



**Board of Supervisors
County of Louisa
Monday, June 3, 2024
Louisa County Public Meeting Room
5:00 PM**

CALL TO ORDER - 5:00 P.M.

Chairman Adams called the June 3, 2024, meeting of the Louisa County Board of Supervisors to order at 5:00 p.m.

Board Member Name	District	Status	Arrived
Duane A. Adams, Chairman	Mineral District	Present	5:00 PM
Tommy J. Barlow, Vice Chairman	Mountain Road District	Present	5:00 PM
Fitzgerald A. Barnes	Patrick Henry District	Present	5:00 PM
Christopher C. McCotter	Cuckoo District	Present	5:00 PM
H. Manning Woodward, III	Louisa District	Present	5:00 PM
R.T. Williams	Jackson District	Present	5:00 PM
Rachel G. Jones	Green Springs District	Present	5:00 PM

Others Present: Christian Goodwin, County Administrator; Dale Mullen, Interim County Attorney; Chris Coon, Deputy County Administrator; Wanda Colvin, Deputy County Administration/Director of Finance; Alexandra Stanley, Executive Assistant/Deputy Clerk; Griff Carmichael, Director of Human Resources; Linda Buckler, Director of Community Development; and Scott Raettig, Director of Information Technology

CLOSED SESSION

On the motion of Mr. Barlow, seconded by Mr. Williams, 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., discussion and consideration of the performance of certain departments or functions and prospective candidates for employment of a public body; and
2. In accordance with §2.2-3711(A)(5) VA Code Ann., discussion concerning a prospective business or industry or the expansion of an existing business or industry where no previous announcement has been made of the business' or industry's interest in locating or expanding its facilities in the community;
3. In accordance with §2.2-3711(A)(7) VA Code Ann., consultation with legal counsel pertaining to actual or probable litigation, where such consultation in open meeting would adversely affect the negotiating or litigating posture of the public body; and
4. In accordance with §2.2-3711(A)(8) VA Code Ann., consultation with legal counsel employed or retained by a public body regarding specific legal matters requiring the provision of legal advice by such counsel.

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
Christopher C. McCotter	Voter	Yes/Aye
Duane A. Adams	Voter	Yes/Aye
Rachel G. Jones	Voter	Yes/Aye
H. Manning Woodward, III	Voter	Yes/Aye

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

WHEREAS, the Louisa County Board of Supervisors has convened a Closed Meeting this 3rd day of June 2024, pursuant to an affirmative recorded vote and in accordance with the provisions of the Virginia Freedom of Information Act; and

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

NOW, THEREFORE BE IT RESOLVED on this 3rd day of June 2024, 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.

ADMINISTRATIVE ITEMS - 6:00 P.M.**INVOCATION**

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

ADOPTION OF AGENDA

On the motion of Mr. Williams, seconded by Mr. Barnes, which carried by a vote of 7-0, the Board voted to adopt the May 20, 2024, agenda with the following amendments:

- Added a resolution recognizing Louisa County Sheriff's Office for Receiving the Virginia Law Enforcement Professional Standards Commission Accreditation to Consent Agenda; and
- Added a presentation recognizing Louisa County Sheriff's Office for Receiving the Virginia Law Enforcement Professional Standards Commission Accreditation.

MINUTES APPROVAL

Board of Supervisors (BOS) - Regular Meeting – May 20, 2024

On the motion of Mr. Barnes, seconded by Mr. McCotter, which carried by a vote of 7-0, the Board voted to approve the minutes of the May 20, 2024, regular meeting.

BILLS APPROVAL**Resolution – To Approve the Bills for the Second Half of May 2024**

On the motion of Mr. Barnes, seconded by Mr. McCotter, which carried by a vote of 7-0, the Board adopted a resolution approving the bills for the second half of May 2024.

