Louisa Town Council and Planning Commission – Joint Public Hearing
212 Fredericksburg Avenue
Louisa, Virginia 23093
Tuesday, August 25, 2026

I: Call to Order - 6:00 PM

II: Administrative Items:

1. Invocation
2. Pledge of Allegiance

III. Planning Commission:

1. Adoption of the Agenda

IV: Council

1. Adoption of the Agenda

V: Public Hearing (Planning Commission and Council):

1. SUP-2024-03(B) - A Special Use Permit application, submitted by R. T. Williams, III agent for the owners, RTW Construction Corp, Patrick & Judith Hanley and Curtis Moore, for the property located on Barnstormer Circle, specifically Lots 28 and 28A, identified as Louisa Tax Map parcels 41C-1-28 and 41C-1-28A, located in a Residential General District. The total acreage of the parcels consists of 0.756 acres. The application is to subdivide the two parcels to a total of 4 parcels and construct two (2) duplexes, for a total of four (4) dwelling units.

VI: Planning Commission Consideration

1. Discussion and Action: SUP Recommendation

VII: Planning Commission Adjournment

VIII: Town Council Consideration

1. Discussion and Action: SUP Decision

IX: Council Adjournment

CRAIGWILLIAMS, PLC

ATTORNEYS AND COUNSELORS AT LAW

GRAVEN W. CRAIG
R.T. "TORREY" WILLIAMS, III

MAIL ADDRESS:
POST OFFICE BOX 68
LOUISA, VA 23093

August 5, 2026

Hand Delivered
The Honorable Ashley Michael
Mayor and Acting Town Manager
212 Fredericksburg Avenue,
Louisa, Virginia 23093

Re: Requested Application for SUP

Dear Madam Mayor:

Please see attached a new SUP application as requested by the Town of Louisa. It includes the previous application and the updated Proffer Statement.

As stated in the application, everything is the same as the previous application except for additional proffers.

Additionally, please note that I am not available to be present at the prospective public hearings. However, seeing as there were previous robust public hearings, I do not believe I will have anything to add to what has previously been presented.

Should you have any questions or need anything else from me, please do not hesitate to contact me.

With warmest personal regards, I am,

Sincerely,

R. T. Willaims, III, Esq.

THE TOWN OF LOUISA

Incorporated 1873

P.O. Box 531
212 Fredericksburg Ave.
Louisa, Virginia 23093

Phone: (540) 967-1400
Fax: (540) 967-9580
www.louisatown.org

Application No. _____

APPLICATION FOR SPECIAL USE PERMIT

Applicant Name R.T. Williams, III as Agent for Owners of Tax Map Parcels 41 C-1-28 & 28A

Address P.O. Box 1787, 202 W. Main Street, Louisa VA 23093

Phone 540-894-3504

Property Location Bernstorner Circle

Zoning Residential General

Are there any deed restrictions? [ ]Yes [X]No If yes, attach copy of deed restrictions.
Date restrictions expire _____

NECESSITY OF REQUEST → This is a re application of SUP-2024-03 with No changes except updated & increased proffers.

The applicant requests a permit to allow the following use on the above-described property: All other information is the same. - See Attached 1) Previous application 2) Updated Proffer.

Describe here what is intended to be done on or with the property. If a building is involved, a sketch or plan with photographic or other suitable description should accompany this application.

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212 Fredericksburg Ave.
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Application No. SUP-2024-03

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Address P.O. Box 1787, 202 W. Main St., Louisa, Va 23093

Phone 540-894-3504

Property Location Barnstormer Circle

Zoning Residential General

Are there any deed restrictions? [ ]Yes [X]No If yes, attach copy of deed restrictions.
Date restrictions expire _____

NECESSITY OF REQUEST

The applicant requests a permit to allow the following use on the above-described property:
The construction of a single story duplex on each of the above described parcels.

165-29 (27) B

Describe here what is intended to be done on or with the property. If a building is involved, a sketch or plan with photographic or other suitable description should accompany this application.
Applicant proposes to construct a duplex on each of the above described lots in a similar Manner to what is consructed directly across Barnstormer Circle at 201, 203. 205. and 207 Barnstormer Circle. A preliminary layout and photographs are attached to this application.

IMPROVEMENTS PROPOSED

Describe briefly the improvements proposed. State whether new buildings are to be constructed, existing buildings are to be used and/or renovated or additions are to be made to existing buildings.

Applicant proposes to construct a duplex on each of the above described lots in a similar Manner to what is consructed directly across Barnstormer Circle at 201, 203. 205. and 207 Barnstormer Circle. A preliminary layout and photographs are attached to this application.

PROTECTION TO ADJOINING PROPERTY

Describe the effects of the proposed use on adjacent property and the surrounding neighborhood. What protection will be offered adjoining property owners?

Prior to application submital, Applicant met with the Tanyard Property Owners Association Board to review applicants plans, receive feedback, and make edits to applicants plans. Applicant then attended a Tanyard Property Owners Association General Memebership Meeting that was hosted in President of the POA's yard. Applicant listened to comments and made further edits and changes to the plan, inlcuding the drafting of proffers to ensure that the concerns are addressed. A copy of the proffers are attached hereto.

