



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

CALL TO ORDER - 5:00 P.M.

Mr. Adams called the July 7, 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: Wanda Colvin, Deputy County Administrator/Director of Finance; Chris Coon, Deputy County Administrator; Patricia Smith, County Attorney; Alexandra Stanley, Executive Assistant/Deputy Clerk; Tom Egeland, Deputy 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) discussion or consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property in the Cuckoo District, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body.

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 July 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 July 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. Barnes, seconded by Mr. McCotter, which carried by a vote of 7-0, the Board voted to adopt the agenda, as amended, with the following changes:

- Added a Resolution recognizing Emma Alexander for Her Outstanding Achievements as State President of Virginia FFA to Consent Agenda
- Added a Resolution Authorizing a Budget Supplement to the Lake Anna Advisory Committee for Grant Funding from the Virginia Department of Conservation and Recreation to Consent Agenda
- Added a Resolution to Approve Funding Request from the Tourism Budget for the Mineral Volunteer Fire Department to New Business/Action Items
- Switched the Order of the Agenda – Swapped Public Comment Period and Information/Discussion Items

MINUTES APPROVAL

Board of Supervisors Regular Meeting Minutes – June 16, 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 June 16, 2025, regular meeting.

BILLS APPROVAL**Resolution – To Approve the Bills for the Second Half of June 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 June 2025.

CONSENT AGENDA ITEMS

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

1. Resolution – Authorizing a Pass Through Appropriation to the Sheriff's Department for FY26 PSAP Grant
2. Resolution – Authorizing the General Services Department to Proceed with Fiscal Year 2026 Capital Improvement Projects
3. Resolution – Requesting a Speed Study on Route 601 (Bumpass Road) Near Saint Thomas Baptist Church in the Jackson District
4. Resolution – To Approve and Award a Contract for Beverages for the County of Louisa and Louisa County Public Schools
5. Resolution – To Approve and Award a Contract for Fire Sprinkler System/Portable Fire Extinguisher Inspection, Maintenance, Testing and Certification Services
6. Resolution – To Proceed with the Tennis Court Resurfacing Capital Project at Jouett Elementary School
7. Resolution – Authorizing a Pass Through Appropriation to the Lake Anna Advisory Committee for a DEQ Grant
8. Resolution – Authorizing the Department of Fire & EMS to Apply for a Staffing for Adequate Fire and Emergency Response (SAFER) – Recruitment and Retention
9. Resolution – Authorizing the Fire & EMS Department to Proceed with Fiscal Year 2026 Capital Improvement Projects
10. Resolution – Authorizing a Pass Through Appropriation for the Commonwealth Attorney's Office the Victim Witness Grant
11. Resolution – Authorizing a Pass Through Appropriation for the Louisa County Sheriff's Department for Byrne Justice Assistance Grant
12. Resolution – Recognizing Emma Alexander for Her Outstanding Achievement as State President of Virginia FFA
13. Resolution – Authorizing a Budget Supplement to the Lake Anna Advisory Committee for Grant Funding from the Virginia Department of Conservation and Recreation

RECOGNITIONS

(None)

INFORMATION/DISCUSSION ITEMS**Presentation – Louisa County Chamber of Commerce**

Ms. Tracy Clark, Executive Director of the Louisa County Chamber of Commerce and the Louisa Forward Foundation, delivered a detailed update to the Board of Supervisors. She highlighted strategic pillars guiding their initiatives:

- Business resources, including forums and the Louisa Biz Expo
- Workforce development, scholarships, and Leadership Louisa (with 18 graduates in 2025)
- Community impact, including a nonprofit collaborative and awards
- Member engagement and business environment with 282 members and 82% retention
- Strategic partnerships including tourism, regional economic boards, and expanded staffing

Ms. Clark was praised by Board members for her leadership and contributions. Supervisor Adams commended Louisa County staff member Alexandra Stanley for being elected class president of Leadership Louisa and winning the Top Dog pitch competition with her team.

Discussion – Dogs Running at Large Ordinance

County Attorney Patricia Smith presented proposed amendments to Section 14-28 of the ordinance to allow citizens to directly petition the magistrate with evidence of repeated violations, particularly concerning vicious or habitual offender animals. These changes aim to reduce dependency on Animal Control response. Hunting dogs are explicitly excluded. The Board agreed to refer the amendment to the Planning Commission for a public hearing.