CONSENT AGENDA ITEMS

On the motion of Mr. Barnes, seconded by Mr. McCotter, which carried by a vote of 7-0, the Board voted to adopt the Consent Agenda items for June 3, 2024, as follows:

1. Resolution - Authorizing the Sheriff's Department to Proceed with FY2025 Vehicle Replacement and Car Radio Capital Projects
2. Resolution - Authorizing the Payoff of the Louisa County Airport Hangar Loan
3. Resolution - Authorizing a Pass Through Appropriation to Fire & Emergency Services for Emergency Preparedness Funding
4. Resolution - Acknowledging the Heroic Efforts Displayed by Brett Mills, Jeffry Hart, and Greg Barlow on May 20, 2024
5. Resolution - To Amend the 2024 Holiday Schedule
6. Resolution - recognizing Louisa County Sheriff's Office for Receiving the Virginia Law Enforcement Professional Standards Commission Accreditation

RECOGNITIONS**Presentation – Recognizing Jodi Dalton as the Louisa County Public Schools' 2024 William G. Thomas Educator of the Year & Recognizing Cheryl Sites as the Louisa County Public Schools' 2024 Wallace L. Tingler MVP of the Year**

Mr. Goodwin read the resolution and Chairman Adams and Mr. McCotter presented framed copies to Ms. Jodi Dalton and Ms. Cheryl Sites.

Presentation – Acknowledging the Heroic Efforts Displayed by Brett Mills, Jeffry Hart, and Greg Barlow on May 20, 2024

Mr. Goodwin read the resolution and Mr. Barlow presented framed copies to Brett Mills Jeffry Hart, and Greg Barlow.

Presentation - Recognizing Louisa County Sheriff's Office for Receiving the Virginia Law Enforcement Professional Standards Commission Accreditation

Mr. Goodwin read the resolution and Chairman Adams presented a framed copy to the Louisa County Sheriff's Office.

PUBLIC COMMENT PERIOD

Chairman Adams opened the public comment period.

Mr. Mitchell Sasser, Louisa District/The Central Virginian, appeared before the Board to talk about public notices returning to the Central Virginian.

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

INFORMATION/DISCUSSION ITEMS

Discussion – Affordable Housing Trust Fund

Discussion ensued regarding affordable housing and rentals in the county.

Mr. Barnes said he would like to see if the County can create a trust fund specifically tailored for affordable housing and for staff to research how other localities are combating this issue.

Supervisors Barnes and Jones agreed to work with staff to evaluate options for a Housing Trust Fund.

UNFINISHED BUSINESS

(None)

NEW BUSINESS/ACTION ITEMS

Resolution – Supporting the 2024 Round 6 Smart Scale Applications

Potential approved projects will be fully funded by the Virginia Department of Transportation (VDOT). The County and VDOT staff have developed a list of projects based on the measurable factors evaluated to optimize project approval.

On the motion of Mr. Williams, seconded by Mr. Barnes, which carried by a vote of 7-0, the Board voted to support the application for Smart Scale funding for improvements to the following roads located in Louisa County, Virginia:

1. Submit the intersection of Three Notch Road (Route 250) and James Madison Hwy (Route 15) for a Roundabout.
2. Submit the intersection of James Madison Highway (Route 15) and Louisa Road (Route 22) for a Roundabout.
3. Submit the intersection of Three Notch Road (Route 250) and Courthouse Road (Route 208) for a Roundabout.

Committee Reports

(None)

Board Appointments

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

- Reappointed Ms. Wendy Smith to the JABA Advisory Committee
- Reappointed Ms. Joanne Hoyle to the JABA Advisory Committee
- Appointed Mr. Chad Hensley to the Parks and Recreation Advisory Committee to represent the Green Springs District

County Administrator's Report

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

PUBLIC HEARINGS

Ordinance - To Amend Chapter 2. Administration; Article I. In General; Section 2-4. Election Districts and Precincts; Subsection (2) (c) - Louisa 1 Precinct and Subsection (2) (g) - Patrick Henry 2 Precinct, and to Repeal Chapter 2. Administration; Article I In General; Section 2-4. Election Districts and Precincts; Subsection 3 - Establishment of Voter Satellite Office

Section 24.2-307 of the Code of Virginia requires that governing bodies of localities establish by ordinance one polling place for each electoral precinct. Code Section 24.2-701.2 provides that a local governing body may establish by ordinance voter satellite offices to be used in the locality for voting in person.

