



**Board of Supervisors
County of Louisa
Monday, December 5, 2022
Louisa County Public Meeting Room
5:00 PM**

CALL TO ORDER - 5:00 P.M.

Chairman Adams called the December 5, 2022 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	Absent	5:00 PM
Willie L. Gentry Jr.	Cuckoo District Supervisor	Present	5:00 PM
Eric F. Purcell	Louisa County Supervisor	Present	5:00 PM
R. T. Williams	Jackson District Supervisor	Present	5:00 PM
Duane A. Adams	Mineral District Supervisor	Present	5:00 PM
Rachel G. Jones	Green Springs District Supervisor	Present	5:00 PM

Others Present: Christian Goodwin, County Administrator; Helen Phillips, County Attorney; Chris Coon, Deputy County Administrator; Wanda Colvin, Deputy County Administrator/Finance Director; Alexandra Stanley, Executive Assistant/Deputy Clerk; and Scott Raettig, IT Manager

CLOSED SESSION

On the motion of Mr. Barlow, seconded by Mr. Purcell, which carried by a vote of 6-0, the Board voted to enter Closed Session at 5:00 p.m. for the purpose of discussing the following:

1. In accordance with §2.2-3711 (A) (5) VA Code Ann., to discuss a prospective business in the Mineral District where no previous announcements have been made of the business's interest in locating in the County; and
2. In accordance with §2.2-3711 (A) (7) and (8) VA Code Ann., for consultation with legal counsel and staff about litigation regarding property in the Mineral District, litigation regarding property in the Cuckoo District, potential litigation regarding property in the Mineral District, and potential litigation regarding property in the Green Springs District.

REGULAR SESSION

On the motion of Mr. Williams, seconded by Mr. Gentry, which carried by a vote of 6-0, 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	Voter	Yes/Aye
R.T. Williams, Jr.	Mover	Yes/Aye
Willie L. Gentry Jr.	Seconder	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. Gentry, which carried by a vote of 6-0, the Board voted to adopt the following resolution:

WHEREAS, the Louisa County Board of Supervisors has convened a Closed Meeting this 5th day of December 2022, 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 5th day of December 2022, that the Louisa County Board of Supervisors does hereby certify that, to the best of each member's knowledge, (i) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed meeting to which this certification resolution applies, and (ii) only such public business matters as were identified in the motion convening the closed meeting was heard, discussed or considered by the Louisa County Board of Supervisors.

INVOCATION

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

ADOPTION OF AGENDA

On the motion of Mr. Williams, seconded by Mr. Gentry, which carried by a vote of 6-0, the Board voted to adopt the December 5, 2022, agenda, as amended, with the following changes:

- Resolution - Recognizing the Louisa County Resource Council for Thirty Years of Service to Consent Agenda
- Resolution - Authorizing a Revision to the Permanent Utility Easement and Well Lots E & F and Installing an Access Easement in the Green Springs District to Consent Agenda

MINUTES APPROVAL

Board of Supervisors (BOS) - Regular Meeting - Nov 21, 2022, 5:00 PM

On the motion of Mr. Williams, seconded by Mr. Purcell, which carried by a vote of 6-0, the Board voted to approve the minutes of the December 5, 2022, meeting.

BILLS APPROVAL

Resolution – To Approve the Bills for the Second Half of November 2022

On the motion of Mr. Williams, seconded by Mr. Purcell, which carried by a vote of 6-0, the Board adopted a resolution approving the bills for the second half of November 2022.

CONSENT AGENDA ITEMS

On the motion of Mr. Williams, seconded by Mr. Purcell, which carried by a vote of 6-0, the Board voted to adopt the Consent Agenda items for December 5, 2022, as follows:

- Resolution – To Take a Street in the Cuckoos Nest 2 Subdivision into the Secondary System of Highways in Louisa County, Virginia
- Resolution – To Approve and Award a Contract for Providing HVAC Preventative Maintenance and Repairs
- Resolution – Recognizing the Louisa County Resource Council for Thirty Years of Service
- Resolution – Authorizing a Revision to the Permanent Utility Easement and Well Lots E & F and Installing an Access Easement in the Green Springs District

RECOGNITIONS

(None)

PUBLIC COMMENT PERIOD

Mr. Adams opened the Public Comment Period.

Mr. Wade Hardman, Mineral District, addressed the Board about the proposed VDOT intersection for Lake Anna Resort and questioned how that would impact traffic around the lake.

Mr. Ryan Underwood, Mineral District, questioned how the Lake Anna Resort condos are considered a by-right use when there is no definition in the Louisa County Zoning Ordinance to support that type of development. He also addressed his concerns with the impacts the proposed development has on the gateway of Lake Anna.

Mr. Dan Tomlinson, Mineral District, talked about effluent discharge and water quality management in relation to the proposed development and asked who will bear the cost of the wastewater treatment facility upgrade to accommodate the Lake Anna Resort development.

Mr. Claude Owen, Mineral District, indicated that he submitted a FOIA requesting information on a determination or ruling by any official of Louisa County, that allows representatives of LA Resort LLC to state that they have received a determination which permits them, by right, to build a so-called condo hotel on property they own currently zoned Commercial (C2). He noted the response he received from the County Attorney's office was incomplete and explained why he felt that way.

Ms. Kathleen Pfeiffer, Mineral District, expressed her concerns with the proposed Lake Anna Resort development.

Mr. Phillip Winston, Mineral District, informed the Board that the community has recently started a petition urging the Louisa County Board of Supervisors deny the rezoning request for

Lake Anna Resort and over 50 signatures have been obtained and over 300 responses have been received in less than a week. (The 22-page petition and supporting documentation is attached - see Appendix B). He continued his remarks by expressing his strong opposition to the proposed development.

Ms. Christine Unruh, Mineral District, expressed her opposition to the proposed Planned Unit Development and expressed her concerns with the \$500 pledge per condo unit from the developer of the Lake Anna Resort for EMS services. She noted \$500 does not cover one EMS transport.

Ms. Aleta Strickland, Patrick Henry District, expressed her disappointment with the lack of action and follow-up from certain local departments/agencies. She talked about an aggressive dog incident that occurred on her property and indicated that since the judge did not properly file his ruling to have the dog removed, she will have to start the court proceedings all over again. She also mentioned the neighbor with the aggressive dog has started a junk yard on their property and she has been waiting over 8 months for the zoning office to investigate what she believes is environmental violations.

Ms. Vicky Hart, Louisa District, asked for the ladder height of the County's firetrucks and if those trucks are able to adequately access the condos of the Lake Anna Resort.

Mr. Adams noted that several comments regarding the Lake Anna Resort have been received via email and asked for the comments to be included in the minutes as part of the official meeting record (See Appendix A).

With no one else wishing to speak, Mr. Adams closed the Public Comment Period.

INFORMATION/DISCUSSION ITEMS

(None)

UNFINISHED BUSINESS

(None)

NEW BUSINESS/ACTION ITEMS

(None)

REPORTS OF OFFICERS, BOARDS AND STANDING COMMITTEES

Committee Reports

(None)

Board Appointments

On the motion of Mr. Gentry, seconded by Mr. Williams, which carried by a vote of 6-0, the Board voted to appoint OR make the following appointments:

- Appointed Mr. George Burkett to the Human Services Advisory Board

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 Louisa County Code of Ordinances to Add §58-5 to Chapter 58-
Personnel**

It is the desire of the Louisa County Board of Supervisors to add Code Section 58-5 to the Louisa County Code to allow monetary incentives, awards, and bonuses to County employees for exceptional services rendered by employees in accordance with Va. Code § 15.2-1508. Code of Virginia §15.2-1508 requires payment of said bonuses must be authorized by ordinance.

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

Mr. Barlow said he would like to make sure it is clearly written that the Board will have the final decision on bonuses, increases, and incentives.

The Board offered revisions to the ordinance language.

On the motion of Mr. Purcell, seconded by Ms. Jones, which carried by a vote of 6-0, the Board approves the addition of code section 58-5 to Chapter 58-Personnel of the Louisa County Code as follows:

Sec. 58-5. Bonuses for County employees

Notwithstanding any other provision of the Virginia Code to the contrary, the Louisa County Board of Supervisors authorizes, subject to the availability of appropriated funds, the payment of monetary incentives, awards, and bonuses to County employees for exceptional services rendered. Such incentives, awards or bonuses may not exceed \$5,000.00, or five percent of the employee's annual salary whichever is greater. Such incentives, awards, and bonuses may be offered and paid for such exceptional services with approval by the Louisa County Board of Supervisors, including, but not necessarily limited to, any or all of the following purposes:

- (1) Individual incentive awards,
- (2) Special recognition awards,
- (3) Work group/excellence awards,
- (4) Certification/proficiency attainment bonuses,
- (5) Organization-wide awards,
- (6) Outstanding performance awards,
- (7) Managerial excellence awards,
- (8) Departmental honors awards,
- (9) Peer awards,
- (10) Spot incentives/awards,
- (11) Suggestion awards, and
- (12) Lead worker incentives

The Human Resources Director shall administer the incentive award and bonus program. The types of incentives, awards and bonuses and the types of exceptional services for which they may be granted, the amount of particular incentives, awards and bonuses, and the selection criteria

and process for particular incentives, awards and bonuses shall be approved by the County's Board of Supervisors.

Resolution – Authorizing a Budget Supplement for Bonus Payments to County of Louisa Employees

The Louisa County Board of Supervisors held a public hearing to amended Code of Louisa Section 58 to add section 58-5 that would allow for monetary incentives, awards, and bonuses to employees in County Service for exceptional services rendered by employees in accordance with Va. Code §15.2-1508. The Board approved the ordinance change allowing the addition of section 58-5 which would allow the Board to approve monetary incentives, awards, and bonuses to employees in County Service for exceptional services rendered by employees.

A one-time bonus of \$1,000 to each full-time and part-time employee (not to include seasonal employees) that would be paid no later than December 12, 2022 would require a budget supplement in the amount of \$450,000. Funding for the aforementioned bonus would be funded from fiscal year 2022 budgeted savings and additional revenues returned to the Schools Long Term Capital Reserves.

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

Mr. Barlow said he cannot support the bonus and stated the various reasons for his vote.

On the motion of Mr. Williams, seconded by Mr. Gentry, which carried by a vote of 5-1, with Mr. Barlow voting against, the Board voted authorizes a budget supplement in the amount of \$450,000 to the necessary County departmental budgets for a one-time payment of \$1,000 to each full-time and part-time employee (does not include seasonal employees) to be paid no later than December 12, 2022. The Source of Funding is Schools Long Term Capital Reserves.

Ordinance – To Amend Chapter 86 Louisa County Code of Ordinances - Split/Non-Contiguous Parcels

The Board of Supervisors directed staff to draft an amendment for consideration that would recognize tax parcels split by dedicated right-of-way on Federal, State, and local roads.

The purposed amendment is to recognize tax parcels split by dedicated rights-of-way on Federal, State, and local roads as separate parcels for taxation.; parent parcel status, available. development/division rights; and to codify the process to recognize the "split/non-contiguous parcels," and provide additional provisions for development of split/non-contiguous parcels.

The Planning Commission recommended staff and the Board of Supervisors to continue work on the proposed language, and that changes to the language made after the Planning Commission public hearing are reflected below. The Planning Commission held a public hearing on November 10, 2022, and voted that the public necessity, convenience, general welfare, or good zoning practice compels it to make a recommendation of approval to the Louisa County Board of Supervisors on the proposed amendment to Chapter 86. Land Development regulations, by adding the following language:

(Amend) **Section 86-13 Definitions**

Non-contiguous parcels - Any parcel of land in Louisa County that is physically separated by a fee simple right-of-way, dedicated for Federal, State or County purposes and use, may be deemed as separated and constitute individual tax parcels, subject to the conditions and provisions in Section 86-532. Recognizing non-contiguous parcels for taxation and development purposes.

Section 86-532 Recognizing split/non-contiguous parcels for taxation and development purposes

Any parcel of land in Louisa County that is physically separated by a fee simple right-of-way, dedicated for Federal, State or County purposes and use, shall be deemed as separated and constitute individual tax parcels, subject to the following conditions and provisions:

- Every such parcel shall be recognized by the County Subdivision Agent and Commissioner of the Revenue, upon submittal of a plat by the owner or agent, prepared by a licensed surveyor, that meets the minimum plat requirements for a boundary survey and provides the boundaries and acreage of the newly created tax parcel; and identifies any recorded right-of-way or easement for access if the parcel does not front on a state maintained public street. Such split/non-contiguous parcels will not be created as separate individual tax parcels until such plat has been recorded in the Circuit Court Clerk's Office, after approval by the County Agent.
- If there is no recorded access to one or more portions of a split/non-contiguous parcel, the plat submitted to the County for approval must contain the following note:
 - o "A recorded right-of-way or easement for ingress/egress purposes has not been confirmed or shown on this plat of survey to _____ parcel(s). By approval of this plat to recognize these split/non-contiguous parcels as separate tax parcels, the County does not confirm the existence of any legal access. The County also does not agree to provide or negotiate access or construct access improvements."
- Where the fee simple right-of-way strip existed as of December 18, 1997, each portion of a split/non-contiguous parcel shall be considered a "parent parcel" for determining development potential and division rights, if applicable based on zoning.
- It is acknowledged that the recognition of new tax parcels created in this manner, may not be in compliance with all regulations of the applicable zoning district related to minimum lot size, road frontage, lot width, lot width to depth ratio, etc. By creating these parcels, in the manner described, the Board of Supervisors considers those lots not in compliance with the applicable zoning regulations at the time of approval, to be legal non-conforming lots exempt from meeting the minimum lot requirements and applicable setback regulations.
- For those lots created in this manner that comply with all minimum lot requirements of the applicable zoning district, (size, width, etc.), the lot shall be subject to all applicable zoning requirements for development purposes.
- A building permit may be issued on all such split/non-contiguous parcels, contingent on the owner providing proof of legal access to the subject property, along an existing state road; recorded right-of-way; easement; or prescriptive use right-of-way, for access to the Community Development Department; and meeting all other application requirements for issuance of the

building permit.

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

On the motion of Mr. Williams, seconded by Mr. Purcell, which carried by a vote of 6-0, the Board voted to approve LDR 2022-10 Amendment to Chapter 86 - Split/Non-Contiguous Parcels.

Resolution – To Approve Rezoning Application REZ2022-05, Lake Anna Resort

This item has been deferred to the January 17, 2023, Board meeting.

ADJOURNMENT

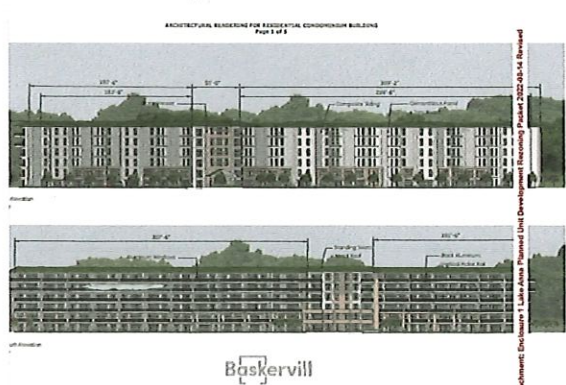
On the motion of Mr. Williams, seconded by Mr. Purcell, which carried by a vote of 6-0, the Board voted to adjourn the December 5, 2022, meeting at 6:43 p.m.