ENHANCEMENT OF TOWN

Why does the applicant believe that this requested change will be advantageous to the Town? (Please substantiate with facts.)

These lots are located on a culdesac of Barnstormer Circle where all other properties on Culdesac are approved for Duplex and multifamily housing with two duplexes already being Constructed across the street. construction of these lots will provide for increased tax revenue increase water and sewer revenue, and more customers for economic vitality of commercial proprieters in the Town of Louisa.

PLAN

Furnish plot plan showing boundaries and dimensions of property, width of abutting right-of-ways, location and size of buildings on site, roadways, walks, off-street parking, and loading space, landscaping, etc. Architect's sketches showing elevations of proposed buildings and complete plans are desirable and should be filed with the application.

ADDITIONAL INFORMATION/REMARKS

_____

_____

_____

_____

_____

_____

Requirements and Instructions for Filing
Application for Special Use Permit

The following must be filled out completely and submitted by the applicant.

1. The Application Form must be filled out completely with full answers to every statement and question. Additional sheets may be attached, as necessary.

2. Furnish a Site Plan for any cases involving expansion of an existing structure or construction of a new building. The plan shall consist of the following:

   ✓ a. Plot plan or survey plat showing the dimensions of the property drawn to an appropriate scale.

   ✓ b. Location and dimensions of existing structures, right-of-ways, easements, boundaries, water courses, and bodies of water.

   ✓ c. Location and dimensions of proposed development including structures, types of uses, access drives, setbacks, easements, etc.

   N/A d. In the case of commercial and industrial developments, sketches and plans for proposed off-street parking and loading areas, signage, outdoor lighting, buffers and screening.

3. The Application Fee is $750.00. This fee must be paid at the time of the filing of the application. Make checks payable to "Town of Louisa."

4. Photographs of the property involved (not over 8½ X 11) to illustrate the conditions of the property under consideration are always helpful and are suggested as exhibits to accompany this application.

ADJACENT PROPERTY OWNER'S LIST

OWNER	ADDRESS
Carolyn Durrer Oliver	100 Barnstormer, Louisa, Va 23093
Thomas H. & Mary L. Everett	111 Club Road, Louisa, Va 23093
James S. & Vizanah S. Artz	109 Club ROad, Louisa, Va 23093
Gilbert & Brian S. Ellis	105 Club ROad, Louisa, Va. 23093
Goodman B. Duke, General Contractor, Inc.	7178 Poindexter Rd., Louisa, VA 23093
Pamela M. & Lewis L. Lemon	215 Princess Street, Alexandria, Va 22314
Ellie Ward & Mollie Ward	910 Haden Lane, Crozet, Va 22932
Nancy L. Kelih	203 Barnstormer Circle, Louisa Va 23093
Vincenzo & Marcella Liguria	350 Club Road, Louisa Va 23093

PRELIMIARY NOT TO BE RECORDED

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD BEARING	LENGTH
C1	35.00'	29.44'	15.65'	48°11'38"	N 05°54'11" E	28.58'
C1A	35.00'	22.32'	11.55'	36°32'08"	S 11°43'56" W	21.94'
C1B	35.00'	7.12'	4.10'	11°39'30"	S 12°21'53" E	6.64'
C2	55.00'	16.60'	8.36'	17°17'34"	S 09°32'51" E	16.54'
C2A	55.00'	81.13'	49.99'	84°32'20"	S 24°04'23" W	77.43'
C2B	55.00'	42.27'	22.24'	44°01'47"	S 03°49'15" W	41.23'
C2C	55.00'	38.86'	27.75'	40°24'39"	S 46°05'25" W	36.20'
C3	55.00'	64.53'	36.56'	67°13'25"	S 32°42'39" W	60.89'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 81°54'04" E	12.67'
L2	S 88°27'07" E	4.64'

NOTES:

1. NO TITLE REPORT FURNISHED.
2. PROPERTY SUBJECT TO ALL COVENANTS, EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS, AND RIGHT OF WAYS OF PUBLIC RECORD.
3. THE BOUNDARY DATA SHOWN HEREON IS BASED ON DEEDS AND PLATS OF RECORD. NO SURVEY WAS PERFORMED.
4. THE BUILDINGS SHOWN HEREON ARE PROPOSED.
5. BUILDING RESTRICTION LIMITS ARE BASED ON R-2 (RESIDENTIAL GENERAL) ZONING:
   FRONT: 40'
   SIDE: 10'
   REAR: 25'
6. PROPERTY SHOWN ON LOUISA COUNTY TAX MAP 41C-1-28 AND 41C-1-28A.
7. 0.0063 ACRES ARE ADJUSTED BETWEEN LOTS 28 AND 28A. THESE TWO LOTS ARE THEN FURTHER SUBDIVIDED INTO LOTS 28B AND 28C BY THE AMOUNTS SHOWN ON THE PLAT.
8. CURRENT OWNERS:
   RTW CONSTRUCTION CORPORATION,
   BLUE CHIP INVESTMENT, LLC,
   & CURTIS H. MOORE
   DEED BOOK 1082, PAGE 337
   PLAT DEED BOOK 1037, PAGE 510

