to two economists, county staff, other STR owners/neighbors of STR's, and at length with Curtis Moore of M&M Soils. Hopefully my input was helpful.

I know you are receiving a tremendous amount of correspondence, so I'll give you the executive summary first, with details below should you wish to read further. I'll try to avoid things you've heard many times & things I don't have direct experience with.

I'm pro STR and property rights, but, along with other owners, are sensitive to residents' rights that live near STR's. My subdivision, Noah's Landing, is the only one I'm aware of to restrict rental use of homes in coves where they were close together. I also created an "owners only" common area that renters would not be able to use. I increased septic requirements & "overengineered" our mass drainfield system. The POA has the septic systems reviewed annually and actually has tanks pumped when needed. So, thought was put into this issue & actions taken.

My bullet point thoughts:

- Yes, do raise the occupancy tax in Louisa.
- Yes, there are some 'abusive' STR owners and they do need to be dealt with. They get a LOT of press, but they are very few. Most of us are 'good neighbors'. I've owned/managed at least one STR on the lake since the late 1980's and can count complaints from neighbors on one hand. Two were from an across the lake homeowner that didn't like our family dog barking during our week at the lake.
- Yes, do create reasonable regulations that mandate safe, efficient, and 'neighborly' operation of our STR's. I frequently review websites of other STR's and am occasionally appalled to see "bedrooms" created out of closets (without adequate size or an egress window). I reported one to the county and nothing was done – perhaps have us pay for an annual review of our adherence to code & safety issues.
- There are also owners that hate even well run STR's, just ask the county code officers. The 'haters' will use any 'tool' you give them to have STR shut down. Initial drafts of the regs supplied ample tools.
- Some of the draft regs limited the property once it's labeled an STR. One of them would have prevented using my lake house for my own daughter's wedding(s). I also donate our lake house for charitable purposes. Please see that any regulation allows STR owners the same rights as non-STR's when used for personal or charitable purposes.
- Conditional Use Permit? Hundreds of meetings with LACA drumming up support against every single STR request? What a time-consuming and predictable display of animosity (= long term nightmare). This really needs to be handled administratively.
- Septic damage. In hearing/reading comments you'd think there were STR's with failed drainfields littering the county waterfront. Obviously not the case – I believe there's only one

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STR failure and that was partly due to other circumstances. That house is back up & running. If septic failure is a concern, there are smarter ways to address it. See below.

- STR's are a 'golden goose' for citizens and taxpayers of Louisa County! How many of our adults & students have wonderful summer jobs at restaurants, convenience stores and other services that serve the huge influx of tourists.
- Business generated by STR's is directly proportional to occupancy, not only the size of the house rented but also the documented 'normal' \$85/day/person spent on food & entertainment while vacationing.
- Overall business generated is conservatively estimated at around \$70,000,000 a year, likely closer to \$100,000,000 considering what economists call 'the multiplier effect'. STR's create jobs, then additional jobs are created to serve those STR service households. All are generating income for the county.
- Restricting occupancy immediately reduces county income from tourism but later will also result in many STR's closing. Rental income is highly proportional to occupancy – and mortgages need to be paid. Some will close. Yes, loss of income/jobs but also if the new owners have children the new households will require expensive county services. Additionally, the 'multiplier effect' works just as effectively in reverse when jobs are lost.
- As you've heard, resulting income loss to the county from STR restrictions will require taxes to be increased. Before enacting any legislation that would lower county revenues please consider an economic impact study to project income & job losses. The taxpayers in Louisa that don't live near an STR should know what it will cost them in jobs & taxes.

More detail if you wish:

Limiting septic field failures.

Better overall results if you follow other counties & require that all systems be pumped every 5 years. Allow for a professional opinion that it doesn't need to be pumped. For STR's consider requiring effluent 'treatment', and for new STR's consider requiring a few inexpensive drainfield enhancements. Curtis Moore explained to me that it's solids and the resultant biomass that damage fields, and the effluent discharged after treatment was so clear you could see if a quarter was heads or tails in 3' of treated effluent.

Economic Impact.

Besides the DIRECT impact of expenditures by vacationers, and the huge service industry that cares for them, there are many other ways STR's help Louisa economically. Home sales, construction and property values among them. Since 99% of our rental boats go to STR's, I'm in touch with customers all year long. The Realtors are telling you that a huge number of renters end up buying at Lake Anna – and it's true. Our customers ask me about ownership all the time. We encourage it!

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Safety review.

Example - There's code requirements for restaurants to have a licensed company inspect and approve hood systems twice a year in many jurisdictions. Restaurants pay them directly and the inspector provides an 'approval sticker'. No reason the county would need to be directly involved if a licensed contractor did the safety review to your specifications and were paid directly by the STR. Why not add a cursory septic review (check the field for surface effluent & use a sludge judge to check solid level in the septic tank if it hadn't been pumped recently)?

Additional regs for NEW STR's?

Strong anti-STR regulations for existing owners would be somewhat unfair (they were relying on existing laws) and problematic, but future STR's could be subjected to further regs. You could require enhanced septic systems. Also, you could require a certain lot width at the waterfront and house site to be more 'neighborly'. At Noah's landing I tended to restrict rentals on lots that didn't have at least 100' between homes & piers.

I appreciate your time & what you do for the community! Being a board member is a true act of public service.

Respectfully submitted,

John Romano

804.285.7771 or JohnRomano@comcast.net

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Alexandra Stanley

Subject: FW: STR comment, For The Record

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I appreciate your time & what you do for the community! Being a board member is a true act of public service.

Respectfully submitted,

John Romano

804.285.7771 or JohnRomano@comcast.net

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Louisa County Board of Supervisors,

Regarding the proposed STR regulations, let's not forget that the idea that we need to implement harsh regulations on STR owners began as just that. An idea from one or more persons that do not want to live next to a rental property, and or, have renters using the common areas of a neighborhood. The most pressing issue seems to be septic systems. There has been a lot of talk about failing septic systems, supposedly, mostly contributed to by short term rentals. I have yet to see any documentation that substantiates such a claim. County records reflect that there is in fact, no such issue. Furthermore, any restrictions on occupancy should be applied to all residential properties. There are plenty of homes around the lake that are not rental properties, where there are routinely large groups, not unlike any rental property. And in fact, many rental properties are occupied less than half the year, lessening their potential impact on the lake.

Aside from these issues, there seems to be no concern for the potential impact on the economy surrounding the lake, and the surrounding counties. No impact study. There are far reaching consequences. We, the residents and homeowners in Louisa county, are blessed with a thriving vacation community. Short Term Rental properties are a huge part of the puzzle.

I support the Draft Amendment of the short-term rental ordinance that the Louisa County Board of Supervisors sent to the Planning Commission (*LDR2022-05 Short Term Rental Regulations*) for their action on September 14, 2023. This version supports the interests of local small businesses, visitors to Lake Anna, short term rental owners, and all citizens of Louisa County. I appreciate the Board's extensive work on this regulation and this version supports the interests of local small businesses, visitors to Lake Anna, short term rental owners, and all citizens of the county.

