



**Board of Supervisors
County of Louisa
Monday, June 15, 2026
Louisa County Public Meeting Room
5:00 PM**

CALL TO ORDER - 5:00 P.M.

Chairman Adams called the June 15, 2026, meeting of the Louisa County Board of Supervisors to order at 5:00 p.m.

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	Present	6:00 PM
Rachel G. Jones	Green Springs District Supervisor	Present	5:00 PM

Others Present: Christian Goodwin, County Administrator; Chris Coon, Deputy County Administrator; Patricia Smith, County Attorney; William Newman, Assistant County Attorney; Alexandra Stanley, Executive Assistant/Deputy Clerk; Maggie Brakeville, Agricultural Development and Land Conservation Coordinator; and Scott Raettig, Director of Information Technology

CLOSED SESSION

On the motion of Vice Chairman Barlow, seconded by Supervisor 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 in the Louisa District, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body; 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 Supervisor Williams, seconded by Supervisor 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	Second	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 Supervisor Williams, seconded by Supervisor McCotter, 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 15th day of June 2026, 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 15th day of June 2026, 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

Supervisor McCotter led the invocation, followed by the Pledge of Allegiance.

ADOPTION OF AGENDA

On the motion of Supervisor Williams, seconded by Supervisor Barnes, which carried by a vote of 7-0, the Board voted to adopt the agenda, as presented, with no changes.

MINUTES APPROVAL

Board of Supervisors Regular Meeting Minutes – June 1, 2026

On the motion of Supervisor Barnes, seconded by Supervisor McCotter, which carried by a vote of 7-0, the Board voted to approve the minutes of the June 1, 2026, regular meeting.

BILLS APPROVAL

Resolution – To Approve the Bills for the First Half of June 2026

On the motion of Supervisor Barnes, seconded by Supervisor Williams, which carried by a vote of 7-0, the Board adopted a resolution approving the bills for first half of June 2026.

CONSENT AGENDA ITEMS

On the motion of Supervisor Barnes, seconded by Supervisor Williams, which carried by a vote of 7-0, the Board voted to adopt the Consent Agenda as follows:

1. Resolution – Authorizing the Louisa County Airport to Apply for a State Aviation Grant for an Airport Rotating Beacon Light
2. Resolution – To Approve and Award a Contract for Fire Alarm Monitoring Services
3. Resolution – To Approve a Pass Through Appropriation for Insurance Proceeds
4. Resolution – Authorizing a Pass Through Appropriation to the Louisa County Airport for Federal & State Aviation Grants for an Airport Master Plan Update
5. Resolution – Authorizing the Fire & EMS Department to Apply for an Assistance for Firefighter Grant

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.

Supervisor Williams requested clarification on the Route 33 paving project and the County's plans for preserving a portion of the Hamilton Road Bridge.

Staff explained that preserving a section of the historic bridge was discussed with the Green Springs Historic District as a way to commemorate the bridge's history.

Supervisor Williams also asked about the paving schedule for Route 601 and was advised that the entire section from Route 33 to Route 522 is expected to receive an overlay.

Board members thanked VDOT for recent road repairs throughout the County, including work on Oakland Road, Moody Town Road, Route 15 guardrails, Millpond Bridge, and other maintenance projects. Several supervisors requested continued attention to roadway conditions, including repairs near Ferncliff, Zion Road, and maintenance of the Zion Crossroads interchange, noting its importance as a gateway into the County. They also encouraged Mr. Simpson to continue the Road Study Committee established by his predecessor.

Supervisors expressed support for the approved traffic signal at the intersection of Kentucky Springs Road and Haley Drive and asked whether the public could receive advance notice of oversized loads traveling to Lake Anna and the technology campus. Additional questions were raised about the Hamilton Road Bridge construction schedule and whether traffic signal timing could be adjusted during the Route 33 detour to improve traffic flow through the Town of Louisa. The Board also requested that VDOT pursue directional signage to Lake Anna at the interchange in Culpeper.

Chairman Adams devoted significant discussion to the recent Route 33 closure, expressing the Board's frustration with the lack of timely communication regarding the project. He stated that while the County had been aware a summer closure was anticipated, neither County staff nor the

Board received adequate notice of the specific closure dates, resulting in numerous calls from concerned residents. Chairman Adams emphasized that the primary issue was communication rather than the project itself and stressed that the County and VDOT must work together to provide timely, accurate information to the public. He requested improved coordination on future projects and urged VDOT to proactively communicate road closures and traffic impacts so residents have sufficient time to prepare.

Mr. Simpson acknowledged the concerns raised by the Board, noting that he had only recently assumed his position and inherited the Route 33 project. He committed to improving communication and coordination with County staff and the Board moving forward.