PUBLIC COMMENT PERIOD

Chairman Adams opened the public comment period.

Mr. Gage Sather, Brody Sather, and Nathan Capozella, Members of the Louisa County Livestock Club, appeared before the Board to promote their livestock shows and auction at the upcoming Ag Fair on August 1st.

Mr. Roy Waters, Mineral District, spoke in opposition to the proposed AWS data center at the Fisher Chewning property.

Mr. John Hazelwood, Mineral District, spoke in opposition to the proposed AWS data center at the Fisher Chewning property.

Ms. Carrie Piesen, Mineral District, spoke in opposition to the proposed AWS data center at the Fisher Chewning property.

Mr. Christian Miller, Cuckoo District, spoke in opposition to the proposed AWS data center at the Fisher Chewning property.

Mr. Howard Loudin, Mineral District, spoke in opposition to the proposed AWS data center at the Fisher Chewning property. He provided the Board with a map of the Northeast Creek AWS site and referred to it during his comment period.

Ms. Mary Loudin, Mineral District, spoke in opposition to the proposed AWS data center at the Fisher Chewning property.

Ms. Nora Wynkoop, Patrick Henry District, spoke in opposition to the proposed AWS data center at the Fisher Chewning property.

Mr. Kevin Cave, Jackson District, spoke in opposition to the proposed AWS data center at the Fisher Chewning property.

Ms. Vicky Harte, Louisa District, expressed concerns about the data center's impact on the town's water source and talked about homelessness in the county.

Ms. Donna Steward, Patrick Henry District, spoke in opposition to the proposed AWS data center at the Fisher Chewning property.

Ms. Susan Henshaw, Mineral District, spoke in opposition to the proposed AWS data center at the Fisher Chewning property.

Ms. Debbie Piesen, Louisa District, spoke in opposition to the proposed AWS data center at the Fisher Chewning property.

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

UNFINISHED BUSINESS

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

Mr. Tom Egeland, Deputy Director of Community Development, presented the rezoning request to amend proffer number two (2) of REZ2022-05, to increase the density for the Lake Anna Resort Planned Unit Development residential condominiums from 96 units to 114 units; and Detailed proffer updates totaling \$186,080 (an increase of \$138,080):

- \$20,000 for AED units for Sheriff vehicles
- \$9,000 to New Bridge Fire & EMS
- \$100,080 to Louisa Housing Foundation

The property is located near the Spotsylvania/Louisa County border fronting New Bridge Rd. (Rt 208) .07 miles before the bridge and is further identified as tax map parcel(s) 30-21-1, 30-21-2, 30-21-3, 30-21-4, 30-21-A, 30-21-B, in the Mineral Election District.

A letter of support was read from Pat Gallagher, New Bridge Emergency Foundation, and the Board also acknowledged Louisa Housing Foundation's support as well.

Supervisor Williams opposed the amendment and requested a roll call vote when a motion and second is made.

Mr. Barnes motioned to approve and Mr. Barlow seconded.

Roll Call

Mr. Christopher McCotter
Ms. Rachel Jones
Mr. Toni Williams
Mr. Duane Adams
Mr. Fitzgerald Barnes
Mr. Tommy Barlow
Mr. Manning Woodward

Vote

Yes
Yes
No
No
Yes
Yes
Yes

On the motion of Mr. Barnes, seconded by Mr. Barlow, which carried by a vote of 5-2, with Supervisors Adams and Williams voting against, the Board voted to approve the application as presented.

NEW BUSINESS/ACTION ITEMS

Resolution - Authorizing a Budget Supplement for the Louisa County Water Authority

The Bowlers Mill Dam valve stem to the lowest level intake at Bowlers Mill has completely deteriorated and needs to be replaced. The Louisa County Water Authority is unable to operate the low-level valve, as required by regulation, until the valve stem is fully functional; and

The addition of a trash rack is also needed to help keep debris away from the valve and prevent debris from piling up at the intake. Funding in the amount of \$78,043 for the work needed at Bowlers Mill Dam was not included in the FY2026 budget and a budget supplement is needed at this time.

