



Louisa Town Council – Regular Meeting

212 Fredericksburg Avenue

Louisa, Virginia 23093

Tuesday, September 16, 2025

6:00 pm - Convene Regular Session

Invocation

Pledge to the Flag

Business from the Floor:

This section of the Council meeting provides citizens the opportunity to discuss matters, which are not listed on the printed agenda. Any person wishing to bring a matter to the Council's attention under this section of the agenda should: (1) State their name and address; (2) State the matter that they wish to discuss and what action they would like the Council to take. When appropriate or if requested, we will respond to direct questions in writing. Please limit comments to 3 minutes or less.

Consent Agenda:

Meeting Agenda Approval

Consideration of Accounts and Appropriations

Approval of Minutes: August 19, 2025, August 21, 2025, August 29, 2025

Old Business:

1. Discussion/ Action on SUP 2025-01
2. Discussion on lighting options for the Town's entry signs
3. Equipment Surplus

New Business:

1. Community Presentation(s)
 - a. Chamber of Commerce

Standing Committee Reports:

Personnel Committee

Legal Matters Committee

Trash, Recycling & Litter Committee

Finance Committee

Cemeteries Committee

Reports from Staff:

Police Chief

Public Works Superintendent

Legal Counsel

Clerk

Treasurer

Closed Session:

In accordance with Virginia Code §2.2-3711(A)(1) of the Code of Virginia, Town Council convene in closed session to discuss personnel matters regarding consideration or interviews of candidates for employment and job assignments of specific employees and pursuant to Virginia Code §2.2-2711(A)(7) for discussion with legal counsel regarding pending litigation in the matter of RTW Construction v. Town of Louisa.

Comments by Members of Town Council

Adjournment

TOWN OF LOUISA

Preliminary Bill List for Town Council Meeting - August 19, 2025

VENDOR NAME	GENERAL FUND	WATER FUND	SEWER FUND	HILLCREST FUND	TOTAL
Advance Auto Parts	151.04				\$ 151.04
Automated Office Systems	99.00				\$ 99.00
Blue Ridge Bank	2,790.93	465.34	127.01		\$ 3,383.28
BMS Direct, Inc.		126.12			\$ 126.12
Cedar Mountain Stone Corp.		887.63	887.62		\$ 1,775.25
Central VA Contractors, Inc.		1,616.00			\$ 1,616.00
Cintas	204.02	204.00	204.00		\$ 612.02
Cody Langridge/PWS Operations, LLC		603.00			\$ 603.00
County of Louisa, Landfill	1,504.80				\$ 1,504.80
Document Destruction of Virginia, LLC	40.00				\$ 40.00
EZ Performance Center, Inc.	458.33				\$ 458.33
Fortiline Waterworks, Inc.		179.20			\$ 179.20
Gladys M. Thomas (Focus Point)	1,425.00				\$ 1,425.00
Hefty, Wiley & Gore, P.C.	4,500.00				\$ 4,500.00
Intrastate Pest	161.38				\$ 161.38
Kickin Grass Lawn & Landscaping, LLC	1,346.00			2,160.00	\$ 3,506.00
Louisa Auto Parts, Inc.	959.23				\$ 959.23
Louisa County Rescue Squad	6,000.00				\$ 6,000.00
Louisa County Water Authority		36,538.22	48,203.89		\$ 84,742.11
Louisa Hardware	39.78	175.03			\$ 214.81
Magna5 MS, LLC	2,885.50				\$ 2,885.50
Main St. Plumbing & Electrical Supply		477.68	1,937.78		\$ 2,415.46
Malcom B Pully, Jr.	100.00				\$ 100.00
Mansfield Oil Co.	1,018.53	264.49	77.25		\$ 1,360.27
MoJohns	95.00				\$ 95.00
Raco Manufacturing & Engineering, Co.		75.00	2,820.00		\$ 2,895.00
Ricoh USA, Inc.	333.42				\$ 333.42
Stafford Technologies	274.95				\$ 274.95
Tencarva			1,900.00		\$ 1,900.00
UniFirst Corp.	353.24				\$ 353.24
Updike Industries, Inc.	6,387.60				\$ 6,387.60
Virginia Utility Protection Services		254.40			\$ 254.40
WBBI, Inc.			2,046.40		\$ 2,046.40
Weimer Automotive	1,267.88				\$ 1,267.88
TOTALS:	32,395.63	41,866.11	58,203.95	2,160.00	\$ 134,625.69

1 The Town Manager presented that staff can now successfully record meetings and
2 suggested video storage options.

3 Motion to start recording meetings.

4 Motion made by Henry, Seconded by Harte.

5 Voting For: Crawford, Harte, Henry, Purcell, Rigsby

6

7 Mayor Kersey provided the invocation and led the pledge of allegiance.

8 **BUSINESS FROM THE FLOOR:**

9 Nobody from the public signed up to speak.

10 **CONSENT AGENDA:**

11 Minutes Amendments:

- 12 • Change Knuckles to Nuckles.
- 13 • Change Danna to Dana throughout.
- 14 • Change Burts to Virts.

15 Motion to accept Consent Agenda.

16 Motion made by Rigsby, Seconded by Purcell.

17 Voting For: Crawford, Harte, Henry, Purcell, Rigsby.

18

19 **PUBLIC HEARING:**

20 **1. SUP 2025-01**

21 The Town Manager presented an overview of the application to Council.

22 Council member Purcell, as the liaison for the Planning Commission, advised that the
23 Planning Commission approved this application with provisions.