The General Registrar of the County of Louisa, Virginia has informed and requested that the Board of Supervisors of the County of Louisa, Virginia, relocate the polling place for Election Precinct Louisa 1 and Election Precinct Patrick Henry 2 from Louisa Volunteer Fire Department, 300 East Main Street, Louisa, Virginia 23093 and Standing on the Promises of God Church, 1201 Waldrop Church Road, Louisa Virginia 23093, respectively. The Registrar has also informed the Board that the voter satellite office located at the Louisa Arts Center, 212 Fredericksburg Avenue, Louisa, Virginia 23023, which was created by Ordinance 2020-6 adopted at the August 3rd, 2020 regular meeting of the Board, is no longer necessary to accommodate early voting; and therefore, the aforementioned voter satellite office ought to be abolished

Code Section 24.2-129(A) deems certain actions by local governments as “Covered Practices” (as defined in Code Section 24.2-129(A)) and requires that certain process be observed prior to the administration or enforcement of ordinances that implement Covered Practices. The actions contemplated by this Ordinance are Covered Practices, and therefore, the said actions are not to be administered or enforced until the Registrar is satisfied that the requirements of Code Section 24.2-129(A) have been met.

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

On the motion of Mr. Barnes, seconded by Mr. Williams, which carried by a vote of 7-0, the Board voted to approve the ordinance amendment request and resolves the following:

1. To amend the sentence found in Chapter 2. Administration; Article I. In General; Section 2-4. Election Districts and Precincts; Subsection (2) (c) – Louisa 1 Precinct, which reads:

“In the Louisa District, the voting place for the Louisa 1 Precinct shall be Louisa Volunteer Fire Department, 300 East Main Street, Louisa, Virginia 23093.” to “In the Louisa District, the voting place for the Louisa 1 Precinct shall be New Life Community Church, 509 East Main Street, Louisa, Virginia 23093.”

2. To amend the sentence found in Chapter 2. Administration; Article I. In General; Section 2-4. Election Districts and Precincts; (2) (g) – Patrick Henry 2 Precinct, which reads: *“In the Patrick Henry District, the polling place for the Patrick Henry 2 Precinct shall be the Standing on the Promises of God Church, 1201 Waldrop Church Road, Louisa Virginia 23093.”* to *“In the Patrick Henry District, the polling place for the Patrick Henry 2 Precinct shall be Moss Nuckols Elementary, 2055 Courthouse Road, Louisa, Virginia 23093.”*
3. To repeal, in its entirety, Chapter 2. Administration; Article I. In General; Section 2-4. Election Districts and Precincts; Subsection (3), which reads: *“(3) Establishment of voter satellite office. A voter satellite office is hereby located at Louisa Arts Center, 212 Fredericksburg Ave., Louisa Virginia 23023, for the purpose of absentee voting.”*
4. The General Registrar of the County of Louisa, Virginia, shall not administer or enforce the resolutions herein until the Registrar is satisfied that the requirements of Section 24.2-129(A) of the Code of Virginia have been met.

Ordinance - To Amend Chapter 86. Land Development Regulations - Utility-Scale Solar Energy Generation - Total land area

Mr. Chris Coon went over the proposed amendment to Sec. 86-45. Conditional use permits for minor or utility-scale solar generation facilities. The amendment is to update the County's standards for utility-scale solar generation facilities, specifically to amend the restriction on the total amount of County acreage approved for utility-scale solar generation facilities from three (3) percent to two (2) percent.

These proposed amendments to requirements for solar general facilities apply throughout all of Louisa County and are proposed pursuant to Va. Code §§ 15.2-2285 and 15.2-2286.

At a regular meeting of the Louisa County Planning Commission held May 9, 2024, and due to a tie vote, the Planning Commission forwarded the proposed amendment with no recommendation to the Louisa County Board of Supervisors.

Chairman Adams opened the public hearing.

Mr. Keith Pillow, Jr., Non-Resident (Historical Green Springs District), spoke in opposition to the proposed ordinance amendment.

Mr. Brian Morrison, Green Springs District, spoke in opposition to the proposed ordinance amendment.

Mr. Christopher Moses, Green Springs District, spoke in opposition to the proposed ordinance amendment.

Mr. Dudley Delbridge, Jackson District, spoke in opposition to the proposed ordinance amendment.

Mr. Logan Sowers, Virginians for Clean Energy, Chesterfield County, spoke in opposition to the proposed ordinance amendment.

Ms. Chloe Hodges, Energy Right, spoke in opposition to the proposed ordinance amendment.

Chairman Adams acknowledged that comments were received electronically in response to the advertised hearing that will be made part of the official meeting record (See Appendix A).

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

Mr. Barnes provided PowerPoint slides with pictures of local farms impacted by solar development. He indicated that people within his district specifically have land overridden by stormwater runoff from solar projects. He said if solar is done right, there are some benefits, but restrictions need to be put into place.

