



**Board of Supervisors
County of Louisa
Monday, June 2, 2025
Louisa County Public Meeting Room
5:00 PM**

CALL TO ORDER - 5:00 P.M.

Mr. Adams called the June 2, 2025, 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; Patricia Smith, County Attorney; Chris Coon, Deputy County Administrator; Wanda Colvin, Deputy County Administrator/Director of Finance; Linda Buckler, Director of Community Development; and Scott Raettig, Director of Information Technology

CLOSED SESSION

On the motion of Mr. Barlow, seconded by Mr. Williams, which carried by a vote of 7-0, the Board voted to enter Closed Session at 5:00 p.m. for the purpose of discussing the following:

1. In accordance with §2.2-3711(A)(3), In accordance with §2.2-3711(A)(3) discussion or consideration of the acquisition of real property in the Mineral and Cuckoo districts, for a public purpose, 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 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	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 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 2nd day of June 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 2nd day of June 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. Williams 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 agenda, as amended, with the following changes:

- Addition of a future revenues presentation under “Information/Discussion Items.”
- Amendment to Consent Agenda Item #1 to include “wastewater” in the title.

MINUTES APPROVAL

Board of Supervisors Regular Meeting Minutes – May 19, 2025

On the motion of Mr. Barnes, seconded by Mr. McCotter, which carried by a vote of 7-0, the Board voted to approve the minutes from the May 19, 2025, regular meeting.

BILLS APPROVAL

Resolution – To Approve the Bills for the Second Half of May 2025

On the motion of Mr. Barnes, seconded by Mr. McCotter, which carried by a vote of 7-0, the Board adopted a resolution approving the bills for the second half of May 2025.

CONSENT AGENDA ITEMS

On the motion of Mr. Barnes, seconded by Mr. McCotter, which carried by a vote of 7-0, the Board voted to adopt the Consent Agenda items for June 2, 2025, as follows:

1. Resolution - Recognizing the Louisa County Water Authority for Their Dedication and Collaborative Efforts in Safeguarding Public Health Through Water and Wastewater Service Management
2. Resolution - Authorizing Pass Through Appropriation for Additional VJCCCA Funding
3. Resolution - Budget Transfer to Parks and Recreation Long Term Capital Project Reserves
4. Resolution - Authorizing a Pass Through Appropriation for Insurance Proceeds
5. Resolution - Authorizing the General Services Department to Proceed with the Replacement of the Membrane Roof with a Metal Roof at District Court
6. Resolution - Authorizing the General Services Department to Proceed with the Engineering for the Replacement and Repairs of the Asphalt Parking Lot at the Administration Building

RECOGNITIONS

Recognition – Recognizing Mr. Scott McClary as the Louisa County Public Schools’ 2025 Wallace L. Tingler MVP of the Year

Resolution presented recognizing Mr. McClary, technology specialist at Louisa County Middle School, for his 13 years of service and dedication to LCPS. Resolution read aloud by Mr. Goodwin and presented by Supervisor Jones.

Recognition – Recognizing Mr. Shane Robertson as the Louisa County Public Schools’ 2025 William G. Thomas Educator of the Year

Resolution recognizing Mr. Robertson, automotive technology teacher at Louisa County High School, for his commitment to hands-on learning, career readiness, and service learning. Resolution read by Mr. Goodwin and presented by Chairman Adams.

PUBLIC COMMENT PERIOD

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

INFORMATION/DISCUSSION ITEMS

Presentation – Future Revenues (*Added Agenda Item*)

Supervisors Rachel Jones and Manning Woodward introduced the Future Revenue Plan, the product of a six-month effort by the Revenue Workgroup. Their comments emphasized;

prioritizing citizen benefit, cash funding projects to reduce debt, and a commitment to transparency and public input.