24 The Mayor opened the public hearing at 6:27 pm.

25 The applicant did not have anything to add and yielded his time to answer questions from
26 Council.

27 Currently, the applicant does not currently have a plan for the commercial lot.

28 Council and the applicant discussed traffic and the need for a deceleration lane.

1 The applicant advised that he will not need elevators.

2 Council and the applicant discussed timing for the construction phases.

3 **Public Comment:**

4 **Larry Kavanagh**, a Louisa resident, wanted to put in a good word for the applicant as they
5 have been good neighbors. He also suggested putting a time limit on permits.

6 **Rick Myers**, a Louisa resident, likes the plan but would like to see studies about the runoff.

7 The Mayor closed the public hearing at 6:43 PM.

8 The lack of a commercial lot raised concerns for Council member Crawford. He would like
9 to see the original SUP.

10 **2. SUP-2025-02**

11 The Town Manager presented an overview of the application to Council.

12 The Mayor opened the public hearing at 7:11 pm.

13 The applicant presented her goal of transforming the house into a rehabilitation center and
14 the benefits of having such a facility in the Town. She further explained the type of care and
15 services residents would receive.

16 Council and the applicant discussed the safety improvements that would need to be
17 completed for this house to be ADA compliant.

18 Council asked the applicant about meals clients will receive, the age of the clients as well
19 as the types of clients that will be receiving services, and the plans for the smaller house.

20 **Public Comment:**

21 **Kathy Wise**, has known the applicant for 15 years in both a professional and personal
22 manner. They are currently working together on their non-profit venture. She spoke highly of
23 the applicant and the project.

24 The Mayor closed the public hearing at 7:41 PM.

25 Council member Henry has concerns about fire safety which was addressed by legal
26 counsel.

27 **NEW BUSINESS:**

28 **1. Discussion/Action on SUP 2025-01**

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Motion to defer action until next regular meeting.

Motion made by Rigsby, Seconded by Purcell.

Voting For: Crawford, Harte, Henry, Purcell, Rigsby.

2. Discussion/Action on SUP 2025-02

Council member Purcell, as the liaison for the Planning Commission, advised that the concerns the Planning Commission had with the site plan have been corrected.

Vice- Mayor Harte confirmed that the ap
Motion to approve SUP-2025-02.

Motion made by Purcell, Seconded by Rigsby.

Voting For: Harte, Purcell, Rigsby.

Voting Against: Crawford, Henry.

3. Strategic Planning Retreat for Council

This item is to be combined with “Strategic Planning Discussion.”

Council scheduled a meeting on October 4, 2025, from 8:30am – 2:30 pm to discuss annexation, Main Street, and the Fireman Fairgrounds.

4. Chamber of Commerce updates

Mayor Kersey requested information of involvement with the EDA be presented at next month’s meeting.

5. Discussion and appointment of Planning Commissioners

Council and the Town Manager discussed the multiple vacancies on the Planning Commission.

Motion to appoint Maxine Butcher to the Town of Louisa Planning Commission.

Motion made by Crawford, Seconded by Henry.

Voting For: Crawford, Harte, Henry, Purcell, Rigsby

6. Strategic Planning Discussion

1 This item was combined with “Strategic Planning Retreat for Council.”

2 **7. Approval of Festival Permit**

3 The Town Manager presented the festival permit, and it is in compliance.

4 Motion to approve festival permit.

5 Motion made by Purcell, Seconded by Henry.

6 Voting For: Crawford, Harte, Henry, Purcell, Rigsby

7

8 **OLD BUSINESS:**

9

10 **2. Discussion on lighting options for the Town’s entry signs**

11 Action to happen at next regular meeting.

12 **STANDING COMMITTEE REPORTS:**

13 **Legal:**

14 The Committee is working on the Code and Charter revisions. A copy of the draft Charter
15 has been submitted to the attorney for review.

16 Council had a discussion regarding public works job titles.

17 **STAFF REPORTS:**

18 **Police:**

19 Martin Nachtman, Chief of Police, provided the Police Report.

20 In addition to his written report, he advised that the Police Department would like to host
21 an additional public safety event.

22 Council congratulated the Police Department on a great job hosting National Night Out.

23 **Public Works:**

24 Anthony Larry, Public Works Director, provided the Public Works Report.

25 In addition to his written report, he advised his staff have completed fire hydrant repair
26 training. He continued that the pump house is running better.

27 **Counsel:**

28 Counsel is in receipt of the Charter and will have it to the Council by the next meeting.

1 **Treasurer:**

2 Franchesca Mall-Padilla, Treasurer, provided the Treasurer report.

3 She reported that she is still trying to piece together information.

4 **Clerk:**

5 Stephanie Dorman, Clerk, provided the Clerk report.

6 In addition to her written report, she advised that she received and denied a FOIA under the
7 same provision listed in her report.

8 **Manager:**

9 Craig Buckley, Interim Town Manager, provided the Town Manager report.

10 He reported that outside resources came to help train the Treasurer. The Public Works
11 Director is taking the lead on a grant application.

12 The Town will be conducting interviews for the Town Manager on the 21st.

13 **CLOSED SESSION:**

14 Council convened in closed session pursuant to §2.2-3711 (A)(1) for the discussion of
15 personnel performance, and §2.2-3711(A)(7) and (A)(8) for advice from the town attorney
16 regarding the process for such appointment and for discussion of pending litigation.

17 Motion made by Purcell, Seconded by Harte.

18 Voting For: Crawford, Harte, Henry, Purcell, Rigsby.

19

20 **Certification:**

21 Motion to certify closed session and to come back into session.

22 Voting to certify closed session:

23 **ADJOURNMENT**

24 Motion to adjourn.

25 Motion made by Purcell, Seconded by Rigsby.

26 Voting For: Crawford, Harte, Henry, Purcell, Rigsby.

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1 Council adjourned at 9:54 PM.