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

APPENDIX A

Opposition to the proposed rezoning of property on Mitchell Cove on Lake Anna in Louisa County

1. Not appropriate or commensurate with the surrounding rural community. Does this look like rural development:



2. Increase the risk of HAB (harmful algal bloom) in the lake due to increased runoff and increased discharge from the wastewater treatment facility
3. Increased traffic congestion and danger on the 208 corridor + 522
4. If the county approves this PUD development plan they will buy the existing wastewater treatment facility and ALL county residents will be on the hook via taxes to keep it up to code. Some estimates top the cost of purchasing and improving at \$12M; expenditure of this magnitude is only required if PUD development is allowed on this piece of Lake Anna waterfront.
5. Increased light pollution; imagine the lights coming from all of those windows!
6. No Environmental Impact Study (required by zoning code) was completed
7. The developer has zero experience with this type, size or complexity of development
8. Will become even more difficult to find somewhere to eat without a 2+ hour wait in the summer.
9. How many people are going to want to visit a lake they can't/advised not to swim in? What about the cold winter months?
10. Already enough Airbnbs and rental houses around.
11. More boat-generated waste and over-fishing.
12. Existing waterfront property values will decline because of HAB + pollution from waste water treatment facility and congestion of people.

APPENDIX A

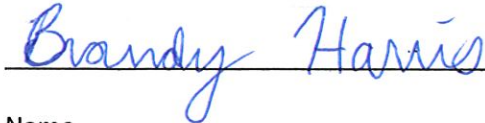
Today's date: 11/28/2022

Opposition to the proposed rezoning of property on Mitchell Cove on Lake Anna in Louisa County

On behalf of our community, we are opposed to the proposed rezoning of Tax Map and Parcels 30-3A and 30-3 (portion) from General Commercial (C-2) to Planned Unit Development (PUD)

We ask that you reject the request from LA Resorts and all future requests, and preserve the land and shoreline as intended, protecting the health, safety, quality of life, and investment of the residents of Lake Anna.

Signature



Name

Brandy Harris

Title/Organization

Email

hbrandy@vt.edu

Phone

540-661-2054

Address

5801 Zachary Taylor Highway Mineral, Va 23117

APPENDIX A

What are the impacts of water pollution?

Urban and domestic use

Increased water treatment and inspection costs, maintenance costs from scouring and premature ageing of infrastructure, increased wastewater treatment costs with implementation of more strict regulations. Emergency and clean-up costs from spills/accidents.



Ecosystem health

Damage to freshwater and marine ecosystems (e.g. fish kill, invertebrates, benthic fauna, flora, habitat degradation) and loss of ecosystem services, which may require investment in additional or different grey infrastructure alternatives to replicate these services.



Human health

Polluted water is the world's largest health risk, and continues to threaten both quality of life and public health. Associated with this are health service costs, loss life expectancy, and emergency health costs associated with major pollution events.



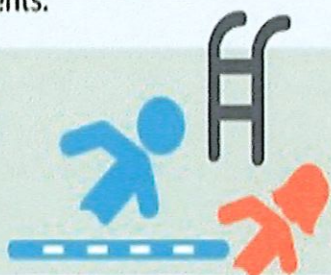
Industrial productivity

Exclusion of contaminated water for industrial use results in increasing water scarcity. Scouring of infrastructure, and clean-up costs from spills/accidents.



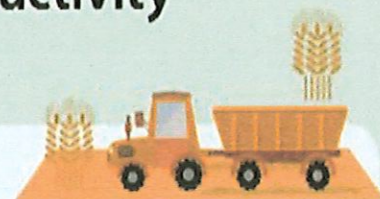
Social values and tourism

Prohibition from recreational use (e.g. swimming, fishing, seafood gathering), beach closure, impacts on aesthetics, cultural and spiritual values. Losses in fishing, boating, rafting and swimming activities to other tourism activities or to other ventures with superior water quality.



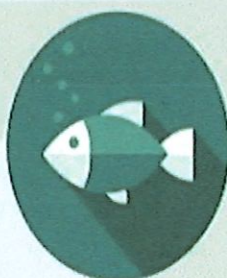
Agricultural productivity

Exclusion of contaminated water for irrigation results in increasing water scarcity. Irrigation with contaminated water causes damage to, and reduced productivity of, pasture and crops, soil contamination, impacts to livestock health and production, and scouring of infrastructure.



Commercial fisheries

Direct and indirect fish kill, contamination of shellfish.



Property values

Waterfront property values can decline because of unsightly pollution and odour.



APPENDIX A

strictly prohibited. If you have received this communication in error, please notify us immediately by replying to the message and deleting it from your computer. Thank you.

From: Brenda Johnston <bjj_johnston@hotmail.com>
Sent: Saturday, October 22, 2022 2:16 PM
To: Info <info@louisia.org>
Subject: Stop the Commercial development of Lake Anna.

CAUTION: External email

As a Virginia resident I'm tired of our beautiful areas being destroyed by commercial and housing developments.

When is enough, enough! All around our beautiful green spaces, greedy developers are absorbing the farm and beautiful areas to build shopping complexes, hotels, and storage facilities.

What ever happened to the "Green" movement or is that just a joke on the population.

NO WATERFRONT LAKE ANNA R



BOARD MEEETING NOV 7 & 8
EMAIL: INFO@LOUISA.C

Brenda Johnston.

Sent from my T-Mobile 5G Device
Get [Outlook for Android](#)

APPENDIX A

Alexandra Stanley

From: Claude Owen <claudio.owen2@gmail.com>
Sent: Wednesday, October 19, 2022 12:43 AM
To: Info
Subject: Fwd: Statement in Opposition to the Rezoning Request for the Proposed New Lake Anna Resort

CAUTION: External email

CHAIRMAN ADAMS AND MEMBERS OF THE BOARD OF SUPERVISORS:

MY NAME IS CLAUDE OWEN, AND I LIVE ON MITCHELL POINT ROAD IN THE MINERAL DISTRICT. LAST WEEK ON MONDAY, OCTOBER 10, I EMAILED EACH MEMBER OF THE PLANNING COMMISSION A COPY OF MY WRITTEN STATEMENT IN OPPOSITION TO THE PROPOSED REZONING REQUEST BY LAKE ANNA RESORT. A COPY OF THAT STATEMENT IS FORWARDED TO YOU IN THIS EMAIL.

MY WRITTEN STATEMENT IS COMPREHENSIVE, COVERING SEVERAL OBJECTIONABLE ASPECTS OF THE PROPOSED NEW RESORT, INCLUDING THOSE CONTINUING SINCE THE BOARD OF SUPERVISORS ACCEPTED THE UNANIMOUS RECOMMENDATION OF THE THEN PLANNING COMMISSION TO REJECT A SIMILAR APPLICATION FOR REZONING IN 2016.

SINCE I WILL BE OUT OF THE COUNTRY AT THE TIME OF THE ANTICIPATED PUBLIC HEARING BY THE BOARD OF SUPERVISORS ON THE REZONING REQUEST, I WISH TO HIGHLIGHT IN THIS MESSAGE THREE PARTICULAR CONCERNS. FIRST IS THE SITING OF A 550 FEET PLUS IN LENGTH, 80 FOOT HIGH, SIX STORY MONSTROSITY ALONG THE SHORELINE ON THAT FRAGILE 10 ACRE PLOT OF LAND ADJACENT TO THE 208 CAUSEWAY AND BRIDGE.

WITH APOLOGIES TO SUPERVISOR BARLOW WHO HEARD MY ORAL STATEMENT AT THE PLANNING COMMISSION MEETING, IMAGINE FOR A MINUTE IF YOU WILL, THE PARKING OF THE SECOND LARGEST MEGAYACHT EVER BUILT ALONG THAT SHORELINE. THIS YACHT IS OWNED BY THE SULTAN OF OMAN, SOLE RULER OF THAT

APPENDIX A

FABULOUSLY RICH OIL AND GAS COUNTRY IN THE MIDDLE EAST. THE SULTAN'S MEGAYACHT IS SHORTER IN LENGTH BY SEVERAL FEET THAN THE PROPOSED CONDOMINIUM BUILDING AND DOESN'T HAVE 96 BALCONIES ON WHICH OWNERS AND RENTERS CAN HANG THEIR WET TOWELS AND LAUNDRY OR FIRE UP THEIR BARBECUE GRILLS. ONLY BY DYNAMITING THE DAM TO DRAIN THE LAKE OR CAUSING AN INTENTIONAL NUCLEAR ACCIDENT AT THE POWER PLANT COULD ONE DO MORE HARM TO LAKE ANNA, LOUISA COUNTY'S GOLDEN GOOSE, THAN BY APPROVING THE BUILDING OF THIS MONSTROSITY, INCLUDING ITS PROPOSED 60,000 SQUARE FEET PLUS OF OVERWATER BOATHOUSES AND DOCKS. TO THINK THIS IS ALL BEING CONSIDERED FOR A PROJECTED RETURN TO THE COUNTY OF A PALTRY, AND RISKY, \$206,000 PER YEAR WHILE POTENTIALLY DEVASTATING THE VALUES OF MANY HOMES ALONG MITCHELL CREEK AND CONTRARY CREEK COVES, EACH CURRENTLY PAYING PROPERTY TAXES IN THE RANGE OF \$10,000 OR MORE ANNUALLY. IT BRINGS INTO QUESTION WHOSE INTERESTS ARE BEING SERVED, THE TAX-PAYING RESIDENTS OF THE COUNTY OR THE DEVELOPERS?

AND TO TOP OFF THE INSULT, YOUR PLANNING DEPARTMENT RECOMMENDS AGREEING TO AN EXCEPTION TO THE COUNTY'S ZONING CODE LIMITATION ON THE HEIGHT OF RESIDENTIAL BUILDINGS TO ALLOW THE DEVELOPER TO ADD A TOP LAYER OF 16 CONDOS OR PENTHOUSES, USING THE LOGIC THAT IF A HOTEL CAN BE 80 FEET HIGH, WHY NOT INCREASE THE HEIGHT OF THIS 550 FOOT PLUS MONSTROSITY BY ANOTHER 20 FEET AS WELL? IF THIS SORT OF THINKING WERE NOT POTENTIALLY SO TRAGIC, WE WOULD ALL HAVE TO LAUGH AT THE RIDICULOUSNESS OF IT. FORTUNATELY ENOUGH MEMBERS OF THE PLANNING COMMISSION SAW THIS PROPOSED EXCEPTION AS ILLOGICAL AND UNSUPPORTED BY FACT SO THE COMMISSION DENIED IT THEIR FAVORABLE RECOMMENDATION. PRESUMABLY YOU WILL AGREE WITH THE WISDOM OF THEIR DECISION.

THE SECOND POINT I AM GOING TO MAKE CONCERNS BALD EAGLES AND THEIR WELL ESTABLISHED NEST ON THE PROPOSED SITE. I AM NOT AT THIS POINT GOING INTO ANY DETAIL ABOUT THE EXISTING FEDERAL AND STATE LAWS GOVERNING THE

APPENDIX A

PROTECTION OF BALD EAGLES, FOR IF YOU ARE NOT FAMILIAR WITH THE PROHIBITIONS AGAINST THEIR DISTURBANCE, I FEEL CERTAIN AS SUPERVISORS YOU WILL BE MADE INTIMATELY AWARE OF THE ISSUE BEFORE TAKING A VOTE ON REZONING. DOMINION RESOURCES, THE VIRGINIA DEPARTMENT OF WILDLIFE RESOURCES, THE U.S. FISH AND WILDLIFE SERVICE HAVE ALL BEEN PROVIDED PROOF OF THIS EAGLES' NEST, AND I AM INFORMED THAT THE DEVELOPER HAS ALSO BEEN MADE AWARE OF ITS PRESENCE.

I DO NOT EXPECT MANY OF YOU WOULD BE WILLING TO SERVE AS A PUBLIC SERVANT WITHOUT THE PROTECTION OFFERED AGAINST PERSONAL LOSS BY STATE LAW ON PUBLIC OFFICIALS IMMUNITY. I KNOW I WOULD NOT. BUT SUCH IMMUNITY IS NOT ABSOLUTE; INDEED, BY APPROVING THIS PROJECT THROUGH CONCURRENCE WITH THE DEVELOPER'S REZONING REQUEST, YOU WOULD BE EFFECTIVELY DISREGARDING FEDERAL LAWS THAT PROTECT THE BALD EAGLES. RESPECTFULLY, YOUR AUTHORITY DOES NOT EXTEND TO IGNORING FEDERAL STATUTES, AND IRRESPECTIVE OF YOUR PERCEIVED IMMUNITY, YOU POSSIBLY COULD BE HELD ACCOUNTABLE OR LIABLE FOR ANY ILLEGAL ACTIONS AGAINST THOSE PROTECTED BIRDS OR THEIR NESTS.

FINALLY, I WANT TO ADD A MATTER OF PROFOUND CONCERN WITH WHICH THE PLANNING COMMISSION UNANIMOUSLY AGREED AND THAT RELATES TO THE LACK OF ANY PERFORMANCE BONDING IN THE DEVELOPER'S PROFER OR TO THIS POINT, ANY RECOMMENDATION BY THE PLANNING DEPARTMENT THAT A SIGNIFICANT PERFORMANCE BOND BE MANDATED.

IN THE COUNTY'S ZONING REGULATIONS FOR A RESORT DEVELOPMENT, THERE ARE VERY SPECIFIC BONDING REQUIREMENTS FOR A RESORT OF 30 ACRES OR MORE. WITH THE LAKE ANNA RESORT DEVELOPER'S CONTENTION THAT THEIR PROJECT WOULD BE VALUED AT MORE THAN \$100 MILLION, THE COUNTY SHOULD NOT PROCEED ON THIS PROJECT OF 15 ACRES AS A PLANNED UNIT DEVELOPMENT WITHOUT REQUIRING BONDING. YOU WOULD BE NEGLIGENT NOT TO DO SO.

APPENDIX A

AT THE COMMUNITY INFORMATION MEETING ON AUGUST 31, THE DEVELOPERS ADMITTED THEY HAD NEVER BEEN INVOLVED IN RESORT OR HOTEL DEVELOPMENT NOR HAD THEY EVER DEVELOPED ANY PROPERTIES IN LOUISA COUNTY OR ON LAKE ANNA.

VIRGINIA JURISPRUDENCE HAS A STANDARD TO WHICH DECISION MAKERS ARE HELD CALLED THAT OF A “REASONABLE PERSON.” AS SUPERVISORS YOU DO NOT HAVE TO BE AN EXPERT IN BANKING AND FINANCE NOR IN HOTEL CONSTRUCTION AND FRANCHISING TO UNDERSTAND AND APPRECIATE THE HIGHLY SPECULATIVE NATURE OF THE REZONING PROPOSAL YOU ARE REVIEWING. IN THIS TIME OF RAPIDLY RISING INTEREST RATES, WITH MORE YET TO COME, AND WITH BANKS' LOAN TO VALUE RATIOS DECLINING, YOU ONLY HAVE TO BE A “REASONABLE PERSON” TO SEE THE FOLLY IN NOT EITHER REJECTING THIS REZONING REQUEST OUTRIGHT OR TO AT LEAST IN REQUIRING A PERFORMANCE BOND IN THE RANGE OF \$100 MILLION.

