



**Board of Supervisors
County of Louisa
Tuesday, January 20, 2026
Louisa County Public Meeting Room
5:00 PM**

CALL TO ORDER - 5:00 P.M.

Chairman Adams called the January 20, 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	5:00 PM
Rachel G. Jones	Green Springs District Supervisor	Present	5:00 PM

Others Present: Christian Goodwin, County Administrator; Wanda Colvin, Deputy County Administrator/Director of Finance; Patricia Smith, County Attorney; William Newman, Assistant County Attorney; Alexandra Stanley, Executive Assistant/Deputy Clerk; Linda Buckler, Director of Community Development; Maggie Brakeville, Land Development And Agricultural Conservation Coordinator; Andy Wade, Director of Economic Development; Griff Carmichael, Director of Human Resources; and Scott Raettig, Director of Information Technology

CLOSED SESSION

On the motion of Vice Chairman Barlow, seconded by Supervisor Barnes, 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 for employment; assignment, appointment, promotion, performance, demotion, salaries, disciplining, or resignation of specific public officers, appointees, or employees of any public body, and evaluation of performance of departments; and
2. In accordance with §2.2-3711(A)(3), discussion or consideration of the acquisition of real property for public purposed, or of the disposition of publicly held real property in the Mineral District, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body; and
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 Supervisor Williams, seconded by Supervisor Barnes, which carried by a vote of 7-0, the Board voted to return to Regular Session at 6:03 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 Supervisor Williams, seconded by Supervisor 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 20th day of January 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 20th day of January 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 Barnes 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 – January 5, 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 from the January 5, 2026, regular meeting.

BILLS APPROVAL

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

On the motion of Supervisor Barnes, seconded by Supervisor McCotter, which carried by a vote of 7-0, the Board adopted a resolution approving the bills for the Month of December 2025.

CONSENT AGENDA ITEMS

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

1. Resolution –Authorizing a Pass Through Appropriation to Fire and Emergency Medical Services
2. Resolution – To Update the County’s Procurement Policy Manual

RECOGNITIONS

(None)

PUBLIC COMMENT PERIOD

Chairman Adams opened the public comment period.

Ms. Phillip Wintson, Mineral District, stated that he opposed the Technology Overlay District when it was adopted in 2023 because he believed it favored large corporations and landowners over citizens. He noted that later CUP requirements were added to provide oversight, and he questioned the County’s current effort to remove properties from the TOD, especially after a major land sale to AWS, urging the Board to slow down and seek broader public input before making major land-use decisions.

Mr. Jim Riddell, Mineral District, thanked the Board for its recent efforts to protect farmland and forest land and urged them to continue on that course. He emphasized that agricultural and forestry lands are rapidly disappearing, that long-term land preservation is important for future generations, and that maintaining farms and forests helps keep taxes lower while supporting food production, wildlife, and the rural character of Louisa County.

Mr. Terry Zamski, Mineral District, questioned why the properties recently purchased by Amazon were not removed from the Technology Overlay District (TOD) when Amazon withdrew its application last year. He warned that removing them now could expose the County to a lawsuit. He also cited Amazon’s statement that it bought the land to support water infrastructure and suggested the County consider creating a Northeast Creek Watershed Conservation District to protect the area. He expressed concern about the County’s growing influence from Amazon’s presence.

Mr. David Stone, Louisa District and Vice Chair of the Agricultural and Forestal District Commission, provided handouts (*see Appendix A*) showing long-term declines in forested land and increasing population density in Louisa County. He noted that forest cover has dropped significantly since the 1990s and that higher population density makes sustainable forestry more difficult. He emphasized forestry's importance to the local economy and urged the Board to act now to protect agricultural and forest lands before further development occurs.

(The following speakers did not submit speaker cards; name spellings may be incorrect.)

Ms. Joan Fondrell, Town of Mineral, expressed concern about the County's potential exposure to lawsuits related to data centers and questioned whether the County is financially prepared. She warned that expected revenue may not materialize while costs to infrastructure, housing, roads, water, and the landfill continue to rise. She urged the Board to slow down, consider community impacts, and ensure decisions do not negatively affect residents' ability to remain in Louisa County.

Mr. Chris Liles, Mineral District, urged the Board to exercise strong fiscal discipline during the upcoming budget process, stating that County government has a spending problem and should prioritize needs carefully. While critical of solar farms and data centers, he said the County should now ensure that any financial benefits from them result in meaningful tax relief for residents, specifically calling for reductions in personal property and real estate taxes.

Mr. Joshua Davis, Louisa District, warned that the aging water pipeline serving the Town of Mineral, local schools, and surrounding areas is failing and cannot handle current or future demand. He urged the County to address infrastructure needs as development occurs and to require data centers and other industries to help pay for water and utility improvements, rather than placing the burden on County taxpayers.

Mr. David Rogers, Mineral District, stated that Louisa County's road and transportation infrastructure is not prepared for the traffic and heavy trucks associated with data center development. He expressed concern that data centers have not adequately paid for needed road improvements, that small roads are being damaged and used to save time, and that public safety is at risk. He urged the County to slow or pause further development until proper studies and infrastructure planning are completed.

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

One written comment was received via email from TiLea Austin, a resident of Louisa County, who requested that it be entered into the meeting record (see Appendix B).

INFORMATION/DISCUSSION ITEMS

Discussion – Homebuyer Assistance Program

Ms. Kim Hyland, Executive Director of the Fluvanna-Louisa Housing Foundation, presented proposed revisions to the Louisa County Homebuyer Assistance Program (LCHAP), which was created in 2006 and last substantively updated in 2008. She explained that rising home prices and

construction costs have made the current \$10,000 assistance cap and outdated home-price limits ineffective, resulting in very low program utilization.

Ms. Hyland outlined proposed changes designed to make the program usable again, including increasing the maximum assistance from \$10,000 to \$30,000; updating the maximum eligible home price from approximately \$250,000 to over \$300,000; allowing LCHAP funds to be layered with other housing assistance programs without disqualifying applicants; and retaining eligibility at up to 100% of Area Median Income (AMI), which is \$106,600 for a family of four in Louisa County. She emphasized that many programs are capped at 80% AMI, but keeping eligibility at 100% would allow the program to better serve working families.