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Mayor

Clerk

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6

DRAFT

Louisa Town Council Minutes

August 21, 2025

Page **2** of **2**

1 Motion made by Purcell, Seconded by Crawford

2 Voting For: Crawford, Harte, Henry, Purcell, Rigsby.

3

4 Council adjourned at 10:14 PM.

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Mayor

Clerk

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1 **Town of Louisa**

2 **Town Council Monthly Meeting**

3 **August 21, 2025**

4
5
6 **Present:** Matthew Kersey, Interim Mayor;
7 Vicky Harte, Vice-Mayor;
8 Danny Crawford, Roger Henry, Sylvia Rigsby,
9 John J. Purcell IV (Via Phone) Council members;
10 Craig Buckley, Interim Town Manager.
11

12 **Also in Attendance:** Stephanie Dorman, Clerk.
13

14 **All copies, including reports, handouts, and documents**

15 **can be found following the minutes.**

16 Mayor Kersey called the Louisa Town Council Meeting to order at 8:03 PM. He provided the
17 invocation and led the pledge of allegiance.

18 Motion to allow Council Member John Purcell to participate remotely via telephone as per
19 the policy.

20 Motion by Harte, Seconded by Henry.
21 Voting For: Crawford, Harte, Henry, Rigsby.
22

23 **NEW BUSINESS:**

24 **1. EDA Appointment**

25 Motion to appoint Patricia Thompson as the liaison.

26 Motion by Henry, Seconded by Rigsby.
27 Voting For: Crawford, Harte, Henry, Rigsby.
28

29 **2. Historical Society Temporary Use of Additional Barracks Building**

30 The Mayor reported that the Historical Society is undergoing construction
31 renovations and would like temporary use of the additional Barracks building to
32 store items.
33

1 Council discussed whether or not the Historical Society leased that space and
2 ultimately determined it is not a leased space.

3

4 Council member Rigsby would like to put a time limit on building usage.

5

6 Motion to allow the Historical Society temporary use of additional Barracks building
7 for a period of six months while they undergo renovations.

8 Motion by Rigsby, Seconded by Henry.

9 Voting For: Crawford, Harte, Henry, Rigsby.

10

11 **3. Posting of Deputy Clerk Position**

12

13 The Town Manager advised Council that there is a vacancy for the Deputy Clerk
14 position. The position will be posted in the upcoming days.

15

16 **OLD BUSINESS:**

17 1. Planning Commission Appointments

18 Motion to appoint Cochran Garnett and Janet Matkins to Planning Commission.

19 Motion by Henry, Seconded by Rigsby.

20 Voting For: Crawford, Harte, Henry, Rigsby.

21

22 **CLOSED SESSION:**

23 Council convened in closed session pursuant to §2.2-3711 (A)(1) for the purpose of
24 discussing candidates for the Town Manager position.

25 Motion by Harte, Seconded by Crawford .

26 Voting For: Crawford, Harte, Henry, Rigsby.

27 **CERTIFICATION:**

28 Motion to certify closed session and to come back into session.

29 Motion by Crawford, Seconded by Henry.

30 Voting For: Crawford, Harte, Henry, Purcell, Rigsby.

1 **ADJOURNMENT**

2 Motion to adjourn.

3 Motion made by Crawford, Seconded by Henry.

4 Voting For: Crawford, Harte, Henry, Rigsby.

5 Council adjourned at 9:29 PM.

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Mayor

Clerk

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Town of Louia, Virginia

Special Use Permit No. _____

Applicant: Jouett Square Homes, LLC

c/o Scott Havens

9701 Grayton RD

Second Floor

Henrico, VA 23238

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 additional conditions:

1. The project shall be constructed in at least two phases with the first phase consisting of no more than 75 apartment units.
2. Construction of phase one shall commence within 2 years of permit approval.
3. The second phase, if undertaken, shall commence at least 12 months, but no more than 5 years after substantial completion of phase one.
4. In order to reduce congestion and better control traffic flow and improve public safety, the roadway being constructed shall be a private roadway with a gate to prevent cut-through traffic, which shall ensure that only residents of Jouett Square, public safety vehicles, and local government service vehicles are granted access to the property.

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 16th day of September 2025.

By: _____
Hon. Matthew Kersey, Interim Mayor

Attest: _____
Stephanie Dorman, Clerk to Town Council

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

Town Council
A. Daniel Carter, Interim Mayor
Vicky A. Harte, Vice Mayor
John J. Purcell, IV, Councilman
Sylvia L. Rigsby, Councilwoman
Daniel R. Crawford, Councilman
Roger W. Henry, Councilman

Planning Commission
A. Carter Cooke, Chairman
Maxine Butcher, Vice Chair
Veronica Saxton, Commission Member
E. Cochran Garnett, Commission Member
John J. Purcell, IV, Commission Member

February 27, 2025

Regarding: A Special Use Permit Application SUP-2025-01 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, March 18, 2025, at 212 Fredericksburg Avenue, Louisa, Virginia to consider the following item:

SUP-2025-01: A Special Use Permit (SUP) application, known as Jouett Square 2, submitted by Jouett Square Townhomes LLC, 9701 Gayton Road, 2nd Floor, Henrico, VA 23238, for property (Tax Map Parcel 40-142, zoned Residential General) located in Louisa, Virginia, and consists of 28.873 acres. The SUP is to allow 150 multifamily dwelling units ranging from one to four bedrooms. The conceptual plan depicts six garden style apartment buildings and one clubhouse with a pool. Additionally, the applicant plans to construct a road from Courthouse Road (Rt. 208) connecting to Lyde Avenue, as outlined in Town Code 165-44 (B).