BRIAN S. ELLIS
GILBERT ELLIS
TAX MAP No. 41-113
DEED BOOK 1853, PAGE 792

LOT 25A

DEED BOOK 434, PAGE 70

LOT 33

10' UTILITY EASEMENT

S 88°27'07" E 164.40' (TOTAL)

159.76'

10.3'

10' BRL

S 23°40'16" E 66.74'

N 60°00'00" W NEW LOT LINE

LOT 28B
0.378 ACRES (TAXED)
-0.0063 ACRES (TO LOT 28)
0.3717 ACRES (ADJUSTED)
-0.1859 ACRES (LOT 28A)
0.1858 ACRES (LOT 28B)
64.00'

PROPOSED DUPLEX HOUSE BOX

LOT 28A
0.378 ACRES (TAXED)
+0.0063 ACRES (TO LOT 28)
0.3717 ACRES (ADJUSTED)
-0.1859 ACRES (LOT 28B)
0.1859 ACRES (LOT 28A)
64.00'

63.00'

40' BRL

40.5'

183.67'

C2C

C3

C2A

C2B

C2

C1B

C1

C1A

126.51' (TOTAL)

140.92'

95.90'

43.18'

77.9'

25' BRL

N 18°04'45" E

30.61'

42.41'

LOT 32

OUTLINE TO BE EXTINGUISHED

N 60°00'00" W NEW LOT LINE

LOT 28
0.378 ACRES (TAXED)
+0.0063 ACRES (FROM LOT 28A)
0.3843 ACRES (ADJUSTED)
-0.1867 ACRES (LOT 28C)
0.1976 ACRES (LOT 28)
64.00'

63.00'

59.3'

202.30'

10.4'

PROPOSED DUPLEX HOUSE BOX

LOT 28C
0.378 ACRES (TAXED)
+0.0063 ACRES (FROM LOT 28A)
0.3843 ACRES (ADJUSTED)
-0.1976 ACRES (LOT 28)
0.1867 ACRES (LOT 28C)
64.00'

63.00'

191.56'

10' BRL

10' UTILITY EASEMENT

200.29'

40' BRL

21.42'

N 30°00'00" E

10.4'

S 60°00'00" E

70.4'

41.50'

62.92' (TOTAL)

LOT 29

LOT 31

Orig: 0.441 - .315 + .441 = (0.256)

Orig: 0.315 - 0.328 x 2 = 0.256

"BARNSTORMER CIRCLE"
(50' RIGHT OF WAY)
(DEED BOOK 1037, PAGE 510)

"TANYARD" SUBDIVISION SECTION 1
DEED OF DEDICATION: DEED BOOK 273, PAGE 346
PLAT BOOK 7, PAGE 350
TAX MAP 41C-1-(LOT No.)

REVISIONS	
REVISED DATE:	
REVISED DATE:	
REVISED DATE:	
REVISED DATE:	

PAGE 1 OF 1	
DATE: 6-3-2024	
DRAWN BY: PJR	
CHECKED BY: ADW	
JOB No: 23-412	

SCALE
0' 15' 30' 60' 90'
1" = 30'

PLAT SHOWING ANNUAL DIVISION
LOTS 28 & 28A
& BOUNDARY LINE ADJUSTMENT BETWEEN
LOTS 28 & 28A
"TANYARD" SUBDIVISION
TOWN OF LOUISA
LOUISA COUNTY, VIRGINIA

AXIS
LAND SURVEY, INC.
5753 COURTHOUSE ROAD
SPOTSYLVANIA, VA 22551
(540) 895-5011
OFFICE@ASIXLS.NET

PROFFER STATEMENT

Town of Louisa – Barnstormer Lots Tax Map Parcels 41C-1-28 & 28A

Date of Proffer:	October 21, 2024
Project Name:	Barnstormer Lots 41C-1-28 & 28A
Owners:	RTW Construction Corp, Patrick & Judith Hanley, & Curtis Moore
Existing Zoning:	RG (Residential General)
Zoning Requested:	RG (Residential General) with Special Use Permit for construction two duplexes
Acreage of Parcel(s):	41C-1-28 – 0.378 acres & 41C-1-28A – 0.378 acres
Tax Map #(s):	41C-1-28 & 41C-1-28A
Exhibit(s)/References:	Concept Site Layout

The Term "Owner" as referenced within this document shall include within its meaning the owner, or owners, of record of the Property, or properties, and their successors in interest.

The Owner hereby voluntarily proffers the conditions listed herein which shall be applied to the above-referenced property owned by RTW Construction Corp, Patrick & Judith Hanley, & Curtis Moore, provided that the Louisa Town Council accepts these proffers and approves the rezoning of the land to RG (Residential General) with Special Use Permit.

