



**Board of Supervisors
County of Louisa
Monday, August 4, 2025
Louisa County Public Meeting Room
5:00 PM**

CALL TO ORDER - 5:00 P.M.

Mr. Adams called the August 4, 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)(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
2. In accordance with §2.2-3711(A)(7), consultation with legal counsel and briefings by staff members or consultants pertaining to actual or probable litigation, where such consultation or briefing in open meeting would adversely affect the negotiating or litigating posture 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 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 4th day of August 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 4th day of August 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. McCotter 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:

- Added Resolution Supporting the Naming of an Unnamed Lake in Louisa County as “Lake Glen Haven” to Consent Agenda
- Removed Resolution Requesting a Speed/Safety Study on Route 656 (Cedar Hill Road) in the Cuckoo District from Consent Agenda
- Moved Resolution Authorizing a Supplemental Appropriation to the Community Development Department from Consent Agenda to Information/Discussion Items

MINUTES APPROVAL

Board of Supervisors Regular Meeting Minutes – July 7, 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 July 7, 2025, regular meeting.

BILLS APPROVAL**Resolution – To Approve the Bills for the Month of July 2025 (FY26)**

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 month of July 2025 (FY26).

Resolution – To Approve the Bills for the Month of July 2025 (FY25)

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 month of July 2025 (FY25).

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 - To Approve and Award a Contract for Replacement and Expansion of Concrete Pad at Holly Grove Volunteer Fire Department
2. Resolution - To Approve and Award a Contract for Solid Waste Management Consulting and Water Quality Monitoring Services
3. Resolution - Authorizing a Pass-Through Appropriation for the Department of Fire & EMS for a Rescue Squad Assistance Fund Grant for the Purchase of Medication Pumps and Video Laryngoscopes
4. Resolution - To Approve and Award a Contract for Two Firefighting Brush Trucks
5. Resolution - To Add Streets in the Mountain Sunset II Subdivision to the Secondary System of State Highways
6. Resolution - Recognizing Steve Hopkins on Being Named the 2025 Sunbelt Agricultural Exposition Virginia Farmer of the Year
7. Resolution - Authorizing Pass Through Appropriation for Insurance Proceeds
8. Resolution - Authorizing a Supplemental Appropriation to the Community Development Department
9. Resolution - Authorizing a Pass Through Appropriation for PSAP Training Grant
10. Resolution - Authorizing Termination of Memorandum of Understanding with the Louisa County Water Authority for Financing the Water Storage Tank at Shannon Hill Business Park
11. Resolution - Authorizing a Pass Through Appropriation for K-9 Donations
12. Resolution – Approving an Easement Dedication to the Louisa County Water Authority
13. Resolution – To Approve and Award a Contract for Lake Anna Phosphorus Remediation Program
14. Resolution – The County of Louisa Board of Supervisors Accepting the Purdue Pharma Bankruptcy Plan and Approving the County's Participation Sackler Family, and Directing the County's Outside Counsel to Execute the Documents Necessary to Accept the Plan

- and Effectuate the County's Participation in the Settlement
15. Resolution - Supporting the Naming of an Unnamed Lake in Louisa County as “Lake Glen Haven”

RECOGNITIONS

Recognition – Recognizing Emma Alexander for Her Outstanding Achievement as State President of Virginia FFA

Mr. Goodwin presented a resolution honoring her achievement. Chairman Adams shared personal remarks. Emma Alexander thanked the Board, teachers, and community.

PUBLIC COMMENT PERIOD

Chairman Adams opened the public comment period.

Ms. Vicky Harte, Representing the Town of Louisa, noted that the Town has appointed an interim mayor and are preparing for National Night Out.

Ms. Vicky Harte, Louisa District, urged the County to consider using data center revenues to mitigate stormwater damage to farmland.

Mr. Stephen Randolph, Cuckoo District, questioned data centers well-drilling and election timing.