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 or questions can also be submitted prior to the meeting by calling our office at (540) 967-1400 (Monday-Friday 8:30am-5:00pm), 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. If special accommodation is needed to participate, please contact our office the day prior to the Public Hearing.

Regards,

Town of Louisa

TOWN OF LOUISA, VIRGINIA
P.O. Box 531; 212 Fredericksburg Avenue
Louisa, Virginia 23093

Application No. SUP-2025-01

APPLICATION FOR SPECIAL USE PERMIT

Applicant Name Jouett Square Townhomes LLC

Address 9701 Gayton Rd 2nd Floor, Henrico, VA 23238

Phone (804) 357-7041

Property Location 301 Lyde Avenue

Zoning Town

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:
Multifamily housing with an additional 150 units on 28.873 acres.

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.

Additional 150 new townhome style units ranging from 1 to 4 bedrooms are proposed to be added on the northwest of Lyde Avenue.

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.

For 37 years, Jouett Square has been operating in the Town of Louisa. At this time, no changes are planned for the existing townhomes. New wood framed 3 story apartment style buildings are to be constructed along with an amenity clubhouse and swimming pool. Off street parking will be provided. Oversized stormwater management ponds will added to mitigate effects of the additional development.

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?

Protection to adjacent owners will be offered in multiple ways. First, during construction the adjacent properties will be protected from the construction activities with erosion and sediment control measures to protect them. From a stormwater management standpoint, the properties will be protected from additional runoff during rain events by the construction of a stormwater management facility that will collect water and release it at a slower rate or equal than previously. Lastly, the adjacent property will be visually screened slightly with the addition of Landscaping around the perimeter of the property, which currently there is none.

ENHANCEMENT OF TOWN

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

This project will benefit the community by addressing the critical need for family housing, offering units with up to four bedrooms. The high quality of this development is expected to enhance property values in the surrounding area. Additionally, the influx of new residents will help revitalize local retail and commercial businesses, further contributing to the area's economic growth and vitality. Also, an additional exit & entrance onto Rt 208 will help ease the traffic issue onto Main Street.

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

There is currently a S O P from 1990 that allows
Munti family town homes on the land. We are
looking to amend this for 3 story buildings

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.
 - 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
<u>Distillery Spring LLC</u>	<u>8714 Courthouse Rd</u>
<u>Agree IL & VA LLC</u>	<u>8986 Courthouse Rd</u>
<u>210 Elm Street</u>	<u>210 Elm Avenue</u>
<u>Kavanagh, Lawrence D JR & Judith M</u>	<u>225 Fairway Dr</u>



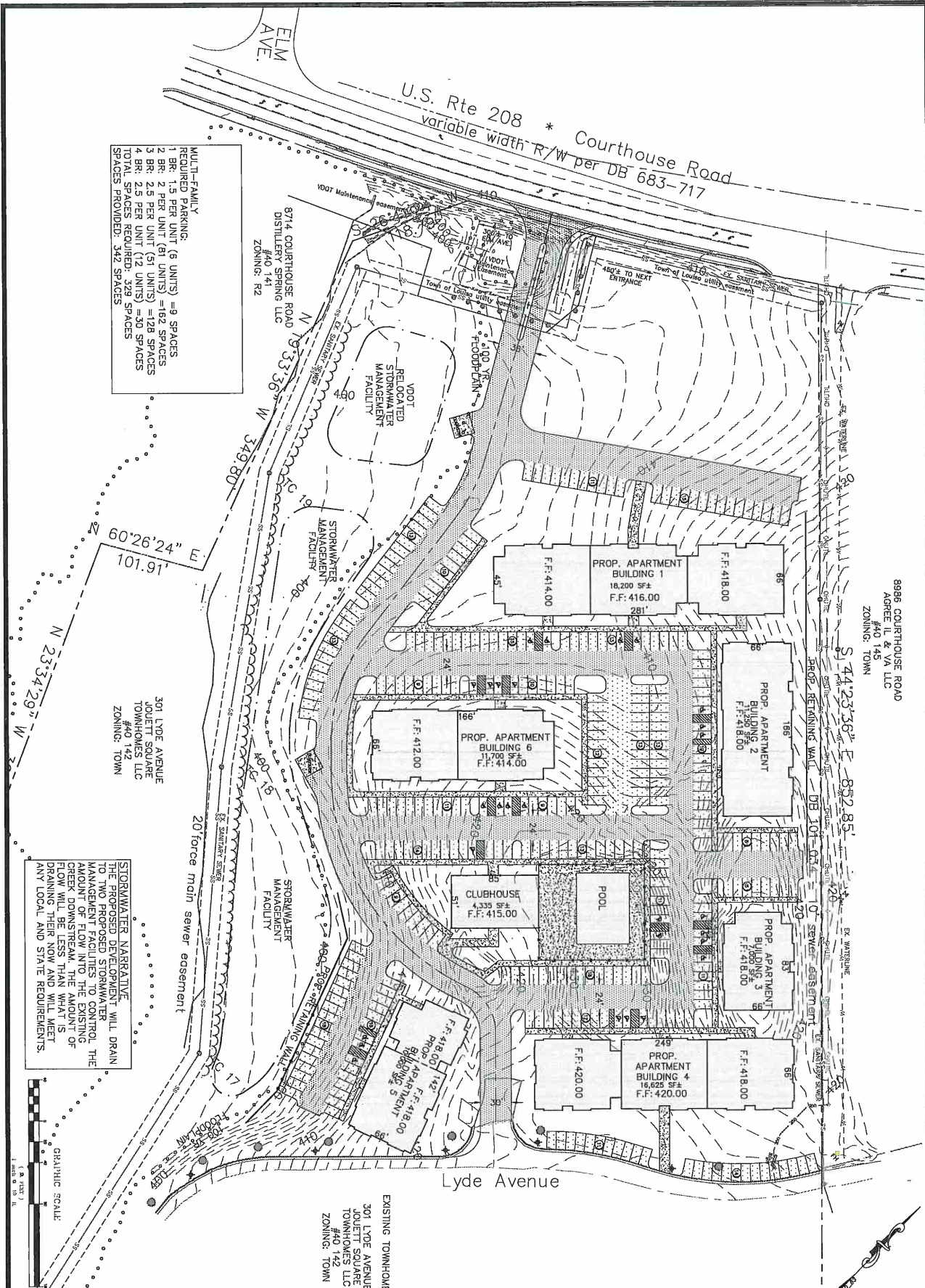
SITE DATA			
APARTMENTS	REQUIRED PARKING/UNIT	PARKING PROVIDED/UNIT	PARKING SPACES
1 BR	1.5	2	162 SPACES
2 BR	2	2.5	128 SPACES
3 BR	2.5	30	30 SPACES
4 BR	2.5		
TOTAL UNITS	150	329	
PARKING PROVIDED	342		

