



**Board of Supervisors
County of Louisa
Monday, April 29, 2024
Louisa County Public Meeting Room
5:00 PM**

CALL TO ORDER - 5:00 P.M.

Chairman Adams called the April 29, 2024, meeting of the Louisa County Board of Supervisors to order at 5:00 p.m. Supervisor Woodward attended the meeting remotely from North Carolina, respectfully.

Attendee Name	Title	Status	Arrived
Tommy J. Barlow	Mountain Road District Supervisor	Present	5:00 PM
Fitzgerald A. Barnes	Patrick Henry District Supervisor	Present	5:00 PM
Christopher C. McCotter	Cuckoo District Supervisor	Present	5:00 PM
H. Manning Woodward, III	Louisa County Supervisor	Remote	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; Dale Mullen, Interim County Attorney; Chris Coon, Assistance County Administrator; Wanda Colvin, Deputy County Administration/Director of Finance; Alexandra Stanley, Executive Assistant/Deputy Clerk; Griff Carmichael, Director of Human Resources; Tom Egeland, Senior Planner; and Scott Raettig, Manager of Information Technology

CLOSED SESSION

On the motion of Mr. Barlow, seconded by Mr. Williams, which carried by a vote of 7-0, 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)(1) VA Code Ann., discussion and consideration of prospective candidate for employment of a public body, in particular, for the position of County Attorney and Zoning Administrator of Louisa County;
2. In accordance with §2.2-3711(A)(3) VA Code Ann., discussion on the acquisition or disposition of public property, if disclosure would have an adverse financial impact; and
3. In accordance with §2.2-3711(A)(5) VA Code Ann., discussion concerning a prospective business or industry or the expansion of an existing business or industry where no previous announcement has been made of the business' or industry's interest in locating or expanding its facilities in the community;
4. In accordance with §2.2-3711(A)(7) VA Code Ann., consultation with legal counsel and briefings by staff members or consultants pertaining to actual or probable litigation, where such consultation or briefing in open meeting would adversely affect the negotiating or litigating posture of the public body; and
5. In accordance with §2.2-3711(A)(8) VA Code Ann., consultation with legal counsel employed or retained by a public body regarding specific legal matters requiring the provision of legal advice by such counsel.

REGULAR SESSION

On the motion of Mr. Williams, seconded by Mr. Barnes, which carried by a vote of 7-0, 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	Seconded	Yes/Aye
R.T. Williams, Jr.	Mover	Yes/Aye
Christopher C. McCotter	Voter	Yes/Aye
Duane A. Adams	Voter	Yes/Aye
Rachel G. Jones	Voter	Yes/Aye
H. Manning Woodward, III	Voter	Yes/Aye

On the motion of Mr. Williams, seconded by Mr. Barnes, which carried by a vote of 7-0, the Board voted to adopt the following resolution:

WHEREAS, the Louisa County Board of Supervisors has convened a Closed Meeting this 29th day of April 2024, 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 29th day of April 2024, 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.

ADMINISTRATIVE ITEMS - 6:00 P.M.**INVOCATION**

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

ADOPTION OF AGENDA

On the motion of Mr. Barnes, seconded by Mr. Williams, which carried by a vote of 7-0, the Board voted to adopt the April 29, 2024, agenda, as present, with no changes:

MINUTES APPROVAL**Board of Supervisors (BOS) - Special Meeting – April 8, 2024**

On the motion of Mr. Barnes, seconded by Mr. Williams, which carried by a vote of 7-0, the Board voted to approve the minutes of the April 8, 2024, special meeting.

Board of Supervisors (BOS) - Regular Meeting – April 8, 2024

On the motion of Mr. Barnes, seconded by Mr. Williams, which carried by a vote of 7-0, the Board voted to approve the minutes of the April 8, 2024, regular meeting.

BILLS APPROVAL

Resolution – To Approve the Bills for the First Half of April 2024

On the motion of Mr. Barnes, seconded by Mr. Williams, which carried by a vote of 7-0, the Board adopted a resolution approving the bills for the first half of April 2024.