Mr. Bill Walling, Mineral District, opposed data center, citing environmental concerns.

Chairman Adams read into the record a resolution from the Town of Mineral opposing an AWS data center proposal (since withdrawn). (See Appendix A)

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

INFORMATION/DISCUSSION ITEMS

Presentation – VDOT Quarterly Update

Mr. Scott Thornton, Residency Engineer, Louisa Residency Administrator for the Virginia Department of Transportation (VDOT), presented the VDOT quarterly update, which included an update on projects in development and preliminary engineering, county safety and operational improvements, Smart Scale projects, pavement and resurfacing, construction and maintenance activities, traffic engineering studies, and roads located in the County.

Mr. Thornton further reported on the following projects, designs, and speed study updates in the County:

- Drainage improvements
- Mowing Activity
- Route 15/208 paving
- Bridge projects (Route 714 delayed slightly, Bell Meade Bridge ahead of schedule)

Board discussed Kentucky Springs Road conditions and Lake Anna Town Center plans.

Discussion – TJPDC Smart Scale Area Type Change

Mr. Goodwin explained that the district is considering a change in the SmartScale readings in their area and areas outside of Charlottesville and Albemarle, like Louisa, would change from Type C Type D. The proposal to reclassify Louisa from Area Type C to D in the Smart Scale area to improve scoring for rural transportation projects.

No action required is required at this time. The Thomas Jefferson planning District Commission vote expected in September.

Discussion – Proposed Amendments to Louisa County Code Section 14-21 and 14-24

Treasurer Henry Wash went over the proposed amendments to Section 14-21 and 14-24. The proposed would be a \$10 lifetime tags effective January 2026 and removal of gender from tags. Mr. Wash explained that the amendment to House Bill 1477 authorizes localities to offer a lifetime dog license. He recommended setting a \$10 license fee for all dogs, regardless of whether they are spayed or neutered, with no refunds available. The lifetime tags would go on sale beginning January 2026. Mr. Wash noted that this change would align Louisa County's fees with those of Goochland, Orange, and Hanover counties. He further emphasized that if a dog's rabies vaccination expires, the license will automatically expire within 30 days. Therefore, dog owners must ensure their pets remain current on rabies vaccinations to maintain the validity of the lifetime license.

The Board discussed compliance challenges and potential legislative advocacy. After discussion, the Board agreed to proceed with the proposed amendments and schedule a public hearing. The Board also discussed the removal of dog license entirely at the Board's upcoming legislative session.

Resolution – Authorizing a Supplemental Appropriation to the Community Development Department

The resolution is to authorize a supplemental appropriation to fund a new full-time position within the Community Development Department dedicated to agricultural and rural land preservation initiatives. The position would oversee programs such as agricultural and forestry districts, conservation easements, voluntary easements, and would serve as a central point of contact for landowners seeking to protect their property. Funding for the position would come from revenues already allocated within the department.

Mr. McCotter stated that while he supported the concept of the position, he questioned the timing, suggesting the Board may need additional discussion to determine if the hire is needed immediately or if it could have been addressed earlier. He expressed appreciation for the comprehensive financial details provided, including salary, benefits, and the \$50,000 estimate for professional services, and thanked Ms. Colvin for her efforts in preparing that information. He noted that long-term initiatives like the purchase of development rights (PDRs) could require tens of millions of dollars to be effective and questioned whether current revenues would be sufficient to sustain such efforts.

Mr. Williams explained that the position originated as a recommendation from the Agricultural and Forestry District Committee, which recognized the need for a dedicated advocate for farmland and forest preservation. He emphasized that unlike current staff who manage multiple priorities, this position's sole focus would be on advancing rural preservation initiatives. He noted that revenue from approved building permits provided a viable funding source for the position and expressed that the County was likely overdue in creating such a role.

Mrs. Jones supported the position and highlighted that the Board had planned for this expense during revenue projections. She underscored the importance of ensuring that the County proactively supports its rural character and assists landowners interested in conservation.