THANK YOU FOR YOUR CONSIDERATION OF THESE FACTS AND OPINIONS.

CLAUDE OWEN

----- Forwarded message -----

From: **Claude Owen** <claudio.owen2@gmail.com>

Date: Mon, Oct 10, 2022 at 2:03 PM

Subject: Statement in Opposition to the Rezoning Request for the Proposed New Lake Anna Resort

To: <gbrooks@louisia.org>, oaksby@gmail.com <oaksby@gmail.com>, <Equarles@louisia.org>, cyandjackie@yahoo.com <cyandjackie@yahoo.com>, <rivermarsh@firstva.com>, <gnuckols@louisiatown.org>, <mwoodward@woodward-insurance.com>, <james@virginiahomesfarmlands.com>

Cc: <tegeland@louisia.org>, <planningcommission@louisia.org>

October 10, 2022

To Members of the Louisa County Planning Commission:

My name is Claude Owen, and my wife and I reside in a lakefront home at 1065 Mitchell Point Road, Mineral, in the same cove as the proposed new Lake Anna Resort (“the proposed resort”). As with a previous attempt to

APPENDIX A

have this property rezoned to allow for the construction of residential housing units, we are vehemently opposed to the newly proposed plan.

The current property owners purchased the property knowing full well that it was zoned Commercial (C-2). Now they claim, after spending years attempting to devise a business model to develop the property for commercial purposes, they have determined that the only investment strategy which makes economic sense for them is to include high density residential housing.

These same property owners (“the developers”) represented themselves at the meeting with the community held on August 31, 2022, as sophisticated investors and experienced and successful developers. Yet they admit that they have never financed or built a condominium/hotel complex in any way similar to the proposed resort.

If in buying this property for commercial development, they bought a proverbial “pig in a poke,” unsuitable for the purpose it was purchased, one has to question their savvy as both investors and developers. If, on the other hand, it was always their intention to succeed in building high density housing where the previous developer failed, then their attempt to manipulate the county’s zoning ordinances to achieve their goal is obvious.

Now for the essence of my, as well the community’s, objections to building nearly 100 residential condominium units on that fragile piece of land adjacent to the 208 Bridge. We are concerned about:

- Boater safety from increased congestion at the mouth of Mitchell Creek Cove where there is already a bottleneck caused by the 208 Bridge and causeway through which all boat traffic going between uplake and downlake must pass. Adding tens of thousands of square feet of boat houses and boat docks extending 150 feet into the lake at the mouth of the cove, and the attendant additional boat traffic, as proposed by the developers, is itself unconscionable.

- Increased pollution, including noise and light pollution, from cramming several hundred additional residents, including likely short-term rentals, into acreage that, were it zoned Residential (R-2), would contain a maximum of fifteen homes and perhaps eight boat docks.

- Having what would be at 80 feet perhaps the tallest residential buildings in Louisa County on the shores of Lake Anna would be a monstrosity. Each of the housing units in those buildings would require decks or balconies facing the lake which would destroy the tranquility the existing homeowner/taxpayers have a right to expect as well as negatively affect tax valuations for those same homes. It also appears that the only way the proposed resort reaches the minimum standard for open green spaces is by including adjacent waterfront property owned by Dominion Resources.

- The removal of trees and the paving of most of the unimproved surfaces on the property will result in increased runoff into Lake Anna creating conditions for Harmful Algae Blooms (HABs) to become present downlake as well as adding pollutants to the Chesapeake Bay. With Lake Anna’s recently being added to the list of Virginia’s Impaired Waters, it is preposterous to implement development which can add significantly to both the area and intensity of the lake’s already considerable impairment.

- There is no cost effective way for the county to handle the increased sewage treatment load burden that the proposed resort would impose, plus the risk to the lake of pumping more wastewater, treated or not, into highly valued recreational waters would be a very unsound practice.

- The vehicular traffic from the 208 Bridge to the Rt. 522 intersection is already highly congested, particularly on weekends. The introduction of turning lanes into the proposed resort will likely be insufficient to mitigate the additional traffic due to the proposed resort.

- As you will read in comments from others, there is a pair of Bald Eagles in an established nest along the waterline on the property of the proposed resort. Dominion Resources, the Virginia Department of Wildlife

APPENDIX A

Resources and the U.S. Fish and Wildlife Service have all been provided unassailable visual proof of these Bald Eagles and their nest which are protected at the federal level by the Migratory Bird Treaty Act and the Bald and Golden Eagle Protection Act. There are also extensive regulations under Virginia law governing Bald Eagle protection as well. These Bald Eagles must not be removed, disturbed or interfered with in any way without the express written approval of the U.S. Secretary of the Interior.

It is clear to me that this proposed rezoning request amounts to a repackaging of the request made for the same property by its previous owner a few years ago with the addition of five additional acres along Mitchell Creek Cove to provide a second parcel to approximately double the number of boat house and docks on the new site plan from the original plan. As with the original plan, it also has massive contingencies as to its plans for wastewater treatment as well as its plans for the hotel and other commercial aspects of the proposed development.

Several years ago, due in part to objections from the community about the original plan, the Planning Commission voted unanimously to recommend that the Board of Supervisors not grant the proposed rezoning request. The Supervisors at that time made its final decision in accordance with the Planning Commission's recommendation.

I trust after reading all the comments both written and oral that you receive on this matter, you will make the same wise recommendation against rezoning as did your predecessors.

In closing I would like to make one final point. At the community meeting on August 31, I asked in open session Mr. Egeland of the Community Development Department what type of performance bond the county would require of the developers if the property were rezoned and the site plan approved. If I understood his answer correctly, he said the county would require no bond, and only the state soil and water conservation authorities required a bond.

For a project that the developers claim will have a value of approximately \$100 million, if approved, it is essential that the county require a performance bond. The county zoning ordinance has very specific language on bonding for a Resort Development of 30 acres or more. The same standard should be applied should this project of 15 acres be seriously considered for approval as a Planned Unit Development (PUD).

I have personal experience of more than 37 years in commercial, banking, and it is my considered opinion is that it will be very difficult for any developer operating outside his field of experience and expertise and outside of the geographical area where he has historically operated to get financing today for a project as speculative and with such significant contingencies as this proposal.

Further, their suggestion that they expect to get a hotel company such as Marriott or Hilton to build and operate a hotel on their property is contrary to my experience as to how these companies run their businesses today. They generally expect the developer to finance and build the hotel and then enter into management and marketing agreements where a percentage of the hotel's revenue is shared with the brand name hotel company. These obvious misconceptions on the part of the developers as to how this process normally works indicate their woeful lack of experience in hotel and resort development.

Due to the financial and operational difficulties the developers will likely face, it would be negligent for any public official to approve their proposed plan without a performance bond equal to the amount of their proposed investment.

Thank you for taking time to read my statement and for taking the facts and opinions I have presented here into consideration.

Sincerely,

Claude Owen
claudewen2@gmail.com
434-489-9632

APPENDIX A

Alexandra Stanley

From: snoeyenbos@comcast.net
Sent: Tuesday, November 1, 2022 8:05 PM
To: Info
Subject: Vote NO on the request to rezone approximately 15.277 acres, comprised of tax map parcel 30-3A and a portion of 30-3, from General Commercial (C-2) to Planned Unit Development (PUD) for a proposed mixed-use development on Lake Anna along the Route 208 cor

CAUTION: External email

Please vote NO on the request to rezone approximately 15.277 acres, comprised of tax map parcel 30-3A and a portion of 30-3, from General Commercial (C-2) to Planned Unit Development (PUD) for a proposed mixed-use development on Lake Anna along the Route 208 corridor for the following reasons:

- Not appropriate or commensurate with the surrounding rural community.
- Increase in the risk of HAB (harmful algal bloom) in the lake due to increased runoff and increased discharge from the wastewater treatment facility.
- Increased traffic congestion and danger on the 208 corridor.
- Increased light pollution with hundreds of residential windows shining onto Lake Anna.

Thank you for your consideration.

Sincerely,

Carolyn and Bill Snoeyenbos

Valentine Woods Subdivision, Lake Anna

APPENDIX A

Date: 11/6/2022

Louisa County Administration Building
1 Woolfolk Avenue
Louisa, VA 23093

Opposition to the proposed rezoning of property on Mitchell Cove on Lake Anna in Louisa County

Changing the zoning to allow for high density residential development does a great disservice to all the people that purchased land and built houses on the lake based on the previous zoning that was in place. That disservice has financial impacts that aren't being compensated by the developers asking for this change. That area of the lake already houses a large floating marina and having another large number of boats on that small inlet will be dangerous. Condominiums by their nature allow the developer to dump the property on the poor souls that buy the units, it will be a purchase they regret, and let the community deal with all the problems the high-density development will bring (sewage, light and water pollution) and overcrowding the cove.

Please vote NO on the request to re-zone the property.

Hal Deadman



APPENDIX A

Alexandra Stanley

From: Janet Sheets <janshe@mail.com>
Sent: Saturday, October 29, 2022 2:56 PM
To: Info
Subject: Opposition to proposed rezoning of property on Mitchell Cove on Lake Anna in Louisa County

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: External email

Dear Board of Supervisors,

My name is Janet Sheets. I am a homeowner at 224 Bernie Circle which is directly across from the proposed LKA resort.

Needless to say this proposed resort would completely disrupt many aspects of life in this area. The boat slips at the 208 bridge already block the view of the water when heading east & already has so many vehicles filling the area that I can't even imagine what this proposed resort would look like with consideration to boat traffic & vehicles on the stretch of 208.

Furthermore, has an impact study been done on how a building of that size & population would effect the lake water in regards to sewage & how that would also potentially contribute to algae bloom that we are already studying & trying to mitigate?

What about how that building would block light & have effect on wildlife in the area? Noise to homeowners? I understand that the developers appear to have zero experience with this type of development. This highly concerns me. I want to see that study.

I am emphatically opposed to the proposed rezoning of property on Mitchell Cove on Lake Anna in Louisa County. I ask that you reject the request from LA Resorts & all future requests and preserve the land and shoreline as intended, protecting the health, safety, quality of life and the investment of the residents of Lake Anna.

Sincerely,

Janet Sheets
224 Bernie circle
Mineral, VA 23117
540-846-4926
janshe@mail.com

APPENDIX A

> Sent: Friday, October 21, 2022 7:39 PM

> To: Info <info@louisa.org>

> Subject: No to LKA resort

>

> CAUTION: External email

>

>

> Dear Board of Supervisors,

> I just wish to plead with you to NOT approve the Lake Anna Resort community development. As a resident of Windwood Cove, I am unfortunately well too aware to of the over congested traffic & numerous accidents (some being fatal) that occur on Rt 208. 96 waterfront condos also probably translate into 96 additional boats &/or jet skis which will further congest lake traffic (which we unfortunately don't even dare to go out on Saturdays & Sundays during the summer because it's already dangerously crowded, nor do we dare go to Food Lion on the summer weekends because it too is similarly overcrowded).

> Thank you for striving to maintain the rural character of Louisa

> County, Joncie Albright

>

> Sent from my iPhone

APPENDIX A

From: [Kathy Anderson](#)
To: [Info](#)
Subject: No condos or hotels
Date: Saturday, November 5, 2022 10:34:32 AM

CAUTION: External email

Please do not allow PUD to happen here at the lake. We do not wish to lose the beauty and tranquility of Lake Anna. With the addition of these PUD's, it will only add additional trash and algae bloom around the lake. I moved here to get away from PUD, please do not allow this!

Thank you,

Kathy Anderson
TWPOA Treasurer
134 Tara Woods Dr

Sent from my iPhone

APPENDIX A

Alexandra Stanley

From: Kristen DuVall <duvall.kristen@yahoo.com>
Sent: Wednesday, October 26, 2022 6:17 PM
To: Info
Subject: Public Urban Development at Lake Anna

CAUTION: External email

Hello,

My name is Kristen and I am writing an email to express my disapproval with the proposed building on Lake Anna.

I moved to this area because it was away from the city and everyone is paced out. I moved here to get away from the city life.

This area already is way too crowded during the summer seasons, do not forget about the increased number of drunk drivers in the area too.

I do not agree with this development because it will ruin the lake with crowding it too much, increased risk of drivers under the influence, and too much congestion for certain roads to handle this large development.

Money is not worth ruining the quality of this area.

Best

Kristen DuVall

Is this Progress? Lake Anna Now



Email your thoughts
info@louisa.org or to
Supervisors **BEFORE**



Lake Anna with Progress



APPENDIX A

Alexandra Stanley

From: Karen Humphries <onecrazirn2@aol.com>
Sent: Friday, October 21, 2022 2:21 PM
To: Info
Subject: Lake Anna condos

CAUTION: External email

Please let me voice my concern over the pending approval of building Lake Anna Resort. It is not something that fits the surrounding area....the roads cannot handle the added traffic.....not to mention the environmental impacts on the environment with added waste to the lake? Are the members of the board willing to live and swim where the septic is being dumped?

Please do not approve this!! As someone who has lived near Lake Anna for over 22 years!! We need responsible and building suitable for the area!!

Karen Humphries
Concerned citizen

APPENDIX A

Alexandra Stanley

From: KATIE STULLER <katie6476@aol.com>
Sent: Tuesday, October 25, 2022 10:02 PM
To: Info
Subject: NO to PUD

CAUTION: External email

Please do not enforce this undesired 'progress' of lake Anna

APPENDIX A

From: [Lynn Fernandes](#)
To: [Eleni Rackley](#)
Subject: Re: Please no to Condo's on Lake Anna
Date: Thursday, November 3, 2022 5:02:54 PM

CAUTION: External email

Please retain this information at the proposed development hearing thank you!

Eat Good, Sleep Well , Move Often!

Lynn Fernandes, BPC
Human Performance Coach
Chief Operating Officer
Capitalism 2.0

804-690-5966
www.humanizingbusiness.com

On Nov 3, 2022, at 4:45 PM, Eleni Rackley <ERackley@louisa.org> wrote:

Good afternoon,

Staff has received your comments regarding the Lake Anna Resort. Written comments received by 5pm on the meeting date will be acknowledged and put into the official meeting record at the Board's discretion. The next Board meeting will take place on Monday, November 7th., however, the Lake Anna Resort is not scheduled to be reviewed by the Board at that meeting.

Would you like for staff to retain this information until the proposed development hearing or would you rather the information be acknowledged at the next meeting? Please advise.