The Board discussed the lack of “starter homes” in the County. Ms. Hyland explained that most new homes are three- and four-bedroom houses, while the County’s average household size is about 2.5 people. Smaller two-bedroom homes, which would allow young buyers to enter the market and seniors to downsize while remaining in the community, are largely unavailable. Supervisors noted that even if a target price of \$250,000 were set, high land, well, septic, driveway, and site-preparation costs make that price difficult to achieve without subsidies or nonprofit involvement.

Ms. Hyland provided an update on the Housing Foundation’s new 25-unit affordable housing community, which includes senior rental units and workforce housing. She described ongoing infrastructure challenges, including boring under railroad tracks and utility work, and showed photos of the modular units and precast foundations. She emphasized the quality of the homes and noted that rents and sales prices would be tied to Louisa County income levels.

Board members stressed that housing programs should primarily serve existing Louisa County residents, not people moving in from outside the County. Supervisors discussed workforce retention issues, noting that the County often trains employees only to lose them to neighboring jurisdictions offering higher pay and better housing options. They suggested that future housing assistance programs may need residency or employment-retention requirements.

The Board also discussed the tension between affordable housing and land preservation, noting that nearly 8,000 undeveloped but already-approved lots exist in the County, meaning significant residential growth could occur even without new rezonings. Supervisors emphasized the importance of directing affordable housing to designated growth areas, such as Louisa, Mineral, Ferncliff, Zion Crossroads, and Lake Anna, to limit sprawl and make use of existing infrastructure.

Several supervisors expressed support for public-private partnerships that would encourage developers to include affordable and mixed-income housing in new developments. They noted that mixed-income neighborhoods tend to be more stable and sustainable and could allow affordable units to blend seamlessly into the community.

Ms. Hyland stated that the Housing Foundation is seeking to align its programs with the Board’s priorities and welcomed ongoing guidance. She emphasized that while LCHAP and current housing projects will not solve the entire housing shortage, they represent an important step toward keeping Louisa County residents housed and rooted in the community.

On the motion of Supervisor Jones, seconded by Supervisors Barnes, which carried by a vote of 7-0, the Board voted to approve updates to the Homebuyers Assistance Program and guidelines.

Presentation – Land Conservation Update

Ms. Linda Buckler, presented a land conservation and growth management update in response to a request from Supervisor Williams at the prior Board meeting. She stated that the purpose of the presentation was to explore ways to manage growth while preserving Louisa County's rural character. She emphasized that the strategies presented were preliminary and would continue to be refined through coordination with the Planning Commission and the Board.

Ms. Buckler reviewed population data showing steady growth from 1980 through 2024, with County staff projecting the population could approach 50,000 by 2030, compared to an estimated 43,000 residents today. She then presented parcel data showing that Louisa County currently has 9,347 vacant parcels without dwellings that could be developed under existing zoning. Of those, 2,555 parcels are inside designated growth areas and 6,792 parcels are outside, meaning more than 70% of remaining residential capacity lies in rural areas.

She further explained that most of this capacity is in the A-1 and A-2 agricultural zoning districts, which account for more than 5,700 buildable parcels outside the growth areas. In residential zoning districts (R-1 and R-2), there are over 2,500 additional vacant parcels countywide. Ms. Buckler also presented a fiscal impact analysis showing that the average annual cost of services per home is approximately \$4,762.85, while the average annual tax revenue is \$3,906.57, resulting in a deficit of about \$856 per home. If all existing vacant parcels were built, the County could face an estimated \$8 million annual operating shortfall, not including capital costs such as schools, fire stations, or infrastructure.

Ms. Buckler stated that these figures demonstrate why land-use planning matters, as residential development patterns permanently affect infrastructure, service demands, and the County's rural character. She outlined potential tools for managing growth, including revising the subdivision process, eliminating or limiting private lanes, increasing minimum road frontage, and strengthening Health Department review. She explained that private lanes have become a significant driver of rural land fragmentation, with 18 final private lane inspections in 2023, 14 in 2024, and 19 in 2025, allowing many parcels that otherwise could not be subdivided to be split into additional lots.

Additional strategies included reducing incremental rural fragmentation by strengthening family subdivision rules through ownership and retention periods, and better aligning development with infrastructure by focusing growth inside designated growth areas and limiting scattered rural development.

During discussion, Supervisor Williams noted that approximately 70% of buildable parcels now lie outside the growth areas in part because the Board significantly reduced growth areas during the 2019 Comprehensive Plan update. He also noted that Louisa County is now one of the most affordable counties in the region for land, which is driving increased parcel splits and residential development in rural areas. He cited growing use of private lanes and family subdivisions to create additional buildable lots and warned that these trends will continue unless addressed. Supervisors also discussed the tension between land conservation and housing affordability.

Several members cautioned that stricter development regulations may slow growth but could also increase housing costs and make it harder for current residents to build or remain in the County.

At the conclusion of the discussion, Supervisor Williams summarized the three major categories of actions he believed should be forwarded to the Planning Commission for review:

1. Addressing New Parcel Creation

- Treat most divisions as subdivisions
- Eliminate private lanes for new divisions
- Increase minimum road frontage requirements

2. Reducing Incremental Rural Fragmentation

- Strengthening family subdivision eligibility, while maintaining 1.5 acre division to preserve the ability for families to provide housing for relatives on existing land.
- Extend ownership and retention periods

3. Align Growth with Infrastructure Capacity

- Use of acreage thresholds to guide where by-right development is appropriate
- Focus growth within designated growth areas
- Slow dispersed growth in A-1 and A-2 zoning districts, outside of growth areas

The Board emphasized that these items should be sent to the Planning Commission as discussion topics and not formal directives, allowing the Commission to review, refine, and return recommendations to the Board. With no objections from the Board, staff was directed to forward these concepts to the Planning Commission for further consideration.

Discussion – Fiscal Year 2027 Operational & Maintenance and Capital Improvement Plan Budget

Ms. Colvin presented a preliminary overview of the Fiscal Year 2027 budget, emphasizing that it represents an early working draft based on departmental requests that have already been reviewed and reduced. She noted that the figures do not yet include recommendations from the Finance Committee, the Board of Supervisors, or the County Administrator, and that revenue projections will continue to change as more information becomes available, particularly regarding state funding and the timing of Amazon Web Services (AWS) development.

