



**Board of Supervisors
County of Louisa
Tuesday, January 7, 2025
Louisa County Public Meeting Room
5:00 PM**

CALL TO ORDER - 5:00 P.M. - CHRISTIAN R. GOODWIN, CLERK

Mr. Goodwin called the January 7, 2025, meeting of the Louisa County Board of Supervisors to order at 5:00 p.m. Mr. McCotter attended remotely in Florida for business purposes, 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	Remote	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	Present	5:00 PM
Rachel G. Jones	Green Springs District Supervisor	Present	5:00 PM

Others Present: Christian Goodwin, County Administrator; Chris Coon, Assistance County Administrator; Wanda Colvin, Deputy County Administration/Director of Finance; Alexandra Stanley, Executive Assistant/Deputy Clerk; and Scott Raettig, Manager of Information Technology

ANNUAL ORGANIZATIONAL MEETING OF THE BOARD OF SUPERVISORS

Resolution – To Appoint the Chairman of the Louisa County Board of Supervisors for 2025

Christian R. Goodwin, County Administrator, opened the floor for nominations for Chairman. Mr. Barnes nominated Mr. Adams, seconded by Mr. Barlow. There being no other nominations for Chairman, the Board closed the nominations.

On the motion of Mr. Barnes, seconded by Mr. Barlow, which carried by a vote of 7-0, to appoint Mr. Duane A. Adams as Chairman of the Louisa County Board of Supervisors for a one-year term to begin January 7, 2025, and expire on December 31, 2025.

Resolution – To Appoint the Vice Chairman of the Louisa County Board of Supervisors for 2025

Chairman Adams opened the floor for nominations for Vice Chairman.

Mr. Barnes nominated Mr. Barlow, seconded by Mr. Woodward. There being no other nominations for Vice Chairman, the Board closed the nominations.

On the motion of Mr. Barnes, seconded by Mr. Woodward, which carried by a vote of 7-0, to appoint Mr. Tommy J. Barlow as Vice Chairman of the Louisa County Board of Supervisors for a one-year term to begin January 7, 2025, and expire on December 31, 2025.

Resolution – Establishing Board of Supervisors Meeting Dates and Times for 2025

Each County government is required by law to hold at least one regular meeting each month. The day and time of the regular meetings are set by the Board of Supervisors at its' organizational meeting.

Regular meetings of the Board of Supervisors shall be held in the Louisa County Office Building, 1 Woolfolk Avenue, Louisa, Virginia, on the first and third Monday of each month, except during the months of July and August when the second meeting for the month shall be optional. The Board may, however, prescribe any other meeting place or time in compliance with the Code of Virginia. Regular meetings shall begin at 5:00 pm, and public hearings will convene after all regular business has concluded. Meetings shall not extend beyond 10:00 pm, unless extended by a majority vote of the Board. A motion to extend a meeting beyond 10:00 pm shall take precedence over any motion then on the floor. Should said regular meeting day fall on any legal holiday, the meeting, as required by law, will be held on the next regular business day without further action required by the Board of Supervisors. The Board may, however, prescribe any other meeting place or time in compliance with the Code of Virginia.

On the motion of Mr. Barnes, seconded by Mr. Williams, which carried by a vote of 7-0, the Board voted to adopt the meeting dates and times for 2025.

Resolution – Adopting the Bylaws for the Board of Supervisors

The Board of Supervisors created their first set of Bylaws in 1998. The Board members can review and amend the Bylaws for any needed changes or updates.

On the motion of Mr. Barnes, seconded by Mr. Williams, which carried by a vote of 7-0, the Board voted to adopt the Louisa County Board of Supervisors Bylaws, as presented, with no changes.

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)(3), discussion or consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body.
2. In accordance with §2.2-3711(A)(5), discussion concerning a prospective business or industry or the expansion of an existing business or industry, in the Mountain Road District, where no previous announcement has been made of the business' or industry's interest in locating or expanding its facilities in the community.
3. 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 7th 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 7th 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. Barnes 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 7-0, the Board voted to adopt the January 7, 2025, agenda, as amended, with changes. Due to the inclement weather, the Board modified the agenda and removed the presentation items.

MINUTES APPROVAL

Board of Supervisors (BOS) - Regular Meeting - December 2, 2024

On the motion of Mr. Williams, seconded by Mr. Barnes, which carried by a vote of 7-0,

the Board voted to approve the minutes of the December 2, 2024, meeting.