Thank you,

<image002.jpg>Eleni Rackley

Administrative Assistant / Records Clerk
County of Louisa, Virginia | Office of the County Administrator
1 Woolfolk Avenue STE 301 | Louisa, Virginia 23093
Direct Line (540) 967-3400 | General Line (540) 967-0401 | Fax (540) 967-3411

APPENDIX A

Visit Us Online: www.louisacounty.com

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From: Lynn Fernandes <lynn@humanizingbusiness.com>

Sent: Thursday, November 3, 2022 4:36 PM

To: Info <info@louisia.org>

Subject: Please no to Condo's on Lake Anna

CAUTION: External email

Please do not let our lake turn into a circus. We have lived here 22 years... please do not let this happen.

Keep us Rural

Eat Good, Sleep Well , Move Often!

Lynn Fernandes, BPC
Human Performance Coach
Chief Operating Officer
Capitalism 2.0

804-690-5966
www.humanizingbusiness.com

APPENDIX A

Eleni Rackley

From: Lisa Tignor <lisatignor@gmail.com>
Sent: Monday, November 28, 2022 12:50 PM
To: Willie Gentry; Eric Purcell; Toni Williams; Fitzgerald Barnes; Rachel Jones; Tommy Barlow; Duane Adams; Info
Subject: Fwd: Opposition to the proposed rezoning of property on Mitchell Cove from Commercial C-2 to Planned Unit Development

CAUTION: External email

Duane Adams

Tommy Barlow

Rachel Jones

Firtzgerald Barnes

Willie Gentry

Eric Purcell

Toni Williams

To the Board of Supervisors of Louisa County,

I am writing in opposition to the proposed rezoning of property on Mitchell Cove from Commercial C-2 to Planned Unit Development. Please consider this letter and enter it into the record in connection with the rezoning vote on December 5th.

My family bought water front property on beautiful Lake Anna in 1986, when the zoning for such was 1 residence per acre. Our property consists of 3 deeded acres on Harris Point south of the power plant, with nearly 1500 feet of waterfront. We have **one** home there. Certainly the development of our land would be very lucrative. However, preserving the health, beauty and wildlife of the lake is more important to us and we hope to keep it undeveloped.

We recognize the benefit of commercial property on the 208 corridor and the tax benefit to the county. We have enjoyed the restaurants and businesses that have come to the area. However, we beg the Supervisors to consider the cost to the environment and taxpayers when approving this particular rezoning request. While growth is to be

APPENDIX A

expected, the proposed rezoning of the Lake Anna Resort from commercial to planned unit development will open a Pandora's box with other developers requesting similar rezoning and/or variances.

The application for rezoning states that the increased tax revenue will benefit the county. The application also states that the sale of the condominiums will finance the hotel/restaurant complex. This financial benefit to the developer far exceeds the tax benefit to the county. The developer is not buying the wastewater treatment plant – the county is – but the developer/development is the primary beneficiary of such. The wastewater treatment plant upgrade is projected to cost as much as \$12M and is crucial to the developer's project. If approved, the taxpayers of the county will bear the real cost of building and supporting a treatment plant that will benefit **ONLY** the developer.

According to the rezoning application, the sewage plant capacity is expected to process **260 gallons per minute** of wastewater **(THAT IS 374,400 GALLONS PER DAY!)** pumped into the lake and have a standby power generator. What could possibly go wrong?

In the past 35+ years we have seen the water quality of the lake change as property has been developed along the waterfront. Thus far, the harmful algae bacteria has been confined to the area north of the 208 bridge. The detriment to the environment by removing nearly all vegetation preventing runoff and pumping 374,000 gallons of wastewater back into the lake cannot be ignored. Once the HAB has spread to the south end of the lake, recreational use will be limited during the peak summer months. When that happens, who will even want to visit the lake?

While commercial development on the public side of the lake is expected, dense residential development such as high rise condominiums does not belong on the shoreline. The lake and it's environment is not large enough to handle the scale of this project. Homeowners are held to more stringent property regulations than this proposal with regard to set backs and easements, water and sewage.

We are **STRONGLY** opposed to the rezoning of Tax Map and Parcels 30-3A and 30-3 (portion) from General Commercial (C-2) to Planned Unit Development (PUD). We ask that you reject the request from LA Resorts and all future requests, and preserve the land and shoreline as intended, protecting the health, safety, quality of life, and investment of the residents of Lake Anna.

Respectfully submitted,

Lisa Grewe Tignor

158 Carrs Bridge Lane

APPENDIX A

Bumpass, VA 22025

703-216-8301

The information contained in this email may be confidential and/or legally privileged. It has been sent for the sole use of the intended recipient(s). If the reader of this message is not an intended recipient, you are hereby notified that any unauthorized review, use, disclosure, dissemination, distribution, or copying of this communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please reply to the sender and destroy all copies of the message. To contact us directly, send to postmaster@dlapiper.com. Thank you.

APPENDIX A

Alexandra Stanley

From: thecaldwells3@aol.com
Sent: Saturday, October 29, 2022 7:37 PM
To: Info
Subject: Lake Anna Resort

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: External email

I'm not as articulate as a lot of the other people who have written to you. But I'm also against having this monstrosity built.

208 is a 2 lane curvy road in that area.

I've lived at the lake for 22 years and have seen the traffic increase. This Summer there were fatalities in that area of road.

That particular land is zoned commercial. Keep it that way. There's so much more that needs to be improved, infrastructure being number one. And yes the WWTF is completely separate. But that should still be put ahead of this white elephant

Nancy Caldwell
6518 Harbour Point Dr
Mineral, VA 23117
540-854-5124

[Sent from the all new AOL app for Android](#)

APPENDIX A

Alexandra Stanley

From: Patti Brown <patti2b3@gmail.com>
Sent: Sunday, October 30, 2022 7:24 PM
To: Info; Toni Williams; Eric Purcell; Willie Gentry; Fitzgerald Barnes; Rachel Jones; Tommy Barlow; Duane Adams
Subject: Please Vote No on Rezoning of Mitchell Cove

CAUTION: External email

Dear Louisa County Board of Supervisors,

I have been at Lake Anna for over 14 years. I love the quiet, rural environment of the area. The proposal for Mitchell Cove is, in my opinion, over-development. The lake resources are already strained - traffic on and around the lake has increased tremendously and we do not need even more. The proposed site is - near the bridge - is also problematic as that area is already has quite of bit of water and road traffic.

I am also VERY concerned about the Harmful Algae Bloom that has plagued the water for the last few years. An additional 96 condos and boat slips will destroy the lake and surrounding community. And I do not want to pay additional taxes for improvements to the water treatment facility or to improve roads, add lights, etc. to support this crowded development.

The greatest value that Lake Anna and the community offer is a respite from the traffic, people and pollution that is so common north (Fredericksburg and beyond). Again, I urge you to vote NO to this proposal. It is not what the lake needs.

If you have any questions, please contact me via email, phone or mail.

Thank you for your consideration,
Patricia Brown
11108 Katy Ber Drive
Bumpass, VA 23024

APPENDIX A

Alexandra Stanley

From: Patricia Ranney <pranney3@comcast.net>
Sent: Tuesday, October 18, 2022 6:45 PM
To: Duane Adams
Cc: Info
Subject: Lake Anna rezoning to overdevelopment

CAUTION: External email

Sent from my iPad
To: Louisa County Board of Supervisors
Date: October 18, 2022

I moved to Lake Anna 2 years ago and enjoy the natural beauty and development that maintains natural surroundings.

Without public water and sewer, the ongoing overdevelopment is going to result in lower value of residential property and desirability of Lake Anna. The algae bloom greatly affects recreation and sports on the water and more development will impact it even more.

I urge the Board of Supervisors to consider long term viability of Lake Anna over short term profits from overdevelopment.

Respectfully,
Patricia Ranney
161 Laurelwood Dr.
Mineral/Shorewood Community
585-754-6361

APPENDIX A

>

> -----Original Message-----

> From: Robert Cox <crazyman3520@gmail.com>

> Sent: Sunday, October 30, 2022 7:52 PM

> To: Info <info@louisia.org>

> Subject: LKA RESORT

>

> CAUTION: External email

>

>

> I am totally against a ridiculous project like this at a rural lake. It would create even more road traffic and lake traffic which is already at capacity. It would ruin the atmosphere of the area and create numerous problems on and off the water. Let's not try to make another city where there is already a peaceful rural community. This project is all about money and has nothing to do with community.

> Robert Cox

> 33 Bernie Circle 23117

>

> Sent from my iPhone

APPENDIX A

Eleni Rackley

From: Rick Perks <rickperks98@gmail.com>
Sent: Tuesday, November 22, 2022 9:06 AM
To: Info
Subject: Condominium on 208 Louisa county

CAUTION: External email

We are opposed to any construction subject that includes a Condominium structure. We moved to Lake Anna to get away from Metropolis, we are not interested in Metropolis here at the lake. Furthermore, we are not in favor of the C-2 designation of said property being changed to allow high end condominiums, restaurant, and hotel.

Thanks you, from resident who votes for elected officials.

Sent from my iPhone

APPENDIX A

Eleni Rackley

From: rweissen <rweissen@gmail.com>
Sent: Thursday, November 17, 2022 10:35 AM
To: Info; Rob Weissenberger; Tracy Weissenberger
Subject: Opposition to the Lake Anna Resort

CAUTION: External email

Hello BOA,

Both my wife and I are opposed to the proposed rezoning of Tax Map and Parcels 30-3A and 30-3 (portion) from General Commercial (C-2) to Planned Unit Development (PUD).

We ask that you reject the request from LA Resorts!

We've been paying taxes here in Mineral VA for over 22 years. We fell in love with the slow growth lifestyle here in Louisa County, please don't change that now.

Thank you.

Robert and Tracy Weissenberger

APPENDIX A

From: [Sandee Emswiler](#)
To: [Duane Adams](#)
Cc: [Info](#)
Subject: Proposed Rezoning of 15 acres for Lake Anna Resort
Date: Monday, November 7, 2022 10:37:58 PM

CAUTION: External email

BOS Chairman, Duane Adams:

It is unfortunate that the Louisa County Planning Commission chose to recommend the rezoning of 15 acres at the Rt. 208 bridge for a large resort without as much as an independent environmental impact study. There is a reason for zoning plans. These plans should not be lightly disregarded and changed. The current zoning of commercial use is a much better use of this property. More commercial businesses would be very welcome, especially restaurants. The proposed building is not in keeping with the rural atmosphere at Lake Anna. This resort will spoil the reason people enjoy Lake Anna. Boat traffic is already crazy on weekends. In addition, that location has heavy road traffic already, which makes it perfect for commercial use but not for Urban Development.

Is there not already a plan for a hotel across from Dickersons? How about all the new homes going in at Cutalong.

Overloading the lake with people and boats is a grave mistake for the future well being of the lake. We need solutions for keeping the lake healthy.

Please vote No to rezoning this property.

Sincerely,
[Sandee Emswiler](#)
Mineral, VA

APPENDIX A

Alexandra Stanley

From: Sarah Gabriel <sarahgabriel3715@gmail.com>
Sent: Tuesday, October 25, 2022 10:37 PM
To: Info
Subject: Against Condo Development at Lake Anna

CAUTION: External email

I have been reading about the proposed development at Lake Anna near the 208 bridge. As a homeowner at the end of the Cove near this, I want to say that I'm very against this development.

It will bring way too much traffic both on and off the water. The lake, in that area, is rural and tranquil and I believe should stay that way.

I am very concerned this is this additional infrastructure will be a bad direction for we homeowners on the lake.

Please consider voting this down when the time comes.

Thank you,
Sarah Gabriel

Sarah Gabriel
703-868-6949
Sent from my iPhone

APPENDIX A

Eleni Rackley

From: Stephen Randolph <stephenrandolph1@icloud.com>
Sent: Sunday, November 27, 2022 2:21 PM
To: Info
Subject: Condos on the lake

CAUTION: External email

Sir,
Don't do it, decisions like this will have consequences at election time. Do it at your own peril!
Sent from my iPhone

APPENDIX A

Eleni Rackley

From: TAMMARA SHELTON <tlshelton20@verizon.net>
Sent: Saturday, November 5, 2022 10:23 AM
To: Info
Subject: NO Condos or Hotels on LKA!!!

CAUTION: External email

Please do not allow the beauty and tranquility of Lake Anna to be ruined by PUD. We moved here to get away from that and with PUD comes a whole host of other issues we are currently battling - like litter control.

Do NOT allow this to happen, please.

Sincerely,
Tammy Shelton
134 Tara Woods Drive

Sent from my iPhone

APPENDIX A

Alexandra Stanley

From: snoeyenbos@comcast.net
Sent: Tuesday, November 1, 2022 8:05 PM
To: Info
Subject: Vote NO on the request to rezone approximately 15.277 acres, comprised of tax map parcel 30-3A and a portion of 30-3, from General Commercial (C-2) to Planned Unit Development (PUD) for a proposed mixed-use development on Lake Anna along the Route 208 cor

CAUTION: External email

Please vote NO on the request to rezone approximately 15.277 acres, comprised of tax map parcel 30-3A and a portion of 30-3, from General Commercial (C-2) to Planned Unit Development (PUD) for a proposed mixed-use development on Lake Anna along the Route 208 corridor for the following reasons:

- Not appropriate or commensurate with the surrounding rural community.
- Increase in the risk of HAB (harmful algal bloom) in the lake due to increased runoff and increased discharge from the wastewater treatment facility.
- Increased traffic congestion and danger on the 208 corridor.
- Increased light pollution with hundreds of residential windows shining onto Lake Anna.

Thank you for your consideration.

Sincerely,

Carolyn and Bill Snoeyenbos

Valentine Woods Subdivision, Lake Anna

APPENDIX A

Eleni Rackley

From: Ginger Cotter <gfcotter@icloud.com>
Sent: Tuesday, November 29, 2022 1:39 PM
To: Info
Subject: Proposed condo units

CAUTION: External email

Board of Supervisors

I am writing to strongly urge the Board to vote No and deny the request to rezone the Tax Map and prevent the planned unit development requested by LA Resorts.

I am opposed to the development for many reasons- Increased traffic in an area already congested, light pollution and increased risk from algal bloom.

Our area doesn't need or want the chaos this project would bring!

Just vote NO!

Respectfully

Virginia Cotter

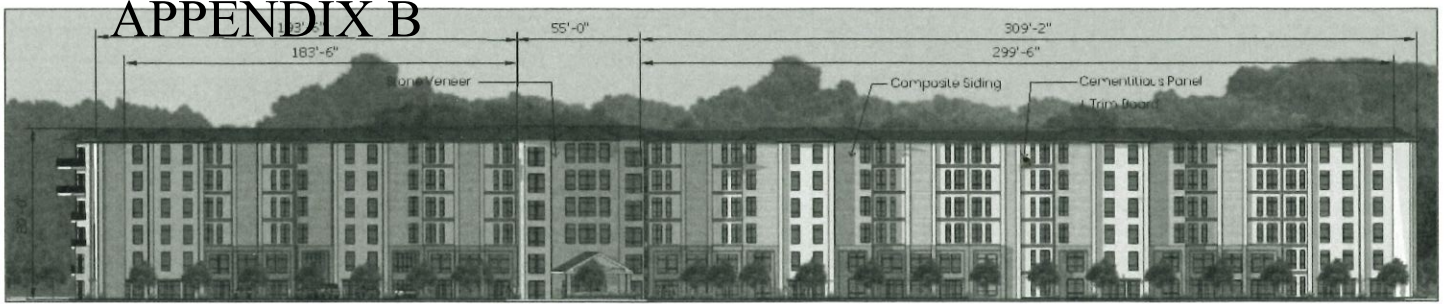
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APPENDIX B



HELP US PRESERVE THE BEAUTY OF THE LAKE ANNA SHORELINE BY SAYING NO TO THIS MASSIVE BUILDING & KEEP YOUR TAX -DOLLARS FROM BEING WASTED

The massive, 80-foot-tall condominium building (as shown above) has been proposed for the Lake Anna shoreline, and if approved, precedent will be set, and many more will follow. There are currently no buildings this tall along the 200-mile Lake Anna shoreline.