Wanda Colvin presented potential revenue sources, including AWS data centers and modular reactors. Considerations presented included funding Capital Projects over Operating Surplus amounts, reduction in Local Composite Index for Schools (less state revenues), and payoff Virginia Resources Authority Debt upon call dates. Ms. Colvin also talked about potential future uses and recommended allocations, which included:

New Revenue – FY2031 (\$36,481,529)

- Tax Rebates/Reductions (5.0%/\$1,824,076)
- Planned Capital Projects (24.5%/\$8,937,975)
- Road Projects (17.0%/\$6,201,860)
- Recreation Projects (10.0%/\$3,648,153)
- Public Safety/Judicial Facilities (10.0%/\$3,648,153)
- Airport Upgrades (runway extension/terminal building) (3.0%/\$1,094,446)
- Rural Preservation (15.0%/\$5,472,229)
- Water/Sewer/Utilities Infrastructure (9.0%/\$3,283,338)
- HAB Mitigation (4.4%/\$1,605,187)
- Litter Mitigation (0.1%/\$36,482)
- General Fund Reserves (1.0%/\$364,815)
- Long Term Capital Reserves (1.0%/\$364,815)

Board members expressed appreciation for the detailed plan and discussed the importance of fiscal responsibility, public engagement, and adding an “Affordable Housing” allocation in the future.

Chairman Adams proposed a continuation of the workgroup with rotating supervisors every two months through November. There were no objections.

Presentation – Proposal Request from the Planning Commission

Planning Commission requested a countywide build-out analysis. Staff advised this would require third-party assistance and may be better timed after the Comprehensive Plan update.

Board consensus to delay action.

Update – Comprehensive Plan Review

Mr. Coon reported on public outreach survey rollout in July and town halls in September. A draft should be available by January 2026. The Board expressed their support with the district-by-district engagement strategy.

Update – Short Term Rental Compliance

Mr. Coon explained steps taken to remind operators of requirements, reviewed May complaints, and stated that staff will issue letters based on complaints and sheriff's department logs. He noted that STR operators without compliance will eventually require a CUP.

Discussion included STRs at resort developments like Shenandoah Crossings and the staff workload involved.

UNFINISHED BUSINESS

(None)

NEW BUSINESS/ACTION ITEMS

Resolution – Waiving Fishing Permit Fees for Bowler’s Mill Reservoir and Authorizing Reciprocal use by Northeast Creek Reservoir Permit Holders

The Board considered a resolution to waive fishing permit fees for Bowler’s Mill Reservoir and authorize reciprocal fishing access for those holding permits issued by the Louisa County Water Authority for Northeast Creek Reservoir.

Mr. Coon introduced the item, noting that the County currently charges for fishing permits at Bowler’s Mill, while the Water Authority charges a separate fee for access to Northeast Creek. He explained that the County receives relatively low revenue, averaging around \$2,700 annually from Bowler’s Mill fishing permits, and that reciprocal access would reduce confusion for residents and streamline access to both reservoirs. The Water Authority had previously agreed to waive their fees as well.

Supervisor Woodward stated the current system creates unnecessary barriers and suggested that permitting be simplified to allow residents with a permit from either location to fish at both. She noted this change would benefit citizens and eliminate redundant fees for county residents.

Supervisor Williams asked how much the fishing permits cost. Mr. Coon explained that the Water Authority charges \$10 for a permit (with a \$2 discount for seniors), while the County’s Bowler’s Mill permit is priced lower, approximately \$4.50 to \$5.00.

The Board inquired whether the Water Authority would be willing to assume responsibility for issuing permits for both Bowler’s Mill and Northeast Creek.

Supervisor Williams then proposed waiving fishing permit fees altogether for Louisa County residents, emphasizing that county-owned property should not present a financial barrier to citizens.

There was discussion to waive fishing permit fees in full, noting the nominal revenue generated by the current system does not justify the administrative burden or public inconvenience. It was suggested a universal permit be issued at no cost.

The Board discussed whether the waiver should apply only to county residents or to all users. While some members initially discussed limiting the waiver to residents, the consensus formed around waiving the fees entirely, regardless of residency, to simplify enforcement and administration.

Ultimately, the Board reached consensus to waive all fishing permit fees for both Bowler's Mill and Northeast Creek Reservoirs and allow the Water Authority to issue permits for both impoundments.

On the motion of Mr. Williams, seconded by Mr. Woodward, which carried by a vote of 7-0, the Board motion to approve the resolution waiving the fishing permit fees and authorizing reciprocal use between the two reservoirs.

REPORTS OF OFFICERS, BOARDS AND STANDING COMMITTEES

Committee Reports

Supervisor Barnes noted a fire-damaged home at Oakley Lane and requested landfill fee and demolition fee waivers for cleanup. Supervisor Barlow moved to approve; seconded by Supervisor Barnes. Motion passed unanimously.