Ms. Colvin explained that the County's revenues remain primarily driven by real estate taxes, with additional funding from state and federal sources and other local taxes. While AWS revenue is included in the projections, only limited revenue is currently reflected because buildout is still in the early stages, with larger financial impacts expected in future years.

On the expenditure side, she reported that education continues to be the County's largest cost, and that the FY2027 budget includes a plan to use County capital reserves to pay off a large portion of existing water authority debt. Although the preliminary budget shows a small operating gap, staff expects it to be resolved as revenues and expenditures are refined.

Ms. Colvin reported that the County remains among the lowest in the region for both real estate and personal property tax rates. Preliminary projections show that operating revenues should be

sufficient to support most of the County's capital improvement plan for the year, with reserves available if needed. She also reviewed the County's strong reserve position, which includes general fund balance, capital reserves, and school reserves that are being positioned to support major future projects, including a new elementary school.

Revenue projections for FY2027 show growth across several areas, including real estate, sales tax, interest earnings, broadband-related taxes, and permit activity tied to development. The budget also includes a proposed reduction in personal property taxes for residents. Expenditures are projected to increase due to rising operating costs, employee health insurance, and salary adjustments for County and school employees.

During discussion, supervisors highlighted the proposed 15% personal property tax reduction/rebate and discussed longer-term goals of reducing or potentially eliminating the "car tax," noting state code limitations and the relationship to the business personal property tax rate. Board members also discussed why Louisa County is experiencing rapid growth (location, schools, broadband, and comparatively low land costs), and the challenges that growth creates for services and infrastructure.

Ms. Colvin reviewed key cost drivers, including increased demands on public safety, social services, and schools as the County's population grows. She outlined staffing requests for General Services and the Sheriff's Office, explaining that many of these are directly tied to growth in population, calls for service, and workload.

Looking ahead, she discussed longer-term projections that include funding for a new elementary school and the County's goal of paying for it without issuing long-term debt, if possible. She also noted that future budgets will be affected by uncertainties such as state and federal funding decisions, rising healthcare and construction costs, and potential unfunded mandates from the General Assembly.

Board members discussed the relationship between growth, revenue, and service demands, as well as the County's interest in using new revenue to provide tax relief to residents. They also raised concerns about legislation at the state level that could reduce local budget control.

The Board thanked staff for the presentation and acknowledged that the budget will continue to be refined in the coming months as the formal review process continues.

UNFINISHED BUSINESS

(None)

NEW BUSINESS/ACTION ITEMS

Resolution – Requesting the Thomas Jefferson Planning District Commission to Lobby Funding Support for Potential Special Elections in 2026

The Commonwealth of Virginia periodically requires localities to conduct special elections as a result of legislative, judicial, or administrative actions. Special elections are mandated by the Commonwealth but are frequently unfunded mandates, placing the full financial responsibility

for administering these elections on local governments. The cost to conduct a single election in Louisa County ranges between \$25,000 and \$35,000, depending on ballot complexity, staffing, equipment, and polling place operations. The special elections proposed for calendar year 2026 would require Louisa County to conduct multiple additional elections, resulting in an estimated unfunded cost of \$50,000 to \$70,000 to the County if state funding is not provided.

These unanticipated and unfunded costs place a significant strain on local budgets and divert limited resources away from other essential county services. Providing state funding for mandated special elections would promote fairness, fiscal responsibility, and consistency across the Commonwealth, while relieving localities of the financial burden of state-required actions.

The Thomas Jefferson Planning District Commission and Virginia Associations of Counties serve as a regional advocate on issues of shared concern to its member localities and regularly communicates legislative priorities to the General Assembly and the region's legislative delegation. The Board respectfully requests the Thomas Jefferson Planning District Commission and Virginia Association of Counties to lobby in support of state funding in the General Assembly for any special elections in 2026.

On the motion of Supervisor Williams, seconded by Supervisor Barlow, which carried by a vote of 7-0, the Board voted to adopt the resolution, as presented.

Resolution – Approving an Agreement for Power Provisioning and Related Services with the Town of Louisa

The Board considered a resolution approving an agreement with the Town of Louisa to provide electrical power for a new clock to be installed on Main Street near the County's Ogg building. County staff explained that the County building is the nearest suitable power source and that the agreement outlines how power will be provided and billed to the Town.

Under the agreement, the Town will be responsible for maintaining the clock and for paying the cost of the electricity it uses. The agreement also includes provisions recognizing the nearby judicial facilities and requiring the Town to adjust or reduce any clock sounds if they interfere with court operations.

The Board noted that the Town initiated the request and agreed to cover the electric costs.

On the motion Supervisor Woodward, seconded by Supervisor Barlow, which carried by a vote of 7-0, the Board voted to approve the agreement as presented.

Resolution – Authorizing a Referral to the Louisa County Planning Commission for Review and Recommendation Regarding the Removal of the Technology Overlay District (TOD) Designation from the Assemblage of Acreages known as the Fisher Chewning and Cooke Rail Properties

The Board considered a resolution authorizing a referral to the Louisa County Planning Commission to review and make a recommendation regarding the possible removal of the Technology Overlay District (TOD) designation from two large undeveloped property assemblages known as the Fisher Chewning and Cooke Rail properties.

The Chairman explained that the properties, which lie within the TOD and are located in his district, were recently sold in a private transaction to Amazon Web Services (AWS). He stated that while the County has no authority over private land sales, it does control zoning and land-use designations. He reiterated that he has opposed data center development on these properties since AWS submitted a proposal in 2025 and believes the TOD designation should be reevaluated.

The Fisher Chewning TOD consists of the following tax parcels:
58-3; 58-7-3; 42-81; 58-17; 42-93; 42-86; 42-83; 42-82; 42-84; and 42-14-12.

