



**Board of Supervisors
County of Louisa
Tuesday, January 21, 2025
Louisa County Public Meeting Room
5:00 PM**

CALL TO ORDER - 5:00 P.M.

Mr. Barlow called the January 21, 2025, meeting of the Louisa County Board of Supervisors to order at 5:00 p.m. Mr. Adams attended remotely from Mexico for personal business purposes, respectfully.

During the meeting, it was noted that Mr. Adams experienced weak signal connectivity, which impacted his ability to participate fully. As a result, the vote count shifts from 7 to 6.

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	Present	5:00 PM
R. T. Williams	Jackson District Supervisor	Present	5:00 PM
Duane A. Adams	Mineral District Supervisor	Remote	5:00 PM
Rachel G. Jones	Green Springs District Supervisor	Present	5:00 PM

Others Present: Christian Goodwin, County Administrator; Patricia Smith, County Attorney; Chris Coon, Assistance County Administrator; Wanda Colvin, Deputy County Administration/Director of Finance; Alexandra Stanley, Executive Assistant/Deputy Clerk; Cindy King, Community Engagement Manager; and Scott Raettig, Director 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), discussion, consideration, or interviews of prospective candidates of employment; and
2. In accordance with §2.2-3711(A)(8), 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	Seconder	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 21st day of January 2025, 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 21st day of January 2025, 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. McCotter led the invocation, followed by the Pledge of Allegiance.

ADOPTION OF AGENDA

On the motion of Mr. Williams, seconded by Mr. Barnes, which carried by a vote of 6-0, the Board voted to adopt the January 21, 2025, agenda, as amended, to remove the VACo Achievement Award recognition.

MINUTES APPROVAL

Board of Supervisors (BOS) - Regular Meeting – January 7, 2025

On the motion of Mr. Williams, seconded by Mr. McCotter, which carried by a vote of 6-0, the Board voted to approve the minutes of the January 7, 2025, meeting.

BILLS APPROVAL

Resolution – To Approve the Bills for the First Half of January 2025

On the motion of Mr. Williams, seconded by Mr. McCotter, which carried by a vote of 6-0, the Board adopted a resolution approving the bills for the first half of January 2025.

CONSENT AGENDA ITEMS

On the motion of Mr. Williams, seconded by Mr. McCotter, which carried by a vote of 6-0, the Board voted to adopt the Consent Agenda items for January 21, 2025, as follows:

1. Resolution – Ratifying the Declaration of a Local State of Emergency
2. Resolution – Authorizing a Pass-Through Appropriation for Fire & Emergency Services for Rescue Squad Assistance Grant Funding
3. Resolution – Approving the Purchase of a Used Mini Compact rubber Tract Loader for the Landfill, General Services, and Parks, Recreation & Tourism Department with Capital Improvement Plan Funds
4. Requestion – Recognizing and Honoring Ms. Frances West Byers on the Occasion of Her 110th Birthday

RECOGNITIONS

(None)

PUBLIC COMMENT PERIOD

Vice Chairman Barlow opened the public comment period.

Ms. Val Newcomb, Vice President Economic & Community Development of Urban Grid & Jeff Chang, Director Development Urban Grid, discussed ongoing solar development projects. She emphasized the company's commitment to community engagement through scholarships and initiatives like agrivoltaics. Mr. Chang highlighted concerns about the proposed siting agreement terms and suggested holding a workshop to improve site agreements and refine policies.

With no one else wishing to speak, Vice Chairman Barlow closed the public comment period.

INFORMATION/DISCUSSION ITEMS**Presentation – Update from the Parks & Recreation Advisory Committee**

Ms. Amy Ware, Chairman of the Parks & Recreation Advisory Committee, highlighted prioritized projects, including restoration of the skate park, repairs to the Betty Queen Center retaining wall and shade structures at the playground, enhancements and new equipment to Louisa Town Park, and proposed splash pad near the aquatic center. She also provided recommendations aimed at enhancing recreational facilities for community use. Ms. Ware also emphasized the importance of public input and invited Board members to suggest citizens for project subcommittees.