I do not support the ordinance approved by the Planning Commission on September 14, because it requires a conditional use permit (CUP) and limits occupancy per bedroom to two persons over the age of two. If such limits are placed on short term rental properties, there is no reason why they should not apply to all residential properties. These restrictions will cause a significant loss of revenue to STR owners, local small businesses, and the County of Louisa, resulting in increased taxes to all taxpayers in Louisa County.

I ask that you, as a representative of the interests of all who enjoy Louisa County, reject the very restrictive Planning Commission requirements and zoning change in favor of the DRAFT AMENDMENT the Board sent to the Planning Commission for their vote at the September 14th PC meeting.

Sincerely, Jan Rosenberg

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Dear Louisa Board of Supervisors,

I am writing to share my opinion on the proposed regulations regarding Short Term Rental (STR) properties being considered on October 2, 2023. I sincerely appreciate the challenge the board is facing, trying to find an approach that balances the concerns, needs and rights of all Louisa County homeowners and residents, and that striking that balance is a formidable task. But if this is in fact the objective of the board, to find a balanced solution, I hope the board will consider that proposed regulations are not balanced, and will apply restrictions that solely harm targeted members of our community without actually addressing some of the stated problems, such as noise, safety and lake water quality, in a meaningful way.

To elaborate on my opinion, let me start with some personal context. For years, my family dreamed of building a lake house that could be a destination for gatherings with our family and friends. Somewhere where we could come together and create lifetime memories. We wanted a place that could be passed down and become part of our family's legacy. I'm sure this is a dream shared by many homeowners on the lake. For a number of years we considered various options to do this but the financial commitment of owning a second home was always a barrier for us. As the short term rental industry began to become more established, we finally had a practical way to realize this dream, and we consider ourselves very fortunate because of that. I call out this personal aspect because it is important that the board recognize that the regulations as proposed will have a significant impact on the dreams of many families that currently offer their homes as STR for the same reasons my family does. These regulations, particularly ones related to occupancy limits, will have real and immediate negative impacts on my family's ability to realize our dream.

While being able to offer our property as an STR has made it financially feasible for us to own our dream lake home, we also have found it particularly fulfilling that our house plays an important role in creating special family memories for the guests that rent from us. By far, our most common guest profile is a multi-generational family with the parents of adult children, their children and grandchildren. They seek out a house like ours because it allows them to enjoy the beauty and recreation of the lake while staying at a single, large house where they can all be together throughout their stay. The beauty of Lake Anna and the ability to stay at a waterfront home with their entire family make for a very special opportunity for our guests. We have a guest book at the house that contains many testimonials expressing their deep appreciation for sharing our home and allowing them to build special family memories at such a beautiful destination. The proposed occupancy restrictions would all but eliminate Lake Anna as a destination for these multi-generational family vacations, with the exception of the much smaller group of people that can afford to own and maintain a large property solely for their personal use.

I certainly am empathic to fellow Lake Anna homeowners and residents who have experienced a disruption of peaceful enjoyment due to inconsiderate neighbors. And while I'm certain some of these experiences stem from mismanagement of STR properties, I have also personally witnessed multiple instances of STRs being scapegoated for normal community issues and disputes. In my subdivision, there have been at least three instances where a non-STR member of the community publicly blamed STRs for issues that had been reported, each time with absolutely no evidence of who was involved. In all three cases, once the accuser made their accusation public, a non-STR owner came forward to say that it was a visiting family member or friend. I've seen similar scapegoating behavior in the testimonial given in the

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previous council meetings. One person told a story of a pickup truck driving very fast past her as she was standing on the side of the road. This person proclaimed, “ I don’t know for sure but you just know it was probably one of these renter groups.” STRs have become the scapegoat for just about everything that non-STR residents are unhappy about.

Probably the biggest example of this scapegoating behavior is the narrative that STRs are significantly contributing to the algal blooms due to overtaxing of septic systems. In this case, a small number of residents that have had negative experiences with STR neighbors have decided to leverage a real issue that everyone at the lake cares about to rally the larger community in attacking those neighbors. The fact is, based on publicly available data from the county, that not only are overtaxed septic systems very rare for waterfront homes in Louisa County, but of the limited cases of septic system repair or failure, the vast majority are non-STR homes. So when making a data-informed assessment of the potential impact from the proposed restrictions, the data shows that they will do nothing to address the growing algal bloom problem. But making these false claims certainly helps these frustrated members of our community gain more support for their efforts to punish the STR homeowner neighbors when a conflict exists.

The bottom line is that these restrictions unfairly target and harm responsible STR homeowners like me and my family. We take great care to make our house fit seamlessly within our subdivision. We have always made it a point to meet our neighbors, existing and new, as soon as possible. All of our immediate neighbors know that we split the use of our lake home between our personal family use and STR use. They have our phone number and email address and we ask them to contact us if there are ever any issues with our renters. We inform our guests of community rules and guidelines. We use local business and services to maintain the property, ensuring it adds to the appeal of the neighborhood. We leverage technology to ensure the property is not being misused for large parties or other large events. We do all of these things and more not because the county forces us to, but because we know it is the right thing to do. And based on my connection with a number of other STR homeowners around the lakes, I suspect the majority of STR homeowners do very much the same. Our family’s dream of owning a home on Lake Anna is commonly shared, as is the fact that this dream has been made possible for many by splitting the use of our homes between personal and STR use. The board should only consider regulations that actually help address the real issues, and do it in a way that evenly applies the rules to all members of the community.

I hope the board will give consideration to the negative impact that the proposed regulations will have on responsible homeowners like me and my family, the respectful guests that rent our home so they can enjoy the lake with their families, and the many local businesses that benefit from the growth that short term rentals have brought to the area. I hope the board will consider more reasonable ways to address the actual problems while not unnecessarily harming STR homeowners who are behaving as responsible members of their neighborhoods and the county, and are just as entitled to equal happiness and pursuit of their dreams as any other member of our community. Thank you for your time and consideration.

Keith Hamburg

APPENDIX A

Alexandra Stanley

Subject: FW: FOR THE RECORD Short Term Rental proposals

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

CAUTION: External email

Dear Louisa County Board of Supervisors,

I do not support the ordinance approved by the Planning Commission on Sept 14th regarding STRs because it would require a CUP and limit occupancy per bedroom to two persons. These restrictions will cause significant financial concerns for Louisa and the surrounding counties around Lake Anna. Further, I do not believe any data was presented that demonstrates a conclusive connection between ALL short-term rental homes and failing septic systems. From the data I have seen, the failing septic systems are in older systems and not caused by short-term rentals. Further, as an owner of a short-term rental, I myself limit occupancy already and do not allow parties or large gatherings in my home. STR owners are capable of monitoring the rental occupancy without the need to spend taxpayer dollars on additional regulations and CUPs. In fact, the few times our home has had too many people present is when it was our own friends and family, not renters. Will this regulation also be required for any homeowner to submit for a permit if they wish to have more people inside their house for a gathering outside of the septic limits? If not then it unfairly impacts short-term rental owners.