CONSENT AGENDA ITEMS

On the motion of Mr. Barnes, seconded by Mr. Williams, which carried by a vote of 7-0, the Board voted to adopt the Consent Agenda items for April 29, 2024, as follows:

1. Resolution - Proclaiming May 2024 as Older Americans Month
2. Resolution - To Approve and Award a Contract for Hired Equipment Rental
3. Resolution - To Approve and Award a Contract for Drywall, Carpentry, and Painting Services
4. Resolution - Authorizing a Budget Transfer for Actual Worker's Compensation Expenses
5. Resolution - Authorizing a Pass Through Appropriation for Insurance Proceeds
6. Resolution - Establishing the Tourism Advisory Committee and Adopting Bylaws
7. Resolution - Authorizing the Submission of an Application for a S.A.F.E.R Grant
8. Resolution - Authorizing a Budget Supplement to County Attorney Budget for Legal Services

RECOGNITIONS

(None)

PUBLIC COMMENT PERIOD

Chairman Adams opened the public comment period. With no one wishing to speak, Chairman Adams closed the public comment period.

INFORMATION/DISCUSSION ITEMS

Discussion – Shoreline Ordinance

Mr. Coon, Deputy County Administrator provided a brief update on the proposed changes to the Shoreline Ordinance. He noted some of the changes will include amendments to the height of boathouse structures, removing Thomas Jefferson Soil, Water, & Conservation District (TJSWCD) from the review chain, requiring as built drawings to verify the location of the structure; and lighting standards. He added these amendments will be presented to the Board at their May 6, 2024 meeting.

Discussion – Survey for Parks & Recreation Projects

Mr. Barnes noted over the course of several months, several citizens have come before the Board requesting additional recreational programs, a pickle ball facility, skate park, and walking trails. He said he would like the Director of Parks, Recreation, & Tourism to create a survey for parks and recreation projects and see what the needs of the public are so the Board knows which direction to go.

The Board agreed to the survey and requested the Director report back to the Board within 45 days.

UNFINISHED BUSINESS

(None)

NEW BUSINESS/ACTION ITEMS**Resolution - To Establish and Adopt the Tax Levy for Fiscal Year 2024-2025 for Real Estate, Tangible Personal Property, Merchant's Capital, and Machinery and Tools**

Revenue estimates for Fiscal Year 2025 have been reviewed during the budget process and during several public work sessions. The Board of Supervisors' desire is to ensure continued effective fiscal management and the ability to meet the ongoing financial obligations of Louisa County.

On the motion of Mr. Williams, seconded by Mr. Barnes, which carried by a vote of 7-0, the Board voted to establish the following tax levies on Real Estate, Tangible Personal Property, Merchant's Capital, and Machinery and Tools taxes for Fiscal Year 2025:

Per \$100.00 Assessed Value

Real Estate (§58.1-3200, Code of Virginia 1950, as amended).....\$0.72
(Includes Mobile Homes)

Personal Property (§58.1-3500, Code of Virginia 1950, as amended)\$2.43
(Exclusive of household furnishings)

Business Personal Property (§58.1-3500, Code of Virginia 1950, as amended) \$1.90
(Exclusive of household furnishings)

Business Personal Property – Data Center Equipment (§ 58.1-3506, Code of Virginia. 1950 as amended) \$1.25

Machinery and Tools (§58.1-3507, Code of Virginia 1950, as amended)\$1.90

Merchant's Capital (§58.1-3509, Code of Virginia 1950, as amended)\$0.65

Aircraft (§58.1-3500, Code of Virginia 1950, as amended)\$0.48

Resolution - To Adopt the Fiscal Year 2025 Operational and Maintenance Budget

The Louisa County Board of Supervisors held a public hearing, in accordance with Code of Virginia §15.2-2506, on the proposed Fiscal Year 2025 budget on April 8, 2024. The Board of Supervisors previously reviewed the proposed budget during several public work sessions.

Mr. Williams said in light of events occurring at PVCC, he would like to remove their budget item from the FY25 budget, pending an explanation from the college. Chairman Adams stated a resolution has been prepared for the Board's consideration.

On the motion of Mr. Williams, seconded by Mr. Barnes, which carried by a vote of 7-0, the Board voted to Suspend Funding for Piedmont Virginia Community College (PVCC) in Fiscal Year 2025 Pending an In-Person Explanation by PVCC of the College's Stance on Discrimination and Antisemitism

On the motion of Mr. Williams, seconded by Mr. Barnes, which carried by a vote of 7-0, the Board voted to adopt the Fiscal Year 2025 Operational and Maintenance Budget in the amount of \$156,163,489. Additionally, the Louisa County Public Schools budget is adopted with the understanding that the Louisa County Department of Parks and Recreation shall continue to use school facilities as in the past.