Presentation – Gateway Signage Concepts

Ms. Cindy King, Community Engagement Manager, presented draft designs for county signage, focusing on creating a recognizable and unified brand for Louisa County. She provided placement opportunities at major entry points to improve wayfinding and attract visitors. She

provided the Board with a timeline following Planning Commission approval.

Ms. Jones asked about the proposed placement of signs at Green Springs, emphasizing the need for visibility closer to the county boundary to capture travelers from Fluvanna.

Ms. King acknowledged this feedback and noted adjustments could be made based on traffic patterns.

Mr. Barnes suggested using local resources, such as high school 3D printing programs, to create some sign of the sign elements.

Ms. King agreed to explore this option.

Chairman Adams stressed the importance of completing the project expediently to enhance county branding and tourism efforts.

Mr. McCotter highlighted the significance of signage in promoting Lake Anna and other key destinations. He advocated for further discussions with VDOT to explore larger signage options in roundabouts, referencing concerns about visibility restrictions imposed by state regulations.

Ms. King confirmed that discussions with VDOT are ongoing and noted examples of larger signs in other localities as potential models.

Discussion – Workgroup and Committee Expectations

Mr. Coon, Deputy County Administrator, provided a brief overview on workgroup and committee expectations. He noted that a plan is underway to standardize roles, responsibilities, and expectations for members of the county boards and committees to ensure consistency and alignment with county goals.

Presentation – Fiscal Year 2026 Operational & Maintenance and Capital Improvement Plan Budget

Ms. Wanda Colvin, Deputy County Administrator/Director of Finance, provided a preliminary overview of the Fiscal Year 2026 budget. It was noted that revenue increases are projected at \$11.8 million, driven by property taxes, permits, and business growth. For operational expenditure requests, they total \$18.5 million including funding for new personnel, facilities, and rising services demands.

Questions and concerns were addressed by the Board regarding: projected revenue impacts of new AWS permits; operational costs associated with new positions and whether they align with long-term needs; how to maintain a flat tax rate while meeting community needs; and health insurance costs.

Ms. Colvin assured the Board that departmental reviews has focused on sustainability and immediate services demands. She noted that final revenue and expense estimates will depend on state budget adoption and additional departmental reviews.

The Board emphasized balancing growth-driven service expansion with fiscal responsibility.

Discussion – Retail Sales of Controlled Substances

Ms. Patricia Smith, County Attorney, brought up the discussion on creating ordinances to regulate the retail sale of controlled substances in anticipation of future developments. It was introduced that there is a need to establish zoning and licensing regulations for retail sales of controlled substances, particularly cannabis, in anticipation of changes in state legislation.

It was stated the importance of proactive regulations to ensure businesses comply with local standards while minimizing potential negative impacts on the community. Others expressed concerns about the location of potential retail outlets, particularly near schools, parks, and residential areas. It was suggested that staff look into revenue opportunities from licensing fees and taxes on controlled substance sales, noting it could help offset regulatory and enforcement costs.

Ms. Smith confirmed that initial drafts would consider zoning restrictions, licensing protocols, and potential revenue frameworks.

The Board agreed to forward the matter to the Planning Commission to refine the details and provide a comprehensive recommendation.

UNFINISHED BUSINESS

(None)

NEW BUSINESS/ACTION ITEMS**Resolution – To Approve Funding Requests from the tourism Budget for Louisa County Fair and the Louisa County Historical Society**

Mr. Chris Coon explained he Tourism Advisory Committee has reviewed and recommended funding allocations for various initiatives to support tourism and economic development in Louisa County.

The Louisa County Fair has requested funding for musical acts and marketing efforts to enhance its 2025 programming.

The Louisa County Historical Society has requested funding for visitor center signage, integration of historical maps and tours, and additional infrastructure to promote tourism and preserve Louisa County's history.

The recommended \$45,699 allocation represents 27.2% of the \$168,756 Tourism Partnership Grants budget, leaving \$122,057 available for future initiatives.