I bought a home at Lake Anna, in Spotsylvania, because I enjoyed coming to the lake and staying at other STR homes over the years. STRs are the most effective way for a family to enjoy the beautiful lake. When we visited we spent money supporting local businesses around the lake but also in Orange. We went out to dinner, to the drive-in, and to the movie in Culpepper. We spent money on the local economy in food, and gas and supporting local cleaning and linen companies. All of that is revenue for the County of Louisa and the surrounding counties. We bought a home to spend more time at the lake and to allow others to enjoy the lake. The renting of our home helps to offset our costs and make the second home more affordable. We are currently in the process of selling this home, above asking, because the new owner wants to also keep the home as a rental. The buyer specifically asked if the home was in Louisa because he did not want a home where there was talk of limiting the rights of homeowners to rent their place. We are currently trying to buy land in Louisa County to rebuild, which will bring revenue to the County. However, given the recent issues, we are now looking at land in Spotsylvania because of the risk this regulation will have on our ability to afford the land.

The proposed CUP and limitation on renters will harm the economic well-being of people who live at Lake Anna and people who work at Lake Anna. If such regulations are passed, we will likely reconsider building on the lake and will look elsewhere in Virginia such as Smith Mountain Lake. No data has been presented to support STR occupancy being a problem. The data is anecdotal and fueled by emotions instead of logic. Please do what is best for the ENTIRE population of the County and based on data, not emotion. I ask that you reject the restrictive Planning Commission requirements and zoning change and accept the DRAFT Amendment the Board sent to the Planning Commission instead.

Respectfully,
Concerned home owner and prospective buyer in Louisa

APPENDIX A

Kara Schmid

APPENDIX A

Alexandra Stanley

Subject: FW: FOR THE RECORD Short-Term Rental regulations

Some people who received this message don't often get email from kstoner775@aol.com. [Learn why this is important](#)

CAUTION: External email

Dear Louisa County Board of Supervisors,

I am writing to support the Draft Amendment of the short-term rental ordinance that the Louisa County Board of Supervisors sent to the Planning Commission (*LDR2022-05 Short Term Rental Regulations*) for their action on September 14, 2023. This version supports the interests of local small businesses, visitors to Lake Anna, short term rental owners, and all citizens of Louisa County. I appreciate the Board's extensive work on this regulation and this version supports the interests of local small businesses, visitors to Lake Anna, short term rental owners, and all citizens of the county.

I do not support the ordinance approved by the Planning Commission on September 14, because it requires a conditional use permit (CUP) and limits occupancy per bedroom to two persons over the age of two. These restrictions will cause a significant loss of revenue to STR owners, local small businesses, and the County of Louisa, resulting in increased taxes to all taxpayers in Louisa County.

I ask that you, as a representative of the interests of all who enjoy Louisa County, reject the very restrictive Planning Commission requirements and zoning change in favor of the DRAFT AMENDMENT the Board sent to the Planning Commission for their vote at the September 14th PC meeting.

Respectfully,

Kenneth Stoner, DDS-voter in Louisa
628 Plumtree Rd
Bumpass, VA 23024

APPENDIX A

Alexandra Stanley

Subject: FW: FOR THE RECORD Short-Term Rental regulations

Some people who received this message don't often get email from lake5ski@gmail.com. [Learn why this is important](#)

CAUTION: External email

29 September 2023

RE: Memorandum, 27 September 2023, to the BOS from Chris Coon, Louisa Short-Term Rental Ordinance
Dear Louisa County Board of Supervisors,

I am writing to you as a homeowner, citizen and taxpayer of Louisa County who has chosen to rent my home to guests and share the beauty of our county. I am in favor of moving forward with the current staff recommended STR ordinance as outlined in the 27 September memorandum by Mr. Coon.

I support the Draft Amendment of the short-term rental ordinance that the Louisa County Board of Supervisors sent to the Planning Commission (LDR2022-05 Short Term Rental Regulations) for their action on September 14, 2023. This version supports the interests of local small businesses, visitors to Lake Anna, short term rental owners, and all citizens of Louisa County. I appreciate the Board's extensive work on this regulation and this version supports the interests of local small businesses, visitors to Lake Anna, short term rental owners, and all citizens of the county.

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I am especially grateful, in the original draft sent by the Board, for the inclusion of permissibility of STR in the county. The county, as you know, has allowed STR for decades, encouraged it, as Lake Anna is a growth area, and collected our transient taxes for decades (defacto recognizing and approving the existence of STR in the county). Putting it into the code makes sense.

I ask that you, as a representative of the interests of all who enjoy Louisa County, reject the very restrictive Planning Commission requirements and zoning change in favor of the DRAFT AMENDMENT the Board sent to the Planning Commission for their vote at the September 14th PC meeting.

And, I ask the BOS to move forward and approve the staff recommendation [27 September Memorandum] (*LDR2022-05 Short Term Rental Regulations*) as these definitions, rules and expectations are fair.

I very much appreciate the time and energy focused on this effort with the ability to hear and discern the necessary concerns, take the appropriate action, and instill confidence in all who have chosen to live here that

APPENDIX A

our elected officials understand the economic advantages of STRs to individuals, small businesses, workers, the county and ultimately every citizen given the tax revenue collected to help build and maintain our infrastructure.

Thank you. Respectfully,

Lance Luttschwager

Cuckoo District

Short term rental owner who lives in Louisa County

APPENDIX A

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APPENDIX A

I very much appreciate the time and energy focused on this effort with the ability to hear and discern the necessary concerns, take the appropriate action, and instill confidence in all who have chosen to live here that our elected officials understand the economic advantages of STRs to individuals, small businesses, workers, the county and ultimately every citizen given the tax revenue collected to help build and maintain our infrastructure.

Thank you. Respectfully,

Luanne Pavco

Cuckoo District

Short term rental owner who lives in Louisa County

APPENDIX A

Dear Louisa County Board of Supervisors,

I do not agree with the proposed regulations as they unfairly target STR properties while omitting all other residential properties within the county.

As a resident of Louisa County since 2012 and a property owner since 2014, I am very concerned about the direction the Board of Supervisors is considering concerning short term rentals (STR). The proposed regulations/restrictions will affect the number of visitors to the lake by unnecessarily diminishing the number of people allowed per dwelling. This will disallow family gatherings at the lake for recreation (ex: grandparents with their adult children and grandchildren, etc.), affect income streams to STR owners causing financial hardship, negatively affect businesses in the county like restaurants, boat rentals, boat sales, boat repairs, realtor rental agencies, supporting businesses like linen and cleaning companies, and lawn care companies like the one Supervisor Duane Adams formerly owned (Lake Anna Lawn Care).

Additionally, the transient tax income streams to the County will be negatively affected as STR owners will have to reduce their rates to offset the reduced head count per rental.

There have been many accusations that STR's are over taxing their respective septic systems due to large occupancies and, in turn, causing harmful algae blooms (HAB) at the lake; however, these allegations by LACA and others are not based on factual data, but rather biased opinions. Below is factual, irrefutable data from government agencies that I have compiled.

I submitted a FOIA request to VDH concerning failed septic systems in Louisa County. The VDH response showed that over the last 5 years (2019) there have been 13 properties located in tax maps surrounding the lake that have either had work done on their septic systems or had a system that failed. None of the residential sites were located in an area where HAB's are an issue. Of those 13, only 6 are waterfront (3 on the public side and 3 on the private side). Only one of these systems was an STR and it was located on the private side. The property was built in 1990 and was reported by the current owner that the original septic system was subpar. This STR property was sold to the current owner a couple of years back and has since had the septic system rebuilt with a perc of 6 bedrooms or 900 gallons per day.