On the motion of Mr. Woodward, seconded by Mr. Barnes, which carried by a vote of 7-0, the Board approved to authorize a budget supplement in the amount of \$78,043 to the Louisa County Water Authority Bowlers Mill Dam Improvements (30383000-481220) for the replacement of a 2" diameter valve stem and the installation of a trash rack at the Bowlers Mill Dam. The Source of Funding will be General Fund Balance.

Resolution - Authorizing a Pass-Through Appropriation for a Brush Truck from the Foundation for Lake Anna Emergency Services

The Department of Fire & Emergency Medical Services has received a donation in the amount of \$90,000, from the Foundation for Lake Anna Emergency Services; \$3,000 of which is a grant from the Charlottesville Area Community Foundation - Louisa County Community Fund.

The Foundation for Lake Anna Emergency Services requests that this donation be used towards the purchase of a new brush truck for New Bridge Fire & EMS Station. This donation was not included in the FY 26 budget and needs to be allocated at this time.

On the motion of Mr. Barnes, seconded by Mr. McCotter, which carried by a vote of 7-0, the Board voted to authorize a pass-through appropriation of \$90,000 to Fire & EMS Fire Truck & Apparatus Capital Project, GL # 30332000-482180 for the purchase of a new brush truck for the New Bridge Fire and EMS Station. The Source of this Funding is Donations/Misc. Revenue, GL # 0303R18-318930.

Resolution- Authorizing a Pass-Through Appropriation to the Louisa County Airport for a State Aviation Grant

The Louisa County Airport needs to make an amendment to its State Aviation grant due to additional work required on the Lighting Upgrades Capital Project. The FAA is requiring the additional work to address obstructions at the airport. The additional cost will be \$42,465.36 of which the state will reimburse the County \$38,218.82 (90%) and the County's cost will be

\$4,246.54 (10%). This funding was not included in the FY2026 budget and needs to be appropriated at this time.

On the motion of Mr. Barnes, seconded by Mr. McCotter, which carried by a vote of 7-0, the Board voted to authorize a pass-through appropriation to the Louisa County Airport Lighting Upgrades Capital Project (30384000-485007) in the amount of \$42,465.36. The source of Funding is \$38,218.82 from VA Department of Aviation (0303R24-324050) and \$4,246.54 from Contingencies (10091000-410010).

Resolution - Authorizing the Assignment of Fund Balance to the Long-Term County Projects Reserve Fund

The County of Louisa Board of Supervisors authorized implementation of GASB 54 standards at its June 15, 2009 meeting (RES 09-143) for the purpose of enhancing the usefulness of fund balance information by providing clearer fund balance classifications. These classifications comprise a hierarchy based primarily on the extent to which a government is bound to observe constraints imposed upon the use of resources reported in governmental funds.

Amounts in the assigned fund balance classification are intended to be used by government for specific purposes, but do not meet the criteria to be classified as restricted or committed. Staff recommend assigning \$41,966,400 from the Shannon Hill Regional Business Park Property Sale from the Unassigned Capital Fund Balance and classifying the funds as an assignment to the Long Term County Capital Projects Reserve Fund in order to save for future capital project needs. The Capital Fund Balance currently has funds that are both assigned and unassigned for this purpose and this would add to the current assignments.

On the motion of Mr. Barnes, seconded by Mr. McCotter, which carried by a vote of 7-0, the Board voted to authorize the assignment of \$41,966,400 from Unassigned Capital Fund Balance to the Long Term County Capital Project Reserve Fund. Additionally, the amounts herein assigned are intended to be used by the County of Louisa for a specific purpose herein described up to the discretionary amounts by the County Administrator and thereafter only by formal action of the Board of Supervisors or until these assigned balances are altered by further resolution of the Louisa County Board of Supervisors.

Resolution - Establishing the Louisa County Airport Advisory Committee

The Louisa County Board of Supervisors recognizes the importance of public input and strategic support for the continued development and success of the Louisa County Airport. The Board finds it in the public interest to establish an advisory body to encourage community engagement, aviation education, economic development, and the promotion of the Louisa County Airport.

The Louisa County Airport Advisory Commission Bylaws set forth the structure, purpose, and procedures for the operations of such a commission.