On the motion of Mr. Williams, seconded by Mr. Barnes, which carried by a vote of 7-0, the Board voted to approve the following allocations from the FY25 Tourism Budget, and further authorizes the County Administrator and County Attorney to finalize appropriate Memoranda of Understanding (MOUs) with each organization to obtain tourism data from the funded events:

1. **\$26,699 (not-to-exceed) for the Louisa County Fair:**

- **\$20,000** for musical acts.
- **\$6,699** for advertising and marketing efforts, ensuring a total of \$10,000 in funding between County support and the VTC grant.
- 2. **\$19,000 (not-to-exceed) for the Louisa County Historical Society:**
 - **\$6,000** for visitor center signage for the Sargeant Museum.
 - **\$12,000** for the integration of maps and tours into Louisa's tourism app.
 - **\$1,000** for an all-weather outdoor brochure/map kiosk, contingent upon further evaluation of compatibility with existing infrastructure.

Resolution – Requesting a Wavier to Administer a Split Precinct

Mr. Goodwin explained that pursuant to Virginia Code § 24.2-307, split precincts must be eliminated in any House of Delegates district for the county unless a waiver is granted by the State Board of Elections. A locality may only administer a split precinct for elections held in the year the waiver is granted. The Louisa County Board of Supervisors must request a waiver to administer a split precinct for elections. Based on the 2020 Census, a residence located on Black Friar Lane in the Mountain Road I Precinct was included in the 56th House of Delegates instead of the 59th House of Delegates.

On the motion of Mr. Williams, seconded by Mr. Barnes, which carried by a vote of 7-0, the Board voted to approve the completion of Waiver to Administer a Split Precinct request to the Virginia State Board of Elections for the Louisa County Registrar's Office to add the residence on Black Friar Lane to the 56th House of Delegates.

Resolution – Supporting Lake Anna Harmful Algal Bloom Mitigation Funding Efforts

Mr. Goodwin stated the Board of Supervisors included Harmful Algal Bloom (HAB) mitigation activities as part of the county's legislative priorities. Lake Anna is a public resource with 9,600 acres of water and 200 miles of shoreline and is contained within the counties of Louisa, Spotsylvania, and Orange. Lake Anna is a significant economic driver for Louisa County whose residents, visitors, and businesses generate significant revenue that supports the health, public safety, and welfare of its citizens.

The Virginia Department of Health (VDH) has issued recreational advisories for the presence of potentially toxic cyanobacteria in the upper three Lake Anna tributaries for seven (7) consecutive years since 2018 resulting in significant negative impact upon recreation, tourism, and revenue.

The Virginia Department of Environmental Quality (DEQ) listed multiple areas in the upper three tributaries of the Lake Anna reservoir as impaired due to HABs in the 2024 Integrated Assessment Report. The Virginia DEQ lacks sufficient resources to provide staff or resources to establish a program to support the consistent schedule of freshwater HAB response monitoring necessary to determine causal factors and protect human health.

Budget amendments have been introduced in both houses of the Virginia General Assembly for the addition of \$250,000 to the Virginia DEQ budget for HAB monitoring and analysis of Virginia's inland, fresh waterways.

The Virginia General Assembly appropriated \$1,000,000 for cyanobacteria mitigation and remediation at Lake Anna in the second year of the state's FY23-24 budget.

The Virginia General Assembly appropriated \$500,000 for cyanobacteria mitigation and remediation at Lake Anna in the first year of the state's FY25-26 budget. Budget amendments have been introduced in both houses of the Virginia General Assembly to appropriate \$1,000,000 for cyanobacteria mitigation and remediation at Lake Anna in the second year of the state's FY25-26 budget.

The Virginia DEQ initiated a one-year Pilot Program focused on nutrient reduction in the Chesapeake Bay watershed (called the "Pay for Outcomes Pilot Program for Non-Point Source Nutrient Reduction). The Lake Anna Advisory Committee (LAAC) is participating in an effort led by EutroPHIX, one of the current HAB mitigation contractors, to submit an application for HAB mitigation funding through the Virginia DEQ Pay for Outcomes Pilot Program for Non-Point Source Nutrient Reduction.