Chairman Adams welcomed him to Louisa County, stating that the Board looked forward to working collaboratively with him while maintaining open and honest communication on transportation issues.

INFORMATION/DISCUSSION ITEMS

Presentation – VDOT Quarterly Update

Mr. Craig Simpson introduced himself as Louisa County's new Resident Engineer, noting that he previously served in VDOT's Fredericksburg District and is looking forward to building a strong working relationship with the Board.

He reported that the environmental review is underway for the Rural Rustic Road project on Route 645 (Poplar Avenue). Maintenance activities have included repairing more than 2,000 potholes, cleaning ditches, completing shoulder repairs, right-of-way mowing, pipe replacements, and ongoing paving and asphalt patching throughout the county. He also noted that the Land Use section has completed seven site plans and reviewed 66 utility permits.

Mr. Simpson provided updates on several projects, stating that construction on the Hamilton Road Bridge is expected to begin immediately with completion anticipated this fall, and that a portion of the bridge abutment will be preserved for the County. He also reported that the traffic signal warrant for the intersection of Kentucky Springs Road and Haley Drive has been approved and is moving forward through the design process.

Regarding the Route 33 culvert replacement, Mr. Simpson explained that the detour had been implemented and clarified that the work is a permitted private development project, not a VDOT project. He said the project is expected to be completed by July 31, before the start of the school year.

In closing, Mr. Simpson acknowledged past communication challenges related to the Route 33 project and emphasized his commitment to improving coordination and maintaining open communication with Louisa County moving forward.

UNFINISHED BUSINESS

(None)

NEW BUSINESS/ACTION ITEMS

(None)

SUPERVISOR COMMENTS**Patrick Henry District**

Supervisor Barnes stated that he had emailed Board members regarding a legislative issue he would like to discuss during the County's upcoming meetings with state legislators. He explained that, after completing a survey from an Old Dominion University professor regarding Virginia's Dillon Rule, he reflected on the limitations it places on local governments.

Supervisor Barnes expressed concern that many residents spend their working lives paying off their homes so they can retire without a mortgage, only to face steadily increasing real estate assessments that result in higher property taxes. He stated that older residents living on fixed incomes should not have to worry about being priced out of homes they have already paid for because of rising assessments.

He suggested that the General Assembly consider providing localities with the authority to freeze property assessments for qualifying senior citizens who have lived in the County for a specified period of time. He emphasized that this would not eliminate property taxes but would prevent assessments from continuing to increase, allowing older residents to remain in their homes without the financial burden of escalating tax bills.

Mineral District

Chairman Adams addressed recent public concerns regarding the County's drought-related water restrictions, clarifying that the restrictions issued by the Louisa County Water Authority for the Zion Crossroads and Lake Anna well service areas are the result of drought conditions affecting the County's groundwater wells, not the construction of data centers. He explained that the data centers currently under development are not yet drawing water from the Water Authority's system and, once operational, will be served by the Northeast Creek Reservoir rather than the well systems subject to the restrictions. He further noted that Northeast Creek Reservoir remains in good condition and has sufficient capacity to meet the needs of existing customers, the Towns of Louisa and Mineral, and future data center operations. He also pointed out that a large commercial customer had recently used significantly more water than anticipated from the reservoir without negatively impacting its water supply, emphasizing that everyone is subject to the same water conservation measures whenever restrictions are implemented.

Chairman Adams also provided an update on the proposed Valley Link transmission project, stating that the County and Planning Commission will jointly submit a letter to PJM requesting additional information while reaffirming the County's opposition to the project. He added that Louisa County will continue working with neighboring localities through a regional coalition to oppose the project, noting that additional counties are expected to contribute funding toward the ongoing legal effort. He thanked community members for their continued grassroots leadership and support.

Louisa District

Supervisor Woodward stated for clarification regarding Chairman Adams' comments on water usage, that the Water Authority had previously advised the Board that, if water shortages were

ever to occur, residential customers would always receive priority over data centers. Chairman Adams affirmed that protecting the health and safety of residents is the Water Authority's highest priority.

Supervisor Woodward also addressed recent public discussions regarding a 1998 study of the County's aquifer, noting that he was unfamiliar with the report but understood that County staff were researching it. He explained that groundwater aquifers supply private wells, while the Northeast Creek Reservoir is a surface water reservoir that collects stormwater runoff and is not connected to the aquifer. He further clarified that Amazon's data centers will only use water for cooling when the outdoor temperature reaches 88 degrees and noted that information regarding the facilities' water usage is available in the Virginia Department of Environmental Quality materials included in a recent Board packet. He added that technological improvements continue to reduce the amount of water required for cooling operations.