Mr. Barnes concurred, adding that while the Board must consider long-term funding for more costly preservation tools like PDRs, the position itself was a necessary step to begin building capacity.

Chairman Adams remarked that this discussion exemplified the Board's collaborative approach and reaffirmed the Board's commitment to balancing growth with rural preservation. He agreed with Mr. Barlow's point that the position should remain dedicated to its stated purpose and not be diverted to unrelated community development tasks.

The Board collectively agreed that the position would function as an advisor and implementer, responsible for bringing forward ideas and executing Board-approved policies, rather than making independent decisions.

On the motion of Mr. Williams, seconded by Ms. Jones, which carried by a vote of 7-0, the Board voted to authorize a supplemental appropriation to the Community Development Department.

UNFINISHED BUSINESS

(None)

NEW BUSINESS/ACTION ITEMS

Resolution – To Proceed with the Louisa County Water Authority Capital Projects

The Board adopted the Fiscal Year 2026 Capital Improvement Plan Budget for the County of Louisa on April 28, 2025, and within that budget, \$500,000 was budgeted for Louisa County Water Authority's (LCWA) New Bridge Waste Water Treatment Repair Capital Project, \$250,000 was budgeted for Northeast Creek Water Treatment Plant Sludge Vac, and \$200,000 was budgeted for the Zion Crossroads Waste Water Treatment Plant SCADA system. The Board appropriated the funding for these projects on May 5, 2025. The Louisa County Water Authority requests authorization to proceed with the aforementioned projects at this time.

On the motion of Mr. Williams, seconded by Mr. Woodward, which carried by a vote of 7-0, the Board hereby authorizes the Louisa County Water Authority staff to move forward with Louisa County Water Authority's (LCWA) New Bridge Waste Water Treatment Repair Capital Project, the Northeast Creek Water Treatment Plant Sludge Vac Capital Project and the Zion Crossroads Waste Water Treatment Plant SCADA system capital project and authorizes the

payment of \$950,000 to the Louisa County Water Authority to cover the costs associated with the projects. The source of funding is the Louisa County Water Authority Equipment Replacement Capital Improvement Project (GL # 30383000-481000) in the amount of \$750,000 and Zion Crossroads SCADA (GL # 30383000-481360) in the amount of \$200,000.

Resolution – Authorizing a Supplemental Appropriation to Children’s Services Act Funding

The Children's Services Act (CSA) for at-risk youth and families is a law enacted in 1993 that establishes a single state pool of funds to purchase services for at-risk youth and their families. The state funds, combined with local community funds, are managed by local interagency teams who plan and oversee services to youth.

The mission of CSA is to create a collaborative system of services and funding that is child-centered, family-focused, and community-based when addressing the strengths and needs of troubled and at-risk youth and their families in the Commonwealth. The services provided under CSA are mandated services as prescribed in the Act.

The Fiscal Year 2025 CSA case load projections within contractual services are exceeding budgeted expectations by an additional \$190,000 with the County's local portion being \$83,600; therefore, a budget supplement will be needed.

On the motion of Mr. Williams, seconded by Mr. McCotter, which carried by a vote of 7-0, the Board voted to hereby authorize a supplemental appropriation in the amount of \$190,000 to the CSA fund for Contractual Services (20553500-430020) in Fiscal Year 2025. The source of funds is \$106,400 from State Revenue (0205R23-323090) and \$83,600 from General Fund Balance (0100R99-399011).

Action – Letter of Support for Unincorporated Community Sign for Waldrop Road

On the motion of Ms. Jones, seconded by Mr. Barnes, which carried by a vote of 7-0, the Board voted to approve a letter of support for an unincorporated community sign for Waldrop Road.