On the motion of Mr. Williams, seconded by Mr. McCotter, which carried by a vote of 7-0, the Board voted to support: 1) the approval of budget amendments to add \$250,000 in the second year of the state's FY25-26 budget to fund the Virginia DEQ for HAB monitoring and analysis of Virginia's inland fresh waterways; 2) the approval of budget amendments to add \$1,000,000 in the second year of the state's FY25-26 budget for cyanobacteria mitigation and remediation efforts at Lake Anna, and 3) the submission of an application for HAB mitigation funding through the Virginia DEQ Pay for Outcomes Pilot Program for Non-Point Source Nutrient Reduction. The Board authorizes the County Administrator to sign and release Letters for Support for each of the three HAB funding efforts.

REPORTS OF OFFICERS, BOARDS AND STANDING COMMITTEES

Committee Reports

Ms. Jones announced that a \$1million grant was awarded to the Fluvanna-Louisa Housing Foundation for senior home modifications. She reported progress on the Resources Lane project, including environmental and noise assessments that were required by HUD.

Updates were made to the Board Member Interagency and Internal Committees for 2025 and the list was approved as presented, with changes.

Board Appointments

(None)

County Administrator's Report

Mr. Goodwin reported that there were several monthly reports and items of correspondence in the Board packet and reminded the Board of several upcoming events.

PUBLIC HEARINGS

Resolution – To Approve Conditional Use Permit (CUP2024-05) Bowood Barn, Application, Mary Bland, Owner

Mr. Thomas Egland, Deputy Director of Planning & Zoning, provided the staff report on Conditional Use Permit (CUP2024-05) Bowood Barn, Applicant; Mary Bland, Owner. The

application is requesting to revise conditional use permit CUP2015-11, from the current operation of a bed and breakfast and outdoor gathering to allow for to the continued operation of a bed and breakfast and special occasion facility. The applicant also requested to amend the required 200-foot vegetative buffer condition to account for existing event structures and event layout; and to increase the number of individuals permitted for County sponsored events from 250 to 600 persons.

The property is located on the north side of Tisdale Road (Route 745), and is further identified as tax map parcel 39-26, in the Patrick Henry Voting District. At a regular meeting of the Louisa County Planning Commission held on November 14, 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 conditional use permit request CUP2024-05, to revise conditional use permit CUP2015-11, from the current operation of a bed and breakfast and outdoor gathering to allow for to the continued operation of a bed and breakfast and special occasion facility with the following conditions:

1. Submission and approval of a site plan in accordance with the County Zoning Ordinance prior to issuance of any building permits for the bed and breakfast.
2. Entrance permit and/or approval letter issued by the Virginia Department of Transportation prior to issuance of any building permits.
3. Health permit and/or approval letter issued by the state and the Louisa County Health Department. A copy of which shall be forwarded to the Planning Department prior to issuance of any building permits.
4. Meals except for special events shall be limited to overnight guests of the bed and breakfast.
5. The Board of Supervisors or their designated representative reserves the right to inspect the site at any reasonable time with advance notice.
6. Violation of any condition of this permit shall be grounds for revocation of the Conditional Use Permit.
7. All incidental uses shall comply with all local, state, and federal regulations.
8. No more than twenty-five Special Occasion Facility Events per year.
9. Hours of all accessory uses are limited to the following:
Monday through Thursday - 9:00 a.m. to 9:00 p.m.
Friday – 9:00 a.m. to 1:00 a.m.
Saturday – 10:00 a.m. to 1:00 a.m.
Sunday 10:00 a.m. to 10:00 p.m.
10. Any additional outdoor lighting shall be of the dark sky variety.
11. A minimum of three (3) signs, clearly visible to vehicular traffic, indicating DRIVE SLOWLY or SPEED LIMIT 10 MPH shall be posted along the interior driveway. Final

placement and number of signs shall be determined by the Zoning Administrator.