1) Motor vehicles owned by occupants will be limited to two vehicles per residential unit.
2) The units will be limited to one-story with a customary roof line above the natural grade of the lots.
3) In the event that natural vegetation is disturbed, A double staggered row of evergreen trees will be planted along the common boundary lines of the subject parcels and Tax Map Parcels 41C-1-32 & 41C-1-33 on ten foot spacing.
4) The units constructed on the subject lots will be designed and constructed in a similar style and color as the duplex units located across the street at 201, 203, 205, and 207 Barnstormer Circle to promote visual cohesion and appealing aesthetics of the neighborhood.
5) The units constructed will utilize trash service provided through the Town of Louisa so long as it is provided. All trash cans shall be stored out of sight from Barnstormer Circle when not set upon the street for trash pickup.
6) The Special Use Permit shall be limited to the construction of duplex for

each subject lot.

The undersigned Owner hereby proffers that the use and development of the Property shall be in conformance with the proffers and conditions herein above. This document shall supersede all other agreements, proffers or conditions that may be found to be in conflict. The Owner agrees that all proffers shall be binding to the property, which means the proffers shall be transferred to all future property successors of the land.

_____ _____

Owner: RTW Construction Corp Date
By: Rea T. Williams, Jr.
Its: President

_____ _____

Patrick Hanely Date

_____ _____

Judith Hanely Date

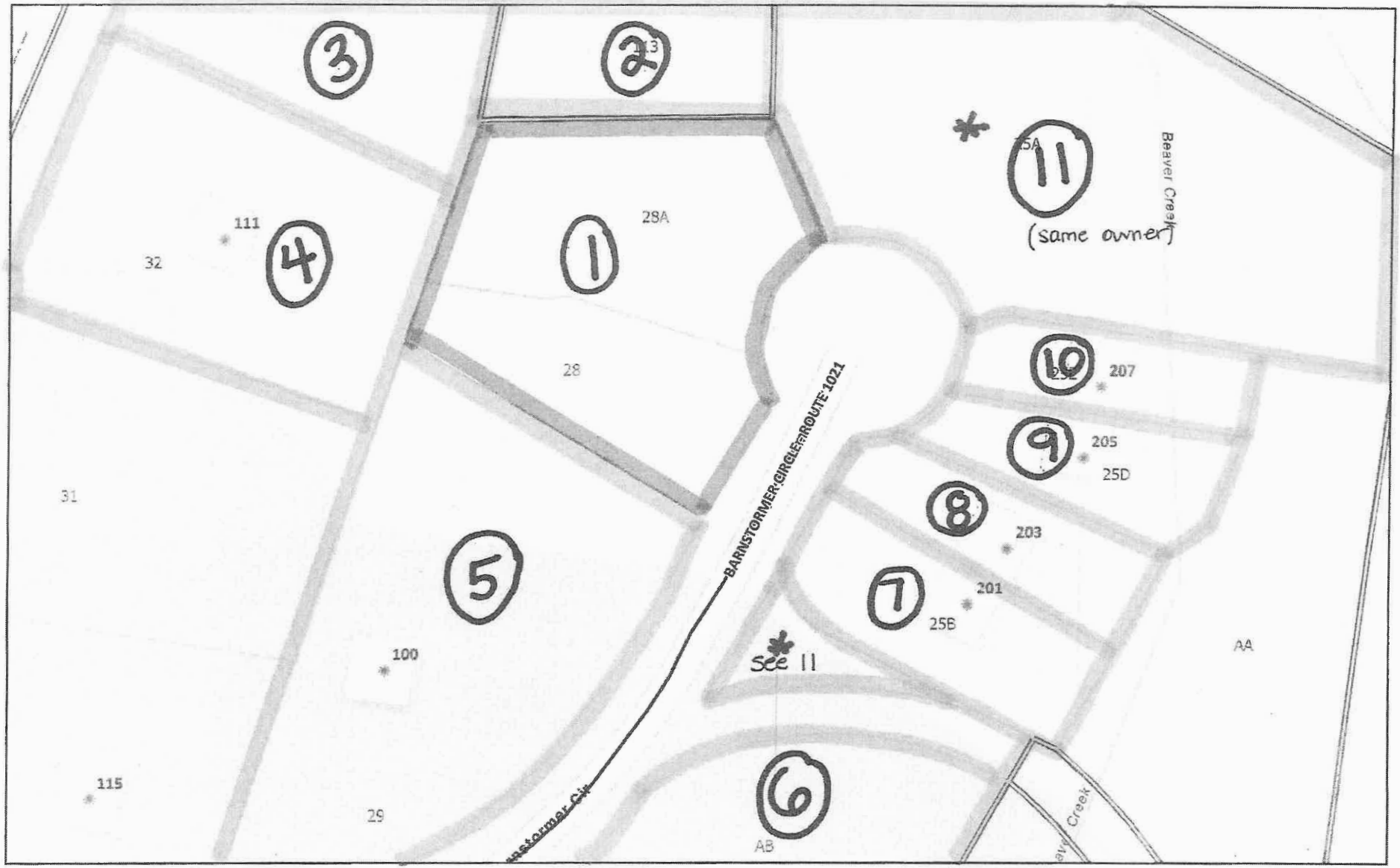
_____ _____

Curtis Moore Date

Agreed and Accepted: Town of Louisa, Virginia:

_____ _____

*By*_____, *Mayor*



October 30, 2024

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.02 0.04 km

Esri Community Maps Contributors, WVU Facilities, VGIN, West Virginia GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,

PROFFER STATEMENT

Town of Louisa – Barnstormer Lots Tax Map Parcels 41C-1-28 & 28A

Date of Proffer:	June 25, 2026
Project Name:	Barnstormer Lots 41C-1-28 & 28A
Owners:	RTW Construction Corp, Patrick & Judith Hanley, & Curtis Moore
Existing Zoning:	RG (Residential General)
Zoning Requested:	RG (Residential General) with Special Use Permit for construction two duplexes
Acreage of Parcel(s):	41C-1-28 – 0.378 acres & 41C-1-28A – 0.378 acres
Tax Map #(s):	41C-1-28 & 41C-1-28A
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2) The units will be limited to one-story with a customary roof line above the natural grade of the lots.
3) In the event that natural vegetation is disturbed, A double staggered row of evergreen trees will be planted along the common boundary lines of the subject parcels and Tax Map Parcels 41C-1-32 & 41C-1-33 on ten foot spacing.
4) The units constructed on the subject lots will be designed and constructed in a similar style and color as the duplex units located across the street at 201, 203, 205, and 207 Barnstormer Circle to promote visual cohesion and appealing aesthetics of the neighborhood.
5) The units constructed will utilize trash service provided through the Town of Louisa so long as it is provided. All trash cans shall be stored out of sight from Barnstormer Circle when not set upon the street for trash pickup. In the event the Town of Louisa terminates trash pickup, a

commercial/private trash company shall be utilized to remove trash from the premises.

6) The Special Use Permit shall be limited to the construction of one duplex for each subject lot resulting in no more than 4 total dwelling units between the two lots.
7) The driveway to each duplex shall be finished with asphalt or concrete.
8) There shall be no overnight parking on the street or cul-de-sac
9) Storage sheds shall be located in the rear of the properties for each unit to utilize to keep the yard tidy.

The undersigned Owner hereby proffers that the use and development of the Property shall be in conformance with the proffers and conditions herein above. This document shall supersede all other agreements, proffers or conditions that may be found to be in conflict. The Owner agrees that all proffers shall be binding to the property, which means the proffers shall be transferred to all future property successors of the land.

_____ _____

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By: Rea T. Williams, Jr.
Its: President

_____ _____

Patrick Hanely Date

_____ _____

Judith Hanely Date

_____ _____

Curtis Moore Date

Agreed and Accepted: Town of Louisa, Virginia:

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*By*_____, *Mayor*

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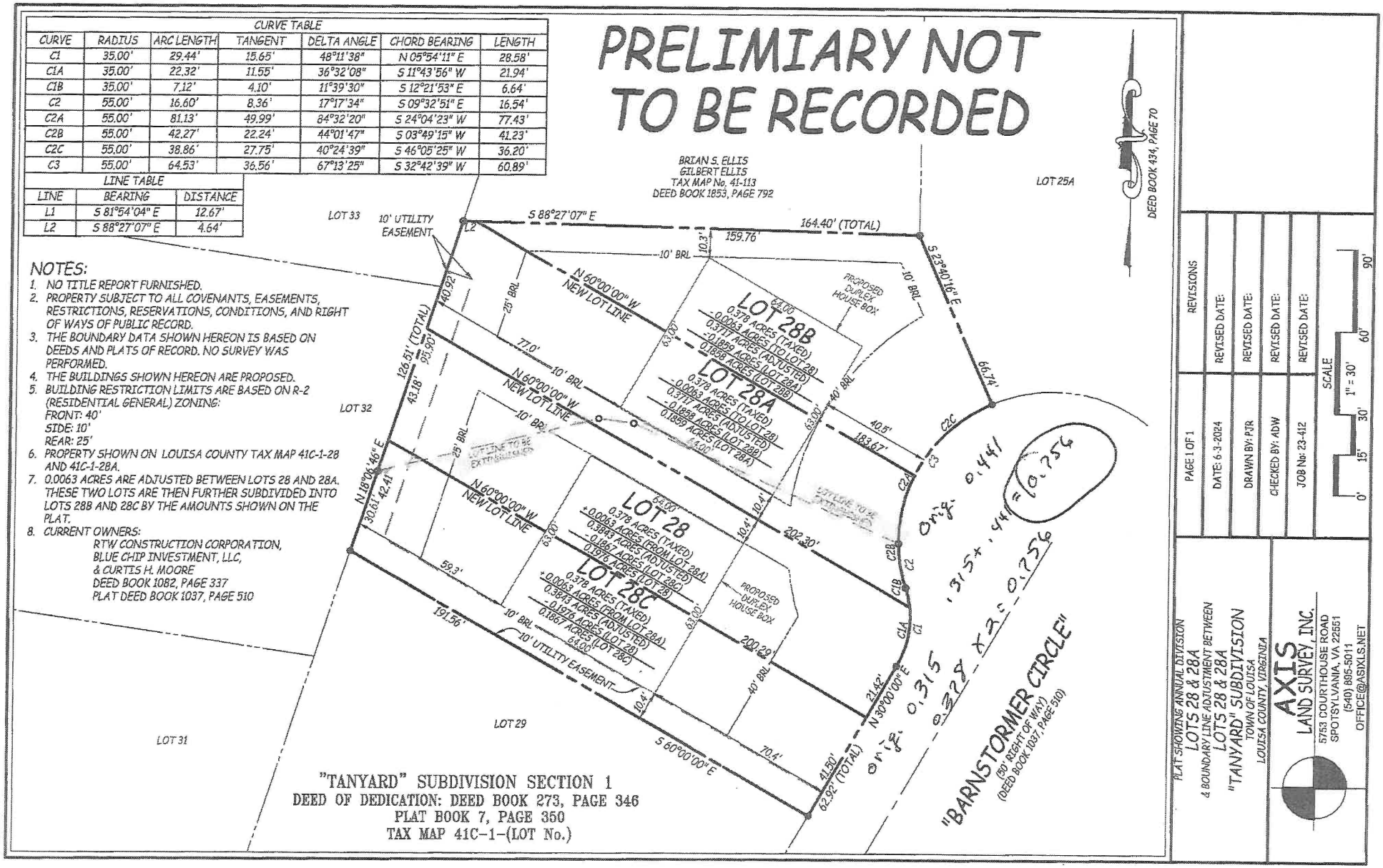
_____ _____