The Cooke Rail TOD consists of the following tax parcels:
42-13; 42-23; 42-24; 42-30; 42-59B; 42-12-1; 42-60; 42-16-1; 42-16-2; 42-16-3; 42-16-4; 42-16-5; 42-16-6; 42-16-7; 42-16-8; 42-16-9; 42-16-11; 42-16-12; 42-16-13; 42-16-14; 42-16-15; 42-16-16; 42-16-17; 42-16-18; 42-16-19; 42-16-20; 42-16-21; 42-16-22; 42-16-23; 42-16-24; 42-16-25; 42-16-26; 42-16-27; 42-16-28; 42-16-29; 42-68; 42-14; 42-21; 42-22; 41-234A; 42-4C; 42-3; 42-18; 42-20; 42-19; 42-15; 42-1; 27-91; 27-92; 27-93; and 42-17.

Because the parcels are located in the Mineral District, Chairman Adams formally handed the gavel to Vice Chairman Barlow in order to make the motion appropriately.

A motion was made to refer both property assemblages to the Planning Commission for a public hearing and evaluation of whether the TOD designation should be removed. The motion was amended to require that the property owners be formally contacted and consulted during the process, consistent with past Board-initiated rezonings.

Supervisors Jones requested a roll call vote.

Roll Call

Duane A. Adams

Fitzgerald A. Barnes

Tommy J. Barlow

H. Manning Woodward, III

Christopher C. McCotter

Rachel G. Jones

R.T. Williams, Jr.

Vote

Yes

Yes

Yes

Yes

Yes

Yes

Yes

The amended motion passed unanimously by roll-call vote (7-0). The Planning Commission was directed to review the TOD designation, consider appropriate alternative zoning consistent with the Comprehensive Plan and land-conservation goals, conduct all required public hearings, and return a recommendation to the Board at the earliest practicable meeting.

SUPERVISOR COMMENTS

Several Board members shared updates and perspectives on current County issues and community highlights.

Supervisor Williams responded to several issues raised during public comment and emphasized the Board's responsibility to be fiscally responsible. He stated that he approaches County spending as if it were his own money and rejected any suggestion that County funds are not

carefully managed. He encouraged residents to review the budget, ask questions, and engage directly with him or other supervisors about specific concerns. He also highlighted the County's ability to fund major projects, including an elementary school, largely through cash rather than debt.

Supervisor Williams reiterated his goal of reducing personal property taxes, noting that the proposed budget includes a 15% reduction and that he hopes to continue reducing the tax in future years. He also clarified that solar farms have not significantly reduced taxes and addressed infrastructure concerns raised by the public, including confirming that the failing water line between Mineral and Louisa is now included in the Water Authority's budget. He acknowledged traffic congestion on Route 22 but noted it is largely tied to school-related peak hours. He defended the County's limited data center approvals, stating that they are expected to generate substantial long-term revenue to support County services, even though he recognizes the impacts on nearby residents.

Supervisor Woodward added that while most of the County now has high-speed internet, there are still small areas without service, and Firefly Broadband continues working to complete the remaining connections, including difficult railroad crossings.

Supervisor McCotter stated that he regularly seeks input from his constituents and reported that, in response to recent outreach, many residents expressed opposition to additional data centers. He emphasized that he votes based on constituent feedback.

Chairman Adams closed by encouraging greater public involvement, noting that while public comment is one-way communication, Supervisor Comments allow for responses and dialogue. He urged residents to attend meetings, stay informed, and communicate with their elected officials. He emphasized that Board members want to hear from the public and make informed decisions, acknowledging that while they may not always get it right, they are acting in what they believe is the best interest of Louisa County.

REPORTS OF OFFICERS, BOARDS AND STANDING COMMITTEES

Committee Reports

(None)

Board Appointments

On the motion of Supervisor Barlow, seconded by Supervisor Barnes, which carried by a vote of 7-0, the Board voted to make the following appointments/reappointments:

1. To reappoint Mr. Wesley Harvey to the Transportation Safety Commission to represent the Mountain Road District (Term Length – 4 Years 01.19.30)
2. To appoint Mr. Todd Hicks to the Planning Commission to represent the Mountain Road District (Term Length – Concurrent with Supervisor T. Barlow 12.31.29)

County Administrator's Report

Administrator Goodwin provided several updates to the Board. He noted that Household Hazardous Waste Day will be held on April 25, and as the weather warms, he encourages residents to take advantage of this opportunity, as they have in the past.

Comprehensive Plan community meetings are continuing, with the next meeting scheduled for tomorrow at 4:30 p.m. in Vice Chairman Barlow's district at Central Virginia Assembly of God. The public is encouraged to attend and participate.

He stated the County Administrator's report also includes a full set of monthly reports for December and January, as well as VDOT reports for those months. Included in the VDOT materials is the draft Historic American Engineering Record for the Hamilton Road Bridge replacement project, which is currently underway and expected to be completed this spring. Public input on that document is welcome.

He concluded his remarks by noting that staff has been closely monitoring the forecast for this coming weekend, and preparations are underway to ensure the County is ready to respond to any potential weather impacts. Residents are encouraged to stay informed, prepare in advance, and remain safe.

PUBLIC HEARINGS**Resolution – Amendments to Chapter 86 Land Development Regulations – Proposed Addition – Green Springs Agricultural and Forestal District**

Ms. Maggie Brakeville, explained Louisa County Community Development Department received an application to add one parcel to the Green Springs Agricultural and Forestal District. The parcel is identified as tax map parcel 55-39. Louisa County has contacted the current property adjourners of parcels identified and advised them of the application. The proposed addition is deemed agriculturally and forestally significant as the current use of the property is horse production which is a lawful form of agricultural production, thus supporting the intent of the agricultural and forestal districts.

The Agricultural, Forestal and Rural Preservation Committee met on December 4, 2025, to review the addition to the Green Springs Agricultural and Forestal District and voted to forward a recommendation of approval to the Planning Commission and the Board of Supervisors for the addition of tax map parcel 55-39 to the Green Springs Agricultural and Forestal District.

The Planning Commission held a public hearing on December 11, 2025, and voted that the public necessity, convenience, general welfare, or good zoning practice compels it to make a recommendation of approval for the addition of tax map parcel 55-39 to the Green Springs Agricultural and Forestal District, to the Board of Supervisors.

Owner Name	Tax Map Parcel #	Acreage
Michael and Amy Daney	55-39	20.934

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 Supervisors Barnes, seconded by Supervisors Williams, which carried by a vote of 7-0, the Board voted to approve the request for the addition of tax map parcel 55-39 to the Green Springs Agricultural and Forestal District, with resulting amendments to 86-501 districts, attached.