12. A minimum of twenty (20) parking spaces (9'x18' standard space) shall be delineated on-site. In accordance with ADA requirements, a minimum of two (2) Handicap spaces shall be provided.
13. Noise levels shall not exceed 80 dba until 8:00 p.m. and 70 dba after 10:00 p.m. at the property lines.
14. Construction plans in accordance with the BOCA Code and ADA requirements shall be approved prior to the issuance of any certificate of occupancy.
15. Maintain existing tree line in vegetative buffer as shown in approved site plan dated September 1, 2017. No activities associated with special occasion facility events shall take place within the designated vegetative buffer immediately adjacent to adjoining parcels.
16. A maximum of 250 people shall be allowed at any one event. This special occasion facility may be used by a Civic Use for the annual Louisa County High School Prom with a maximum occupancy of 600 persons.

Vice Chairman Barlow opened the public hearing.

Ms. Mary Bland, Application/Owner, appeared before the Board to thank them for their time and consideration of her request.

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

On the motion of Mr. Barnes, seconded by Mr. McCotter, which carried by a vote of 7-0, the Board voted to approve the request for conditional use permit CUP2024-05 Bowood Barn, Applicant; Mary Bland, Owner with the above conditions.

Resolution – To Approve Rezoning Request (REZ2024-05) Robert & Stacy Fuller, Applicants/Owners

Mr. Thomas Eglund, presented the staff report for Rezoning Request (REZ2024-05). Robert & Stacy Fuller, Applicants/Owners are requesting rezoning of approximately 3.7 acres from General Commercial (C-2 GAOD) to Agricultural (A-2 GAOD) to allow for an agricultural operation.

The property is located on the westside of Courthouse Road (State Route 208), approximately 0.43 mile north of the I-64 interchange and is further identified as tax map parcel 67-3-2, in the Patrick Henry Election District. At a regular meeting of the Louisa County Planning Commission held on December 12, 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 REZ2024-05, rezoning of approximately 3.7 acres from General Commercial (C-2 GAOD) to Agricultural (A-2 GAOD) to allow for an agricultural operation.

Vice Chairman Barlow opened the public hearing.

Mr. Robert Fuller, Applicant/Owner, appeared before the Board to thank them for their time and consideration of their request. He explained the farm would also serve as a family project to teach his children the importance of agriculture and self-reliance.

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

On the motion of Mr. Williams, seconded by Ms. Jones, which carried by a vote of 7-0, the Board voted to approve the rezoning request and to refund the application fee to the applicant.

Mr. Barnes stepped away from the dais.

Ordinance – To Approve ORD2024-12; Proposed Amendments to Chapter 86. Land Development Regulations; Article I. General Provisions Article II, Zoning Ordinance and Maps; and; Article IV. Supplementary Regulations

Ms. Linda Buckler, Director of Community Development, provided a brief overview of the proposed amendments. She explained the amendments to the Land Development Regulations are proposed to address discrepancies, clarify regulations, ensure alignment with more stringent State and Federal regulations, update standards to reflect current practices, and make adjustments based on community needs and the 2040 Comprehensive Plan. The proposed amendments are intended to improve the efficiency of the Zoning and Subdivision Ordinances and to better serve the community by removing conflicts and outdated provisions.

At a regular meeting of the Louisa County Planning Commission held December 12, 2024, the Planning Commission voted to forward a recommendation of approval on the proposed amendments.

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

On the motion of Mr. Williams, seconded by Ms. Jones, which carried by a vote of 6-0, the Board voted to approve the proposed amendments to Chapter 86. Land Development Regulations; Article I. General Provisions; Article II. Zoning Ordinance and Maps; and; Article IV.

ADJOURNMENT

On the motion of Mr. Williams, seconded by Mr. Woodward, which carried by a vote of 6-0, the Board voted to adjourn the January 21, 2025, meeting at 7:30 p.m.

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