Curtis Moore Date

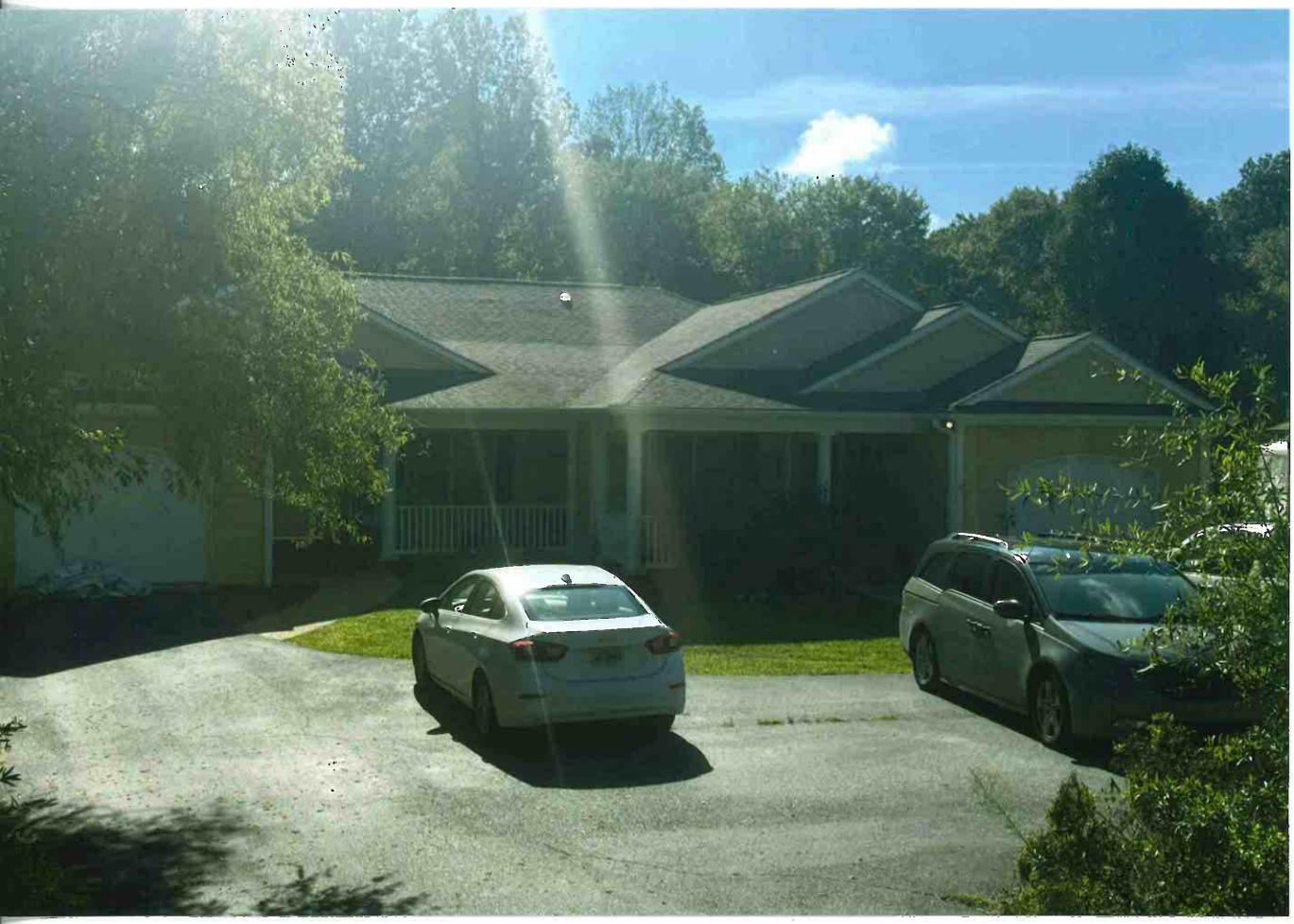
Agreed and Accepted: Town of Louisa, Virginia:

_____ _____

*By*_____*, Mayor*


PRELIMIARY NOT TO BE RECORDED
CURVE TABLE
CURVE | RADIUS | ARC LENGTH | TANGENT | DELTA ANGLE | CHORD BEARING | LENGTH
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FRONT: 40'
SIDE: 10'
REAR: 25'
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7. 0.0063 ACRES ARE ADJUSTED BETWEEN LOTS 28 AND 28A. THESE TWO LOTS ARE THEN FURTHER SUBDIVIDED INTO LOTS 28B AND 28C BY THE AMOUNTS SHOWN ON THE PLAT.
8. CURRENT OWNERS:
RTW CONSTRUCTION CORPORATION,
BLUE CHIP INVESTMENT, LLC,
& CURTIS H. MOORE
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PLAT DEED BOOK 1037, PAGE 510
BRIAN S. ELLIS
GILBERT ELLIS
TAX MAP No. 41-113
DEED BOOK 1853, PAGE 792
LOT 25A
DEED BOOK 434, PAGE 70
LOT 33
10' UTILITY EASEMENT
S 88°27'07" E
164.40' (TOTAL)
159.76'
10' BRL
S 23°40'16" E
66.74'
N 60°00'00" W
NEW LOT LINE
LOT 28B
0.378 ACRES (TAXED)
-0.0063 ACRES (TO LOT 28)
0.3717 ACRES (ADJUSTED)
-0.1859 ACRES (LOT 28A)
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PROPOSED DUPLEX HOUSE BOX
LOT 28A
0.378 ACRES (TAXED)
-0.0063 ACRES (TO LOT 28)
0.3717 ACRES (ADJUSTED)
-0.1858 ACRES (LOT 28B)
0.1859 ACRES (LOT 28A)
LOT 32
126.51' (TOTAL)
43.18'
N 18°06'45" E
30.61'
42.41'
OUTLINE TO BE EXTINGUISHED
LOT 28
0.378 ACRES (TAXED)
+0.0063 ACRES (FROM LOT 28A)
0.3843 ACRES (ADJUSTED)
-0.1867 ACRES (LOT 28A)
0.1976 ACRES (LOT 28)
LOT 28C
0.378 ACRES (TAXED)
+0.0063 ACRES (FROM LOT 28A)
0.3843 ACRES (ADJUSTED)
-0.1975 ACRES (LOT 28)
0.1867 ACRES (LOT 28C)
PROPOSED DUPLEX HOUSE BOX
202.30'
200.29'
191.56'
10' UTILITY EASEMENT
S 60°00'00" E
LOT 31
LOT 29
N 30°00'00" E
21.42'
41.50'
62.92' (TOTAL)
"BARNSTORMER CIRCLE"
(50' RIGHT OF WAY)
(DEED BOOK 1037, PAGE 510)
Orig. 0.315
0.328 x 3 = 0.984
Orig. 0.441
1.315 + .441 = 1.756
0.984 + 0.756
"TANYARD" SUBDIVISION SECTION 1
DEED OF DEDICATION: DEED BOOK 273, PAGE 346
PLAT BOOK 7, PAGE 350
TAX MAP 41C-1-(LOT No.)
REVISIONS
REVISED DATE:
PAGE 1 OF 1
DATE: 6-3-2024
DRAWN BY: PJR
CHECKED BY: ADW
JOB No: 23-412
SCALE
1" = 30'
0' 15' 30' 60' 90'
PLAT SHOWING ANNUAL DIVISION
LOTS 28 & 28A
& BOUNDARY LINE ADJUSTMENT BETWEEN
LOTS 28 & 28A
"TANYARD" SUBDIVISION
TOWN OF LOUISA
LOUISA COUNTY, VIRGINIA
AXIS
LAND SURVEY, INC.
5753 COURTHOUSE ROAD
SPOTSYLVANIA, VA 22551
(540) 895-5011
OFFICE@ASIXLS.NET









The Town of Louisa, Virginia

Incorporated 1873

212 Fredericksburg Avenue
P.O. Box 531
Louisa, Virginia 23093

Phone: (540) 967-1400
Fax: (540) 967-9580
www.louisatown.org

August 4, 2026

Regarding: A Special Use Permit Application SUP-2024-03 and Required Notice for Public Hearing

To Whom it May Concern,

The Louisa Town Council will hold a Public Hearing at 6:00 PM on Tuesday, August 25, 2026, at 212 Fredericksburg Avenue, Louisa, Virginia to consider the following item:

SUP-2024-03: A Special Use Permit application, submitted by R. T. Williams, III agent for the owners, RTW Construction Corp, Patrick & Judith Hanley and Curtis Moore, for the property located on Barnstormer Circle, specifically Lots 28 and 28A, identified as Louisa Tax Map parcels 41C-1-28 and 41C-1-28A, located in a General Commercial District. The total acreage of the parcels consists of 0.756 acres. The application is to subdivide the two parcels to a total of 4 parcels and construct two (2) duplexes, for a total of four (4) dwelling units.