ADJOURNMENT

On the motion Supervisor Barnes, seconded by Supervisor Williams, which carried by a vote of 7-0, the Board voted to adjourn the January 20, 2026, meeting at 8:15 p.m.

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

APPENDIX A

Forestry in Louisa: Change in Population Density

Presented by David Stone, Forester Specialist (retired), Virginia Department of Forestry

Certified Forester, Society of American Foresters

Certified Arborist, International Society of Arboriculture

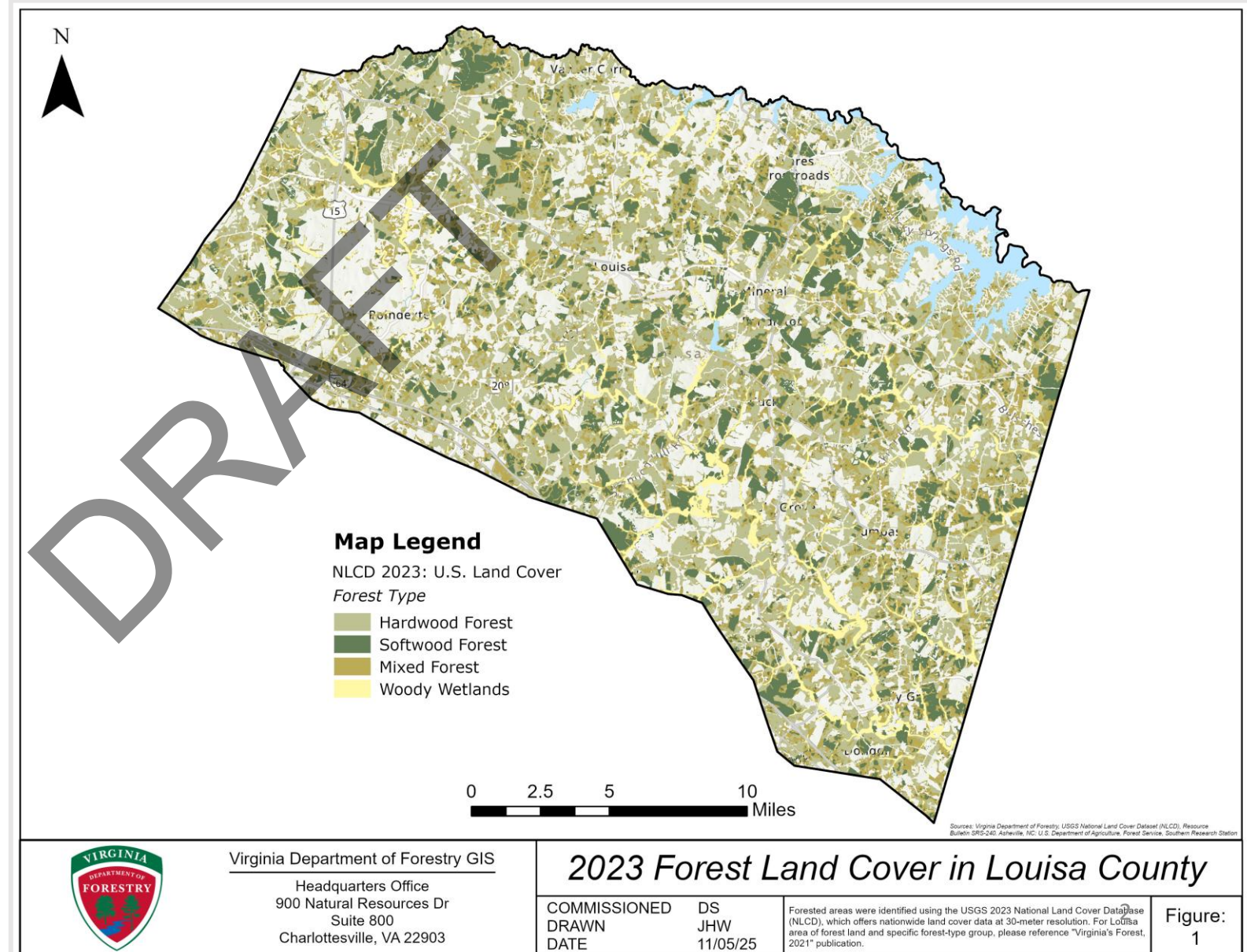
January 2026

APPENDIX A

Louisa County Forest Cover

Significance of Forests:

- Water Quality and
- Ground Water Recharge
- Air Quality (CO2 to O2)
- Quality of Life, Scenic Vistas (Rural Character)
- Landowner Income and Indirect Economic Impacts
- Less per \$ Country Services for Each \$ Paid in Taxes
- Recreation
- Wildlife



APPENDIX A

Louisa County Forest Economic Information

- Direct Economic impact: \$66,481,955
 - Primary/secondary manufacturing and production
- Indirect economic impact: \$20,778,575
 - Services to Industry, i.e., trucking, supplies, maintenance, construction, etc.
- Induced economic impact: \$13,823,898
 - Employee spending
- **Total Economic Impact: \$101,084,428**

Base Year 1999

APPENDIX A

Change in Percent of Louisa County Forest Lands Over 29 Years

Forests covered 72% of Louisa County's land in 1992

(Forest Statistics for Virginia 1992, USDA, Forest Service)

In 2021, forested land accounted for 62% of Louisa County
Forests

(Virginia's Forests, 2021, USDA, Forest Service)