I can provide, upon request, the email thread from VDH for the Board of Supervisors to review and consider.

None of the residential sites are located at the north end of the lake where the HAB's occur.

A conversation that I had with VDH/DEQ stated that the most likely culprit of HAB's is runoff from farms, animal feces (cows, Canadian geese, bear, otters, etc.) and lawn fertilizers, not overflowing or failed septic systems.

The true measure of the use of a septic system is how many gallons of water is being put through the system vs. how many gallons the system is designed to accommodate. For instance, a 3-bedroom perc is rated at 450 gallons per day. A 4-bedroom perc is rated at 600 gallons per day. The number of people and/or bedroom count is not the accurate gauge for a septic system, it is the amount of fluid it can process per day.

The irrefutable data that I have compiled from VDH and DEQ illustrates, beyond a doubt, that over taxation of septic systems is not the reason for the HAB issue at the north end of the lake.

If the county wants to solve the non-existent problem of over taxation of septic systems, then it should be based on gallons used AND apply to all homes in the county.

APPENDIX A

V/r,

Marvin Ward, CISSP, CAP, Security+, MCSE, CCSE

Information Assurance Engineer, Accreditation Team
OBXtek Contractor

U.S. Department of State | Bureau of Consular Affairs

(T) (571) 395-8747 | (E) wardam@state.gov



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APPENDIX A

CAUTION: External email

Dear Louisa County Board of Supervisors,

My husband and I own 2 homes in Louisa that we love dearly that we bought in 2018 and 2021. We get there when we can, but rent it out to help the carrying costs, and is an investment for our family and future. The proposed restrictions would significantly impact our income stream to afford carrying the homes, which may end up driving us to have sell the homes. Not only does it affect us, but the entire community....

I'm also a Realtor and helped clients purchase their 2nd homes and investments properties in Louisa. And as you've seen the demand go up, so have everyone's property values, which equates to more property taxes for our county and residents!

Should you institute these new restrictions, you'll push homeowners to sell their homes, which will over supply the market, and home values will plummet quickly.

Do you all own homes? Would you like to see your **home values drop by 25%-50%** because that is what will happen when you have over supply of listing, and few people wanting to buy now!!!

You'll change the latest article [Best Place to Buy a Vacation Home](#) to a future article **Biggest Mistake this Lake Town Made as Home Values Plummet**.

The county will suffer, business will have to close due to lack of renters to support those business, over supply of homes on the market, HUGE tax increases to Louisa residents to make up tax deficits, and even people defaulting on loans because they don't have the income to support it.

This is no small decision. It effects families, businesses, and their futures.

I am writing to **support the Draft Amendment of the short-term rental ordinance** that the Louisa County Board of Supervisors sent to the Planning Commission (*LDR2022-05 Short Term Rental Regulations*) for their action on September 14, 2023. This version supports the interests of local small businesses, visitors to Lake Anna, short term rental owners, and all citizens of Louisa County.

I **do not support** the ordinance approved by the Planning Commission on September 14, because it requires a conditional use permit (CUP) and limits occupancy per bedroom to two persons over the age of two.

I ask that you, as a representative of the interests of all who enjoy Louisa County, reject the very restrictive Planning Commission requirements and zoning change in favor of the DRAFT AMENDMENT the Board sent to the Planning Commission for their vote at the September 14th PC meeting.

Respectfully,

Megan (and Dan) Fass

Homeowner of 2 short-term rental properties, and Real Estate Broker

APPENDIX A

Gentlemen

I am writing as a concerned citizen and as a member of the Freshwater Estates POA.

I am not opposed to short-term rentals nor do I want to see them prohibited at LKA. However, that said, it is imperative that the county put in place reasonable, common sense regulations, including occupancy limitations, for operating STRs within our zoned R1 / R2 GAOD communities.

Reasonable STR regulations do not reflect "big government tyranny", as some have suggested. Reasonable STR regulations will not negatively impact the responsible STR property owners who actually care about their communities, the safety of the LKA citizens and the health of the LKA environment. Reasonable STR regulations will not negatively impact the success or well being of the local LKA business community, nor will they adversely impact the property values of LKA property owners. Please do not be influenced by those selfishly suggesting otherwise.

Reasonable regulations will allow responsible STRs to operate successfully at LKA while also supporting the LKA business community. Furthermore, the estimated \$1m of annual tax revenue generated from STRs will provide a welcome boost to the Louisa economy supporting the infrastructure improvements so badly needed. Franklin and Bedford counties at Smith Mountain have both put in place STR regulations which are in the best interests of their citizens, their communities and their lake. Louisa County needs to do the same.

I respectfully ask the board of supervisors to approve the alternative guidelines proposed and approved by the planning commission in their Sept14 meeting. If the inclusion of a conditional use permit requirement is felt to be an excessive restriction on the STR property owners, I recommend STRs be added to the code as a legal use in R1/R2 communities along with the proposed registration requirements and restrictions, including the occupancy restriction of 2 occupants per bedroom plus 2 additional, which is consistent with the position and recommendation of the Lake Anna Civic Association.

Respectfully,
Mike Sharpe
Freshwater Estates

APPENDIX A

Alexandra Stanley

Subject: FW: STRs

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

CAUTION: External email

Gentlemen

I am writing as a concerned citizen and as a member of the Freshwater Estates POA.

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Freshwater Estates

APPENDIX A

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I ask that you, as a representative of the interests of all who enjoy Louisa County, reject the very restrictive Planning Commission requirements and zoning change in favor of the DRAFT AMENDMENT the Board sent to the Planning Commission for their vote at the September 14th PC meeting.

Many short-term rental owners employ locally. These cleaners, lawn service employees, maintenance workers, etc all rely on us to help them pay their bills and survive. We also suggest local restaurants, grocery stores, boat rentals, and more. Most of these businesses can employ more locals because their businesses stay busy enough through the rental season. Many businesses make the majority of their revenue during peak rental months and can stay afloat throughout the winter months and keep more locals employed during those slower periods.

Many power plant employees who work the outages stay in our STR's. This keeps them closer to the plant, gas stations, grocery stores, etc. Many outages fall below the 30-day period. If we can no longer help support the plant (most of us offer lower rates for outage workers because it is the slower season), the out-of-town workers will be pushed much further away. They typically work 12-hour shifts when they are here. If we add 30-60 or more minutes to their commute each way, it may be harder to get workers here. We will be pushing them into Fredericksburg, etc.

Respectfully,

Michelle Stokes

Short-term rental owner (who pays all the taxes) and who employs all local cleaners, maintenance workers and lawn service that will all be affected
386-852-3819

APPENDIX A

Dear Louisa County Board of Supervisors,

As a Short Term Rental owner who lives and votes in Louisa county, I am writing to support the Draft Amendment of the short-term rental ordinance that the Louisa County Board of Supervisors sent to the Planning Commission (*LDR2022-05 Short Term Rental Regulations*) for their action on September 14, 2023. This version supports the interests of local small businesses, visitors to Lake Anna, short term rental owners, and all citizens of Louisa County. I appreciate the Board's extensive work on this regulation and this version supports the interests of local small businesses, visitors to Lake Anna, short term rental owners, and all citizens of the county.