The Louisa County Board of Supervisors have been asked to ignore current building height limits and approve re-zoning and the site plan for this eyesore. Additionally, the developer wants the County to pay for a \$10.8 million plant upgrade to treat condominium and hotel sewage, but the developer will only cover \$1 million of this cost. We, Louisa County taxpayers, will have to cover the rest. Please join with many of our neighbors and urge the Supervisors to reject the Lake Anna "Resort" plan by signing our petition.

Scan the QR code on the other side with your cell phone camera or visit: KeepLouisaRural.org/

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Reasons Provided By Area Residents for Why They Signed the Keep Louisa Rural petition at:

<https://www.surveymonkey.com/r/lakeanna>

I urge the Louisa County Board of Supervisors to deny the rezoning needed to build the 80-foot tall inappropriate Lake Anna Resort building.

Big ugly condo complexes don't belong on Lake Anna waterfront!

The development on this shoreline would create an unsafe environment in the cove. The water is not deep enough and the cove is not large enough to support a development of this kind. It would also be bad for the environment, further polluting the lake and displacing a thriving family of bald eagles that have nests in the cove.

This development will destroy the Lake Anna environment, wild life, and rural feel of our community. Please Just Say No to this over sized and dangerous development.

The planned upgrade to the Waste Water Treatment facility is estimated at \$10.8 million. All Louisa County taxpayers will contribute towards paying this bill. The money will enable the Developer to build its condominium project without any significant benefit going to the tax payers who will pay the bills.

*Harmful Algae Blooms will worsen with more waste draining into Lake Anna. *Restaurants will be even more packed during the Summer months making it difficult to find somewhere to eat. On the other side, during the winter months will struggle to stay open. * Traffic not only on 208 but 522 will be even more congested. * If this gets approved, during the summer months with the HAB, people will be advised not to swim in the lake resulting in less desire to even visit the lake. * What is the attraction to visiting Lake Anna with HAB and during the cold winter months?

Leave Lake Anna rural.

The lake is crowded enough now. More boaters, especially inexperienced and inebriated ones, significantly increases the chances of accidents and fatalities.

Louisa County is making a huge risk decision relying on the best case scenario in the developers economic analysis. The county is also buying a derelict waste water treatment facility that will require somewhere between \$7-10M to upgrade just to cover the current usage and betting on the LAR proffer of \$1.5M plus connection fees to help offset these capital costs while taking on public debt to cover the remaining cost without requiring the Lake Anna Plaza developer to bring the WWTF into current compliance.

We don't have the infrastructure for this eyesore. There are enough problems w/traffic and sewage and HAB. WHY would you want to burden the taxpayers w/paying more taxes to accommodate this developer!

To keep Lake Anna rural!

It will ruin the shoreline, roads and congestion will be awful. Residents will be taxed unfairly

I believe Louisa should stay the way it is! No condos, resort buildings of any size, etc. needs to be built in this area. If built, it will cause unwanted traffic, disturbances to nature, the land, etc. Needless to say being a Louis resident I am refusing to pay additional taxes for something being built I am totally against!!

Louisa should not use tax funds to assist a commercial property that is not wanted by the residents.

Addressing Short Term Rental restrictions is way more important.

Concerned about additional boat and auto traffic proposed project would have on lake and roadways. Cost of wastewater treatment facility and impact on lake algae blooms are a concern. Communities around lake are currently struggling with how to regulate impact of short term rentals/renters, this project only further compounds the problems

Can't imagine how bad this would be for road and boat traffic. Would love to keep Anna rural and quiet.

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Development of this nature with require significant investment by the county, will undoubtedly increase taxes, change the scenic look the the lake and create a significant increase in vehicle traffic to that part of the county.

I'm firmly against this resort. Here are some reasons: I'm very concerned about the algae problem. We swim in the lake as does our visiting children and grandkids as well as our dogs. This algae is very dangerous and started to be a problem when the sewer treatment plant was approved for the Rt108 development of condos/ restaurants. The additional grey water this resort will generate will only add to the problem exponentially. You can't correct the problem now; how will you deal with it when totally out of control. Our infrastructure cannot handle that type of growth. Our roads will become more dangerous. Our police and EMT/fire organizations cannot handle that many more people. I'm concerned about our well water, at some point us regular residents will start to lose our wells. Is the county prepared to bring public to us? I don't want to lose our quiet and rural lifestyle, please do not approve it.

We don't want to be Northern Virginia. I didn't move here to see major development. Also they purchased property zoned one way. Therefore they should build it they way it was purchased. No condo type even contel is not zoned the original purchase zoning

I oppose the development due to concerns with the increased boating traffic on the lake. The increase in boats due to COVID has negatively changed the boating atmosphere with the pure volume of boats and related safety concerns. Automobile traffic on the roads has become an issue with backups at intersections becoming the norm. Lake Anna is a small, rural gem that should not be ruined by unnecessary development.

Infrastructure cannot handle this project. Our rural lake can remain rural with more responsible and appropriate type of development. Just because it can be developed, does not mean it should. Thank you

Lake Anna will suffer if high density buildings are allowed on its shores. The water quality has become much worse in the last few years - this plan will hurt the lake even more. Say NO to this development!

Increased taxes, traffic, crime for the area, increased lake traffic.

Condos represent overdevelopment of lakefront, which cannot support waste management, nor lake and road traffic. Infrastructure is needed and services first.

We already have serious issues with people renting their property with more people than allowed with their septic systems can handle. Other counties have serious agriculture problems with biosolids being used and the alge blooms that occur every year. I used to monitor all the creeks that entered the Shenandoah River in Warren County Virginia. Lake Anna already is pretty well maxed out with visitors and pollution. Please vote no on this project and protect what we have now. Thanks Robert Higdon

I am opposed due to road and lake traffic increases. A development that size will strain resources such as EMS, and staffing in general. It will add to the run off contributing to HABs. We will fund the profits of this developer by paying for the waste water treatment plant.

We moved here because it was so rural and quiet. The lake is already so overcrowded on weekends with boaters and this resort would diminish the safety and enjoyment for all residents currently living here. Also the cost for the waste treatment would be passed on and our taxes are already high enough.

We developed at this location at Lake Anna for the quiet, serene and peaceful surroundings that it had to offer. Now this is all threatened to be taken from us by development, overcrowding in a very small creek tributary, wildlife that we enjoy will be decimated, and we will basically have to go to other parts of the lake to enjoy Lake Anna. We will no longer be able to enjoy the quiet creek that we purchased on. If we wanted to be around a ton of boat traffic, loud noise, car traffic and pollution, we would have bought and development on the main part of the lake. We urge the county to consider this type of development on the main part of the lake and not down a quiet creek that brings harm and detriment to a small handful of taxpaying community members that just want to enjoy what the lake has to offer, not the overdevelopment and expansion of city life.

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The charm of Lake Anna is in part to the lack of development. I am also concerned about the health of the lake as well as lake boat traffic and being a tax payer, paying for the water treatment plant purchase and upgrade to name a few so the developer can make money.
I have owned a home at the lake since the late 70s. I like the idea of larger lots and the rural feel at the lake. Traffic now on the weekends, both on the water and off, is so busy and dangerous, the Rural Roads cannot support the additional traffic and the algae bloom continues to creep from the upper portions of the lake to the dam. Bigger is not better!
Our roads and sewer can't handle the added volume. I worked in the water and wastewater area and to properly upgrade sewer alone will be a minimum of 4 to 5 Million \$
Too many people in one small area. Traffic is already bad on 208. Fatalities are happening more often
Too much growth in one area Big ugly building on our beautiful lake
Impacts to road traffic Impacts to boat traffic Too massive for Lake Anna Light pollution Noise pollution Impacts to county taxes Impacts to real estate values
I believe with the increase of high density development accidents on the lake will increase. The lake is already crowded impacting safety and enjoyment of the lake.
As a resident of Windwood Coves subdivision I am vehemently against any massive development such as this. We already cannot even go out on the lake on the weekend in the summer months be so it's overcrowded with boaters & dangerous. We cannot swim in it mid July-September because of the Harmful Algae Bloom (which will only worsen with increased waste water runoff). There are numerous accidents on Rt 208 and we cannot even turn left out of our subdivision sometimes in the summer. The local food lion is also overcrowded during the summer months. Please don't over-develop this area & turn it into northern Virginia, please protect our environment & keep Louisa rural. Thank you.
Moved from No VA to get away from all the "progress" and traffic. The biggest feature of lake living is the quiet country life.
We moved here for the quiet life and this is an inappropriate development
Very concerned about the increased traffic in that area. Already a dangerous area due to current traffic load in the summer. Also concerned about the limited resources (Ex. One grocery store).
Lake Anna is known for its tranquil beauty; however, it is already having significant issues due to overcrowding. Is Louisa County prepared to handle the cost of improving the infrastructure if the BOS allows this condo development. At present, the roads, emergency services, schools, school busses, grocery facilities, etc., are not able to handle the existing population. How can anyone justify allowing such an increase in population. Also, where is the environmental impact statement. Why is this project being rushed through without detailed studies of the impact on the community? If this project is approved without extensive studies and planning for its impact, it will prove the BOS is in this for the profit, not the benefit of the community. There is absolutely no benefit in approving this project. The BOS needs to do their job and serve and protect our community, not big business.
The tax burden on current residents to subsidize a developer is extreme. The economic data reported shows that the county will never recoup its investment let alone see net positive. This is typical of developers trying to desperately get on a wave before it crashes onto the beach. The Board must show support for the current residents that will operate in this area daily and have committed to living in this area. In addition to the lack of positive economic impact the destruction of the Lake Anna environment by this construction will be irreversible. The idea that any hotel chain would open a satellite in that location is a pipe dream as well. Simply put this plan is faulty on multiple levels.
Have been enjoying lake anna for years. i dont care that there's not a hotel or condos to buy i like it just the way it is real. We go here to escape. The lake is already overcrowded on summer weekends, we don't need more people packed in there. Yes I say we as I feel like a member of this great community.

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A massive development such as this whole in theory may sound nice for the economy of Lake Anna will have much more damaging consequences to the Lake area than benefits. Traffic, Pollution, Crime just to name a few. Also we moved to this area for the feeling of community and the family setting this county offers. I can only imagine that with the building of this development and the just hearing the price point for prospective consumers, this is surely to be the first major stem in making Lake Anna apart of the NOVA that I know the majority of us do not want to be apart of. The increase in prices due to inflation has been hard enough on this community and we can only imagine how much worse it will get if this development is allowed to happen.

It will be any eyesore that is not what the majority of us thought Lake Anna would look like when we settled here years ago. There are other priorities that you should worry about before something as ridiculous as this. You think short term rentals were an issue before? Wait until they start renting these out!

It is thought the algae bloom is coming from septic systems, fertilizing, etc. Adding more folks adds to this problem. The lake is already very crowded making it dangerous for those currently using it adding more boaters will increase this problem. Louisa's road ways are not built to handle the current flow of traffic. Accidents consistently occur at Dickenson's Store increasing the # of cars is going to increase this problem.

Increased traffic, poor roads, views of the lake destroyed, would not be in line with keeping Louisa rural (why we moved here). The infrastructure and fire/ems are not capable of handling this type of increase.

Because it would ruin the view for locals and tourists combined

The roads and waterways are already very crowded especially during the summer months. Adding this many additional units and people to the area will only add to the congestion and burden to local grocery stores. Not to mention the added pollution to the lake and environment.

I have grown up on Lake Anna and it has gotten more congested and dangerous as the years go on. It's a major safety concern adding these dwellings!

This proposal along with passed decisions don't fit a good vision for the Lake . The infrastructure for development like this is not in place and puts a financial burden on the county. Not to mention traffic on 208 , road would need to be redesigned all the way to 522 . Allowing a developer to use so much water area for docks when they have so little land acreage is ill responsible just like the Yatch Club . I'm not sure who is making these poor decisions but they won't be making them much longer . . .

Aside from the eyesore problem, there is the animal life to be considered. This resort would be the first of many guaranteeing the animals having to leave. This is not right.

We have seen first hand what over development can do to a small rural community and the prospects are not good. They will promise you the world but it is only the bottom line of profit that they are concerned about. Stop it now before it becomes a real issue with overcrowding and all the associated problems that will happen. Trust me on that!

The increase of taxes , traffic , and noise.

That level of housing does not fit this lake. There is also not sewer, water or enough road infrastructure to accommodate this project.

I have been coming to LKA for over 30 years. We now own a house in Windwood Coves. While I have welcomed some development to the area (e.g. Food Lion), I believe that allowing massive, high-density condos or hotels are not in the best interest of those who currently live near and enjoy LKA. I have personally witnessed accidents on the lake that would become more commonplace with increased boat traffic. Limiting development on and around the lake will help preserve the attraction for visitors and value for residents. It's a catch-22 - LKA is beautiful and attractive, so you want to build a huge development for financial gains that in turn will reduce the beauty and attractiveness of the lake. Please limit growth and development that negatively impacts the beauty and rural nature of our lake.

traffic

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This development is not appropriate for Lake Anna at the proposed location. Not only that, the developer states that they are environmentally responsible but, they are destroying a shoreline and displacing nesting eagles and planning to cover significant land and water surface area. That is NOT responsible environmental stewardship. Let's not forget that wastewater starts as potable water and therefore, the potable water supply also needs to be addressed not only for the proposed Lake Anna Resort (LAR) but, ALL development current and future along the RT208 corridor and BEFORE the approval of any future projects. That same logic also applies to water and road traffic, cellular and internet bandwidth, retail store supply capacity and environmental impact. To do otherwise is irresponsible and will be costly to the taxpayers of Louisa County.

(1) No compelling justification was offered by developers for requested height variance. An 80-foot building would be an eyesore on lakeshore and would increase light pollution. (2) I am concerned about the high # of units associated with the residential condos and hotel/condo building, as I fear the increased (transient) population will place a significant strain on existing resources, facilities and infrastructure (e.g., roads). (3) I am concerned that the project plan is not accompanied by an environmental impact assessment and that developers seemed unconcerned about the potential for increased algae bloom, light pollution, water usage, pollution, etc. (4) I am concerned about - and vehemently opposed to - county taxpayers footing the bill for acquisition/expansion of the sewage treatment plant that is a contingency for the new development. IF county ownership and expansion of the plant is needed for other purposes independent of this development, then the county should explain this to residents and put the issue to a stand-alone vote by the Board of Supervisors and/or through a public referendum.