Resolution - To Adopt the Fiscal year 2025 Capital Improvement Plan Budget

The Planning Commission and the Board of Supervisors have both held Public Hearings on the proposed Fiscal Year 2025 Capital Improvement Plan Budget in accordance with the Code of Virginia §15.2-2506. The Planning Commission has reviewed the proposed Capital Improvement Plan Budget over the course of several public work sessions. The Board of Supervisors has reviewed the proposed Capital Improvement Plan Budget during several public work sessions and a Public Hearing on April 8, 2024.

Discussion ensued regarding: debt issuance and total debt in FY24 and what is projected for FY25.

On the motion of Mr. Williams, seconded by Mr. Barnes, which carried by a vote of 7-0, the Board voted to adopt the Fiscal Year 2025 Capital Improvement Plan Budget in the amount of \$51,672,859.

Resolution - Authorizing Louisa County Public Schools to Issue Employment Contracts for the 2024- 2025 School

The Louisa County School Board has requested approval to issue the necessary employment contracts associated with local positions for the 2024-2025 school year. It is extremely important for Louisa County Public Schools to issue these contracts as soon as possible to retain valuable employees and provide them with the security needed so that they do not seek out employment elsewhere.

On the motion of Mr. Williams, seconded by Mr. McCotter, which carried by a vote of 7-20, the Board voted to approve the issuance of necessary employment contracts associated with local positions.

Resolution - Requesting to Proceed with Louisa County Middle School Expansion Project in FY24

The Louisa County School Board adopted its twenty-year capital plan on December 5, 2023 and as part of this plan requested that the Louisa County Board of Supervisors consider expanding the Louisa County Middle School in the amount of \$29,470,000. The Louisa County School Board would like to proceed with this project in fiscal year 2024 instead of fiscal year 2025 in order to have the project done during the summer when students are not in class.

The funding source of the project will be the issuance of debt using the VPSA 2024 Fall Bond Pool and expenditures will need to occur prior to receiving the loan proceeds. A separate resolution expressing the Intent to Reimburse from loan proceeds any expenses incurred prior to receiving the loan proceeds will also need to be considered.

On the motion of Mr. Williams, seconded by Mr. Barnes, which carried by a vote of 7-0, the Board voted to authorize the Louisa County School Board to proceed with the Louisa County Middle School expansion in the amount of \$29,470,000 in Fiscal Year 2024.

Resolution - Budget Supplement for Louisa County Reentry Council

The current Reentry Case Manager is retiring at the end of June 2024 and in order for her to train her replacement, additional funding is needed to cover the salary expenses of providing overlap in staffing. An additional \$3,251 is requested during FY2024 for this purpose.

On the motion of Mr. Barnes, seconded by Mr. Williams, which carried by a vote of 7-0, the Board voted to authorize a budget supplement to the Louisa County Reentry Council (10053100-456056) in the amount of \$3,251 for additional salary expenses during fiscal year 2024. The source of funding is a budget transfer from Reserved for Unemployment Insurance Contingencies (10091000-426000).

Committee Reports

Mr. Adams said if the Board agrees, he would like to increase the weight on residential yard waste allowed to be dumped at the landfill for free from 500 lbs. to 1,000 lbs. per trip. The Board expressed no concerns.

Ms. Jones reported on the Litter Advisory Workgroup and noted their first meeting will occur on Thursday, May 2, 2024.

Board Appointments

On the motion of Mr. Williams, seconded by Mr. Barnes, which carried by a vote of 7-0, the Board voted to make the following appointments:

- Appointed Mr. Bill Groome to the Commission on Aging to represent the Mountain Road District

- Appointed Mr. Philip Madell to fill the unexpired term (03/06/25) on the Commission on Aging representing the Green Springs District
- Appointed Ms. Tracy Clark to the Tourism Advisory Committee
- Appointed Mr. Sheridan Grime to the Tourism Advisory Committee
- Appointed Mr. Mike Kavros to the Tourism Advisory Committee
- Appointed Mr. Joe Walsh to the Tourism Advisory Committee
- Appointed Ms. Judy Winslow to the Tourism Advisory Committee
- Appointed Ms. Liz Nelson to the Tourism Advisory Committee
- Appointed Ms. Melanie Baker to the Tourism Advisory Committee
- Appointed Ms. Breese Glennon to the Tourism Advisory Committee
- Appointed Mr. Ed Jarvis to the Tourism Advisory Committee
- Appointed Ms. Melissa Young to the Tourism Advisory Committee
- Appointed Ms. Cass Lloyd to the Tourism Advisory Committee
- Appointed Ms. Robin Wheeler to the Tourism Advisory Committee
- Appointed Ms. Bernice Kube to the Tourism Advisory Committee
- Reappointed Mr. Jonathan Tustin to the Commission on Aging to represent the Louisa District

County Administrator's Report

Nothing to report.