Chairman Adams stated he feels that Louisa County has led the way and is setting the standard for a strong solar ordinance that protects the rural nature of its community. He said there needs to be balance between how much is enough, what is considered too much, and when to step in and say it is enough. He noted that a speaker mentioned the Board is setting the standard that there will be no more solar development in Louisa County. Chairman Adams said he feels that is part of the reason for the proposed reduction. He said he personally believes there should be no more solar in Louisa County.

Ms. Jones indicated that several of her constituents spoke against the proposed reduction this evening. She said typically she hears the opposite from members in her community. She also indicated that no one has come forth and made application for a solar project within her district.

Mr. Woodward said he is not crazy about solar but is not opposed to it either. He said if projects are in the right place with the right design, it should be acceptable to Louisa County. He said the 3 percent is a fair figure and feels that 2 percent is adequate.

Mr. Barlow said he agrees with Mr. Woodward. He stated the County already has a pretty extensive solar ordinance that should alleviate any of those concerns.

Mr. Barnes motioned to adopt the proposed amendment. Mr. Adams seconded.

The Board requested a roll call vote.

Roll Call

Mr. Fitzgerald A. Barnes
Mr. Manning H. Woodward, III
Mr. Christopher C. McCotter
Ms. Rachel G. Jones
Mr. Tommy J. Barlow
Mr. R.T. Williams

Vote

Yes
No
Yes
No
No
No

Mr. Duane A. Adams

Yes

The Board failed to adopt the motion to approve the proposed amendment to Sec. 86-45. Conditional use permits for minor or utility-scale solar generation facilities, to decrease the total amount of County acreage for utility-scale solar facilities from 3 to 2 percent, by a vote of 3-4.

Ordinance - To Amend Chapter 86. Land Development Regulations - Existing Defined Uses: Use Matrix; District, Permitted and Conditional Uses

Mr. Chris Coon went over the purpose of the proposed amendments to the Louisa County Land Development Regulations, Chapter 86. He said the amendment is to add existing defined uses in Section 86-13 Definitions, to the Use Matrix in Section 86-109. The following defined uses are for consideration: Automobile graveyard, Call center; Data center; Greenhouse, commercial; Impound lot; Junkyard; Laundry facility; Motion picture theater, adult; Recreation facility, private; Recreation facility, public; Tiny houses; Truck stop; Video-viewing booth or arcade booth, adult. The proposed amendments are also to determine if these uses should be allowed as a permitted use; a use requiring the issuance of a conditional use permit; or not allowed, in any of the established zoning districts.

At a regular meeting of the Louisa County Planning Commission held May 9, 2024, the Planning Commission voted to forward a favorable recommendation to the Louisa County Board of Supervisors on the defined use of “Truck Stop” only; and decided to take no action on the remaining list of defined uses at this time. The recommendation was to add the existing defined use of “truck stop” to the matrix table in Section 86-109. Use matrix; and to amend Section 86-431. Permitted uses with a conditional use permit (C-2 Growth Area Overlay District) – under “COMMERCIAL” to add “Truck Stop.”

Mr. Williams stated State Building Code has now identified tiny homes and if the County were to remove the definition of a tiny home from its matrix it will now be subject to the same regulations as regular homes. He said with truck stops being added to the Use Matrix, the use will now be required to apply for a Conditional Use Permit (CUP) with a different set of requirements verses a Special Exception that has less restrictive requirements.

Discussion ensued regarding what uses should be allowed as a permitted use; a use requiring the issuance of a conditional use permit; or not allowed, in any of the established zoning districts.

Chairman Adams opened the public hearing

Mr. Mark Byerly, Mountain Road District, encouraged the Board to limit the accessibility of truck stops to the community.

Mr. Lee Hunter Benes, Mountain Road District, encouraged the Board to adopt the recommendation from the Planning Commission to add truck stops to the Use Matrix by conditional use permit, as well as requiring above ground storage tanks.

Ms. Elaine Taylor, Mountain Road District, said that if the Board must add Truck Stop to the Use Matrix, they should add to the phrase, by CUP in Growth Overlay District “where public water and sewer exists or is planned.”

Mr. John Thomas, Mountain Road District, spoke in support of the proposed amendment to the Use Matrix to require truck stops by conditional use permit.

Chairman Adams acknowledged that comments were received electronically in response to the advertised hearing that will be made part of the official meeting record (See Appendix B).