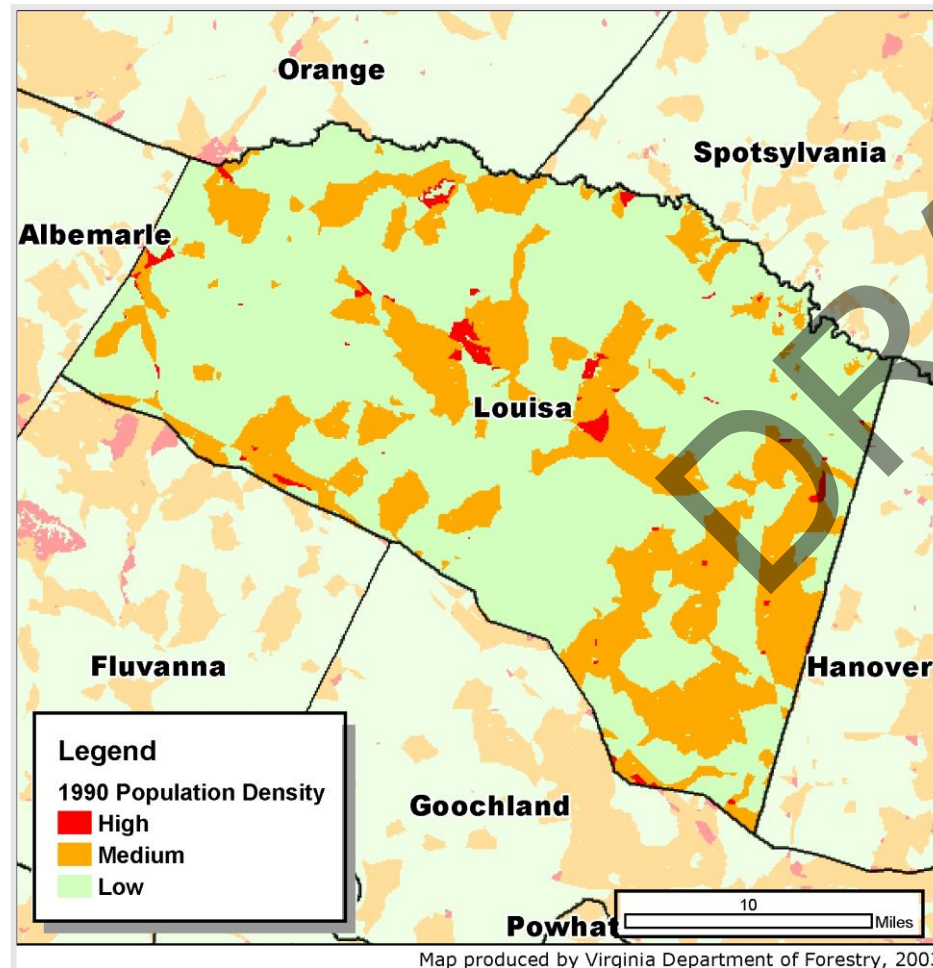
Almost all of Louisa's Forest Land is owned by private citizens.