PUBLIC HEARINGS

Resolution - To Approve/Deny Rezoning Request REZ2024-01 & Conditional Use Permit Request CUP2024-01 - Louisa Heights LLC, Applicants/Owners

Mr. Tom Egeland, Senior Planner, presented the staff report on REZ2024-01 and CUP2024-01. Louisa Heights LLC, Applicants/Owners, submitted a request to rezone approximately 3.14 acres from Industrial General (I-2) to Industrial Limited (I-1) and a request for a conditional use permit to allow for a mini-warehouse and parking facility; and

The property is located on Duke Street (State Route 797), approximately 0.07 miles southwest of Davis Hwy (State Routes 22 and 208) and is further identified as a portion of tax map parcel 41-187, in the Louisa Election District. The applicant proffered conditions for the rezoning request dated March 12, 2024.

Upon request of the applicant at a regular meeting of the Louisa County Planning Commission on March 14, 2024, the Planning Commission voted to defer action on REZ2024-01 and CUP2024-01 to allow the applicant to solicit the approval of the application by the Louisa County Industrial Development Authority ("IDA") who has management of land use controls in place for the park.

At a regular meeting of the Louisa County Planning Commission held April 11, 2024, 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 REZ2024-01, to allow the rezoning of approximately 3.14 acres from Industrial General (I-2) to Industrial Limited (I-1), with the following seven (7) conditions proffered by the applicant:

1. Site Plan. The property shall be developed in general conformance with the Concept Plan titled Louisa Heights Storage -Concept Plan for Rezoning by Hinchey & Baines dated January 18, 2024, and to separate the larger of the two buildings depicted into two (2) separate and independent buildings.
2. Permitted Uses. PERMITTED USES, General -Louisa County Code of Ordinance Sec. 86-259. Owner hereby proffers that only the Commercial uses listed in Sec. 86-259 Permitted uses-Generally, will be permitted on the subject parcel for land use and business operation. Specifically: Contractors office and shop, Financial Institution, Funeral Home, General Office, Guidance Services, Medical Office, and Veterinary Hospital/Clinic. All other uses are prohibited.
3. Permitted Uses with a Conditional Use Permit. PERMITTED USES, with a Conditional Use Permit -Louisa County Code of Ordinance Sec. 86-261. Owner hereby proffers that only Commercial and Industrial uses listed in Sec. 86-261 Conditional Use Permit will be permitted on the subject parcel for land use and business operation. Specifically: Business or trade school, Clinic, Communications service, Construction sales and service, Construction yard, Consumer repair services, Custom manufacturing, Equipment sales and rental, Mini-warehouse, Parking facility, Surplus sales, Transportation terminal, Truck terminal, Industrial light, Laboratory, Motor vehicle towing services, Research and Development, Warehousing and distribution. All other uses are prohibited.
4. Public Trails. An area 10' wide shall be reserved for use as a publicly accessible trail along the eastern and southern boundaries of the project area that will connect the existing Betty Queen Center walking trails to Duke Street. Trails shall initially be natural and clear of obstructions to foot traffic. This area shall be dedicated by easement to Louisa County and shall be shown on the Site Plan.
5. Security. All unattended areas of the mini-warehouse and parking facility shall be fenced and gated.
6. Fire Prevention. Storage of flammable liquids and vehicles with full fuel tanks is prohibited.
7. 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.

and approval of CUP2024-01, to allow for a mini-warehouse and parking facility, with the following conditions recommended by the Planning Commission and staff:

1. Site Plan. The applicant will submit a site plan for approval by Louisa County. 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.
2. Permits and Approvals. The applicant shall secure all necessary permits and approvals from the Louisa County Community Development Department, the Virginia Department of Transportation (VDOT), Virginia Department of Health (VDH), and other state agencies as necessary.
3. Public Trails. An area 10' wide shall be reserved for use as a publicly accessible trail along the eastern and southern boundaries of the project area that will connect the

existing Betty Queen Center walking trails to Duke Street. This area shall be shown on the Site Plan.