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

Mr. Williams motioned to remove tiny homes from the Use Matrix and add trucks stops by CUP. Seconded by Mr. Woodward.

Back and for the discussion ensued regarding the removal of tiny homes from the Use Matrix.

Mr. Mullen explained that by removing the definition, it allows a property owner that ability to apply for a building permit in the same manner as a single-family dwelling without having to go through the Special Exception process. He said tiny homes will be regulated by State Building Code, based off the square footage of the home.

The Board requested a roll call vote.

Roll Call

	<u>Vote</u>
Mr. Manning H. Woodward, III	Yes
Mr. Christopher C. McCotter	No
Ms. Rachel G. Jones	No
Mr. Tommy J. Barlow	Yes
Mr. R.T. Williams	Yes
Mr. Duane A. Adams	Yes
Mr. Fitzgerald A. Barnes	Yes

On the motion of Mr. Williams, seconded by Mr. Woodward, which carried by a vote of 5-2, the Board voted to approve the proposed amendments to Chapter 86. Land Development Regulations; Definitions; Existing Defined Uses: Use Matrix; C-2 Growth Area Overlay District (GAOD) District, Conditional Uses, as follows, with the remaining defined uses, shown above, to be reviewed as a part of the 2040 Comprehensive Plan review process:

Amendments to Chapter 86. Land Development Regulations – Zoning Districts (Defined Uses and Matrix)

Section 86-13 Definitions

~~(DELETE) *Tiny houses.* Residential structures that are smaller than conventional homes and comply with the Virginia Uniform State Building Code for residential construction.~~

Section 86-109 Use matrix.

Add the existing defined use of “**truck stop**” to the matrix table (as attached):

Section 86-431 Permitted uses with a conditional use permit (C-2 Growth Area Overlay District)
COMMERCIAL

Truck Stop

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 June 3, 2024, meeting at 7:53 p.m.

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

DRAFT



Louisa County Board of Supervisors Public Comments

Virginians for Clean Energy commends Louisa County's commitment to fostering responsible development within its borders. We believe utility-scale solar energy presents a significant opportunity to generate clean electricity, encourage rural investment, and lower energy costs for residents. By embracing renewable energy sources like solar, Louisa County can position itself as a leader in environmental stewardship and sustainable development.

However, that progress is threatened by the reduced solar cap proposal. Louisa County's current solar ordinance is among the strictest in Virginia and recognizes some residents' concerns with past projects, including Belcher Solar. Under the current ordinances passed in 2022, solar projects must have land under contract for setbacks and screening, on which no solar panels will be placed. The additional proposed cap restrictions could prevent future rural investment by counting non-solar buffer land against such projects.

This approach significantly restricts private property rights and potentially hinders the development of clean energy solutions within Louisa County.

We propose a compromise solution focused on the developable or buildable area, rather than the total project area. We believe this approach would allow for greater flexibility for developers while ensuring responsible solar development in Louisa County. Additionally, Virginians for Clean Energy encourages the County to explore opportunities for community engagement initiatives, such as educational workshops or community solar projects, to address resident concerns and foster a sense of ownership in Louisa County's clean energy future.

By implementing these recommendations, Louisa County can strike a balance between responsible development and fostering a clean energy future. Virginians for Clean Energy stands ready to collaborate with the County and community stakeholders to achieve this goal.



Louisa County Supervisors,

We are writing to express our support for personal property rights and the benefits that responsibly sited solar energy development can bring to Louisa County. We'd also like to urge county leaders to exercise caution before arbitrarily lowering the acreage cap to 2% on solar projects county wide. Louisa has a history of thoughtful regulations on solar, and many peer counties look to Louisa's ordinance as a gold standard. But if the county implements harsh caps on solar development and a critical mass of other counties follow suit, leaders in Richmond have threatened to prohibit a locality from limiting on the total amount, density, or size of any solar facility, [as was proposed earlier this year](#). As small government conservatives, we believe county leaders, not unelected bureaucrats in Richmond, should judge energy proposals on their merits. However, new energy projects need a path forward for your consideration, not *de-facto* moratoriums.

Energy Right is a Virginia based non-profit striving to ensure energy is developed the right way with a focus on property rights and conservative ideals including an all-of-the-above energy strategy led by a market-based approach. Through education efforts across Virginia, Energy Right fosters constructive conversations among community residents, businesses, and leaders to make the best energy decisions possible at the local level.