BILLS APPROVAL

Resolution – To Approve the Bills for the Month of December 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 month of December 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 January 7, 2025, as follows:

1. Resolution - Supporting a Grant for Small Modular Reactors
2. Resolution - To Advertise Updates to Dogs Running at Large Ordinance
3. Resolution - To Recommend Appointment of Greg Phipps to the Board of Equalization
4. Resolution - Authorizing the Assignment of Fund Balance to the Long-Term County and School Capital Projects Reserve Funds
5. Resolution - Supplemental Appropriation to the Louisa County Public Schools Nutrition Program
6. Resolution - Authorizing a Memorandum of Understanding with the Louisa County School Board
7. Resolution - Reappointment Mr. Dudley Delbridge to the BZA
8. Resolution - To Approve and Award the Contract for Event, Wayfinding and Gateway Signage
9. Resolution – Authorizing a Budget Transfer for the Sheriff’s Department

RECOGNITIONS

(None)

PUBLIC COMMENT PERIOD

Chairman Adams opened the public comment period.

Ms. Vicky Harte, Louisa District, raised concerns about the lack of guidelines for Board members' behavior toward residents, referencing the amended bylaws.

Written comment received from J.R. Stallings were submitted into the record (See Appendix A)

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

INFORMATION/DISCUSSION ITEMS

Update – Regional Transmission Projects Impacting the County of Louisa

Mr. Goodwin briefed the Board on potential transmission line developments by PJM, affecting Louisa County. These high-level plans could involve 765 kV lines parallel to existing 500 kV lines. Public and County input will be sought in future stages.

Concerns raised by Board members regarding potential impacts on historic and rural areas, as

well as farmland.

Mr. Goodwin noted that the County does not have a formal role yet but will have opportunities to provide input during the process.

UNFINISHED BUSINESS

(None)

NEW BUSINESS/ACTION ITEMS

(None)

REPORTS OF OFFICERS, BOARDS AND STANDING COMMITTEES

Committee Reports

Comments were made about the recent ceremony honoring 11 EMT graduates. Appreciation for their 205+ hours of training was expressed.

Supervisor Jones provided an update on the Chamber of Commerce: Upcoming events included Leadership Louisa (January 21) and a Business Forum (January 22).

Supervisor Woodward highlighted the success of the Commission on Aging's annual holiday luncheon, which hosted nearly 200 attendees.

Board Appointments

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

- Reappointed David Keis to the Water Authority
- Appointed Mr. Jeff Luck to the Board of Building Appeals
- Reappointed Mr. Bob Hardy to the Water Authority
- Appointed Ms. Susan Fletcher to the Commission on Aging

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.

Few things to note:

- **Weather Event Response:** Acknowledgment of County staff efforts during recent weather challenges.
- **Airport Advisory Board:** Structuring recommendations for the Board's review were forthcoming.
- **Publication Negotiations:** Transition of advertisements to the Central Virginian newspaper beginning January 9, 2025.

PUBLIC HEARINGS

Ordinance - To Approve Proposed Amendments to Chapter 86. Land Development Regulations; Article I. General Provisions; Article II. Zoning Ordinance and Maps; Article III. Subdivision; Article IV. Supplementary Regulations; and Article V. Signs (Phase 1)

Ms. Buckler, Director of Community Development, stated the proposed amendments are to resolve any discrepancies that currently exist; update code sections based on amendments to the State Code of Virginia; amend sections to provide clarification, and consistent application of regulations; and remove regulations that are governed by more stringent State and Federal regulations. She noted the following proposals:

- Article I. General Provisions includes amendments to Section 86-2. Definitions to resolve discrepancies; such as defining food truck; extend time for temporary signs; and provide clarification within several definitions of “lots”; and remove the requirement of a conditional use permit under Section 86-44.
- Article II. Zoning Ordinance and Maps include relocating Section 86-104 related to the Growth Area Overlay Districts to Division 5 of this Article; update the matrix in Section 86-109 based on proposed amendments to permitted and conditional uses; removes the term “residential” from accessory structures in the A-2 zoning district consistent with other zoning districts; identifies the districts where a “food truck” may be permitted, by right; and clarifies the type of environmental study required for a Planned Unit Development (PUD) application.
- Article III. Subdivision includes amendments to provide for review, inspection and certification of all internal subdivision streets by a third-party engineering firm, with the costs the responsibility of the developer; and County notification for any development proposing to utilize a sewage system designed to have a point source discharge.
- Article IV. Supplementary Regulations are proposed to remove VDOT approval of ingress and egress for an administrative site plan; to clarify minor and major site plan transmittal to state agencies; and County notification for any development proposing to utilize a sewage system designed to have a point source discharge.
- Article V. Signs is proposed to increase the maximum size of a temporary sign in Section 86-687.