4. Security. All unattended areas of the mini-warehouse and parking facility shall be fenced and gated.
5. Fire Prevention. Storage of flammable liquids and vehicles with full fuel tanks is prohibited.
6. 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.
7. Inspection. The Board of Supervisors or their designated representative shall have the right to inspect the site at any reasonable time without prior notice.
8. Violations. Violation of any conditions contained herein shall be grounds for revocation of the Conditional Use Permit.

Mr. Gary Deale, Agent of Jefferson Home Builders (JHB), appeared before the board to talk about the project and the benefits it has to offer to Louisa County.

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

On the motion of Mr. Woodward, seconded by Mr. Barnes, which carried by a vote of 7-0, the Board voted to approve rezoning request REZ2024-01 & Conditional Use Permit CUP 2024-01 – Louisa Heights LLC, with the following seven (7) conditions proffered by the applicant:

1. Site Plan. The property shall be developed in general conformance with the Concept Plan titled Louisa Heights Storage -Concept Plan for Rezoning by Hinchey & Baines dated January 18, 2024, and to separate the larger of the two buildings depicted into two (2) separate and independent buildings.
2. Permitted Uses. PERMITTED USES, General -Louisa County Code of Ordinance Sec. 86-259. Owner hereby proffers that only the Commercial uses listed in Sec. 86-259 Permitted uses-Generally, will be permitted on the subject parcel for land use and business operation. Specifically: Contractors office and shop, Financial Institution, Funeral Home, General Office, Guidance Services, Medical Office, and Veterinary Hospital/Clinic. All other uses are prohibited.
3. Permitted Uses with a Conditional Use Permit. PERMITTED USES, with a Conditional Use Permit -Louisa County Code of Ordinance Sec. 86-261. Owner hereby proffers that only Commercial and Industrial uses listed in Sec. 86-261 Conditional Use Permit will be permitted on the subject parcel for land use and business operation. Specifically: Business or trade school, Clinic, Communications service, Construction sales and service, Construction yard, Consumer repair services, Custom manufacturing, Equipment sales and rental, Mini-warehouse, Parking facility, Surplus sales, Transportation terminal, Truck terminal, Industrial light, Laboratory, Motor vehicle towing services, Research and

Development, Warehousing and distribution. All other uses are prohibited.

4. Public Trails. An area 10' wide shall be reserved for use as a publicly accessible trail along the eastern and southern boundaries of the project area that will connect the existing Betty Queen Center walking trails to Duke Street. Trails shall initially be natural and clear of obstructions to foot traffic. This area shall be dedicated by easement to Louisa County and shall be shown on the Site Plan.
5. Security. All unattended areas of the mini-warehouse and parking facility shall be fenced and gated.
6. Fire Prevention. Storage of flammable liquids and vehicles with full fuel tanks is prohibited.
7. 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.

and approval of CUP2024-01, to allow for a mini-warehouse and parking facility, with the following conditions recommended by the Planning Commission and staff:

1. Site Plan. The applicant will submit a site plan for approval by Louisa County. 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.
2. Permits and Approvals. The applicant shall secure all necessary permits and approvals from the Louisa County Community Development Department, the Virginia Department of Transportation (VDOT), Virginia Department of Health (VDH), and other state agencies as necessary.
3. Public Trails. An area 10' wide shall be reserved for use as a publicly accessible trail along the eastern and southern boundaries of the project area that will connect the existing Betty Queen Center walking trails to Duke Street. This area shall be shown on the Site Plan.
4. Security. All unattended areas of the mini-warehouse and parking facility shall be fenced and gated.
5. Fire Prevention. Storage of flammable liquids and vehicles with full fuel tanks is prohibited.
6. 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.
7. Inspection. The Board of Supervisors or their designated representative shall have the right to inspect the site at any reasonable time without prior notice.
8. Violations. Violation of any conditions contained herein shall be grounds for revocation of the Conditional Use Permit.

ADJOURNMENT

On the motion of Mr. Barnes, seconded by Mr. Williams, which carried by a vote of 7-0, the Board voted to adjourn the April 29, 2024, meeting at 6:29 p.m.

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