*Masterplan is for conceptual uses only. Plans subject to change. Permit to build.

JOUETT SQUARE 2

LOUISA, VA

Conceptual Masterplan



MULTI-FAMILY
 REQUIRED PARKING:
 2 BR: 17 PER UNIT (61 UNITS) = 102 SPACES
 3 BR: 25 PER UNIT (61 UNITS) = 128 SPACES
 4 BR: 25 PER UNIT (12 UNITS) = 30 SPACES
 TOTAL SPACES REQUIRED: 329 SPACES
 SPACES PROVIDED: 342 SPACES

301 LODE AVENUE
 JOUETT SQUARE
 TOWN #40 142
 ZONING: TOWN

STORMWATER NARRATIVE
 THE PROPOSED DEVELOPMENT WILL DRAIN TO AND PROPOSED STORMWATER CONTROL THE AMOUNT OF FLOW INTO THE EXISTING CREEK DOWNSTREAM. THE AMOUNT OF FLOW WILL BE LESS THAN WHAT IS DRAINING THEIR NOW AND WILL MEET ANY LOCAL AND STATE REQUIREMENTS.



JOB # 240674
 SHEET
 1

REV.	DATE	DESCRIPTION
1	11/24	LAYOUT

DESIGN BY: Andrew Bortone
 DRAWING SCALE: 1"=40'
 DATE: 07/24/2024

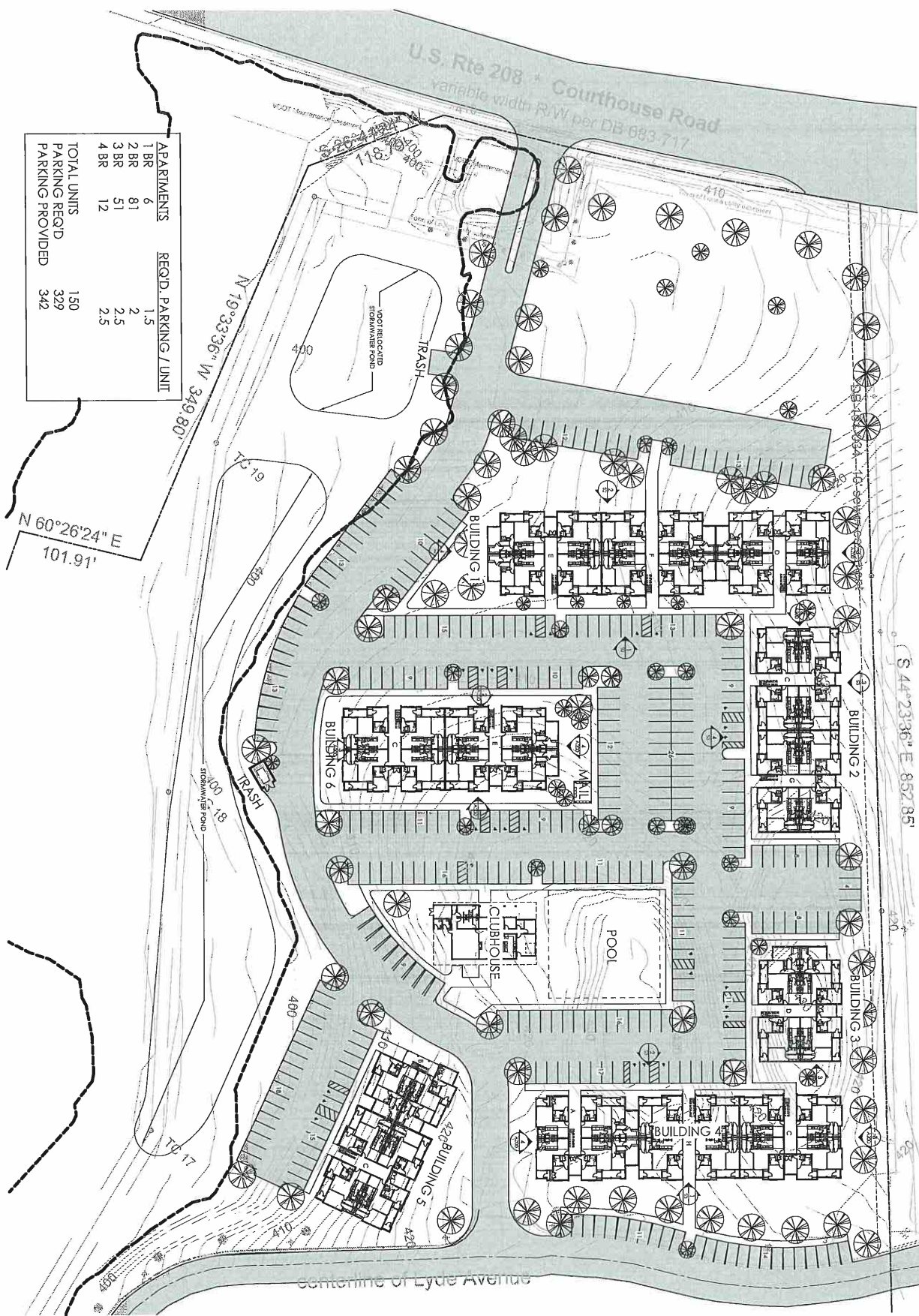
EXISTING TOWNHOMES
 301 LODE AVENUE
 JOUETT SQUARE
 TOWN #40 142
 ZONING: TOWN

JOUETT SQUARE II
LAYOUT PLAN
 TOWN OF LOUISA
 LOUISA COUNTY, VIRGINIA

7110 FOREST AVENUE - SUITE 204 RICHMOND, VA 23226 (804) 282-6900



8986 COURTHOUSE ROAD
 AGREE II & VA LLC
 #40 145
 ZONING: TOWN



APARTMENTS	REQD. PARKING / UNIT
1 BR	6
2 BR	81
3 BR	51
4 BR	12
TOTAL UNITS	150
PARKING REQ'D	329
PARKING PROVIDED	342



Notice of Public Hearing

THE TOWN OF LOUISA PLANNING COMMISSION WILL HOLD A PUBLIC HEARING AT 5:00 PM ON MONDAY, FEBRUARY 24, 2025, AT 212 FREDERICKSBURG AVENUE, LOUISA, VIRGINIA TO CONSIDER THE FOLLOWING ITEM:

SUP-2025-01: A Special Use Permit (SUP) application, known as Jouett Square 2, submitted by Jouett Square Townhomes LLC, 9701 Gayton Road, 2nd Floor, Henrico, VA 23238, for property (Tax Map Parcel 40-142, zoned Residential General) located in Louisa, Virginia, and consists of 28.873 acres. The SUP is to allow 150 multifamily dwelling units ranging from one to four bedrooms. The conceptual plan depicts six garden style apartment buildings and one clubhouse with a pool. Additionally, the applicant plans to construct a road from Courthouse Road (Rt. 208) connecting to Lyde Avenue, as outlined in Town Code 165-44 (B).

Comments will be heard in person during the public hearing. Comments or questions can also be submitted prior to the meeting by calling our office at (540) 967-1400 (Monday-Friday 8:30am-5:00pm), 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. If special accommodation is needed to participate, please contact our office the day prior to the Public Hearing.

