



January 28, 2026

Mr. Anderson Woolfolk  
General Services Director  
Louisa County Department of General Services  
669 Industrial Drive  
Louisa, VA 23093

**Re: Louisa County Sanitary Landfill - Permit No. 567  
Adjacent Property Purchase Recommendation  
Project No. 2255099.00/Phase 07**

Dear Anderson:

LaBella Associates, D.P.C., P.C. (LaBella) is submitting this letter of recommendation to the County for the purchase of adjacent land to the south and east of the existing County Landfill property. In this letter we will briefly review what LaBella has already done toward preliminary screening of the property in question and then specifically speak to concerns surround the overall geology and hydrology of the purchasable properties as well as the wetlands found on the parcels and how those may impact the ability to construct future landfill cells on this land.

### **Previous Investigation**

In October 2025 LaBella conducted a preliminary desktop analysis of siting requirements and location restrictions for a municipal solid waste landfill at the requested adjacent property parcels (parcel numbers: 59 115; 59 115C; 60 1; 60 20; and 60 51) next to the current PN 567 landfill on Moorefield Road. We referenced the Virginia Solid Waste Management Regulations (VSWMR) for landfill siting requirements (9VAC20-81-120). These regulations include both site requirements that must be met and site restrictions to be avoided. In addition to the desktop review, LaBella personnel visited the site for preliminary verification of defined stream channels and potential wetland areas throughout portions of the purchasable property. The results of this desktop review and site visit were presented in a report submitted to the County on October 17, 2025.

### **Geology and Hydrology**

LaBella has knowledge of the groundwater and geology conditions at the existing landfill property from over 30 constructed wells and former borings. From this information we know that bedrock is well below the surface in the vicinity of the landfill. With review of additional geological maps that include both the current landfill property and the available adjacent properties it appears that the adjacent properties are in the same or very similar geological zones. Information indicates that we will be encountering groundwater prior to bedrock; therefore, the groundwater table elevation rather than bedrock will be a limiting factor for designing and constructing new landfill cells on the available parcels. In the VSWMR it specifies that the base elevation of a new landfill cell must be designed to be above the seasonal high elevation of the groundwater table. This impacts the design of the new cells, but no differently from any other landfill being permitted within the State.

### **Wetlands**

As noted in the previously submitted desktop review there are some wetlands and streams present on the purchasable land. However, there is enough acreage included in these parcels to provide larger than normal offsets from streams and/or wetlands and still obtain approximately 200 additional acres of permittable landfill space, which equates to approximately 250+ years of landfill life. This would still



leave room for a sizeable buffer of wooded area and wetlands between the waste and any adjacent properties. A proper wetland delineation would need to be completed prior to permitting activities for additional landfill cells on any of these additional areas to clearly define the actual extent of the wetland areas. Wetland permits are generally only valid for a period of 5 years so that would need to be coordinated with permitting and/or construction of any landfill cells on these parcels.

### **Overall Recommendations**

In our review of the landfill siting criteria and current wetland conditions LaBella did not find anything of note that would prove to be a fatal flaw to prevent permitting additional landfill space on large portions of the property in question. Thus, It is Labella's professional recommendation that the County of Louisa move forward with the purchase of the parcels that are adjacent to the current County landfill property (PN 567) to protect their current landfill interests and set themselves up to be able to handle the County's waste management needs well into the future.

Please contact me at [jwhite@labellapc.com](mailto:jwhite@labellapc.com) or (804) 355-4520 if you have any further questions or concerns.

Respectfully submitted,  
**LaBella Associates**

Jake C. White, C.E.S.  
Technical Scientist