Too large a development in a small area of the lake. increase Very concerned of the increase effluent dumping into the lake and need for a highly functional treatment plant to handle the build.

Just take a look at the massive boat docks near the bridge and then add a 80 foot tall building behind it and you can envision the invasive, inappropriate development that is being proposed. This is not what Lake Anna is meant to be! We love it for the wide-open vistas and rural atmosphere.

First, let me say 1969 was a long time ago in lake time and a comprehensive plan adopted then cannot be considered appropriate now. I am concerned with: 1. Purchasing a waste water treatment plant just so you can use a 30 year old environmental permit. If business development is important, build a new one to today's standards available to all the C-2 area on 208, and charge them appropriately to fund it. 2. The viability of this project and backers. A hotel and a condo complex with ZERO trailer storage or ramp facilities, inadequate parking and traffic mitigation. 3. Louisa made a gross mistake in granting C-2 to waterfront areas not associated with marinas or restaurants. 4. Pollution

The proposed resort is out of character with Lake Anna's ambience. I am concerned about automobile traffic congestion and noise pollution. Sounds carry on the lake with remarkable clarity. Noise associated with the operation of a large resort would impact the peace and quiet that surrounding property owners have sought in purchasing here.

I am very much concerned about the light pollution, noise pollution, the additional boat traffic around and under the 208 bridge, the additional car traffic on a very narrow and winding 208, and extremely concerned with the amount of tax money going to this project. Keep Louisa and Lake Anna Rural!

Lake Anna doesn't need this kind of development

Road Traffic, Boat Traffic Safety, Noise Pollution, Light Pollution, Water Pollution. NO BENEFIT TO THE CITIZENS OF LOUISA COUNTY. WILL ONLY BENEFIT THE OUT OF TOWN DEVELOPER.

It is going to turn that part of the lake into a safety nightmare due to the large number of boaters it will add. The traffic on 208 will also be a huge problem too and the two lane road won't support that much more traffic. Not to mention the eyesore that's going to turn that area into. Lake Anna is known for its natural beauty, but there is nothing natural about this planned monstrosity.

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Increase risk for HAB. Increase crowding for restaurants during summer months. Increase boat traffic and pollution. Increase traffic congestion on 208. Need to focus on other areas of the county before something like this.

This is inconsistent with Louisa's rural character and citizen's desire to keep the county rural. This development will stifle reasonable development within the area for years to come. Responsible, measured, development must be required in the growth overlays and especially so in the gateway corridors. It's not just the PUD, it's also the proposed density on the property.

The beauty of the world, needs protection over profit

Why should our tax dollars be used to fund this development? Where is the infrastructure and who will pay for that? We have been waiting for how many years to get a roundabout or light at 208 and 522? How about the fire station that is finally being built on 208 near Food Lion...how many donations and local volunteers has it taken for this to come about? What is the benefit to the tax payers for building this development? Absolutely none that I can see!

If I wanted to live in a city I wouldn't have moved to Louisa to begin with.

Traffic and accidents on lake and roads, concerns about the health of the lake (algae, erosion, trash, pollution and wildlife underwater and above). Algae hasn't been dealt with, adding a large number of condos and opening floodgates when the algae issue hasn't been addressed, although efforts are underway, are just adding more problems. Infrastructure cannot handle it. I'm not anti growth and pro smart growth that makes sense. This is simply overcrowding and the location doesn't make sense.

The area is growing too fast for the area to keep up with roads, utilities, etc. The traffic is so bad and dangerous in some areas that VDOT can't keep up. Where is the roundabout at Dickenson's Store? That area is so dangerous. Build that shopping center and this development = disaster. Just because it's more tax revenue it doesn't mean it's a good idea!

Overcrowding, loss of wildlife, noise.

The current county infrastructure does not support more development. More development on the lake will also continue to add to the HAB issues that have been happening over the last few years. The lake is already unsafe as is, with tourists. We do not need more people here causing accidents on both the roads and lake

Keep the lake as it is. No more tourists.

Pollution in and out of the lake, congestion not only to lake, but roadways which developer will not pay for, Passing cost to homeowners in the county driving our taxes up for a wealthy developer to reap the benefits into their pockets.

I moved to Louisa county and close to the Lake to get away from an overcrowded and over commercialized area. I like the country, small town living and nature. I'm tired of the city style life and city minded people and the problems that it brings. Some of problems include higher traffic for roads that cannot handle it, higher taxes and more crime. Not to mention the wildlife habitat that would be destroyed.

This is an overly large, unsightly proposal. The stress on the infrastructure and the lake ecosystem is too great. Additional taxes to pay for improvements is undesirable. Keep big hotels and condos in northern Virginia!

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Will bring too much congestion on lake and our two-lane roads (96 units!!!!) Tax issues that will affect all residents of the county, many of which are low income families. This a rural county. There are no large residential buildings like that here. Let's keep it that way. I bought down here 12 years ago to get away from NoVa and live life in a rural county. Please don't bring NoVa lifestyle down here.
My husband and I moved to the Lake Anna area because of its rural quiet ambiance. We do not want to see it ruined with highly increased populations and commercialization.
To much traffic on the roads and lake. Keep Louisa rural.
We what to keep it royal.
We aired our concerns about this development with the Louisa BOS and will continue to do so.
The Lake Anna area can not support overdevelopment. The infrastructure is not there. There's too much weekend boat traffic now! The negative impact on nearby residential neighborhoods would be significant. It will also negatively affect sport fishing.
Lake is becoming too commercialized and is no longer a rural community as it once was. At the 208 bridge, all of the boat dock rows have already clustered the lake & obstructed beautiful views.
I have lived here all my life. Lake Anna use to be quiet place to get away. It has become entirely too busy. We sold our boat due to the ever increasing congestion on the lake and the roads, please do not do this.
This not good for the lake or the long term residents.
Too much infrastructure and lake traffic
Lake and road traffic
Louisa County needs to preserve the rural feel of our beautiful County. The County cannot charge it's current residents to pay for something we clearly do not want.
Doesn't fit the aesthetics, and the lake is already overcrowded
Roads can't handle the traffic we have now such a largely populated structure will make driving a nightmare! Our schools can't handle more students. It will kill our rural and relaxed lifestyle that we are known for. Please don't destroy our lovely area!!
Well water is my concern and the outdated treatment plant. I live off Mitchell cove. The same cove the resort will be in. Water is my main concern. The golf course already sucks on the aquifer for water. Massive holding tank.
Road traffic Lake pollution
So many issues starting with the congestion on the lake and the environmental impact on the area and the waste water treatment plan is not going to work as it will be very costly and soon the taxpayers will be footing a huge cost in taxes for the additional work required for sewage/waste water. Then the impact on our roads especially on entering and exiting the area. It will cause backups and will be a safety hazard for many years and lives will be lost.
Lake Anna is special because of the country feel to the whole are. Condos would totally ruin the vibe.
- Not appropriate or commensurate with the surrounding rural community - Increase the risk of HAB (harmful algal bloom) in the lake due to increased runoff and increased discharge from the wastewater treatment facility - Increased traffic congestion and danger on the 208 corridor - If the county buys the existing wastewater treatment facility ALL county residents will be on the hook via taxes to keep it up to code. Some estimates top the cost of purchasing and improving at \$12M

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Sewer, wells, traffic, schools, quality of life around the Lake With Blount putting all these eye sore boat docks on the lake, this will add to trashy looks of once was beautiful Lake

There is no infrastructure in the area to handle this type of zoning.

Infrastructure such as roads. Also Lake traffic. Really congestion everywhere

As a Virginia resident, I am truly concerned about the overall growth of our beautiful areas. We need to keep our trees from being cut down and waterways clean. The constant growth of our areas is not healthy to our environment. More people = more traffic, accidents, garbage, and overall pollution. I have lived in many places in the US and other countries and have seen what added populations do to what used to be beautiful spaces. I am tired of people in positions of local power chasing the (\$).

The volume of. The lake is at the max. Song with traffic. We still haven't gotten a light at 208 and 522 or 208 and Kentucky sprigs rd. More people more crime then how are you going to police them or have adequate ambulance services? No just no.

We own a lot and are planning to build in the near future in order to be residents of a lake community and all that it provides. Recreation, wildlife, a space away from the chaos and congestion, and to have a life that is a peaceful one. Letting this development go through is going to destroy the habitat for many species of wildlife, cause damage to the environment in ways that will not be able to obtain recovery, and cause massive amounts of people to congest traffic, businesses, and communities that otherwise would remain at peace. This money-grab for nothing more than profit is going to ruin why people love Lake Anna in the first place. It will no longer be a rural haven. It will become a tourist trap. Those responsible for this project have continued to dodge important questions about the environment, water pollution, traffic, noise, and the damage to wildlife because they know that this is simply to fill pockets and they don't care about the effects it will have on those who have made this a home...some of those permanent homes for the remainder of their lives. To line this beautiful area with condos so that people can rent them out, not be responsible for the damage being done to the surrounding areas as well as the lake itself, is one hundred percent unacceptable.

Pollution, increased crime, not enough local Amenities for such an influx of people, and would spoil the view and ambience of lake Anna.

So big! So tall! So many boat slips!!!! So out of character for our beautiful lake! This is more appropriate for a much bigger lake

The current road, EMS, sewer, and grocery infrastructure are stretched beyond capacity along with lake traffic and polluting factors

Traffic, boat traffic, noise and light pollution, congestion, changes the whole landscape and feel of the area

This part of the lake is already over crowded with watercraft. Allowing this amount of population in one spot is a bad idea. It is likely that many of the condos will become short term rentals. Another bad idea. If the county ends up paying for the bulk of the cost of sewage treatment that means I end up helping to pay for something that does not benefit me. In fact it is something that disturbs me I will have to pay towards. The expected sewage in the lake is a bad thing, too. This facility already has a bad operational history. I already helped pay for the rescue station. I have never lived somewhere where the community had to pay up front for emergency services.

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I do not feel it is our responsibility to pay for this sewage treatment center. Also the buildings will be an eye sore. I am concerned about the Alge spreading with this amount of people living here and the amount of traffic on the lake. Roads and school over crowing is also an issue. Our food lion can not accommodate this amount of traffic coming in. This project will ruin the lake life for the residents that are here to enjoy the quiet life style that we are accustomed to. Please reconsider doing this project.

As someone who has been coming to the lake since the early 80's and then moved here full time in 1999; I've observed the water quality significantly decline. This is largely due to the continued development on the lake and our watershed. This development would be a gross representation of the lake, it's residents, wildlife and would further compound already existing problems. Not only do I request this be DENIED, I strongly believe there needs to be a moratorium on any building outside a resident home for a significant period of time. Thank you.

Environmental Impact is not fully addressed The size of the planned development is way out of scale for the waterfront and the area. There is not enough infrastructure to support the development, and any infrastructure upgrades paid by the county has not been justified. Car traffic, boat traffic, emergency services impact. The light pollution would ruin the natural beauty of the lake. It appears that the developer of the project has not fully thought through, nor justified, many of the claims they made.

Traffic concerns , will take away more of natures Beauty. Will over crowd an already overcrowded lake leading to further mishaps

Too much development, not enough infrastructure to support. Detrimental to the health of the lake. Does not fit with rural nature of the area.

What happened to Lake Anna being rural? Lake Anna is crowded as it is. I have lived here my whole life, and it is sad to see it being developed and having northerners come down and take over. It's disgusting. There is no "off-season" anymore, because now everyone just lives here!

Louisa is a rural community with huge appeal because of its quiet, lake life and low key environment. Condos will destroy everything that residents and LKA vacationers and vacation home owners love about Louisa county.

Too many people on the lake is already eroding the quality of life I moved here to enjoy. The services around the lake cannot keep up with demand for temporary residents and permanent residents are suffering the consequences.

The resort is not appropriate for Lake Anna residents or Lake Anna infrastructure

We don't need to add to Lake Anna, it is congested enough and unsafe during Holidays as it is. We do not need to make Lake Anna any more of a tourist attraction.

The current infrastructure does not support a development of this size. Our two lane roads around the lake are not designed for the amount of traffic this would cause. Already we see way too many accidents on these roads. Many of these condos would become weekly rentals by their owners and these renters would have no vested interest in preserving the quality of life around the lake. It's a monstrous design and I believe an eyesore on the shoreline of our great lake. Money should not be the most important part of a decision like this. Let's leave our kids a lake that's void of this type of development.

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Traffic! The roads simply cannot handle additional traffic. Fire, rescue? Is the county prepared for the possible impact? Environmental questions....I understand there is already an issue within the LKA Plaza. Question yourself before approving ...is this good for the residents of LKA?
It would ruin the beauty of this area, create a lot of traffic both on that 2-lane road & on the lake.
One of the great things about Lake Anna is the natural beauty. This would not match the aesthetics Mother Nature has provided. Also, the environmental impact may not show up in a survey, but down the road is concerning.
I have been visiting Lake Anna since 1982 (keep my boat at a marina there) and it's one if the vest makes around. Although there has been an influx of individuals that don't respect the area, I still love it because it's so close to my home. Putting up condos will make it look like any other city that keeps building houses and doesn't care about the property value and the fact that the lake is a beautiful untouched vacation destination fir baby.
Lake Anna is NOT a big lake especially compared to other lakes in VA (e.g., Smith Mountain lake). Density will kill lake Anna but contractors don't care they just want the money. It is the responsibility of the board of supervisors to help protect lake anna, control growth and don't let contractors run amuck but instead of fixing everyday issues they are looking to allow things like density to ruin the lake. Where is the new fire station? I know they are working on it but when? I have been at the lake since 1992 and there have been no new fire stations in all that time. Where is the stop light at food lion? Where is internet in Louisa county? We had kids in their parents cars parked in parking lots where they could find a cell signal so they could attend school during covid. REALLY...this is 2022. What am I missing?? I believe we are the only county on the lake without internet. Where is the traffic circle at the intersection of Dickensons store? Traffic backs up all the time at that intersection and there have been multiple accidents at that location. I think the board needs to refocus on different priorities or maybe it's time for a new board or elected officials. Something has to give here. Come on people.
A local lake with a community of existing families is no place for a tourist resort to be built. I myself have a family house on a lake in Michigan and would be DEVASTATED if a resort was built taking up space and ceasing the tranquil environment I've grown up with. Lake areas are already becoming a victim of Airbnb users allowing strangers to come and go as they please, treating the lake and environment as "not their problem" once they leave. A resort would increase this issue exponentially. Do NOT build this resort, you will lose the existing community of respectful families.
I'm concerned about the surge in development in Spotsylvania, and the loss of natural resources I pride our county on
Cost to construct. Plant, roads, amenities. All sourounding counties will be impacted and forced to pay the tab. Roads need improvement before any major construction projects. 208 and 522 4 lanes. Commercial shopping to support large increase in community.
In an ever-growing state, having regions of pure natural beauty are increasingly important for the community's mental and physical health. I rely daily on the parks and greenways near me, but those are a far cry from a place like Lake Anna currently is (and I hope will continue to be). Please reconsider this construction project.