We believe every conversation surrounding solar policies must begin and end with a consideration of property rights. Landowners should have the right to use their land how they see fit, so long as the rights of neighbors are not adversely affected. Louisa's ordinance shields projects from view and requires top-notch environmental engineering help to ensure projects are clean, quiet, and hidden. The proposed 2% acreage cap will limit the property rights of all landowners in Louisa County—including those who have taken a wait-and-see approach to solar development. In addition to promoting the stability and diversification of the electric grid, the development of solar energy can also contribute to achieving energy independence and security.

Energy Right urges county leaders to consider the property rights of landowners and the various benefits solar development can bring to the grid and to the county via tax dollars and economic development. Again, we believe these decisions are best made locally, not in Richmond or Washington. Please make every effort to create a path forward in Louisa County that reasonably includes clean energy.

Kind regards,

Skyler Zunk, CEO

Chloe Hodges, Deputy Director of External Affairs

Eleni Rackley

From: Brian Morrison <brmva916@gmail.com>
Sent: Sunday, June 2, 2024 11:39 AM
To: Info
Cc: Brian Morrison
Subject: Solar Cap Comments for the Board of Supervisors

Some people who received this message don't often get email from brmva916@gmail.com. [Learn why this is important](#)

CAUTION: External email

June 2, 2024

Louisa County Board of Supervisors,

I would like to encourage the Board of Supervisors to NOT lower the cap for solar energy acreage in Louisa County from 3% to 2%. I believe that it unnecessarily restricts landowners from carrying out proper, legal uses for their property. This assumes that said uses, like any other use (residential, logging, agriculture, etc.), does not adversely affect adjacent landowners. A solar project CAN be constructed and operated in a manner that precludes any significant adverse effects, and can be considered a "good neighbor". I do realize that this has not always been the case for some solar projects, and I understand the need for vigilance. However, there is no need to "throw the baby out with the bathwater", so to speak.

Generally, Louisa County has been "forward-thinking" pertaining to Landowner rights and business. Actually, the cap (and possibly lowering it) seems to run counter to that "forward-thinking" characteristic.

I believe the cap is an arbitrary number that artificially precludes the consideration of some valuable projects in the County, while not screening out less valuable and/or not likely to be built anytime soon (zombie) projects. I would actually encourage the Board to eliminate the cap entirely. This could be done by refining/using the planning and approval process within the County to screen out projects of low value (pre-submittal screening), or those that pose risk to adjacent landowners that cannot be reasonably mitigated. The Board has that authority already.

If a cap must remain, perhaps it would be more appropriate to ONLY COUNT A PROJECT'S BUILDABLE ACREAGE. If a project has 1000 acres, but planned buildable acreage(to be permitted) is say, 500, that seems like a project that is investing in prudent mitigation of potentially adverse effects.

I do understand that we have encountered issues with a currently operating solar facility in Louisa County. I've heard of many things that I consider unacceptable, that seem to have been as a direct result of that project. However, I suspect that those issues could have clearly been avoided one way, or the other, and I think that we have learned from that experience.

There is an Invenergy solar project, which is being planned near our property, in the Green Springs District. We are "downstream" of that potential project, with two creeks that flow into wetlands on our property. I have pressed the developer for VERY detailed information on the proposed construction and operation of that project. I am a former USN Nuclear Submarine officer, an Engineer, and a former NRC-licensed Senior Reactor Operator with over 40 years of experience in the operation and design of military and civilian nuclear power plants, so I am a "details" kind of fellow. I believe that Invenergy is taking the time to do the job correctly, being the kind of developer that we WANT on this kind

APPENDIX A

of project. I SUPPORT their efforts and the Project. I think that the Project would be a benefit to our County. Unfortunately, the “cap” issue could jeopardize the viability of this potentially beneficial project.

Thanks for your kind consideration in this matter.