APPENDIX A

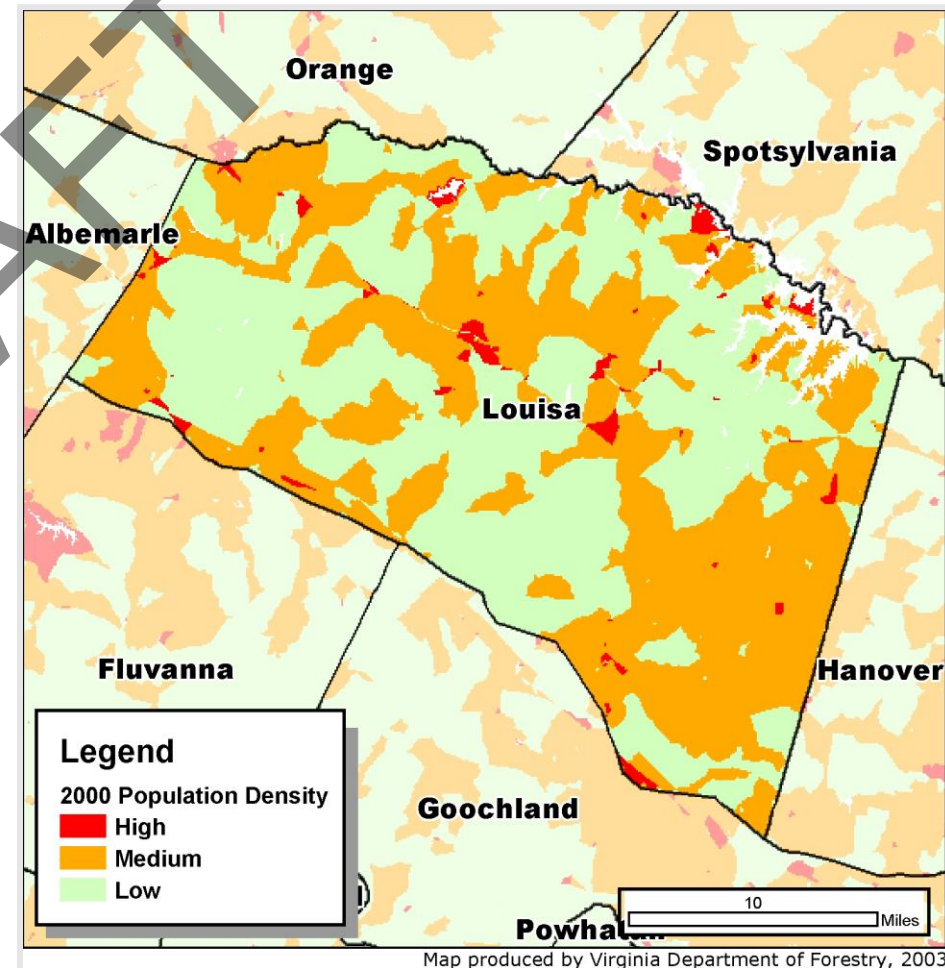
Change in Population Density



1990 Census



2000 Census

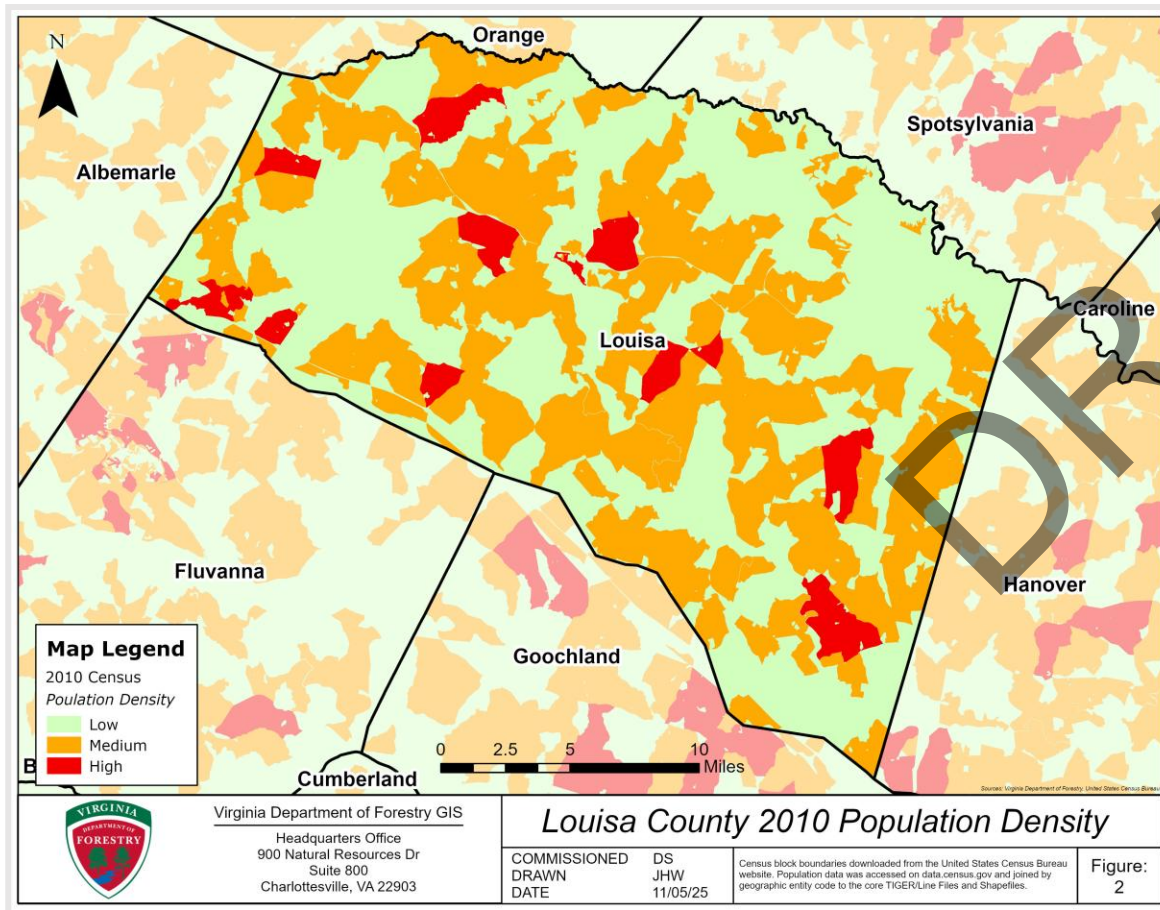


APPENDIX A

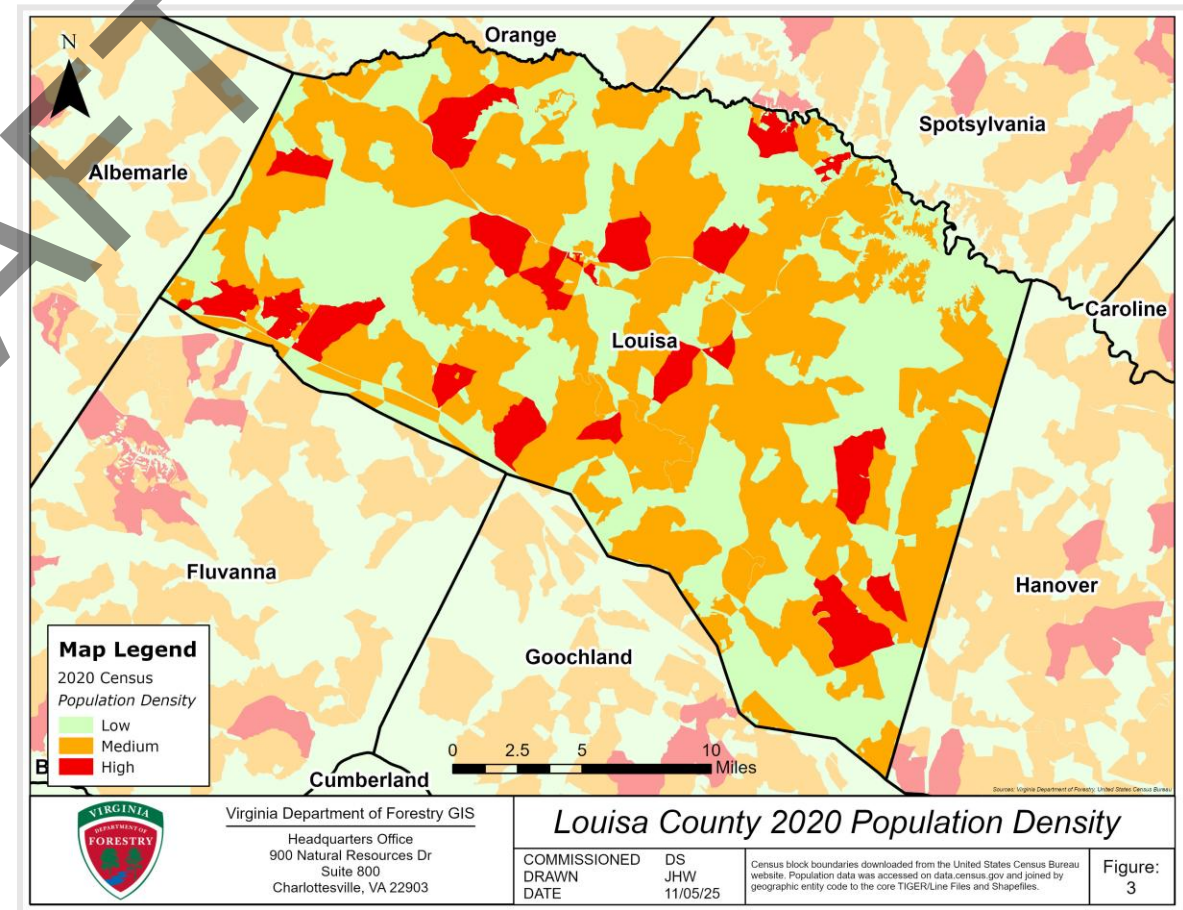
Change in Population Density



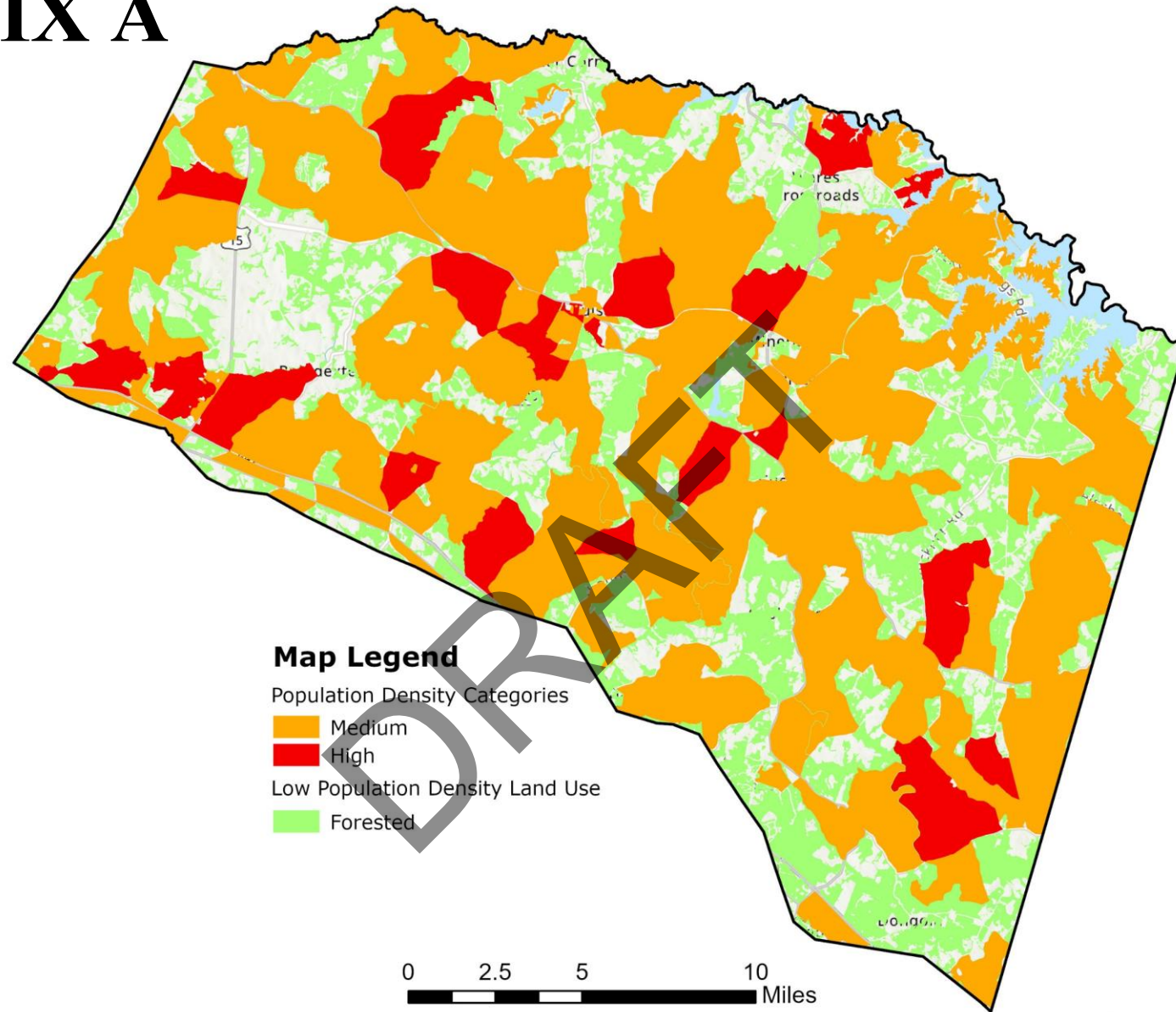
2010 Census



2020 Census



APPENDIX A



Sources: Virginia Department of Forestry, United States Census Bureau, USGS National Land Cover Dataset (NLCD), Resource Bulletin 595-240, Asheville, NC: U.S. Department of Agriculture, Forest Service, Southern Research Station



Virginia Department of Forestry GIS

Headquarters Office
900 Natural Resources Dr
Suite 800
Charlottesville, VA 22903

2020 Population Density & Forest Lands

COMMISSIONED
DRAWN
DATE

DS
JHW
11/05/25

Census block boundaries downloaded from the United States Census Bureau website. Population data was accessed on data.census.gov and joined by geographic entity code to the core TIGER/Line Files and Shapefiles. Forested areas were identified using the USGS 2023 National Land Cover Database (NLCD), which offers nationwide land cover data at 30-meter resolution.

Figure:
4

APPENDIX A

Some Forestland Conservation Strategies

- Agricultural/Forestal Districts
- Land Use Taxation
- Conservation Easement Programs
- Purchase of Development Rights (PDRs)

APPENDIX B

Alexandra Stanley

From: TiLea Austin <tileaann0819@gmail.com>