I do not support the ordinance approved by the Planning Commission on September 14, because it requires a conditional use permit (CUP). This restriction will cause a significant loss of revenue to STR owners, local small businesses, and the County of Louisa, resulting in increased taxes to all taxpayers in Louisa County. In addition, requiring a CUP for every Short Term Rental (STR) in Louisa county will require a great number of Planning Commission and Board of Supervision hearings which will either become rubber stamp wastes of time or an onerous hurdle for STR owners resulting in tremendous revenue losses for the owners, Lake Anna businesses, the county, state, and ultimately all Lake Anna property owners due to reduced property values.

I find it ironic that some very vocal, entitled Lake Anna residents move to a resort area and then insist that it not be treated as a resort.

I also wonder about a planning commission that after thirty plus years decides it's suddenly time to institute strong restrictions on an activity that has been in place the entire time. Especially since it didn't even consider defining the "commercial activity" in the zoning code at all. Seems like an extreme knee jerk reaction.

Regarding any restrictions regarding occupancy: why should enforcement actions only apply to STR's. If over occupancy is dangerous or environmentally hazardous, shouldn't the rules apply to all residences? In my experience, vacation properties are as likely to be overcrowded as STR's.

I ask that you, as a representative of the interests of all who enjoy Louisa County, reject the very restrictive Planning Commission requirements and zoning change in favor of the DRAFT AMENDMENT the Board sent to the Planning Commission for their vote at the September 14th PC meeting.

Respectfully,

Richard E Hoyle
2054 Kentucky Springs Road
Bumpass, VA 23024
Cuckoo District

APPENDIX A

Dear Louisa County Board of Supervisors,

I am writing to support the Draft Amendment of the short-term rental ordinance that the Louisa County Board of Supervisors sent to the Planning Commission (LDR2022-05 Short Term Rental Regulations) for their action on September 14, 2023. This version supports the interests of local small businesses, visitors to Lake Anna, short term rental owners, and all citizens of Louisa County. I appreciate the Board's extensive work on this regulation and this version supports the interests of local small businesses, visitors to Lake Anna, short term rental owners, and all citizens of the county.

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I would suggest small incremental changes to STR regulations and guidance, as we jointly seek to protect and enhance the experiences of those that live and visit the lake Anna area. Incremental changes would allow time to assess the impact of these new regulations and allow possible changes, if necessary, in the future. Once regulations and restrictions are implemented, they are very difficult to reverse and the impacts of these proposed regulations may decimate a vibrant cottage industry, that brings significant widespread revenue to our district and county. As a Louisa County tax payer who has chosen to rent my home, I support sensible regulations for short term rentals.

I ask that you, as a representative of the interests of all who enjoy Louisa County, reject the very restrictive Planning Commission requirements and zoning change in favor of the DRAFT AMENDMENT the Board sent to the Planning Commission for their vote at the September 14th PC meeting.

Respectfully,

Russell J. Stankiewicz, MD

Barbara J. Stankiewicz

165 Maples Springs Court

APPENDIX A

Mineral, Virginia, 23117

APPENDIX A

To whom it may concern,

Like others, I am writing to you as a homeowner who has chosen to rent my home to guests and as a taxpayer in Louisa. I am concerned about the regulations that you are presently considering for Short-Term Rentals (STRs). As a responsible STR owner, I am supportive of sensible regulations for STRs, however, the regulations that you are presently considering are overreaching and will significantly harm my vacation home rental and the income stream I depend on from it. Like many STR owners, this income stream is vital to me and my family and is an important part of my retirement plan.

As a homeowner who rents my home, I pay Transient Occupancy Tax and Sales & Use Tax (1% remitted to Louisa) on my rental income. I also pay Personal Property Taxes on my furniture, fixtures and appliances in the home and on the property. These three taxes are STR specific and are in addition to the real estate and other PPT taxes that we pay. The regulations you are presently considering, and specifically the requirement for Occupancy Limitations will dramatically impact my rental income from the STR property, resulting in less Tax Revenue to the County.

Ultimately, these regulations could render me unable to pay my mortgage and may require me to sell my home. Since your regulation would put other Louisa County STR Owners in a similar position, we would see a flood of home sales in Louisa County at Lake Anna, which would drive down the home values of all residents in the County – further impacting the Real Estate Tax Revenues the County depends on. If Occupancy Limits are implemented, the overall tax revenue of the county will go down (STR taxes, small businesses serving the STR industry and our guests), resulting in the County needing to increase taxes on ALL residents to maintain the same level of services to our citizens.

Another benefit to Louisa County of vacation rentals is that our guests fall in love with Lake Anna and we have had several who have purchased lake homes in the County – further expanding the tax base.

The requirement for a Conditional Use Permit will result in a flood of CUP requests to the county from STR owners, which the county lacks the resources to address. The CUP requirement will mean STRs will no longer be purchased in Louisa, further driving down property values in the County. Prospective purchasers will look to Spotsylvania County driving up their home prices and driving Louisa County homes down in the process.

In addition to driving down my rental income and making it so that future STR owners will no longer be interested in building in Louisa County, your regulations will also adversely impact our local small business community, including small businesses who: clean homes between guests, serve as caretakers, bring firewood, prepare meals and other services for our guests, perform repairs, landscaping and maintain septic systems.

These regulations will also impact the small businesses whose services my guests enjoy, including: restaurants, boat and PWC rentals, equipment rentals, grocery stores, breweries, wineries, convenience stores, ABC stores, ice cream, putt putt golf, Lake Anna State Park, Fischer's Fitness, fishing guides, marinas, gas stations – all will be negatively impacted by these regulations.

During COVID, it is our STR guests who helped keep these local small businesses afloat by ordering carryout food.

I assume the Board of Supervisors does not want to remove an entire industry from Lake Anna that brings so much tax revenue to the County and so much joy to visiting guests.

I implore you to reject STR regulations that include Occupancy Limits and require a CUP, and instead implement regulations that are sensible with which all responsible STR owners would agree, such as: registration of STRs, inform guests of county rules & regulations, provide a point of contact, notice of repairs of septic, abide by ordinances, and have working safety equipment (smoke detectors, fire extinguisher, etc).

Respectfully,

Rick York

APPENDIX A

149 Mastin Drive
Mineral

APPENDIX A

Alexandra Stanley

Subject: FW: For the record

CAUTION: External email

Dear Members of the Board of Supervisors,

You have heard from me earlier, with my thoughts and concerns involving STR's in general. This time I'd like to share our personal situation.

We built our Lake Anna home while we were both working. We planned to enjoy it as a vacation home at the time, planned to one day retire here, and rent it if we needed to cover expenses on our retirement income.

We have both retired and both of us found we had pretty serious health issues last year. We quickly realized that specialty doctors an hour away and no public transportation is a problem. We decided to purchase a very small home in Henrico and planned to rent our lake home on a limited basis. This allowed us to be near doctors following surgery and yet be able to enjoy our permanent residence at the lake when we can.

This past summer we tried this. We only offered the rental every other week and only to extended families and young families who vacation together and have young children. We had 5 weeks of rental which will help with our increased real estate taxes.

