

**BOARD OF SUPERVISORS  
COUNTY OF LOUISA  
RESOLUTION**

At a regular meeting of the Board of Supervisors of the County of Louisa held in the Louisa County Public Meeting Room at 5:00 PM on the 6th day of November 2023, at which the following members were present, the following resolution was adopted by a majority of all members of the Board of Supervisors, the vote being recorded in the minutes of the meeting as shown below:

<b>RESULT:</b>	
<b>MOVER:</b>	None
<b>SECONDER:</b>	None
<b>AYES:</b>	None

**A RESOLUTION TO APPROVE/DENY CUP2023-05, EVERLEIGH VINEYARDS & BREWING COMPANY (JEVERS LLC/EVERLEIGH LLC); APPLICANTS/OWNERS - CONDITIONAL USE PERMIT REQUEST**

**WHEREAS**, Everleigh Vineyards & Brewing Company (JEVERS LLC/EVERLEIGH LLC); Applicants/Owners request a conditional use permit to allow for a special occasion facility and the ability to host outdoor gatherings in the Agricultural (A-1) zoning district; and

**WHEREAS**, the property is located on Jefferson Highway (Route 33) and is further identified as tax map parcels 73-32 and 73-26, in the Jackson Election District; and

**WHEREAS**, at a regular meeting of the Louisa County Planning Commission held October 12, 2023, the Planning Commission 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 request of conditional use permit CUP2023-05, Everleigh Vineyards & Brewing Company (JEVERS LLC/EVERLEIGH LLC); Applicants/Owners with the following twelve (12) conditions as follows:

1. Complaints. The property owner or applicant will provide Louisa County and the general public the name of the contact person responsible for the special occasion facility, and the email address and phone number where the contact may be reached for citizen concerns and complaints to be addressed. At any time, the County may request a list of complaints and how they have been addressed by the contact person for the special occasion facility.

2. Lighting. All design and use of exterior lighting shall comply with the International Dark-Sky Association and shall be labeled as such on the site plan sketch.

3. Capacity. Maximum capacity shall not exceed 500 attendees per event, except weddings, which will have a maximum capacity of 120 attendees.

4. Number of Events. The venue shall not host more than fifteen (15) weddings/year with maximum capacity of 120 attendees and no more than thirty (30) events per year that are considered an outdoor gathering by definition.

5. Event Closings. All events must conclude by 9:45PM, not including break-down and clean-up.

6. Noise. No music shall be played, either by mechanical device or live performance, in such a manner that the sound emanating therefrom shall violate any provision of Chapter 51-Noise of the County Code. Event organizers shall make every effort to minimize the impact of noise on neighboring properties.

7. Safety. Scheduled events with over 300 persons will require at least one Sheriff's Deputy for traffic control. All expenses and permits associated with adequate on-site emergency services, traffic control, or other permits for these events are the responsibility of the applicant.

8. Buffers. Existing vegetation shall remain and be properly managed and maintained to create a visual screening buffer for adjacent property owners. Details of the existing vegetation shall be shown on any site plan required as a part of this permit.

9. Approvals. The applicant shall secure all necessary permits and approvals from the Louisa County Community Development Department, the Virginia Department of Transportation (VDOT), and the Virginia Department of Health (VDH).

10. Land Disturbance. The applicant will submit an administrative site plan for approval by Louisa County, with review by VDOT. Should land disturbance meet or exceed 10,000 square feet of area, an erosion and sediment control plan must be prepared and submitted to the County for review and approval, prior to any land disturbing activities commencing on-site.

11. Inspection. The Board of Supervisors or their designated representative shall have the right to inspect the site at any reasonable time without prior notice.

12. Violation. Violation of any conditions contained herein shall be grounds for revocation of the Conditional Use Permit; and

**NOW, THEREFORE, BE IT RESOLVED**, on this 6th day of November 2023, that the Louisa County Board of Supervisors hereby approves/denies the request for conditional use permit CUP2023-05, Everleigh Vineyards & Brewing Company (JEVERS LLC/Everleigh LLC).

A Copy, teste:

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Christian R. Goodwin, Clerk

Board of Supervisors  
Louisa County, Virginia