Green Springs District

Supervisor Jones commented on the recently discussed 1998 water study, she believed it likely related to groundwater and aquifer concerns associated with development in the western portion of the County, including Spring Creek. She recalled that groundwater availability and deep wells were significant issues during that period and said she looked forward to learning more once the report is reviewed.

Supervisor Jones also highlighted several recent community events. She congratulated the Louisa County Chamber of Commerce on a successful Business Person of the Year banquet, recognizing Lori Nichols of Bethel Builders, Brews & Farms for receiving the award. She expressed enthusiasm for the progress of the Fluvanna-Louisa Housing Foundation's affordable housing project, noting that the first four homes have been completed and recognizing the Housing Foundation and private donors for their support. Finally, she commended the Town of Louisa and Mayor Michael for hosting a successful Sunset Market, stating that the event brought residents together, supported local businesses, and contributed to the vitality of the community.

Cuckoo District

Supervisor McCotter encouraged residents to attend two community events taking place on June 20. He highlighted the Lake Anna Business Partnership Car Show at Pleasants Landing, noting that proceeds from the event support the organization's Young Leaders Scholarship Fund, which provides three \$2,000 scholarships to students in Louisa, Orange, and Spotsylvania counties. He also promoted the African American Heritage Festival at Moss-Nuckols Elementary School, describing it as an enjoyable community event that he has attended in the past.

REPORTS OF OFFICERS, BOARDS AND STANDING COMMITTEES

Committee Reports

(None)

Board Appointments

(None)

County Administrator's Report

County Administrator Christian Goodwin introduced a newly redesigned format for the County Administrator's Report, thanking Ms. Alexandra Stanley for reorganizing the report to make it

more user-friendly and easier to understand. He noted that the County is closely monitoring developments with the state budget, as proposed amendments could have financial impacts on local governments.

Mr. Goodwin also reported that improvements have been completed at the Holly Grove Fire Station, including the installation of a new communications tower to enhance radio coverage in the southeastern portion of the County and paving work at the station. He announced that a ribbon-cutting ceremony for the new tower will be held on July 12 at 3:00 p.m., followed by the Holly Grove Rescue Squad banquet at 4:00 p.m.

In closing, Mr. Goodwin encouraged residents to participate in Fourth of July celebrations throughout Louisa County and noted that several other topics, including the Valley Link transmission project, had already been addressed during the Board's supervisor comments.

PUBLIC HEARINGS

Ordinance – Amending Chapter 86 Land Development Regulations – Proposed Addition – Trevilian Station Agricultural and Forestal District

Ms. Maggie Brakeville provided an update on the County's Agricultural and Forestal District Program, reporting that since December 2025 the County has received 21 applications totaling 8,076.048 acres. She noted that the Board had already approved 3,078.5 acres and would consider an additional 1,797 acres during the current meeting, leaving approximately 5,000 acres still to come before the Board over the next several months. She added that applications are still being accepted and that she has additional meetings scheduled with prospective applicants. The average application size has been approximately 384.5 acres, reflecting strong participation in the program.

Ms. Brakeville stated that the current level of interest is among the highest the County has seen. She explained that when the South Anna, Patrick Henry, and Green Springs Agricultural and Forestal Districts were established in 1998, a record 9,693 acres were enrolled in a single year. With only 1,618 additional acres needed to surpass that record, she expressed optimism that 2026 could become the largest enrollment year in the program's history. She thanked the Board for its continued support of the Agricultural and Forestal District Program and recognized the many landowners choosing to preserve their agricultural and forest lands through participation.

Ms. Brakeville then presented the first Agricultural and Forestal District application for Trevilians Station, submitted by Charlotte Morford and Hooves and Paws Animal Rescue. The request would add 53.833 acres consisting of two A-1 zoned parcels adjoining the southern portion of the existing Trevilians Station Agricultural and Forestal District. She explained that the property is designated as Rural in the Comprehensive Plan and is currently used for pasture, horticultural crops, and livestock, making it consistent with the purposes of the Agricultural and Forestal District Program.

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

On the motion of Supervisor Barnes, seconded by Supervisor Williams, which carried by a vote of 7-0, the Board voted to approve the proposed addition to the Trevilian Station Agricultural and Forestal District.

Ordinance – Amending Chapter 86 Land Development Regulations – Proposed Addition – Shelton’s Mill Agricultural and Forestal District

Ms. Maggie Brakeville presented a proposed amendment to the Shelton's Mill Agricultural and Forestal District to add approximately 157.49 acres owned by Sidney Barbee Cox, consisting of two parcels zoned A-1 and A-2. She explained that the property is located along the Louisa-Hanover County line, is designated Rural in the Comprehensive Plan, and is currently used for timber production and crop cultivation. The application was recommended for approval by both the Agricultural and Forestal Advisory Committee and the Planning Commission.