Brian Morrison

DRAFT

Eleni Rackley

From: Allen ragan Davidson jr <aragandavidsonjr@gmail.com>
Sent: Monday, June 3, 2024 12:01 PM
To: Info
Subject: Fwd: Loves truck Stop

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

CAUTION: External email

Sent from my iPhone

Begin forwarded message:

From: Allen ragan Davidson jr <aragandavidsonjr@gmail.com>
Date: May 8, 2024 at 9:48:14 PM EDT
To: GBrooks@louisa.org, JDisosway@louisa.org, GGoodwin@louisa.org, EQuarles@louisa.org, CWeaver@louisa.org, MKersey@louisa.org, JDickerson@louisa.org, EJarvis@louisa.org, JPurcell@louisa.org, LCBS_MD@louisa.org, LCBS_MRD@louisa.org, LCBS_GSD@louisa.org, LCBS_PHD@louisa.org, LCBS_CD@louisa.org, LCBS_LD@louisa.org, LCBS_JD@louisa.org, planningcommission@louisa.org
Cc: Todd Brooking <toddbrooking@saalemchristianschool.com>, Bill Rooney <brooneyva@gmail.com>
Subject: Loves truck Stop

Dear Louisa Community Development Department, Board of Supervisors and Staff

I'm Ragan Davidson, Jr and I'm with the school board at Salem Christian School located at 35 Church Lane in Louisa, VA. We are a small Christian school that enjoy being in the community and we'd like to thank y'all for all your help and support so far. We would like to discuss the pending rezoning that is before you at Rt 522 & I-64 for the proposed Loves truck stop. (REZ2023-01, SEP2023-03, SEP2023-04) This brings some concerns for Salem Christian School as the pending zoning property is within 1 mile of our location.

The first concern is the increase in large sized truck traffic which would impede with the existing traffic and also create a great risk in traffic accidents and unfortunate deaths.

APPENDIX B

Secondly, we have environmental concerns of the sewage going into the ground and contaminating our water table with not only the increase of human waste, but the additional chemicals entering the ground as well. Thirdly this brings up our water table concerns. We have such a limited supply of water that installing such well(s) for a truck stop might not be adequate for a truck stop. More importantly this would also pose a great problem not only for us, but the existing community, as it would rob us of our limited water resource without a waterline in the area. We had to install a pump house with bulk water storage and water filtering that we are required to monitor and extensively test. We can't risk anymore large draws on the current water table and completely leaving everyone, including SCS, dried up and waterless.

Fourthly, the larger amounts of hazardous chemicals greatly increases the risks of fire and would require more firefighting and hazmat equipment in the area.

Our final and most important concern is public safety. Allowing a truck stop not only increases wandering traffic leading to mischief and vandalism, but also encourages prostitution and trafficking (human, child and/or sex) to the area so close to Salem Christian School. This would require a police officer in this corner of the county full time. The current Louisa County Sheriff's Office supports our school, however they don't have enough staff to currently cover this area of the county even without the increase in traffic and/or people. The resources needed (including but not limited to having a 24/7 officer servicing effected area) will need to be provided (by Louisa county and/or Va state) in order to fully protect this area of Louisa.

All this leaves Salem Christian School and others in the area, not only vulnerable now, but extremely vulnerable with increased traffic and/or trafficking volume and/or operation of a truck stop.

Allowing this truck stop (whether by rezoning or any other means) will be deliberately irresponsible by all of those involved. It'll leave Louisa County and/or the developer/Truck stop FULLY LIABLE for ANY AND ALL matters that occur at 35 church lane (SCS). This includes but is not limited to water supply/filtration, vandalism/trafficking, increased crime/fire risk, air quality, septic, etc.

Thank you for your time and consideration in this matter for the protection of SCS, and our current community's public safety and/or resources.

Your Salem Christian School Board

N. Todd Brooking Bill rooney A Ragan Davidson Jr (804) 370-9904

Please don't hesitate to call or email me, Ragan, with any questions or concerns.

Sent from my iPad

DRAFT

Eleni Rackley

From: Daniel Keeton - REALTOR <Daniel.Keeton@keetonco.com>
Sent: Friday, May 31, 2024 8:09 PM
To: Info
Subject: Truck stop

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

CAUTION: External email

My 4 children attend Salem Christian school.

If this is approved we will have to remove them from the school for several reasons.

We are adamantly opposed to approving this truck stop and if you care about the 120 children at that school, you would not approve it.

The real estate tax revenue won't be more than 150k a year. Is that really worth the risk to the children and doing something that most citizens don't want?

Eleni Rackley

From: Lee Lindsey <leelindsey1@gmail.com>
Sent: Monday, June 3, 2024 2:13 PM
To: Info
Subject: I Am Opposed to Love's Truck Stop

Some people who received this message don't often get email from leelindsey1@gmail.com. [Learn why this is important](#)

CAUTION: External email

To whom it may concern -

I am a 50 year resident of Richmond and 20 year resident of Goochland. My wife and I live in Sandy Hook with our 3 children. We have spent tens of thousands of dollars at businesses in Gum Spring last year.