The experience was positive! We have very detailed house rules, shared county and HOA rules, and checked with next door neighbors.

But now we worry that an ordinance that requires a CUP or puts an occupancy restriction that includes those under 18 as adults, will cause us to lose the families who are planning to come back next summer. This will be a real hardship for us, and a disappointment to them.

Please consider situations like ours or perhaps others who won't be able to carry their mortgage. Those of us who decided to rent never considered that the long standing availability of STRs would suddenly go away.

Although I hope you decide to go with the recommendation you sent to the planning commission (they rejected, if instead, you decide to go with the Planning Commission's recommendation, please consider grandfathering in current STRs or excluding those who rent their permanent residence no more than 20 weeks a year. This would also help Dominion outage rentals.

I thank you for always listening to my thoughts.

Sandra Brockel
Cuckoo district

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Sent from my iPad

APPENDIX A

Dear Members of the Board of Supervisors,

According to the United States Census Bureau Louisa County has 18,460 “housing units” as of July 2022. Of those housing units, maybe 2 ½ % are “short term rental units”. Yet, we have spent more than two years debating a Short Term Rental ordinance – an ordinance that will increase the need for administrative resources in the county if a conditional use permit becomes part of an ordinance as the planning commission recommends for those STRs in R1 R2 of the GAOD.

This isn't just causing the need for additional staff on the county government level, but also about reducing the funds to the county from STR sales and use tax, and transient occupancy tax. The STR ordinance sent from the Planning Commission will directly impact tax revenues that come to the county that benefit EVERY citizen. Add to the loss of tax revenue, the loss of funds generated from the vacationers who come during the summer season and add to the economy of local businesses.

There are existing state and county ordinances/codes that every homeowner is expected to abide by. Rules that are applied to one Virginia Property Owner should be applied to all Virginia Property Owners. Rules applied to one Louisa resident should be applied to all Louisa residents.

Is it reasonable to expect that Short Term rental providers register with the county to ensure they are paying their taxes – YES.

Is it reasonable to expect that short term rental owners inform their guests of the county rules and regulations – YES.

Is it reasonable to expect a point of contact for the STR if a complaint is made – YES.

Is it reasonable to require notice if repairs are made to a septic system by ALL homeowners —YES

Is it reasonable to require that ALL homeowners abide by the noise ordinance—YES

Is it reasonable for ALL homeowners to follow the state code defining a bedroom—YES

Is it reasonable to expect ALL homeowners to have working smoke detectors—YES

Is it reasonable to require a CUP of homeowners who regularly have family and friends visit—NO

Is it reasonable to require a CUP of STR owners—NO

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Is it reasonable to tell ALL homeowners how many may occupy their home—NO

Is it reasonable to tell STR owners how many may occupy their home—NO

No matter what the rules – a STR ordinance will not stop the complaints of the handful of neighbors who will always complain about STRs. It will not stop the bad behavior of some occupants of an STR or non-STR, regardless of the number of occupants.

STRs have existed on Lake Anna since the lake was made 50 years ago with no repercussions from the county. It seems from a legal standpoint a court might find in favor of STRs by right. Virginia has a law “adverse possession” that allows an individual to claim land they have not owned, but have cared for, for 15 or more years. Although not an adverse possession, fifty years of STRs should carry some weight!

Please don't cede to a small percentage of residents complaining about STRs.

Sandra Brockel
Cuckoo District

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APPENDIX A

Dear Louisa County Board of Supervisors,

I am writing to support the Draft Amendment of the short-term rental ordinance that the Louisa County Board of Supervisors sent to the Planning Commission (*LDR2022-05 Short Term Rental Regulations*) for their action on September 14, 2023. This version supports the interests of local small businesses, visitors to Lake Anna, short term rental owners, and all citizens of Louisa County. I appreciate the Board's extensive work on this regulation and this version supports the interests of local small businesses, visitors to Lake Anna, short term rental owners, and all citizens of the county.

I do not support the ordinance approved by the Planning Commission on September 14, because it requires a conditional use permit (CUP) and limits occupancy per bedroom to two persons over the age of two. These restrictions will cause a significant loss of revenue to STR owners, local small businesses, and the County of Louisa, resulting in increased taxes to all taxpayers in Louisa County.

I ask that you, as a representative of the interests of all who enjoy Louisa County, reject the very restrictive Planning Commission requirements and zoning change in favor of the DRAFT AMENDMENT the Board sent to the Planning Commission for their vote at the September 14th PC meeting.

Respectfully,

The Cove at Lake Anna
Suzie Squiers - Owner

Suzie Squiers
The Cove at Lake Anna
6320 Belmont Road
Mineral, VA 23117
540-854-7000
Cell-703-509-2825
www.TheCoveLKA.com



APPENDIX A

The purpose of this correspondence is to provide comments concerning the on-going discussions related to Short Term Rentals (STR).

The Board of Supervisors should act in an open-minded, impartial manner making the best economic and social decisions for the people of Louisa County and particularly those who own property/reside in the Lake Anna Growth Area.

I'm suggesting as you deliberate, take the following into consideration:

- 1) Facts, facts, facts. Take into consideration only FACTS. Please do not be swayed by a very vocal, emotional minority who present a plethora of opinions not supported by facts. For example, there is nothing that supports the idea of overflowing/failed septic systems causing algae bloom in and around the lake.
- 2) Many Louisa County taxpayers believe that a small group of people created a problem where none existed and turned it into a movement which could have serious negative consequences for many Louisa County residents.
- 3) The majority of issues brought forward seem to be solved by HOAs enforcing their rules and homeowners taking personal responsibility to police their guests. Loud noise, litter, parking issues should not be a government responsibility.
- 4) A few years ago, I attended a presentation by Dominion. During that session, a Dominion representative suggested that upwards of 3 million people came to Lake Anna. That was before COVID limitations. The number is probably much higher now. The economic impact of limiting/reducing the number of "tourists" is incalculable. The ripple effect on small businesses would be devastating with many going out of business. Revenue to the county would be considerably reduced.
- 5) Many people who deal in STRs are elderly or rent property with the intent of offsetting living expenses or retiring to Louisa County. There would be a financial hardship on people who rent to help with rising costs of living expenses, like real estate taxes which have increased by ~33% over the past two years.
- 6) The Virginia Supreme Court decision in Scott vs Walker, reaffirmed the right of property owners to take advantage of STRs.

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- 7) Should this legislation be enacted, the Dominion “Outage” employees and contractors will be significantly harmed with fewer low cost, close to work rentals available. Traveling to Richmond, Fredericksburg or Charlottesville to stay in a motel would be very expensive in terms of time and money.

As a multiple decade resident of Louisa, I thank you for giving me the opportunity to express my concerns. We’re becoming a vibrant and growing county, to put a damper on that progress is doing a great disservice to current residents as well as generations to come.

Sincerely,

Tom Brockel,

Cuckoo District, Mineral

APPENDIX A

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CAUTION: External email

Louisa County Board of Supervisors:

Regarding tonight's board of supervisors meeting...