During the discussion, Supervisor Barlow questioned the fact that the property is located approximately 3.75 miles from the existing Shelton's Mill Agricultural and Forestal District and asked whether the separation would have any impact on intervening properties. Ms. Brakeville explained that state law allows qualifying properties to be added under the Agricultural and Forestal Significance provisions, regardless of distance, and confirmed that the addition would have no negative impact on surrounding or intervening landowners. She added that, if anything, it could provide additional opportunities for nearby qualifying properties to join an Agricultural and Forestal District in the future.

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 Supervisor Barlow, seconded Supervisor Williams, which carried by a vote of 7-0, the Board voted to approve the proposed addition to the Shelton's Mill Agricultural and Forestal District.

Ordinance – Amending Chapter 86 Land Development Regulations – Proposed Addition – Indian Creek Agricultural and Forestal District

Ms. Maggie Brakeville presented a proposed amendment to the Indian Creek Agricultural and Forestal District to add 1,332.939 acres consisting of 12 parcels owned by Brandy Cox Douglas, Lindsay Cox, Sydney Barbie Cox, and SB Cox, Inc. She explained that the proposed addition includes both northern and southern parcels located in the Cuckoo Voting District. The properties are designated Rural in the Comprehensive Plan and are currently used for cattle, pasture, timber, and crop production. The application was recommended for approval by both the Agricultural and Forestal Advisory Committee and the Planning Commission.

During the discussion, it was asked whether the applicants owned the existing Indian Creek Agricultural and Forestal District. Ms. Brakeville clarified that while the applicants do not own the existing district, they own surrounding properties that adjoin it and are seeking to add those lands to the district.

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 Supervisor McCotter, seconded by Supervisor Williams, which carried by a vote of 7-0, the Board voted to approve the proposed amendment to the Indian Creek Agricultural and Forestal District.

Ordinance – Amending Chapter 86 Land Development Regulations – Proposed Addition – Gold Mine Creek Agricultural and Forestal District

Ms. Maggie Brakeville presented a proposed amendment to the Gold Mine Creek Agricultural and Forestal District to add 253.626 acres consisting of eight A-1 zoned parcels owned by James and Catherine Kane. She explained that the property adjoins the existing Gold Mine Creek Agricultural and Forestal District, is designated Rural in the Comprehensive Plan, and is currently used for cattle, crop production, hay, pasture, and timber. The application was recommended for approval by both the Agricultural and Forestal Advisory Committee and the Planning Commission.

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 Supervisor Woodward, seconded by Supervisor Williams, which carried by a vote of 7-0, the Board voted to approve the proposed addition to Gold Mine Creek Agricultural and Forestal District.

Ordinance – Amending Chapter 86 Land Development Regulations – Add Section 86-44. Conditional Use Permits for Electric Transmission Facilities

Deputy County Administrator Chris Coon presented a proposed ordinance amending Chapter 86 of the Land Development Regulations to establish a Conditional Use Permit (CUP) requirement for certain electric transmission infrastructure. He explained that the amendment implements the policies recently adopted as part of the Comprehensive Plan addendum regarding electric transmission facilities and provides the County with a mechanism to review infrastructure associated with transmission projects that falls under local jurisdiction, such as substations and related facilities.

During the discussion, Board members sought clarification on the proposed 69-kilovolt (kV) threshold. Mr. Coon explained that the Planning Commission recommended lowering the threshold from 115 kV to 69 kV because, while 69-kV lines are not commonly used as major transmission lines, the lower threshold ensures that associated substations and supporting infrastructure would be subject to the County's Conditional Use Permit process if local approval is required.

Mr. Coon also clarified that the ordinance does not regulate electric transmission lines themselves, which are approved by the State Corporation Commission or the Federal Energy Regulatory Commission, but instead applies to facilities over which the County retains land use authority. Board members noted that the amendment provides another tool to help the County maintain local oversight of projects such as the proposed Valley Link transmission line.

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 Supervisor Williams, seconded by Supervisor Barnes, which carried by a vote of 7-0, the Board voted to Amending Chapter 86 Land Development Regulations to add Section 86-44. Conditional Use Permits for Electric Transmission Facilities.

ADJOURNMENT

On the motion Supervisor Barnes, seconded by Supervisor Williams, which carried by a vote of 7-0, the Board voted to adjourn the June 15, 2026, meeting at 7:02 p.m.

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