On the motion of Mr. Barnes, seconded by Mr. McCotter, which carried by a vote of 7-0, the Board voted to create and establish the Louisa County Airport Advisory Committee, hereinafter referred to as the "Committee," to serve in an advisory capacity to the Board and the Airport Manager in accordance with the adopted bylaws.

1. The Committee shall consist of five (5) members appointed by the Louisa County Board of Supervisors;
2. Committee members shall demonstrate an interest or experience in aviation, community development, business, or public service. Residency within Louisa County is preferred but not required;
3. The initial terms of Committee membership shall be staggered as follows:
 - Two (2) members shall serve initial terms of two (2) years;
 - Three (3) members shall serve initial terms of three (3) years;
4. After the initial terms, all appointments shall be for three (3) years, and members may be reappointed at the discretion of the Board;
5. The Committee shall operate in accordance with the Louisa County Airport Advisory Commission Bylaws, as adopted and amended by the Board of Supervisors.

Resolution – To Approve Funding Request from the Tourism Budget for the Mineral Volunteer Fire Department

The Tourism Advisory Committee has reviewed and recommended funding allocations for various initiatives to support tourism and economic development in Louisa County. The Mineral Volunteer Fire Department has requested funding in the amount of \$18,315 for repair work for the Organization's stage at Walton Park. As per the attached MOU, the Mineral Volunteer Fire Station will provide the County with a 10x10 space at Organization-hosted events, such as the Mineral City Carnival, for a period of five (5) years, will allow County-owned people-counting devices to be installed at Walton Park, and Organization-hosted tourism-related events shall include the Visit Louisa branding for a period of five (5) years on marketing material.

On the motion of Mr. McCotter, seconded by Ms. Jones, which carried by a vote of 7-0, the Board voted to authorize funding in the amount not to exceed \$18,315 for repairs to the Mineral Volunteer Fire Department's Walton Park stage as per the attached memorandum of agreement.

REPORTS OF OFFICERS, BOARDS AND STANDING COMMITTEES

Committee Reports

Board Appointments

The Board approved the following appointments/reappointments:

- Appointed Ms. Patricia Crawford to the Commission on Aging to Represent the Green Springs District
- Appointed Mr. Bill Fosdick to the Airport Advisory Committee – 3-Year Term
- Reappointed Mr. Bo Bundrick to the J. Sargeant Reynolds Community College Board
- Appointed Mr. Mike Sharpe to the Cutalong II Lake Anna Community Development Authority
- Reappointed Mr. Will McLaughlin to the Thomas Jefferson EMS Council

County Administrator's Report

Ms. Colvin provided updates that included local event reminders (Ag Fair August 1–2) and information about ongoing Animal Shelter expansion planning. The project remains active, with engineering and design currently budgeted and construction scheduled for FY27.

PUBLIC HEARINGS

Resolution - To Approve/Deny Conditional Use Permit - CUP2025-01 Louisa Properties LR2.5 LLC & Louisa Properties LR1.5 LLC, Applicant/Owner; Kelsey Schlein, Shimp Engineering, Agent – Conditional Use Permit Request

Mr. Tom Egeland presented the staff report on Louisa Properties LR2.5 LLC & Louisa Properties LR1.5 LLC, Applicant/Owner; Kelsey Schlein, Shimp Engineering, Agent. The request is for the issuance of a Conditional Use Permit to allow for Contractor's Office and Shop, and Equipment Sales and Rental in the General Commercial (C-2) zoning district.

The property is located at the intersection of Louisa Road (Route 22), and Oakland Rd (Route 613), and is further identified as tax map parcels 24-45 and 24-46, in the Louisa Election District.