Allowing Short-Term Rentals (STRs) can be advantageous for a local economy in several ways. Firstly, STRs can boost tourism by providing travelers with more lodging options, attracting a broader range of visitors, and increasing overall tourism spending. This, in turn, creates job opportunities in hospitality, cleaning, and maintenance services. Additionally, local homeowners who participate in STRs often generate extra income, which can be reinvested into the community through spending on goods and services. Furthermore, the presence of STRs can lead to increased demand for local businesses, such as restaurants, shops, and entertainment venues, thus benefiting the broader economy. When regulated effectively to address concerns like noise and neighborhood preservation, STRs can strike a balance between economic growth and community well-being.

As a home owner of an STR and planned retiree in that same home for the golden years of our life, we urge the board of Supervisors not to make any rash decisions in this evening's meeting on the subject and to give this very important topic the due diligence it requires for the good of all Lake Anna and its surrounding communities. Together we can help Lake Anna be a safe, prosperous and thriving community well into the future for generations to come.

Sincerely,
Tony Glinski & Lynne Glinski
Louisa County Residents

APPENDIX A

Attn: A Stanley

Dear Louisa County Board of Supervisors (BOS)– Letter for the Record and for distribution to all Board of Supervisor members on Short Term Rentals (STRs)

We are writing you as concerned citizens of Lake Anna about STRs in residential neighborhoods (R1 and R2). It is important that Louisa County has clearly articulated restrictions at the County level that address occupancy, septic and safety concerns.

Please ensure the County also has an oversight and compliance role in ensuring STRs operate and abide by their legal governing local and state approved documents (Certificate of Occupancy (CUP) and Virginia Department of Health Septic Permit (VDH) which both identify the number of bedrooms approved for the home.

We are asking the BOS to more closely mirror the Smith Mountain Lake county (Bedford and Franklin) STR ordinances and restrictions. Their STR ordinances specifically clarify STR requirements at the County level on occupancy and includes the county receiving a copy of the VDH approved septic permit.

Without these types of restrictions and clear guidelines how does Louisa County or even the STR owner know whether or

APPENDIX A

not the STR is in compliance? How do citizens know if the STR next door is in compliance?

If Louisa County is going to implement a STR program with restrictions or a Conditional Use Permit, an option to fund staff needed to manage this program could be done by increasing the Louisa County Transient Occupancy Tax (currently 2%, versus Spotsylvania County's soon to be 9%) paid by the STR.

Given the importance of septic county wide, we encourage the county to offer educational programs for all citizens as well as requiring septic maintenance and pumping on all properties.

As you vote on this important matter, consider the importance of public health, safety and the environment for citizens of Louisa County and future generations at Lake Anna where the majority of the STRs reside.

Thank you.

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As a Louisa County taxpayer

I implore you to reject STR regulations that include Occupancy Limits and require a CUP, and instead implement regulations that are sensible with which all responsible STR owners would agree, such as: registration of STRs, inform guests of county rules & regulations, provide a point of contact, notice of repairs of septic, abide by ordinances, and have working safety equipment (smoke detectors, fire extinguisher, etc).

Respectfully,

Thomas A. Petersen, Trustee, Petersen Family Trust
38 Jerdone Island Drive
Bumpass Va, 23024

Mineral, Virginia, 23117

APPENDIX A

Alexandra Stanley

Subject: FW: 10/2/23 Letter for the Record and distribution to all BOS members on STRs - attention A. Stanley

Some people who received this message don't often get email from valerie.bagby@verizon.net. [Learn why this is important](#)

CAUTION: External email

Dear Louisa County Board of Supervisors – Letter for the Record and for distribution to all Board of Supervisor members

I am writing you as a concerned citizen of Lake Anna about STRs in residential neighborhoods (R1 and R2). It is important that Louisa County has restrictions that address occupancy, septic and safety concerns.

Please ensure the County also has an oversight and compliance role in ensuring STRs operate and abide by their legal governing local and state approved documents (Certificate of Occupancy and Virginia Department of Health (VDH) Septic Permit) that both identify the number of bedrooms that are approved for the home.

I am asking the Board of Supervisors to adopt STR ordinance best practices from two County's at Smith Mountain Lake. For example, Bedford County requires the advertisement to comply with the issued zoning permit. If on private septic the advertisement shall comply with the number of bedrooms on the approved VDH permit. Franklin County requires the owner provide the VDH permit and restricts two adults per bedroom (adults are considered over the age of three). Their STR ordinances have NOT impacted their local economy or tourism.

Without these types of restrictions and clear guidelines how does Louisa County or even the STR owner know whether or not the STR is in compliance? How do citizens know if the STR next door is in compliance?

If Louisa County is going to adopt a STR program with restrictions or a Conditional Use Permit, you should consider increasing the Louisa County Transient Occupancy Tax paid by STRs to cover the cost of a few more county staff to effectively manage the program.

Furthermore, it is clear that education could be very beneficial in this county to ensure homes on private septic understand their responsibilities and how to properly use and maintain a private septic system. Also educating owners on what constitutes a bedroom that is in compliance with state and local laws seems to be needed.

As you vote on this important matter, consider the importance of public health, safety and the environment for citizens of today and tomorrow in Louisa County at Lake Anna where the majority of the STRs reside.

APPENDIX A

Thank you.

Valerie Bagby

Citizen of Louisa County

Mineral District

APPENDIX A

Date: 27 September 2023

To: Louisa County Board of Supervisors (info@louisa.org)

Distribution: All Board of Supervisor Members

Attention: A. Stanley

Subject/Purpose: Letter for the Record on Short Term Rentals (STRs)

From: William A. Carpenter, President, Covenant Cove Property Owners Association

175 Covenant Way, Bumpass, VA 23024

Dear Louisa County Board of Supervisor Members,

As a concerned resident of Lake Anna, I wish to go on the record requesting that Louisa County establish and enforce regulations governing Short Term Rentals (STRs) in the county that will:

- Identify all rentals of 30 days or fewer as STRs.
- Permit HOAs and POAs to regulate STRs via their organization's bylaws.
- Require annual licensing of STR properties as commercial enterprises.
- Require STR owners/operators to submit Property Management Plans, including VDH Permits and/or Certificates of Occupancy.
- Require STR owners/operators to inform all renters, in writing, of the Louisa County Ordinances regarding noise and trash.
- Limit the number of bedrooms that an STR owner/operator may advertise to the number of bedrooms identified on their VDH Septic Permit or Certificate of Occupancy.
- Prohibit events, associated rentals, Special Occasion Facilities, and related uses without a Conditional Use Permit.

I wish to reference the fact that the City of Richmond, VA, and the counties around Smith Mountain Lake (Bedford and Franklin) have recently adopted similar STR requirements, ordinances, and restrictions.

While individual homeowners may have certain rights concerning the use of their properties, the residential citizens of Louisa County also have a right to be insulated from the negative impacts of commercial properties being established next door to them. Furthermore, all of the citizens of Louisa County have a right to expect that the County will administer and protect the environment of the County.

As you consider how the County should manage and control STRs, please keep in mind the importance of the quality-of-life of the Louisa County and Lake Anna residents, and the importance of the environmental quality of the County and the Lake.