Jouett Square 2 Adjacent Properties

1. Jouett Square Townhomes LLC - Applicant

9701 Gayton Rd, 2nd Floor
Henrico, VA 23238

2. Agree IL & VA LLC

Tractor Supply Co Attn: Tax Team
5401 Virginia Way
Brentwood, TN 37027

3. Havens, Scott J

10009 Falcolnbridge Drive
Henrico, VA 23238

4. Kavanaugh, Lawrence Jr & Judith M

225 Fairway Drive
Louisa, VA 23093

5. Distillery Spring LLC

P.O. Box 400
Louisa, VA 23093

6. Louisa Real Estate LLC

845 Ellisville Drive
Louisa, VA 23093

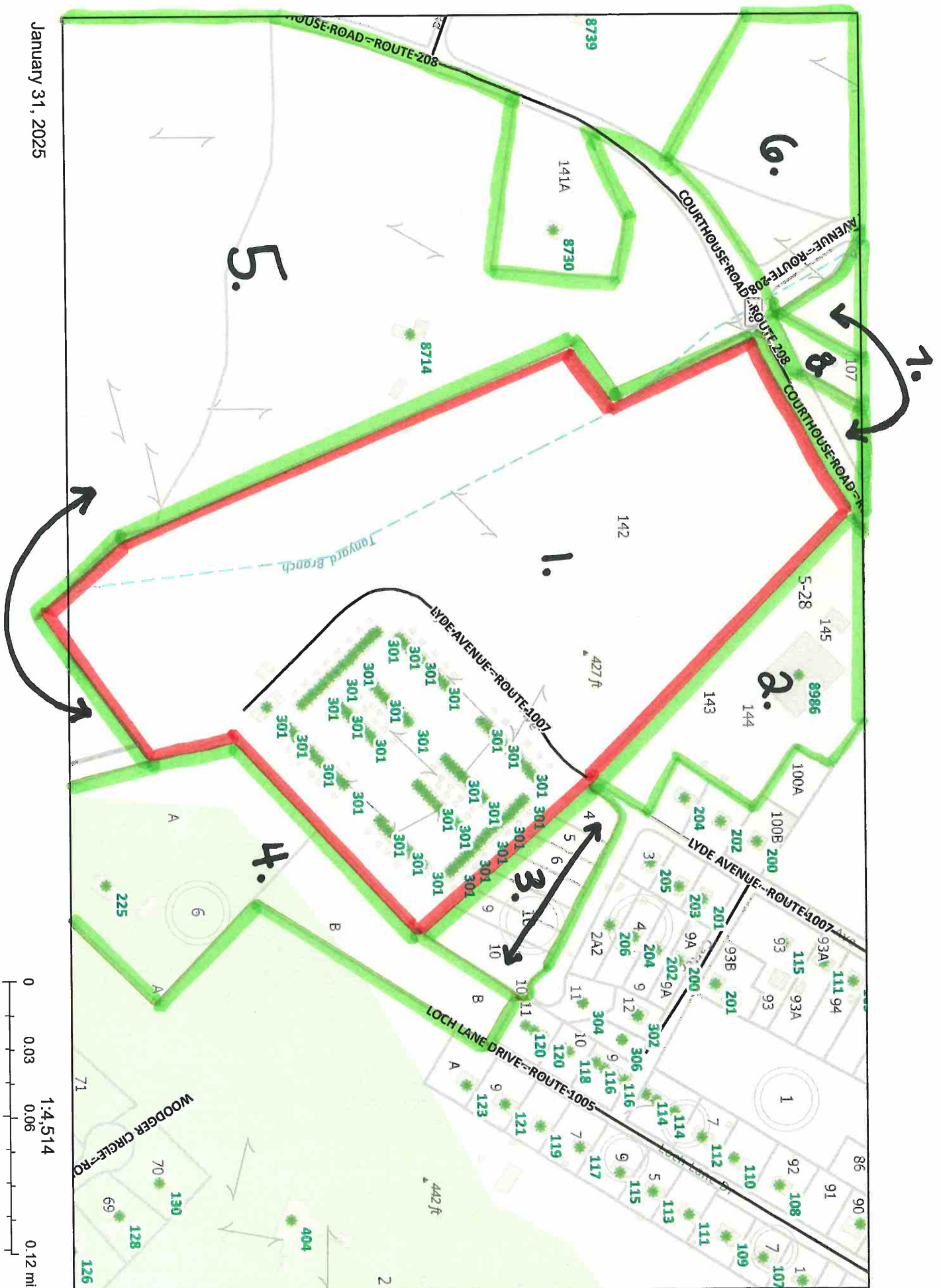
7. 210 Elm Street LLC

400 Blvd of the Americas, Suite 401
Lakewood, NJ 08701

8. Town of Louisa

P.O. Box 531
Louisa, VA 23093 (Old sewer plant)

January 31, 2025



Esri, Community Maps Contributors, WVU Facilities, VGIN, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph.



WANTED







Welcome to

LOUISA

LOU

ON THE

Town Of Louisa Surplus Inventory List

Public Works Vehicle List

14	Chevy Silverado	2002	44-989L	1GBHC24U42E210551	102,996
15	Ford F150	2001	111-096L	1FTZF17231NA56182	OD Broken
19	Dump Truck	1992	206-367L	1GBL6H1P9NJ102540	223,393
20	HONDA 4515 Riding Mower	Unk	Auction	KZAS-3002612	Unknown
21	SCAG Tiger cub - Riding mower	UNK	Auction	Unknown	2560 HOURS
22	Snapper Riding Moweer	2016	Auction	2017012204	Unknown
23	John Deere Riding Mower	Unk	Auction	M0G235J116703	Unknown
24	John Deere Riding Mower	Unk	Auction	FD590V091966	Unknown
25	Husqvarna	Unk	Auction	030513M-011551	Unknown

Louisa Main Street Initiative: Progress & Path Forward

Full details and plans: [LouisaForward.org / Main Street](https://LouisaForward.org/MainStreet)



Laying the Foundation (2021–2022)

- In 2021, the Town of Louisa partnered with the Louisa Forward Foundation (LFF) to join the Virginia Main Street (VMS) network as an *Exploring Main Street* community.
- This affiliation connected Louisa to the National Main Street Approach™, a proven, preservation-based model that has transformed communities nationwide.
- Early work focused on organizational readiness: forming a steering committee, securing seed funding, and establishing credibility with the state.

Building Knowledge & Gathering Input (2022–2023)

- In 2023, LFF engaged Main Street America consultants, supported by the Virginia Department of Housing and Community Development and the Louisa EDA, to complete a Strategic Market Analysis Report.
- This professional, data-driven study—guided by extensive stakeholder input—identified Louisa’s strengths, challenges, and opportunities.