Supervisor Williams raised concerns about clarity in the new sign regulations, particularly regarding their impact on rural areas. Staff confirmed that future phases would address these concerns further.

It was noted the importance of aligning road standards with state guidelines, noting that the updates would improve both safety and compliance. It was also noted the practical benefits of including temporary sign provisions, particularly for businesses.

Further discussions focused on the impact of illuminated signs, highlighting several locations across the County where their brightness poses a hazard to drivers. The Board explored potential methods to regulate the intensity of these signs and requested staff to investigate solutions.

Chairman Adams opened the public hearing.

Ms. Vicky Harte, Louisa District, expressed concerns about portable dwelling units using extension cords for power.

Staff clarified that such practices were already out of compliance and encouraged reporting violations.

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

On the motion of Mr. Barnes, seconded by Mr. Williams, which carried by a vote of 7-0, the Board voted to approved the proposed amendments to Chapter 86. Land Development Regulations; Article I. General Provisions; Article II. Zoning Ordinance and Maps; Article III. Subdivision; Article IV. Supplementary Regulations; and Article V. Signs, as presented.

Resolution – To Approve Rezoning Application – REZ2024-07, LA Resort, LLC, Applications/Owners – Proffer Amendment Request

Ms. Buckler provided a brief overview of Rezoning application – REZ2024-07, LA Resort, LLC. The applicant requested approval to increase the number of residential condominium units from 96 to 124 within the Planned Unit Development (PUD).

Mike Grossman, representing Lake Anna Resort LLC, explained the need to adjust the unit mix to better align with market demand. The proposal would replace larger five-bedroom units with smaller one-bedroom units while keeping the overall building size and footprint unchanged. The total number of units would increase by 28, but the overall bedroom count would decrease. Mr. Grossman outlined proffers, including contributions to local emergency services and housing initiatives, totaling \$1,000 per additional unit. The applicant emphasized that the changes were necessary to ensure the project's financial feasibility and market viability.

Supervisor Williams expressed strong opposition to the request, criticizing the 29% increase in density and describing the monetary proffers as insufficient. He questioned the framing of the request as a reconfiguration and emphasized that the proposal appeared to prioritize profit over community impact.

Chairman Adams voiced concerns about the density increase and the broader implications for traffic and infrastructure. He noted that approving the request could set a precedent for future developments.

Supervisor Barnes highlighted the need for meaningful contributions to address community needs, such as infrastructure and affordable housing. He characterized the proposed proffers as inadequate given the scale of the project.

Supervisor Barlow acknowledged the applicant's efforts to adjust the unit mix but shared concerns about the potential strain on local resources, including traffic and emergency services.

Supervisor McCotter asked for clarification on the project's timeline and the expected start date for construction.

Mr. Grossman indicated that pre-sales would begin in spring 2025, with construction commencing six months later, contingent on wastewater treatment plant progress.

Chairman Adams opened the public hearing.

Mr. Phil Winston, Mineral District, cited significant traffic concerns along Route 208, which is already under strain from existing and approved developments. He urged the Board to consider the long-term impact on infrastructure.

Mr. Patrick Gallagher, Mineral District, talked about the developer's contributions to emergency services and highlighted their ongoing support for community initiatives.

Ms. Vicky Harte, Louisa District, suggested using the additional units to address affordable housing shortages in the community.

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

After discussion, and with significant opposition from Board members and the community, the applicant requested a deferral to revise the proposal.

On the motion of Mr. Barnes, seconded by Mr. Woodward, which carried by a vote of 6-1, with Mr. Williams voting against, the Board voted to approve the deferral, allowing the applicant to work with staff to address concerns and potentially reduce the number of additional units or increase community contributions.

Resolution – To Approve Proposed Amendments to PR Cutalong Consolidated Abandonment of Dedicated Right-of-Way for Public Use

Ms. Buckler stated, pursuant to Section 15.2-2006 of the Code of Virginia, RP20 Cutalong Consolidated LLC, applicant requests the Board of Supervisors, as the Governing Body to vacate dedicated, public right-of-way owned by Louisa County. Said right-of-way is further shown on subdivision plats recorded in Plat Book 8 Page 2790-2794; shown as “Logan Drive,” and a portion of “Cutalong Way,” and Plat Book 9 Page 73-87; shown as a portion of “Cutalong Way,” “Tatum Drive,” and “Emily’s Way.” The property is further identified as the right-of-way fronting tax map parcels 29-35; 29-11A; 29-11-B; 29-11-Lots 112-157; 29-35A3, and 9-35A4 in the Mineral Election District.