APPENDIX A

Thank you,

William A. Carpenter
175 Covenant Way
Bumpass, VA 23024

Wm A Carpenter
wcarpent@icloud.com

APPENDIX A

Alexandra Stanley

Subject: FW: STRs Oct 8 Meeting

Some people who received this message don't often get email from taj620@gmail.com. [Learn why this is important](#)

CAUTION: External email

Attn: A Stanley

Dear Louisa County Board of Supervisors (BOS)– Letter for the Record and for distribution to all Board of Supervisor members on Short Term Rentals (STRs)

We are writing you as concerned citizens of Lake Anna about STRs in residential neighborhoods (R1 and R2). It is important that Louisa County has clearly articulated restrictions at the County level that address occupancy, septic and safety concerns.

Please ensure the County also has an oversight and compliance role in ensuring STRs operate and abide by their legal governing local and state approved documents (Certificate of Occupancy (CUP) and Virginia Department of Health Septic Permit (VDH) which both identify the number of bedrooms approved for the home.

We are asking the BOS to more closely mirror the Smith Mountain Lake county (Bedford and Franklin) STR ordinances and restrictions. Their STR ordinances specifically clarify STR requirements at the County level on occupancy and includes the county receiving a copy of the VDH approved septic permit.

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Without these types of restrictions and clear guidelines how does Louisa County or even the STR owner know whether or not the STR is in compliance? How do citizens know if the STR next door is in compliance?

If Louisa County is going to implement a STR program with restrictions or a Conditional Use Permit, an option to fund staff needed to manage this program could be done by increasing the Louisa County Transient Occupancy Tax (currently 2%, versus Spotsylvania County's soon to be 9%) paid by the STR.

Given the importance of septic county wide, we encourage the county to offer educational programs for all citizens as well as requiring septic maintenance and pumping on all properties.

As you vote on this important matter, consider the importance of public health, safety and the environment for citizens of Louisa County and future generations at Lake Anna where the majority of the STRs reside.

Thank you.

William & Terry Jaeger

Citizens of Louisa County

Cuckoo District

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CAUTION: External email

For Monday, October 2 at 6pm

STRs in residential zones R-1 and R-2 need a conditional use permit for the following reasons:

- 1) They are weekly rentals in areas zoned for single family residents.
- 2) The operator is not on the premises when renters are present.
- 3) It is widely known that STRs have more tenants than allowed, park too many cars, cause more noise than usual in a residential neighborhood, and have more dogs present than in the contract.
- 4) Tenants and cleaning staff are in and out at regular short intervals. One group of strangers packs up and another whole group arrives. This is not the rhythm of a single family neighborhood.
- 5) Unauthorized events are common; wedding events, frat parties, reunions etc.
- 6) Easily set-up STRs cause waterfront properties to be bought strictly to rent as the owners have no intention of living there. This slowly but inexorably erodes any sense of neighborhood, the "Nags Head" effect.
- 7) The purchase of properties strictly to rent raises initial purchase prices and rental prices. This prices out resident families in neighborhoods. Vacation homes for families get more out of reach.
- 8) Supervision of STRs falls ON THE NEIGHBORS, and the ill effects are on the neighborhoods.

Because of serious problems with STRs in Richmond, the city has passed the following regulations.

- 1) STRs must get a permit, the majority have not bothered to get one.
- 2) STRs must occur in the primary residence of the operator who manages the day-to-day. The rental may be in the residence itself or an Accessory Dwelling Unit on the same property.
- 3) The legal residence of the operator is checked.
- 4) The operator must be in residence at least 185 days per year.

While STRs may seem like a good idea financially for the County and the operators, they have serious negative side effects. Then regulations need to be more and more restrictive.

Thank you.

Analie and Bill Rademaker

Midlothian Va

Lake Anna vacation home 21 years.

APPENDIX A

Dear Louisa County Board of Supervisors,

As Registered Agent with the State Securities Commission for Elizas Cottage, LLC, I am writing to support the reasonable regulation of short-term rentals (STR) in the form of the Draft Amendment of the short-term rental ordinance that the Louisa County Board of Supervisors sent to the Planning Commission (*LDR2022-05 Short Term Rental Regulations*) for their action on September 14, 2023. This version supports the interests of small-scale real estate investors in STR properties such as the property in Cuckoos Nest that my wife and I own through our family Trusts' LLC ownership, Lake Anna's vitally important tourism industry, and all citizens of the county.

We oppose the draconian ordinance approved by the Planning Commission (PC) on September 14, because it treats small-scale investors and single-family residence owners as if they were a large business enterprise by imposing excessive administrative, permitting, logistic, and financial burden on small-scale STR owners that in our case will erode the small return on investment we now receive and adversely impact our financial resources for maintaining our property.

The PC-approved ordinance would in effect be a government taking by reducing accommodations, in our case from up to 12 down to 8, not only adversely affecting STR marketability, but also resale value as a short-term rental by making STR impractical for many prospective buyers and 1031 Exchange investors which is how we acquired our property. This taking of value through over-zealous regulation will reduce resale value generally which, when reflected in real estate assessments, will necessitate higher property taxes to compensate for the loss in property tax revenue. We are also concerned that our overall return on investment through STR and potential future sale will be substantially reduced.

The PC-approved ordinance treats STR properties as if they were a year-round activity. In fact, the Lake Anna STR season is short, 8 to 10 weeks. Although we understand that there is concern about septic systems, well-designed and maintained systems are capable of accommodating loading during the short STR season because for the rest of the year most septic systems at STR single-family residence properties have low to no use.

My wife and I were able to purchase our single-family residence through a 1031 Exchange when we sold a farm that was organized as a Limited Liability Company (LLC). Per IRS rules, we had to purchase in the name of the property we sold and use the replacement property commercially, hence use of our single-family residence for STR.

We have reinvested in the property in the form of improvements (e.g., standalone garage), landscaping, dock maintenance, well system improvements, and servicing our septic system to maintain its filtration capability. We have also registered for the new Firefly service. Our capability to do this relied on consistent STR and outage income. Our improvements had a multiplier effect to Louisa County because we use local vendors insofar as practicable. Plus, the

APPENDIX A

STR guests contribute to Louisa County through their purchases of goods and services. STR and outage rentals are managed for us by Dockside Realty which also arranges garbage service and responds to issues that develop such as unscheduled repairs.

The restrictions the PC seeks to impose through the ordinance it approved will cause us a significant loss of revenue and by extension tax revenue to the County of Louisa, resulting in increased taxes to all taxpayers in Louisa County. It appears to us that the PC is trying to severely restrict STR for the benefit of permanent residents and the disbenefit of part-time resident and absentee owners. We recognize that some STR owners may not be as diligent with their properties as we are. But, penalizing all STR owners with heavy-handed requirements per the PC-approved ordinance is a disservice to those who contribute to the County as we do.

Tourism is a huge seasonal industry upon which Louisa County revenue and the public services it provides substantially rely but which will be adversely affected by the PC-approved ordinance! We ask that you, as a representative of the interests of all who enjoy Louisa County, reject the very restrictive, onerous Planning Commission requirements and zoning change in favor of the DRAFT AMENDMENT the Board sent to the Planning Commission for their vote at the September 14th PC meeting.

Respectfully,

Wayne Young, Registered Agent and Co-Manager for Elizas Cottage, LLC