Your property is adjacent/across the street to the property being considered for this Special Use Permit within the Town of Louisa. This notification is in accordance with Section 15.2-2204 of the Code of Virginia. Your participation in the Public Hearing is not required.

Comments will be heard in person during the public hearing. Comments can also be submitted prior to the meeting by calling our office at (540) 967-1400, email at info@louisatown.org or mail to P.O. Box 531, Louisa, Virginia 23093. Complete copies of the Special Use Permit application are available at Louisa Town Hall. Requests for mailed or e-mailed copies will be honored. The Town of Louisa will place any written or oral comments received in the record of this permit. Please contact the Town of Louisa for any questions. If special accommodation is needed to participate, please contact our office the day prior to the Public Hearing.

THE TOWN OF LOUISA NOTICE OF SPECIAL USE PERMIT JOINT PUBLIC HEARING

The Town of Louisa Planning Commission and Town Council will hold a joint public hearing at 6:00 pm on August 25, 2026, in the Council meeting room at Town Hall, 212 Fredericksburg Ave., Louisa Virginia for the purpose of receiving public comment, pursuant to § 15.2-2204 of the Code of Virginia and Chapter 165 of the Louisa Town Code, on a Special Use Permit Application submitted on August 5, 2026, by R. T. Williams, III agent for the owners, RTW Construction Corp, Patrick & Judith Hanley and Curtis Moore related property located on Barnstormer Circle, specifically Lots 28 and 28A, identified as Louisa Tax Map parcels 41C-1-28 and 41C-1-28A. The total acreage of the parcels is 0.756 acres. These parcels are currently zoned as General Residential. After the public hearing the Commission may make a recommendation to Council, and Council may consider the SUP. If approved by Council, the SUP would allow for multifamily use pursuant to Town Code § 165-29, limited to one residential duplex unit on each parcel, which may be subdivided, for a total of no more than four dwelling units. A full copy of the SUP application is located in the Town administrative offices in Town Hall at the address above and is available for public inspection Monday through Friday during regular business hours.

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Town of Louisa, Virginia

Special Use Permit No. 2024-03(B)
Applicant: R.T. Williams, III as Agent for RTW Construction Corp., Parcel Owners
P.O. Box 68
Louisa, VA 23093

Resolution approving the Special Use Permit No. _2024-03(B)for multi-family (duplex) use in Residential General District on Tax Map Parcels 41C-1-28 and 41C-1-28A (Barnstormer Circle) in the Town of Louisa

Resolved by the Town Council for the Town of Louisa that pursuant to Article XI, Section 165-68 of Chapter 165 of the Town of Louisa Code of Ordinances, in order to maintain and adequately provide for the security of the health, safety, convenience, comfort, prosperity, or general welfare of the community's inhabitants, that the above-referenced Special Use Permit is hereby approved with the following conditions in addition to all other applicable local and state laws and regulations:

1. Occupant motor vehicles on the property shall be limited to two vehicles per residential unit.

2. The units must be limited to one-story with a customary roof line above the natural grade of the lots.

3. In the event that natural vegetation is disturbed, a double staggered row of evergreen trees must be planted along the common boundary lines of the subject parcels and Tax Map Parcels 41C-1-32 and 41C-1-33.

4. The units constructed on the subject parcels must be designed and constructed in a similar style and color as the duplex units located across the street at 201, 203, 205, and 207 Barnstormer Circle to promote visual cohesion and appealing aesthetics of the neighborhood.

5. The units constructed must utilize trash service provided through the Town of Louisa so long as the Town provides such service. All trash cans shall be stored out of sight from Barnstormer Circle when not set out for trash pickup. In the event the Town terminates trash pickup service, a commercial/private trash company shall be utilized to remove trash from the premises.

6. This SUP shall be limited to the construction of one duplex for each subject parcel resulting in no more than 4 total dwelling units between the two parcels.

7. The driveway to each duplex shall be finished with asphalt or concrete.

8. There shall be no overnight parking on the street or cul-de-sac.

9. Storage sheds shall be located in the rear of the properties for each unit to facilitate the residents maintaining uncluttered, tidy yards.

Be it Further Resolved that these conditions shall be in addition to all other applicable local, state and federal laws, including any prior zoning permits approved by the Town for this property that are still in effect. In the event of a conflict between any such prior Town permit and this permit, this one shall control.

Approved after required public notice and hearing by the Louisa Town Council on this 25th day of August 2026.

By: _____
Hon. Ashley Michael, Interim Mayor

Attest: _____
Stephanie Dorman, Clerk to Town Council