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Boat traffic on the lake during the weekend summer months is horrible as is and will only get worse. The algae bloom is getting worse every year and will only increase with more traffic. Real estate tax is already too high if you live on the lake and having to increase taxes to pay for a sewage treatment facility that I don't use is ridiculous and unfair. Traffic is getting worse by the day and the entrance location for this resort will be an increased hazard. The intersection at 208 and 522 hasn't even been fixed to accommodate the current summer traffic situation and this will make it worse. My list can go on and on with all the negatives this will bring. I moved here 5 years ago, my dream of peace and quiet to be compromised. I vote NO!

My Brother and Sister-in-law live less than a mile from there on the lake and this project would kill the reason why they live there. The beauty of the lake and surrounding area

This lake is beautiful as it is, once a giant structure is built, there's no going back. The land will automatically devalue and the atmosphere of the lake will change. No to mention, the various environmental concerns involved with such a large and destructive undertaking.

Roadway is insufficient; pollution to the lake; it would destroy the rural atmosphere of the beautiful lake setting; wastewater and septic issues; would take away a currently popular fishing and swimming location;

Congestion on both 208 and the lake make for accidents already. This high density development will only make it worse. Safety first!

My family has enjoyed the welcoming, peaceful landscape of Lake Anna for decades (literally since the 80's!). This massive development would SIGNIFICANTLY reduce the quality of life for the many generations of families who have found peace and comfort in their lives at the lake. Please say no to the resining project!!!

Not only will it increase the taxes of current residents it will add more people to an already heavily populated lake and cut off views and take away from the natural beauty. It could ruin the lake!

Negative impact on lake, resources, and community

Not only will this create higher taxes for current residents, this resort will take away from the peacefulness and beauty that is Lake Anna. It will also cause the lake to become even more crowded which has to potential to result in more water accidents and deaths.

The area can't sustain a development this large and intrusive.

Infrastructure is not present to support this kind of development. The developer wants taxpayers to fund the water treatment plant when citizens have to raise money themselves to fully fund a local fire/rescue station? This makes no fiscal sense!

Our lake is the cleanest waters in Virginia that our family has ever boated and swam in. We also should not have to pay for the plant to treat the sewage!

Very concerned about both long and shot term costs to us, taxpayers, and the request for exception regarding the size of the structure. Where is the environmental impact survey/study?

Additional expense to the already existing population. Additional car/boat traffic that will add to an already crowded and burdened area. Activity on the lake is getting hazardous, traffic on the local roads do not support current traffic let alone adding even more vehicles.

I'm concerned about overcrowding on a lake that already sees several fatalities in a year and overcrowded roads and ruining habitats for wildlife.

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Tax implications, additional strain on infrastructure, inadequate shopping options, traffic on the roads and lake, inadequate schools and emergency resources....this list can go on and on. Say no to Lake Anna exploitation
Don't need all the extra car on the small back roads.
We do not have the road infrastructure for this. 208 is a shit show and until turn lanes and traffic lights are added, this is down right dangerous. If the state or county can not afford to put in the infrastructure, require the developer to do so as part of the agreement. The fact there isn't something more than a stop sign at 208/522 it is very clear the state or county isn't going to do what is needed for infrastructure. So, new developments that will pay for it is the only way to achieve this.
Criminal to okay 80-ft building...water plant is too pricey
2 of the most important but many more! Huge environmental impact Lack of emergency services to accommodate all of the people
A facility of this size would ruin the tranquility and calm that Lake Anna provides! A lot of us moved from Northern Virginia to get away from that environment! Please do not allow this to building request to go any further! Please say NO!
Afraid that this will disturb nature and take away from lake Anna's natural beauty.
Allowing for high density housing on Lake Anna will add to summer time overpopulation on the lake and will impact current home owners. Large, multi-story buildings also detract from the natural landscape. I am also concerned that it will just increase the transient population with short term rentals. It sets a precedent that will be hard to walk away from and opens the door to over development in the future.
As a family moving to the lake in December, one of the main factors in our decision was the rural, peaceful feel to lake. The lack of major commercialized property etc. The current road system isn't likely to be able to handle all of this extra traffic. Can the school and public safety systems?
Building a tall structure around the lake will diminish the lakes beauty and its stunning views from surrounding properties. Also bringing numerous people to the lake will create traffic (road and lake), and more trash. Also utilities will need to be upgraded to sustain the new demand
Concerned with lake traffic in an already busy area and increased traffic on roads.
Don't want more people and use of the lake , possibly more liter, robberies
Eyesore Sewage treatment by the lake more deaths on the lake due to boating accidents
I am concerned about the negative impact this high density housing will have on road traffic, boat traffic, emergency services, waste water treatment, algae bloom, water supply and supplies of goods & services. The current infrastructure is barely able to keep up with current growth and there are many more single home sites already approved and ready for building... Cut Along, Sunset Cove (final phase), Lake Anna Plaza (40 more townhomes) as well as a large new development just across the bridge in Spotsylvania County.
I do not want my Louisa County taxes to increase to support the infrastructure and water treatment plants, roads, etc. I also don't want the development as it will already stress the rural roads we drive on.
I don't feel Louisa County has the resources available for that amount of "patronage" on a continuous basis! Look at the summer months and especially holidays- the amount of people, the stores run out of products, more accidents. The county's rescue squads are already taxed on the amount of calls received. Also the amount of money needed for the waste treatment that residents would have to incur. The local businesses can't get enough employees now- what happens when you bring more people in?
I feel the density is too much, and it will be unsightly.
I oppose approval of this development because there doesn't seem to have been the appropriate studies done to evaluate the impact this will have on the area. This development will be detrimental to my family's ability to enjoy Lake Anna.

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I visit friend's houses on Lake Anna and rent houses throughout the year on the lake and the last thing I would want to see is a huge resort building. The community is great as it is now and doesn't need such infrastructure with the costs to taxpayers.

I'm concerned that the financial burden of the waste water treatment facility upgrades and maintenance will fall on the residents

Increased taxes for Louisa County, environmental concerns for the lake & wildlife, roads not adequate for mass increase of vehicles, and concerns for the waste treatment center to provide for these structures.

It does not fit in with the rural character of the area. The lake is becoming. Too overcrowded that is a safety concern on the water. There is not enough roadways big enough to handle the additional traffic.

It's bad enough that Sunset Cove was approved. The lake is crowded enough. And why is the County footing almost all of the sewage treatment. The County certainly doesn't help with the cost of private septic systems. Why are they to cover the majority of the cost of this?

Lake Anna is a beautiful, rural community where wildlife and current people live together quietly. Having a huge eyesore with flocks of people coming in will negate all that we hold dear. The people that typically use these big buildings are not the people who care about preserving the environment. I have seen it happen in Smith Mountain Lake as well as in Saranac Lake in upstate New York in the Adirondacks. And we will have to pay for this destruction of our community out of our own taxes ! Not ok AT ALL! I do not want to pay for something I do not want!

Lake Anna is built up enough. We must resist, as a community, any more of these gaudy buildings for the wealthy tourists who would see Lake Anna become the next Myrtle Beach. I live at Lake Anna because I want to live in Lake Anna as it currently is. I've been to Smith Mountain and I do NOT want to live in an area like that. If we allow projects such as this, then in a blink of an generation this will no longer be the peaceful, rural community that makes Lake Anna so desirable. Stop allowing outsiders' greedy ambitions to corrupt your duty to make the best decisions for those who are here now. Not those who would poison the land and the people and then simply move on once the last glow of nature dissolves from the shorelines.

Land and Waterfront preservation, traffic, water runoff damage

More traffic more crime let us be rural leave us be

My biggest concerns are: 1. The negative impact on the existing Harmful Algae Bloom (HAB) problem from the increased wastewater flow into the lake, the disruption of 800 feet of shallow shoreline to build the docks, slips, etc., and the inevitable runoff from the resort. 2. The monstrous size of the condominium building (2/3 the length of side of the Pentagon and 4 ft taller) along with all the light and noise pollution coming from this resort. 3. art 208 traffic safety and congestion 4. Boating safety on the cove and the congestion that will result with those boats meeting the ones coming under the bridge

My reasons are mainly the raising of our taxes to support this enterprise as stated and confirmed at the previous meeting. We already have a lot of congestion/traffic during the summer and weekends both on them lake and our roads. This will contribute to pollution of our lake adding to the unresolved algae problem. I like our country setting and would like to keep it that way. I want what's good for our county. I'm not interested in someone else financial gain or the change in our zoning to benefit their wants. I definitely don't like their "timeshare" proposal, because in essences that's what these condos are. Buyers can rent them out and share their profits with the geniuses trying to push this agenda. All that being said, we have so much construction already happening, with existing and new subdivisions not to mention what Cutalong will bring once it's finished. I sincerely hope the taxpayers in this county speak up and turn this down.

Not sufficient roads, 208 to handle current traffic. Cut along increasing traffic as it develops and proposed development would add even mor to over burden two lane road. Cost to tax payers for sewage is outrageous, developers should pay to create and owners of property to maintain. Keep Louisa rural!!!!

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Other lakes have allowed people to grow without bound, causing such congestion on the lake that boaters have even-odd days. For the people that own property on or near the lake, it is an escape from city and suburban life. Don't sell us out. Would rather pay more taxes than crowd the lake with a bunch of tourists without boating licenses.
Our desire is to keep this area as rural as we can. The local growth in the area and in Spotsylvania is becoming too much!
Overrun infrastructure, increased taxation, over crowding, increased boating risk
Pollution over crowding traffic
The board must focus on improving infrastructure before entertaining major expansion projects.
The design is much too large for Lake Anna. It would make the area by the 208 bridge more congested and the high rise appearance does not fit in with the calm look of the lake.
The development will not fit in with the surrounding natural beauty. The lake is already overcrowded as is and does not need a large resort.
The lake is not large enough, width or depth, to accommodate such a massive influx of additional users. It will also be an eyesore to an otherwise beautiful shoreline. More pollution that could increase the red algae issue. We don't need more boats on the lake.
The proposed Lake Anna "Resort" is a bad deal for Louisa County taxpayers; bad for the lake environment; and can only make the hazardous algae (HAB) problem worse.
The scale of the project is totally out of proportion to maintaining the rural character of Lake Anna. Also, it is quite disrespectful to those already living in sight of the project.
The shoreline needs to be preserved for the wildlife and the people who live at the lake year round. This massive development would result in additional vehicle traffic, increased boat traffic, more litter, increased crime, and big city problems. The development would be catastrophic to the area and turn it into a dirty tourist location.
There is already far too much boat traffic on the lake making it dangerous over the summer, especially on the holiday weekends. This would only exacerbate the problem.
There is no infrastructure that is currently available to handle a project of this size. The cost to the taxpayers for the sewage is not apportioned to the cost of the additional burden to the residents. There are a lot of car accidents around the lake already and the stress of traffic from this high density residency to what I see has not been factored in nor addressed in any of the planning from the county or the developer. Looks like the benefit is too heavily tilted to the developers and not the county nor the residents. Taxpayers need not underwrite developers profits and any promises of benefit are just that promises that usually go unfulfilled.
There is nothing in this rezoning for the citizens of this county. Build what is allowed under the current C2 zoning. It will be better for the tax paying citizens of Louisa County.
They should not be allowed to build a resort there. The traffic is already horrible on 208. There is more development there now than should have been allowed. quit destroying the rural areas, there are not too many left.
This project should be paying taxes to reduce our already high tax rates and the improvements to the site of any kind should not cost one dollar. All costs of project paid by developer.
This development will be an eye sore to the beauty that Lake Anna has to offer. The traffic and accidents along rt 208 will only increase. The area does not have the infrastructure to support a massive development. Please keep Lake Anna the way it is.
This plan lacks any support for the infrastructure and raising the taxes is the wrong answer.
This will cause congestion on already crowded New Bride Rd. It's also going to cost the taxpayers more and not be a revenue generator.
This would have a negative effect on the wildlife

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Too large for the area. We Already have so many accidents the roads cannot handle this increase. As a taxpayer who is still waiting for Internet I do not want to pay taxes for somebody else's water treatment plant. The lake already has algae bloom issues I worry this would make it worse. While a hotel would be nice a monstrosity like this does not fit in with the look of Lake Anna.
Too many condos and docks on under sized property to be built by inexperienced and under financed developer. Cost of expanding waste water treatment plant.
Too much development at Lake Anna
Too much growth Keep it rural
Too overbuilt now. Waterways and roads overburdened.
Traffic both roadways as well as on the lake.
Traffic on the lake and roads surrounding us are already to much to handle in the summer. If this is added to the area I belive it will create a multitude of problems that are avoidable. 208 is a single lane road that is already littered with accidents same with the lake. Not to mention the rise in taxes and the rise in HAB on the lake. NOT IN THE BEST INTREST OF THE LOUISA OR SPOTSYLVANIA COUNTY RESIDENTS
We attended the Lake Anna Resort Meeting on November 7th because we are EXTREMELY concerned about how this development will negatively impact the Lake Anna community. We strongly agree with ALL of the objections which were raised at this meeting. We urge the Board of Supervisors to vote NO on the Lake Anna Resort development. This type of development belongs in Northern Virginia and NOT in RURAL Lake Anna!
We bought in Lake Anna due to its rural nature . The massive development proposed would significantly change the community . Very concerned about impact on traffic, limited medical services, and especially the environmental impact on lake!
We built our house on Pine Harbour because of the peace and quiet that the community and lake provided! If the project goes forward, what brought us to the area will be gone! The additional lake traffic and influx of people will overflow the community!
We moved here to give our son peace not live in a resort town. Also the taxes already increased and this will make living in this county not an option for our family
We must keep the rural character of our community. This area of the lake doesn't have she capacity to manage mass residency. This area of 208 is already prone to serious automobile accidents, which additional traffic will worsen. The development increases the risk of HAB in the lake. The development is out of character with the rural nature of the surrounding community.
We, as full-time residents have a difficult time right now with summer traffic. Can you imagine if this monstrosity is allowed to come to fruition?
Congestion both on the roads and on the lake, water quality, sewer issues, crime, inappropriate building structure on lake, increased taxes, and other issues (such as the HAB, emergency services) that should be the 1st priority of the county and its citizens.
I am a resident of Orange but live in a neighborhood off of Lake Anna so I have a vested interest in not destroying our views and cluttering the lake with more boaters and jet skiers than it can already handle. You may think we Orange residents aren't affected. But we are affected by the traffic on already congested roads, pollutions including trash thrown out of vehicles, over populated grocery stores, restaurants, and the lakes recreational fun (congested lake activity), etc. Where this condo is proposed will be a bottleneck. The roads cannot handle it. It will be a traffic nightmare. It will destroy the views from existing restaurants. It will clog the water with too many recreational vehicles starting from the same place since the marina is also there. And I can't imagine what the traffic at Dickinson's Store will be like... saying no from Orange County