We are against changes to zoning regulations, or other changes, approvals, or otherwise, which would allow Love's Truck Stop to construct a new facility in Gum Spring.

There are many reasons for this but much of it has to do with the character of the place where we live and what we want our community to be.

Thank you,
Lee Lindsey
3126 Rock Cress Ln, Sandy Hook, VA 23153

Eleni Rackley

From: Shirley <shirleybath188@gmail.com>
Sent: Monday, June 3, 2024 4:43 PM
To: Info
Cc: Truck Stopped
Subject: Love Truckstop

[Some people who received this message don't often get email from shirleybath188@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: External email

My name is Shirley Bath and I live in Louisa County residing a few miles from the proposed Love truck stop location. I strongly oppose approval for this truck stop for many reasons including human trafficking, prostitution, theft, air and noise pollution, light issues, water issues, garbage issues, the small sized roundabout for truckers to attempt maneuvering around, breathing in truck fumes caused by emissions which can contribute to issues for those dealing with asthma, heart, lung, and cancer problems.

I don't think the small businesses in our area should suffer the consequences for an out-of-state business to profit and I truly believe that the cons heavily outweigh any pros.

Thank you for your consideration.

Sent from my iPhone

Eleni Rackley

From: Courtney Sloan <elanirlandais@gmail.com>
Sent: Monday, June 3, 2024 8:30 AM
To: Info
Subject: Fwd: Love's Travel Stop at Gum Spring

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

CAUTION: External email

>
> To the Louisa County Board of Supervisors:
>
> As a resident and homeowner in Louisa County, and a frequent user of the I-64 exit at mile 157, Gum Spring, I oppose the building of a truck stop there and hope you will not approve it. It would cause traffic congestion at that exit, possibly increase the number of tractor-trailers using Route 522 through Louisa, and would disrupt the surrounding community with noise, light, and air pollution.
>
> I grew up near a truck stop on I-81 and it was a nuisance. If the board wants to approve the travel station, I suggest that it be located at Zion Crossroads, where there is only a very small truck stop at present, but a lot of other commercial and road development. I understand that Love's may not want to do this due to land cost or fears of competition, but a large truck stop would fit in better with the other businesses at Zion Crossroads, and there are already traffic lights and islands to handle congestion. Louisa County already has one Zion Crossroads; we don't need another at Gum Spring.
>
> Sincerely,
>
> Courtney Sloan
> Bumpass, Va.

Eleni Rackley

From: Celeste Coulter <celeste.a.coulter@gmail.com>
Sent: Monday, June 3, 2024 2:16 PM
To: Info
Cc: truckstopped159@gmail.com
Subject: Statement of Opposition - Love's Truck Stop in Gum Springs

CAUTION: External email

To the Board of Supervisors,

I am writing to voice my extreme opposition to the proposal to construct a Love's Travel Stop at the Gum Springs exit in Louisa County. When I purchased my property in 2021 I had many choices of where to buy. I specifically chose to buy in Louisa because of the rural nature of the area. There is very little light pollution, save for a few dawn to dusk lights on neighboring properties, and the prevailing noise is bird song and other wildlife. It's so peaceful with such a low ambient noise level that I can easily hear a car coming down the road from miles away. Love's can claim to have a noise study showing this commercial property will not affect the noise level of the surrounding area, but they're basing it on a study done directly next to a neighborhood and other high-traffic areas. The ambient noise level of a subdivision is ENTIRELY different from that of a rural community. They are comparing apples to oranges. They also claim that their dark sky approved lights will not affect our night time views, but no matter how well these installations direct their beams towards the ground, it will not keep from adding light pollution that does not currently exist. It is impossible for a large, commercial facility to be well lit and not also produce some level of light pollution. Allowing this property to be built will cause serious issue for those of us who bought property in Louisa to enjoy the peace and quiet, and directly opposes the statement of the county that its directive is to preserve the rural nature of the properties in this area. I know all of my neighbors and the community at large are in agreement on our opposition to this project. With that said, I ask that you adhere to the wishes of your constituents and deny this project from moving forward.

With gratitude,
Celeste Coulter