Supervisor McCotter reported on the Lake Anna Advisory Committee: changes to HAB testing, buoy maintenance coordination with the county, and an RFP for phosphorus mitigation.

Board Appointments

(None)

County Administrator's Report

Mr. Goodwin noted that a listing of upcoming summer concert series events was included in the board packet. She offered to answer any additional questions.

PUBLIC HEARINGS

Ordinance - Approving Proposed Amendments to Chapter 86. Land Development Regulations; Article II. Zoning Ordinance and Maps – Retail Sale of Controlled Substances

Mr. Coon explained that this ordinance amendment is designed to distinguish between legitimate medical facilities and other retail locations that may seek to sell controlled substances. Under the proposed amendment, retail sales of controlled substances would require a Conditional Use Permit (CUP) unless the operation is associated with a DEA-licensed medical provider or pharmacy.

This change aims to:

- Permit by-right medical facilities operating under the authority of a licensed physician or pharmacist.
- Require any establishment not meeting that definition to apply for and obtain a CUP.
- Provide the County a mechanism to regulate future recreational or non-medical controlled substance sales.

Mr. Coon was asked to confirm whether this ordinance would apply retroactively to any current businesses. Mr. Coon responded that he was not aware of any existing business in the County that would be affected, and that all current operators of medical-related retail appear to be operating legally under DEA licensure or a licensed physician.

It was noted that the original version proposed by the Planning Commission had been more restrictive but was adjusted by staff to permit by-right operations for DEA-compliant medical facilities.

Chairman Adams opened the public hearing.

Mr. Brydge Hamilton, Mineral District, came forward to express his support for the ordinance. He commended the County for aligning with evolving state law and ensuring oversight while maintaining access to legitimate healthcare products. He stated he was encouraged to see Louisa taking proactive steps to prepare for the future.

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. Williams, seconded by Mr. McCotter, which carried by a vote of 7-0, the Board voted to approve amendments to Chapter 86. Land Development Regulations; Article II. Zoning Ordinance and Maps – Retail Sales of Controlled Substances as presented.

Ordinance - Approving Proposed Amendments to Chapter 86. Land Development Regulations; Article I. General Provision; Article II. Zoning Ordinance and Maps; Article III. Subdivision; Article IV. Supplementary Regulations; and Article V. Signs

Ms. Buckler noted this set of amendments, referred to as “Phase 3” proposed updates across multiple sections of the zoning ordinance. These included:

- Updated definitions
- Adjusted standards for short-term rental (STR) compliance and contact information
- Revised yard regulations and road frontage requirements
- Streamlined plat submission and approval procedures
- Telecommunication ordinance modifications per guidance from Altaris Technology
- New standards for sign lighting, particularly for electronic message boards

Several Supervisors raised concerns about the impact of new brightness standards on existing signage, particularly those located at public schools and churches. They asked whether existing signs, such as those at Louisa County High School and Thomas Jefferson Elementary, would be in compliance.

Ms. Buckler responded that compliance would be determined only if a complaint was received and verified. She stated that a determination could not yet be made because the County does not currently possess the light measurement equipment needed to assess compliance. However, staff has already sent notices to several locations, with four responses received. Some locations have voluntarily reduced brightness.

Supervisor Barnes emphasized his opposition to retroactive enforcement, particularly on signs funded through community fundraising efforts. He emphasized the need for either grandfathering or exemptions, particularly for schools.

Supervisor McCotter shared that he had received complaints from residents about EMS signs at both churches and businesses. He noted that many signs installed in the last three years have built-in brightness controls and are already being voluntarily adjusted.

Mr. Goodwin suggested proceeding with the regulation as written while monitoring outcomes and adjusting if necessary. He emphasized the importance of community cooperation and noted the Board could revisit the policy if enforcement proved overly burdensome or punitive.

Significant discussion focused on Subdivision Platting Standards and VDOT's role in reviewing subdivision plats and road designs.