- Key findings:
 - Three unique districts: Historic, Family/Entertainment, and Commercial Corridor.
 - High demand for restaurants, boutique retail, and family recreation.
 - A strong pipeline of local micro ventures ready to grow into storefronts.
 - The need to improve connectivity, aesthetics, and visitor flow.
- These recommendations have guided all subsequent work and laid the foundation for the 2025–2028 Work Plan.

Early Progress (2023–2024)

- Community Engagement: Stakeholder sessions and surveys shaped vision and goals.
- Defined Districts: Clear documentation of the three target areas.
- Pilot Programs: *Market on Main* events tested retail and entrepreneurial activity.
- Infrastructure: Launched Charge Up Louisa (EV charging), fully funded by Rappahannock Electric Cooperative.
- Funding: Secured a DHCD Community Vitality Grant and support from Dominion Energy, Walmart Foundation, BAMAWorks, and others.

Louisa Main Street Initiative: Progress & Path Forward

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Where We Are Now (2025)

- The 2025–2028 Work Plan was finalized in February 2025. It outlines a comprehensive approach to revitalization focused on:
 - Identity & Branding: Launch of unified Town branding to strengthen Louisa’s image.
 - Visitor Experience: Beautification, signage, wayfinding, and cultural programming.
 - Entrepreneurship Support: Expanding Market on Main, pop-ups, and business resources.
 - Organizational Growth: Strengthening the Town–LFF partnership and building readiness to advance in the Virginia Main Street network.
- Louisa’s assets are diverse:
 - History and Heritage – LCHS, Courthouse, Depot, Oakland Cemetery, historic neighborhoods.
 - Arts and Culture – Louisa Arts Center, museum, murals, and local artisans.
 - Family-Friendly Character – parks, sports facilities, concerts, and festivals.
 - Emerging Opportunities – The Virginia Scenic Railway will bring new visitors, complementing existing attractions and reinforcing Louisa as a destination.
- Current priorities:
 - Roll out branding assets for consistency and visibility.
 - Deliver the countywide visitor/economic map by the holiday season.
 - Launch beautification projects (mural, lighting, landscape, etc.).
 - Provide merchant readiness tools to capture new opportunities, including—but not limited to—the railway.