At a regular meeting of the Louisa County Planning Commission held on June 12, 2025, the Planning Commission voted that the public necessity, convenience, general welfare, or good zoning practice compels it to make a recommendation of approval to the Louisa County Board of Supervisors on the conditional use permit request CUP2025-01, to allow for a Contractor's Office and Shop, and Equipment Sales and Rental in the General Commercial (C-2) zoning district with the following eight (8) conditions:

1. Lighting. All design and use of exterior lighting shall comply with the International Dark-Sky Association and shall be labeled as such on the site plan sketch.
2. Noise. Sound shall not exceed levels of 70dB during daytime and 60dB at night when measured at the property line.
3. Permits. The applicant shall secure all necessary permits and approvals from the Louisa County Community Development Department, the Virginia Department of Transportation (VDOT), and the Virginia Department of Health (VDH).
4. Land Disturbance. Should land disturbance, which includes the addition of gravel, asphalt, or the grading of land, meet or exceed 10,000 square feet of area, an erosion and sediment control plan must be prepared and submitted to the County for review and approval, prior to any land disturbing activities commencing on-site.
5. Storage. No outside storage of merchandise or material shall be permitted within 10 feet of the edge of the right of way to Route 613 & Rt 22. Stored items will not cause issues with sight easements reviewed by VDOT. Additionally, adjacent setback of on-site storage items may be required if it is determined the location creates a visual safety hazard.
6. Buffer. Meet vegetative buffer requirements as defined by Louisa County Land Development Regulations. All areas not occupied by buildings, structures, driveways and parking shall be covered with one or more of the following: lawn grass, natural shrubbery,

plants, trees, or a vegetation combination as agreed upon by the Zoning Administrator and owner.

7. Inspections. The Board of Supervisors or their designated representative shall have the right to inspect the site at any reasonable time without prior notice.

8. Permit Revocation. Violation of any conditions contained herein shall be grounds for revocation of the Conditional Use Permit.

Ms. Kelsey Schlein, Shimp Engineering Agent, provided a brief overview of the project and the intended use for the Conditional Use Permit.

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. Woodward, seconded by Ms. Jones, which carried by a vote of 7-0, the Board voted to approve the conditional use permit request CUP2025-03 Builders Cabinet Company Inc., Applicant; Joey Bryant, Owner - Conditional Use Permit Request.

Resolution - To Approve/Deny Conditional Use Permit - CUP2025-03 Builders Cabinet Company Inc., Applicant; Joey Bryant, Owner – Conditional Use Permit Request

Mr. Tom Egeland presented the staff report for Builders Cabinet Company, Inc., Applicant; Joey Bryant, Owner, for the issuance of a Conditional Use Permit to allow for a Custom Manufacturing and Contractor's Office and Shop for carpentry and cabinet manufacturing in the Agricultural (A-2) zoning district.

The property is located on Belle Meade Road (Route 701), and is further identified as tax map parcel 85-14-9, in the Jackson Election District.

At a regular meeting of the Louisa County Planning Commission held on June 12, 2025, the Planning Commission voted that the public necessity, convenience, general welfare, or good zoning practice compels it to make a recommendation of approval to the Louisa County Board of Supervisors on the conditional use permit request CUP2025-01, to allow for a Custom Manufacturing and Contractor's Office and Shop for carpentry and cabinet manufacturing in the Agricultural (A-2) zoning district with the following eight (8) conditions:

1. Lighting. All design and use of exterior lighting shall comply with the International Dark-Sky Association and shall be labeled as such on the site plan sketch.
2. Noise. Sound shall not exceed levels of 65dB during daytime and 55dB at night when measured at the property line.
3. Permits. The applicant shall secure all necessary permits and approvals from the Louisa County Community Development Department, the Virginia Department of Transportation (VDOT), and the Virginia Department of Health (VDH).
4. Site Plan & Land Disturbance. The applicant will submit an administrative site plan for approval prior to issuance of building permit. Should land disturbance, which includes the

addition of gravel asphalt, or the grading of land, meet or exceed 10,000 square feet of area, an erosion and sediment control plan must be prepared and submitted to the County for review and approval, prior to any land disturbing activities commencing on-site

5. Storage. No outside storage of merchandise or material shall be permitted within 80 feet of public road right of way (Rt. 701).

6. Signs. Signs related to the business shall adhere to Louisa County Land Development Regulations and keep in character with the surrounding area.

7. Inspections. The Board of Supervisors or their designated representative shall have the right to inspect the site at any reasonable time without prior notice.

8. Permit Revocation. Violation of any conditions contained herein shall be grounds for revocation of the Conditional Use Permit.

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 conditional use permit request CUP2025-03 Builders Cabinet Company Inc., Applicant; Joey Bryant, Owner - Conditional Use Permit 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 July 7, 2025, meeting at 7:47 p.m.

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