Sent: Tuesday, January 20, 2026 2:15 PM
To: Duane Adams; Tommy Barlow; Rachel Jones; Fitzgerald Barnes; Christopher McCotter; Manning Woodward; Toni Williams; Info
Subject: Atten: Deputy Clerk

Some people who received this message don't often get email from tileaann0819@gmail.com. [Learn why this is important](#)

CAUTION: External email

Good Afternoon,

Prior obligations prevent me from attending tonight's meeting however I ask that my correspondence be placed on record.

Speaking for myself and my family, we are in opposition of any additional data centers, their counterparts or use of land or environmental resources to sustained already approved data centers. Long term effects of these data centers are not known. Residents should not feel the negative effects from data centers, today, tomorrow, months or years down the road. The desired revenue from these data centers will not counteract the damage they bring to the County of Louisa.

It is my hope that the BOS is mindful and respectful of the residents concerns. Review of the TOD is needed and should be edited to address the concerns of the residents of Louisa County.

Thanking you in advance for your time and consideration of this very important matter.

Ti-Lea and John Austin
337 Kellam Drive
Louisa VA 23093

Anne and Jesse Austin
Austin Land & Cattle
Lux Trailer Sales
Cedar Ridge Farms
3870 Chalklevel Rd
Louisa, VA 23093