Louisa Main Street Initiative: Progress & Path Forward

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Why So Much Groundwork is Needed

- Main Street revitalization takes time—most successful towns report 10–20 years of sustained work.
- Early phases are about laying foundations: planning, partnerships, fundraising, and building organizational capacity.
- These efforts are not always visible but are essential to long-term success.
- While some businesses may feel impatient, the Town–LFF partnership is creating the infrastructure for resilience, not quick fixes.

Why This Matters

- Louisa is at a pivotal moment: the groundwork is in place, and opportunities—railway, history, arts, family programming—are converging.
- Success requires more than one project; it’s about creating a vibrant Town where visitors want to stay longer and residents feel proud to live and invest.
- With alignment between Council, businesses, citizens, and property owners, revitalization will be sustainable and transformative.

How Council Can Help

- Champion the Process: Publicly reinforce that progress is steady and intentional, even if not always immediately visible.
- Encourage Engagement: Urge residents and businesses to participate in branding, beautification, and events.
- Model Partnership: Demonstrate strong alignment between the Town and LFF under a nationally recognized model.
- Support Visibility: Promote Louisa’s full range of assets—history, arts, family, and new opportunities like the railway.

Key Takeaways

- Louisa is on the right track—a strong foundation has been built.
- The Strategic Market Analysis continues to guide our work, with flexibility to adapt as new opportunities emerge.
- Visible results are underway: branding, mapping, beautification, and programming are in progress.
- With Council’s support, Louisa will continue building momentum as a thriving destination for visitors and a vibrant community for residents.

The Town of Louisa, Virginia

Incorporated 1873

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



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

To: Mayor Kersey and Town Council Members
From: Martin Nachtman, Chief of Police
Date: September 8, 2025
Re: Staff Report

Personnel Update:

The department is currently operating with three officer vacancies. Job openings have been posted on the Town of Louisa website, and will soon be listed on the Virginia Association of Chiefs of Police (VACP) site, the Central Shenandoah Criminal Justice Academy website, and indeed to broaden outreach and attract qualified candidates.

Recent Incidents:

Strong-Armed Robbery – Sheetz (August 22nd):

A robbery occurred near the ATM at Sheetz where a suspect forcibly removed a victim's purse from their shoulder. The suspect has been identified, and warrants have been issued.

Countryside Subdivision – Vehicle Thefts & Larcenies (September 1st):

A series of thefts from unlocked vehicles was reported in the Countryside subdivision. In addition to stolen items, two vehicles were taken. Investigations are ongoing, and residents are being reminded to secure their vehicles and report suspicious activity.

Training:

Chief Nachtman attended the Virginia Association of Chiefs of Police (VACP) Training Conference.

Sergeant Matt Fallon completed the Below 100 Intensive Course, focusing on officer safety and leadership development.

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To: Mayor Kersey and Town Council Members
From: Anthony Larry, General Superintendent of Public Works
Date: September 8, 2025
Re: Staff Report

Completed Projects

- Repair of sewer line replacement on McDonald Street.
- Installed column toppers at the columbarium.

New / Active Initiatives

- Began street sweeping and implementation of new sweeping schedule.
- Began weed removal from curb and gutter throughout Town.
- Began maintenance at Town Hall and planning for upgrading of walking trail and mulch beds, as well as addressing patio and flag memorial.
- Began prepping for annual leaf removal activities.
- Ongoing project updates (e.g., CHA Infrastructure Evaluation Project, capital improvements).

Routine / Ongoing Work

- Routine maintenance (mowing, weed eating, trimming, street repairs, debris removal).
- Utility operations (waterline repairs, sewer maintenance, monthly water meter reads, hydrant checks).
- Emergency response efforts (water breaks, storm cleanup)
- Equipment use and repairs (trucks, loaders, backhoes, etc.).

Administration

- Budget monitoring and purchasing approvals.
- Meetings with Louisa County Water Authority (LCWA) regarding standards and compliance.
- Review of facilities standards manual and policy updates to meet current specifications.
- Citizen inquiries and service requests addressed.
- Staffing updates, training, and safety compliance.
- Worked on Water Disconnect Policy and Grease Trap Policy with the assistance of the Town of Louisa Clerk

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To: Mayor Kersey and Town Council Members
From: Stephanie Dorman, Clerk
Date: September 8, 2025
Re: Staff Report

FOIA:

1. I received one FOIA request this month regarding past budget information. This request was fulfilled and has been paid for by the requestor.

Cemetery:

1. Briefly worked with the Cemetery Committee regarding engravings on the Columbarium.

Council:

1. All past minutes are now posted on our website.

Document Retention:

1. Creating a plan for document retention, mainly for the documents in the basement.

Administration:

1. Generated commercial trash invoices.
2. Created job description for Deputy Clerk.
3. Attended several meetings regarding the website.

Upcoming Meetings:

1. October 4, 2025 @ 8:30 am – Strategic Planning Meeting
2. October 21, 2025 @ 6:30 pm – Regular Scheduled Meeting