Mr. Joe Walsh, Project Director for Cut Along, emphasized that transitioning to private roads would enable the homeowners' association to maintain these roads without relying on County or VDOT resources. Mr. Walsh also noted that the infrastructure and roads within the development were constructed to high standards and would continue to meet those standards under private maintenance. The abandonment request applies only to internal subdivision roads and does not affect any rights-of-way along Route 208 or other state-maintained roads.

Supervisor Williams praised the request as a model for reducing long-term County maintenance obligations. He noted that private road ownership ensures accountability remains with the developer and future homeowners.

Supervisor Adams highlighted the importance of clarity in the maintenance agreements to ensure the long-term quality of the roads.

Supervisor Barnes commended the development's proactive approach in establishing a sustainable plan for road maintenance, reducing the burden on taxpayers.

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. Williams, seconded by Mr. Barnes, which carried by a vote of 7-0, the Board voted to approve the right-of-way abandonment.

Resolution – To Approve Rezoning Application REZ2024-06; RP20 Cutalong Consolidated, LLC, Applicant//Owner – Review of Proffer (Master Plan) Amendment

Ms. Buckler explained the modification will modernize the master plan, creating a destination resort community within the County - which is more pedestrian, and bike oriented via the creation of various interconnecting hiking and biking trails with well positioned passive/active recreation areas and a more robust central village activity hub in Phase 4, as depicted on the proposed Modified Plan. The proposed modification seeks to increase the number of estate lots, condo/villa homes, and townhomes, and decrease the number of executive lots and cluster lots - while maintaining a total of 891 proposed lots within the Project. The master plan amendment includes the change in the road network from publicly dedicated roads, to a privately maintained road network. The subject development is located on the south side of Route 208 (New Bridge Road), at the intersection of Route 652 (Kentucky Springs Road), is further identified as tax map parcels 29-35; 29-11A; 29-11-B; 29-11-Lots 112-157; 29-35A3, and 9-35A4 in the Mineral Election District.

Mr. Joe Walsh, presented the vision for transforming Cutalong into a destination resort with enhanced amenities. He described the development's transition from a residential golf community to a mixed-use resort with rental units and off-lake activities, and highlighted additions such as trails, pocket parks, and private roads to improve connectivity and guest experience. Mr. Walsh noted they have implemented onsite nutrient credits for wastewater treatment to benefit Lake Anna and expanded wetlands for conservation and integrated trails and bridges around the area. He further noted they have collaborated with the Lake Anna Civic Association (LACA) and neighboring HOAs to address concerns about boat traffic, noise, and environmental impact. He agreed to prohibit onsite boat ramps and public access to the lake.

Mr. Charlie Payne (Applicant's Counsel), explained the breakdown of unit types: 147 estate lots, 34 executive lots, 198 cluster lots, 312 condos, and 200 townhomes. He emphasized the project's viability as a destination resort and its alignment with local tourism goals. He stated the roads would remain private, maintained by the HOA and developer, with no cost to taxpayers.

Supervisor Williams praised the golf course as a premier asset for Louisa County and commended the professional development team.

Supervisor Jones highlighted the applicant's support for local youth programs, particularly the Louisa High School Golf Team.

Chairman Adams acknowledged the applicant's significant financial investment in the county. He disclosed his business relationship with the developer as a tenant of the Boardwalk complex, owned by the applicant and confirmed no conflict in his ability to vote.

Chairman Adams opened the public hearing.

Mr. Jack Snyder, Director of Cutalong, shared enthusiasm for the property's potential to become a premier destination. He applauded the relocation of the maintenance facility and additions of event spaces and stay-and-play units.

Mr. Patrick Gallagher, Mineral District, discussed the positive impact of Cutalong on local fundraising for emergency services and shared examples of the applicant's community engagement, including golf tournaments that raised over \$48,000 for emergency equipment.

Mr. Mike Sharp, Mineral District, expressed support for the amendment, emphasizing its alignment with the area's character and reduced impact on infrastructure and schools.

Mr. John Wayne, praised the applicant's collaborative approach and commitment to addressing community concerns and personally endorsed the amendment, citing the applicant's environmental stewardship and professionalism.

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

Chairman Adams reiterated support for the project commending the applicant's professionalism and contributions to the community.