Supervisor Barlow raised several pointed concerns, referencing his past experiences and frustrations with VDOT's lack of responsiveness when it came to plat reviews. He specifically noted concerns with VDOT not signing off on subdivision plats, especially for small subdivisions with private entrances and entrance permits are only reviewed at the time of construction, meaning VDOT provides no meaningful feedback during the subdivision platting process. He stated that developers are left in limbo when they submit plats to VDOT, wait 45+ days, and then receive either non-actionable comments or suggestions that are disconnected from on-site realities.

Ms. Buckler responded by clarifying the updated procedure. She explained that a previous ordinance amendment had indeed removed the requirement for VDOT approval on subdivision plats, however, following feedback from a developer and discussions with VDOT, the County learned that VDOT would still review road plans and issue concurrence letters, not formal approvals. She noted as a result, the language in the ordinance was revised to allow for plan review and certification by either a licensed Virginia engineer or surveyor, which could include VDOT staff if the developer intended to submit the road for eventual state maintenance.

Supervisor Barlow emphasized his concern was not about road plans, but about VDOT's non-participation in simple entrance reviews for private roads. He noted that VDOT won't even walk the site until an entrance permit is obtained. He further noted they refuse to review or approve anything in advance. He recalled previous County language that required a simple note on plats advising buyers that entrance permits must be obtained independently from VDOT. That note eliminated the need for VDOT plat review altogether—and he preferred that approach.

After extended discussion, the Board acknowledged that the language in Section 86-567 might still be confusing or contradictory to that prior Board intent. They suggested the issue could be addressed through revised language or by revisiting procedural practices with Community Development.

Ultimately, Supervisor Barlow stated he could not support the ordinance as written, as it did not adequately resolve his concerns. He and other Board members agreed that the current approach might still allow unnecessary delays or unclear expectations for developers.

The Board discussed the addition of performance agreements for subdivisions with internal roads not accepted by VDOT. This amendment formalizes the maintenance obligations of developers or HOAs and protects future residents from being stranded with deteriorating roads.

The Board highlighted that the interim private road maintenance agreement contained an unusual clause requiring residents to remove snow within specific timeframes. They pointed out the clause appeared unrealistic and unenforceable, with specific stipulations such as clearing roads within 6 hours after a snowfall exceeding 6 inches.

Ms. Buckler and Mr. Coon explained that the language originated from a previously adopted ordinance and was tied to historical concerns about emergency and school bus access. However, they agreed that enforcement of such a provision would be impractical and burdensome.

Supervisor Barlow recalled that the clause had been inserted years ago as a response to roads that were never accepted into the state system but required use by residents and first responders.

After further discussion, the Board directed staff to remove Section #6 from the agreement and to bring forward a recommendation to the Planning Commission to strike the clause from the zoning ordinance itself.

Ms. Buckler explained that the new performance agreement goes beyond the existing road maintenance agreement by adding enforceability and accountability for subdivision developers. She noted the older maintenance agreements were often informal and did not include enforceable obligations. The performance agreement requires developers of internal subdivision roads to commit in writing to maintain the roads, unless and until VDOT accepts them. It includes timeframes, clarity on snow removal obligations, and consequences for non-performance.

Supervisors recalled instances in their district where roads were poorly maintained after the developer walked away. They gave the example of residents getting stuck with \$20,000 bills to upgrade the road because the developer skipped out. He asked if the new agreement gives the County or homeowners any kind of recourse.

Mr. Coon said that is the intent. He explained how it spells out the obligations for the developer upfront and if they fail to comply, the County can pursue remedies laid out in the agreement. It also ensures that future buyers know what they're signing up for when they buy a home on a private road.

Ms. Buckler also noted the performance agreement includes language that anticipates the transfer of responsibility to an HOA, but only if one exists and accepts that role. It still starts with the developer, and the County verifies compliance before any shift occurs.

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.

As the conversation became more detailed, Chairman Adams summarized the options for moving forward:

- Table the entire ordinance to allow staff time to revise language and revisit VDOT-related provisions
- Adopt the ordinance without Sections 5 and 6, then address those sections later
- Move forward with clarifying administrative practices outside of the ordinance

Mr. Barnes moved to table the entire Phase 3 ordinance until the Board had time to fully review Sections 5 and 6 and staff could revisit process language with VDOT. Mr. Williams seconded. Motion passed by majority vote, with Mr. McCotter voting against.

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 June 2, 2025, meeting at 7:43 p.m.

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