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I am deeply concerned about the traffic on the lake and roads surrounding the proposed development. Further, there are significant concerns regarding the cost and how the new development will strain the existing infrastructure, including waste water and fresh water use. It's apparent that the financial analysis on sewage treatment does not consider the current economic environment and the cost to the county will be significantly greater than the analysis provided by the developer. I work in real estate development and have to overcome obstacles all the time, however, this developer has not completed significant due diligence to ensure that the proposed development integrates seamlessly into the existing community.
I have already sent an email to the Board of Supervisors expressing my reasons for objecting to this inappropriate development on the Lake Anna shoreline. NOT ONE BOARD MEMBER RESPONDED TO MY EMAIL.
Increase traffic on roads and in an already crowded lake during season. Increase pollution, current grocery stores can't keep up with in season demand, Louisa county/ lake Anna charm is the country setting. Moved here to get away from tall buildings and condos/ apartment complexes.
Lake Anna is a beautiful place. I live here full time but during the summer season it's like being a prisoner on weekends. This will only make it worse.
Lake Anna shoreline was never originally zoned for this type commercial construction. I have a waterfront lot and worked very hard for many years to maintain a quality of life here on the lake, it's quickly deteriorating with overdevelopment. I am very much against this development.
My concerns have to do with 11 million that will be paid by the community, the traffic and the people who do not have a vested interest in our community.
My opposition is due to the increase in both boat and automobile traffic, which are both already congested. There is not the infrastructure to support it. It seems like this effort is an attempt to kill the goose that laid the golden egg.
Over crowding, what effects it will have on the eco system of the lake.
Over populated
Road and water traffic congestion, the cost to taxpayers for water treatment, potential water pollution, condominiums are not compatible with the traditional landscape and the approval of one will only bring more to the lake. Lake Anna is not a Smith Mountain Lake which is twice as large!
The developer would need to pay for the sewage treatment and also roadway improvements to handle this project.
The entire area has gone from the beautiful, peaceful, rural area it was, to an over congested, crime infested and dangerous area to drive due to the amount of traffic on these small roads. STOP BUILDING and save the rural area everyone originally moved here for.
The lake is already overpopulated, we have to draw the line somewhere, this is it! There is absolutely no value in this to lake residents and we will ultimately bear the cost.
The lake is already suffering from algae bloom and weekend overuse. Building a large unsightly building on waterfront property is the wrong way to grow.
The proposed area is already overcrowded with boat traffic and road traffic. One of the top priorities for the lake should be a resolution to the harmful algae bloom. It will not be resolved with more housing available and will probably make it worse.
This type of development is not needed at Lake Anna.
Too many people, boats, pollution, traffic. After being here for thirty years, we feel this will ruin the lake and property values.
Traffic on roads and water traffic
We moved here to enjoy the rural atmosphere and fear that if this building is allowed it will destroy what we came here for we want it to stay as it was with only minor improvements such as the new EMS building.

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#1 There should not be anything allowed taller than the power plant allowed on the lake. #2 The massive structural eyesore to the natural beauty of Lake Anna #3 Until the BOS fixes current overcrowding and pollution problems, chemical run off etc
A resort on the lake will destroy what we love about the lake. A small town getaway without the blights to eye sore when we get there. We don't need tall buildings, we come here to see the beauty of nature and love how far you can see.
Because we should keep lake Anna pretty 😊
Hello, Lake Anna is already very crowded. If you add something like condos's it would be like adding triple the amount of people compared to houses. We definitely don't have the infrastructure of roads. Then add the strain of police, medical and fire. The ones who would really suffer are the permanent home owners. Not to mention the additional amount of pollution that would be added to our already red bloom problem. Thank you for listening
Higher Taxes, Lake Anna shouldn't support high rise condo's
I am all for commercial development on the lake, but it needs to be well planned and fit in with the existing lake developments. This definitely does not fit with the character of the lake and county. This is a development that belongs in Virginia beach, not rural Louisa. I have concerns about expanding the existing waste water treatment facility that is already in poor condition and way too close to the lake. Tax payers should not have to be burdened with the majority of the expansion costs. It also doesn't make sense why this development is being proposed in a narrow cove when there is other commercial land available in wider areas of the lake where existing family homes would not be so close to it. Overall, I think this needs more thought and research by the county before a decision is made. We want to make sure a high standard is set for future development in the county.
Keep Louisa rural
Noise concerns, over crowding, traffic increase...all the reasons we moved out of northern Virginia
Road infrastructure can't handle the summer time volume of traffic as it stands off 208. This type of structure does not fit the surrounding community. Our taxes should not pay for any increased waste processing required by this facility.
Tax impact, beauty of the county and lake, overcrowding, sets a precedent that is undesirable
The habitat surrounding the suggested location will be inarguably affected with a lasting negative impact.
Too big too fast, too many condo's, increase in traffic, increase in congestion and accidents, increase in county spending, increase in harmful algae bloom (HAB), increase in boating traffic and accidents, decrease in property values, infrastructure not in place.
Too much pressure on our small lake, lack of infrastructure. Destruction of the small community feel of the area.
Too much traffic; destroys natural beauty of the lakeshore; increases untrained boat drivers and PWC increasing on water accidents; challenges infrastructure
Traffic on 208 that is already a concern would become unbearable. Most of us who moved here wanted to live in a very rural area - we have enough business
We considered purchasing at Smith Mountain Lake. One visit there was enough to send us to Louisa. Traffic, people everywhere! Think before you go down that slippery slope! Please don't let your desire for tax money ruin our lake! Don't do to Lake Anna what they did to Smith Mountain!!!
We need to understand the full scope of impact to our community and be considerate of those who reside in the locality surrounding this location.
Lake Anna is a prime example of rural America that should be preserved for its natural beauty, not exploited for it. Such exploitation ruins the very beauty that the developers would use to draw investors to the area. Then everyone loses.

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I have major concerns about sewage and other pollution, lake traffic, road traffic, effects on wildlife, and bandwidth, to name a few concerns. This has the potential to destroy our community forever.
This building belongs at Virginia Beach, not Lake Anna. A nice small quaint lodge with high end restaurants would be much more fitting. This large monstrosity does not belong here.
Traffic- lake and travel Privacy to residents that already live there Safety of residents their children and animals
I am concerned about the health of the lake with such large infrastructure. The lake already struggles with toxic blooms in late summer and if we keep pushing the limits of the lake we may ruin it. I also do not want to be responsible for any part of this building with my taxpayer dollars when it will not benefit myself or my family at all!
The current infrastructure cannot support additional visitors to our communities, often the restaurants and grocery stores are overwhelmed or lack adequate supply during peak. The attention of the board should be to attracting more grocers, stores, shops, restaurants to accommodate the current population/visitors not add to it by bringing more visitors
It's busy enough there and will cause more congestion not needed in this type of area
The water in our lake is of the utmost concern to us, as homeowners on Lake Anna. The quality is compromised with HAB and all the additional growth on the lake puts our investment and HOMES at risk.
A commercial property on the lake will detract from the relaxing element of Lake Anna. The location of the property on 208 will add to an already increasingly congested road, currently more noticeable daily, and on weekends. While I'm sure the county would enjoy the increase in tax revenue, having a large number of additional people and watercraft accessing the lake would require more police to enforce the laws on the water, which would increase taxes in order to pay for law enforcement officers and EMS units, and would increase the likelihood of accidents. We already have had a number of deaths on the lake and providing commercial access to the lake will only contribute to more incidents on the lake. The Board should deny the rezoning request.
As residents on Mitchell Point, there is already and overcrowding issue on the lake. This development would make it more dangerous then it already is. There has not been an environmental impact study and this would surely worsen the HAB issue that exists on the lake. The traffic around 208 could not handle this many people in one area and created so many traffic hazards. Please do not build this!
Crowding.
Damage to the environment from light and water pollution including increased toxic algae. Damage to shoreline from infusion of additional recreational boating in an already overcrowded area. Strain on highway and sewage infrastructure. Financial strain on county resources.
Don't want over development and ugly condos
I do not feel the tax burden from this development should be placed on the residents of Louisa County. The roads and waterways aren't able to handle the increase in amount of people.
I do not want this massive structure obstructing the shoreline nor do I want to pay through taxes the sewage plant.
I don't think it would be good for the environment and would bring more traffic to the area. It also ruins the beauty of the shoreline for residents on the other side.
I enjoyed the peaceful and natural beauty of Lake Anna a lot. Resort traffic won't make Lake Anna the same. Please no resort at Lake Anna
I feel a development of the magnitude will disrupt the peacefulness of the lake and obstruct the beautiful view we have come to love. I also think it will not be good environmentally with the increased amount of boat traffic. The lake is already busy with the current traffic during peak.

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I have family members with a home on Lake Anna and have visited when I lived in Virginia. I plan to visit in the future with my family. It is a beautiful and pleasant place to be with a family friendly atmosphere that we would like to continue enjoying for many years to come. I feel that the planned resort will not only be an eyesore in the lovely views along the lake but that it will change the atmosphere as well as cause irreversible negative impact to the environment and wildlife. The entire community will be permanently adversely affected, as well as others like us who enjoy Lake Anna if this resort project is allowed to go forward. What a shame that would be!

I love Louisa because of its rural atmosphere. Allowing a development like this will be the beginning of the end for rural life here in Louisa. It will swing the doors wide open for more development and before you know it we are northern Virginia.

I rent properties at Lake Anna twice a year to escape. I wouldn't want to come here if this type of commercial resorts are built.

I've been to Lake Anna with my family many times and we've always appreciated the natural beauty of the area. A massive resort will disrupt the ecosystem and the regular residents of Louisa. Building this resort may also set a precedent for building others like it in the area which would be devastating. Lake Anna does not need this resort.

I've spent summer at the lake and my sister/BIL own property on the lake. It is imperative to maintain as much original nature aspect which is what make the lake area a wonderful place to visit. Please don't let overdevelopment ruin the lake natural appeal. We know well how development have changed Florida and not for the better.

In brief, Lake Anna does not have the infrastructure to support such a large endeavor at this time.

Keep lake anna natural and pristine

Love visiting the area for the peace and quiet and to escape the crowds of northern VA. I am concerned about increased boat traffic on the lake and the safety of the lake as a result of this building. Also concerned about increased vehicle traffic to the area.

My sister's family has a house on Lake Anna and it is a vital healing retreat. Building a resort of that size will ruin the tranquility and beauty of the lake over time. \$\$\$ is not worth the destruction of such a nice lake there. Please build something with a lesser footprint that won't destroy the lake over time.

Not fair to change zoning after people have bought property on that section of the lake.

One of the things that made Lake Anna such a desirable place to put down our 'retirement roots' is its rural charm. We came here from Northern Virginia precisely because it is NOT Northern Virginia. Allowing this rezoning will go a long way to ruining what is still a beautiful place - please do not allow this.

Proposed action will set precedent to build more and more resorts that will negatively impact the current home town community.

Route 208 is already saturated with traffic today with many accidents, many fatal, already with constant traffic tie ups from U.S. 522 to Lake Anna throughout the year but particularly the months from May through September. This development will turn the marginal Route 208 situation into a continuous snarl with even higher risk of traffic accidents. Unacceptable and reason by itself to deny the development until AFTER Louisa County ensures that Route 208 is expanded to four lanes. The financial arrangements between the developer and the county for the WWTF is also unbalanced in favor of the developer and further grounds for denying the rezoning.

Rt208 traffic, lake Boat traffic, noise pollution, light pollution, HABS, COST OF WWTF for this Development, eagles nest

The lake is already overcrowded and the roads in that area are not equipped to handle the additional traffic that would result from such a development. The infrastructure in the area, to include grocery store, waste management, etc. is not equipped to handle such a massive development. There are also additional concerns such as light polution.

APPENDIX B

The location selected is a terrible site. Lake Anna can not sustain this large number of people and boats. The health of the Lake is already in jeopardy !

The proposed condo + hotel with more than 130 boat slips will create a number of problems for Lake Anna and its current residents. First it will create a much hazardous lake conditions for swimmers and recreational activity in Mitchell cove where in high season there is already congestion. This will spill over to the interchange under the 208 bridge. It is very likely that more lake accidents will occur when such a large amount of boat slips are placed in a very narrow portion of the lake. Second the plan calls for this huge facility of 160 condos and 90 room hotel to run off well and septic. There has been no environmental impact assessment required under state law and no impact assessment on the aquifer that would supply this development and would put surrounding homes at risk. Third the risk of development failure due to cost overruns, labor shortages, and numerous other causes could lead to a pertinent scar on the environment and rural nature of lake Anna and the developers have no experience with something this complex, fourth the proposal to have the county absorb the cost of an upgraded water treatment plant is an unwanted tax burden on the community, fifth the increased traffic on 208 will create much more hazardous road conditions on a route that is already overly congested, sixth the county board chairman has a conflict of interest in deciding zoning or approval of this development. His lake rental business stands to gain and he has received campaign donations from the developers for his bid at VA state office. This is a clear conflict of interest and it is clear that decisions made by this group are for special interests and not residents. Seventh the move to re-zone the land from commercial to PUD is likely needed to change the plans and remove the commercial elements namely the hotel and restaurants so that the developers can focus on what will make them them most money which are condos and leave the county and Lake Anna residents without more commercial development which is wanted.

The proposed development of a resort building on the Lake Anna shoreline is completely inappropriate, as it would lead to the destruction of the natural beauty highly valued by the many residents on the shoreline and the surrounding areas.

The small roads can't handle such an influx of people and traffic

This development will drain our local resources, upend our rural lifestyle, and ruin the peaceful cove and area it is planned for. It absolutely does not match the Lake Anna aesthetic. If this is what Lake Anna is becoming, then I will be deeply disappointed and would have to consider relocating.

This lake, although large has very little infrastructure to support this large of a population in such a small area. Water/sewage is a concern for the community with any impacts to the lake quality causing a much larger impact on the county and all residences which are dependent on the lake water. Also, this large of a population increase in a small area will drive cost on the county to maintain infrastructure. I currently have been vacationing on Lake Anna multiple week trips for several years and would hate to see a degradation in the lake and community to support a large faculty which will impact the overall ambience of this lake.

This will ruin the quiet and natural beauty of Lake Anna. Which is a refuge and pleasure for many. Developing up this area will destroy habitat and cause unnecessary pollution.

Too expensive. Too massive of a structure for this area. Too commercial.

Traffic and tourists would condos would take away the beauty of Lake Anna.

Until our roads and fire and rescue are updated to handle this kind of traffic and transients. NO condos!

We have a family with lakefront property near the proposed development and we and other family members have boated and vacationed at various locations at Lake Anna for years. I am concerned about the environmental impact of this development particularly with regard to light pollution and the potential to exacerbate the toxic algae blooms that have plagued the Lake.

APPENDIX B

We have had a house on the lake for 50 years and love lake Anna for the peace and quiet and nature. Building this huge resort will increase the crowds, boats on lake, and disrupt the natural habitat for eagles and other birds.

While the profits will be realized by the developers and their political allies, the costs, which include but are not limited to road maintenance, water treatment, time lost to increased traffic, will be born by the people who actually live around Lake Anna, my grandmother in her retirement being one of them. In addition, the increased noise and light pollution would severely detract from Lake Anna's rural character.