On the motion of Mr. Williams, seconded by Mr. Barnes, which carried by a vote of 7-0, the Board voted to approve the rezoning request.

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 January 7, 2025, meeting at 8:10 p.m.

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

Alexandra Stanley

From: Stallings, James <jrstallings@science4real.com>
Sent: Monday, December 9, 2024 11:39 AM
To: Info
Subject: Public Comment BOS meeting

Some people who received this message don't often get email from jrstallings@science4real.com. [Learn why this is important](#)

CAUTION: External email

I am James R. Stallings II

Louisa County, Mineral District. 2550 Jefferson Hwy, 23093

My public comments:

After extensive analysis of the Northeast Creek Amazon Data Service Northeast Creek wetlands permit request to the US Army Corps of Engineers; it is determined:

It is the obligation of Louisa County administration to determine if there is unrecognized a Violation of public Welfare and Safety Laws in Data Center development.

If Louisa County can't touch the waters of Dominion Energy Lake Anna for drinking water or any other economic development. But on the down low, the Louisa County BOS is taking massive amounts of water from the countries 50 year old drinking water reservoir, and imperiling the safety of children at an elementary school one mile from the ADS, where Louisa County is alleged to be seeking to place 3 nuclear SMRs.

In addition it is the obligation of the Louisa County BOS and County Administration to reveal whether there are discussions or plans to place nuclear SMR's within 5 miles of populated areas such as the town of Louisa and Thomas Jefferson elementary school.

In 3 days a human can not survive without water. A plant can be restarted after the rains. But a human life can not be restored in such a way.

No empathy for children exists in County Administration. If the BOS is willing to compromise the drinking water supply for the County for money, economic development that only benefits a few.

If I poured you a glass of water and put my finger in it. Would you drink it?

There has to be a violation of Law. A violation of the Will of the Legislature by the Louisa County BOS, if for economic development the BOS can imperil the drinking water supply for 1/3 of Louisa County and place in the near future 3 Nuclear SMR's 1 mile from Thomas Jefferson Elementary school and three miles from the town of Louisa. Insuring depletion and contamination of Louisa County's drinking water supply.

Two data center campuses are to draw off the Northeast creek reservoir. Using the drinking water system as industrial cooling. Something the northeast creek reservoir was not designed to do. At a minimum such industrial activity compromised natural wildlife and the fishery with increase water temperature.

But in the case of the Northeast creek reservoir the drinking water supply is the cooling water supply.

If I poured you a glass of water and put my finger in it. Would you drink it?

Alexandra Stanley

From: twood nvte.net <twood@nvte.net>
Sent: Tuesday, January 7, 2025 2:45 PM
To: Info
Subject: Louisa County Board of Supervisors Meeting, January 7, 2025, RE: RP20 Cutalong Consolidated, LLC

Some people who received this message don't often get email from twood@nvte.net. [Learn why this is important](#)

CAUTION: External email

Britton Friz, resident of Louisa District, Louisa County
Terri Wood, business in Mineral District, Louisa County
Brooke Kitchen, resident of Mineral District, Louisa County

Our company, Northern Virginia Title & Escrow, Inc., has had a great relationship with Cutalong since it's origins. We have had the pleasure of closing the majority of their lot sales as well as numerous other business dealings. This has significantly increased our year-to-year revenue. They have consistently brought new faces to our area and have helped put Louisa County on the map. On any given day, one can see an employee or member of Cutalong shopping at our local grocery store, dining in our restaurants, filling up at our gas stations and browsing in our local businesses. Having had the opportunity to work with them and getting to see all the progress they have made with their development; any Master Plan Amendments they are proposing have our full support. Not only is Cutalong beneficial to our community, but they have also quickly become a big part of it.

Terri A. Wood
Vice President - Lake Anna Division
Northern Virginia Title & Escrow, Inc.
200 Lake Front Drive
Suite 102
Lake Anna, VA 23117
540-894-4342
540-894-4561 fax

Alexandra Stanley

From: Chris Unruh <chrisingrace@msn.com>
Sent: Tuesday, January 7, 2025 4:50 PM
To: Info
Subject: BOS meeting 1/7/25

[Some people who received this message don't often get email from chrisingrace@msn.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: External email

Hello,

I would like to make a comment about the Lake Anna Resort LLC Density request. I own property directly across the cove from the proposed resort (1169 Mitchell Point Road) and drive by the proposed entrance on 208 8-10 times a week. The increased amount of traffic should trigger an updated VDOT review of the entrance on 208. There is a lot of semi and large truck traffic, some carrying double semi trailers that I watch cross the 208 bridge that travels by the proposed entrance. There will also be boats/trailers coming in and out of the entrance that increases the chance of a traffic accident.

There is also a proposal to move some of the parking for the restaurant for residents. Where are employees parking?

Where are the customers for the proposed rooftop parking?

Again, where are school buses entering the property to pick up school kids?

Thank you and stay safe with the weather as I will not be able to travel to make my state ment in person.

Christine Unruh

Subject: FW: BOS Public Hearing 1/6/25 being rescheduled - Cutalong/LAR Citizen Questions/Feedback

CAUTION: External email

Dear Louisa County Board of Supervisors

We live on Contrary Creek and have major concerns about the revised 2024 master plan for **Cutalong**.

1. Major increase in condo/villa/townhomes versus major decrease in executive lots
2. Building Condos and Villas on Lake Anna's shorelines of Contrary Creek and doubling the size of the Waterfront Lakeside Village.

1. Does the County have on file, and can they share with the public the population baseline data from the original approved 2005 development to the current proposed master plan amendment? Specifically, what was the planned population size for each Master Plan version from July 2005, July 2023 and August 2024?

Does the County have the original baseline data and revised data with the proposed master plan amendment that demonstrates there will be less ground runoff, and less ground water and sewage usage?

When was the last traffic study for this project? A new one should be performed given the growth of the Lake Anna area, and considering the resort exit will occur on two already congested roadways (208 and Kentucky Springs). What are the future roadway plans and when will they be executed to support this influx of vehicles?

Has a hydrology study ever been conducted and reviewed by the County to ensure adequate drinking water for the surrounding communities and the proposed resort?

What proffers and near term financial contributions is the developer providing this county? Given the original proffers are 20 years old and the development was not envisioned as a full scale resort as now proposed?

Simply put, the current infrastructure at Lake Anna does not align with the large scale resort growth plan and should.

2. Strongly disagree with approving this development to build condo/villa homes on Contrary Creek shoreline and double the size of the Waterfront Lakeside Village. To our knowledge building on the water was never included in prior approved master plans for this

development by the County. Approving this proposal to do so will have negative consequences and be detrimental to the water quality of Lake Anna and Contrary Creek.

Contrary Creek has a long history of problems [Contrary Creek \(North Anna River tributary\) - Wikipedia](#), it is very shallow and very narrow at the banks of where these condos/villas and Waterfront Lakeside Village will be built even after Cutalong dredged. Won't all of this runoff go into the lake?

What is the plan for the proposed Marina? i.e. Boat launch rentals, services, gas, watercraft maintenance facility? How many docks are planned on the Contrary Creek shoreline? Shouldn't the marina be better defined as part of this revised master plan being proposed?

Contrary Creek's shoreline where dredged in 2023 for this development now has a lake bottom that averages between 242.6-246.0 feet above sea level. At full pond the lake is only 250 feet. Does it really make sense to build and have commercial services on this shoreline? It should be also be noted that the resort recently received approval by DEQ for a sewage system with a point source discharge into a tributary feeding Contrary Creek.

Contrary Creek during boating season is already congested and boating and recreational safety are a big concern.

Freshwater Creek which flows into Contrary Creek has the longest history of hydrilla problems at the lake that has needed treatment approved by the LAAC. The hydrilla problem has now spread into Contrary Creek. Further development at the shoreline and usage at the Marina is only going to make hydrilla matters worse and impede water navigation and recreational use for this part of the lake.

What is the impact of noise and light pollution to the surrounding communities?

All of these factors will lead to Contrary Creek and Lake Anna having more water quality problems and negative impacts to the infrastructure to support the Lake Anna region and surrounding neighborhoods.

Lake Anna Resort

Now the taxpayers are asked to continue to pay more taxes so the developer can add more townhouses at Newbridge and for the Lake Anna Resort. Why aren't developers paying more of these capital costs versus the citizens to make Lake Anna a destination resort?

As you know the Newbridge Wastewater Treatment Plant by the 208 bridge has had a long history of compliance problems.

Looking at just 2022-2024 there have been: 5 significant non compliance quarters, 6 violation quarters and 1 non violation.

The source of this information can be found on this EPA federal website...[Detailed Facility Report | ECHO | US EPA](#) .

In particular here is the summary effluent chart [Effluent Charts | ECHO | US EPA](#)

Before you vote, please consider what your actions are doing to the future health and safety of Lake Anna and its citizens.

Mike and Valerie Bagby
Mineral District