Resolution – Authorizing a Pass-Through Appropriation for Fire & EMS from the Foundation for Lake Anna Emergency Services

The Department of Fire & Emergency Medical Services has received two donations totaling \$39,519 from the Foundation for Lake Anna Emergency Services. The Foundation for Lake Anna Emergency Services requests that the \$17,900 donation be used towards the purchase of an autopilot system for the new boat being purchased for New Bridge Fire & EMS Station and \$21,619 be used towards a replacement motor for the current rescue boat. These donations were not included in the FY 26 budget and need to be allocated at this time.

On the motion of Mr. Williams, seconded by Ms. Jones, which carried by a vote of 7-0, the Board voted to authorize a pass-through appropriation of \$39,519 to Fire & EMS Boat Purchases Capital Project, GL # 30332000-482080 for the purchase of an autopilot system in the amount of \$17,900 for the new boat being purchased for New Bridge Fire & EMS Station and a

replacement motor for the current rescue boat in the amount of \$21,619. The Source of this Funding is Donations/Misc. Revenue, GL # 0303R18-318930.

Resolution – To Approve and Award a Contract for Comprehensive Plan Support Services

The County of Louisa seeks professional planning assistance to support the update of its Comprehensive Plan, including community survey development, public outreach, and town hall facilitation. The Thomas Jefferson Planning District Commission (TJPDC) submitted a proposal, outlining a scope of work and estimated cost of \$18,546, which includes services related to survey design, town hall coordination and facilitation, and supporting materials.

The TJPDC proposal includes a \$1,000 credit from Louisa County's FY26 per capita contribution, resulting in a net local contribution of \$17,546. The County of Louisa has determined that the proposed services from TJPDC will provide valuable regional expertise and effective public engagement tools to assist in the Comprehensive Plan update.

On the motion of Mr. Barnes, seconded by Mr. Williams, which carried by a vote of 7-0, the Board voted to authorize the County of Louisa to enter into a contract with the Thomas Jefferson Planning District Commission (TJPDC) for Comprehensive Plan Support Services in the amount of \$17,546, after the County Attorney approves such contract as to form.

Resolution – Authorizing a Pass Through Appropriation to the Louisa County Sheriff's Office for AED Units

Louisa County has received funding from LA Resort LLC for a proffer in the amount of \$20,000 plus an additional \$1,000 donation to be used towards the purchase of AED units for sheriff's office patrol vehicles. The sheriff's office would like to proceed with the purchase of refurbished AED units as per County procurement policies using the aforementioned funding. This funding was not included in the FY2026 and needs to be appropriated at this time.

On the motion of Mr. Barnes, seconded by Mr. Williams, which carried by a vote of 7-0, the Board voted to authorize the Louisa County Sheriff's Office to proceed with the purchase of Refurbished AED units and authorizes a pass through appropriation to Sheriff's Equipment (GL # 30331000-482000) in the amount of \$21,000 for this purchase. The source of funding is \$20,000 from LA Resort Proffers (0303R18-318920-CPFR4) and \$1,000 from Gifts and Donations (0303R18-318930).

REPORTS OF OFFICERS, BOARDS AND STANDING COMMITTEES

Committee Reports

Mr. McCotter reported on the Lake Anna Advisory Committee (LAAC) and provided a summary on phosphorus, which causes harmful algae blooms, and the Committee's remediation efforts.

Mr. Woodward reported on the Commission on Aging (COA). He reminded the Board of the upcoming Summer Fling that will be held on Thursday, August 7th at 11:00 am in the Betty Queen Center.

Members of the Revenue Committee provided a brief update on their ongoing efforts and expressed their enthusiasm to soon present the latest iteration of their recommendations to the Board.

Chairman Adams stated the Louisa County Fair recently concluded at Walton Park, and it was an outstanding success. He said he cannot emphasize enough how impressive the event was. Attendance was overwhelming, the atmosphere was vibrant, and we were fortunate to have perfect weather. He expressed a heartfelt thank you to everyone involved: the Fair Board and its volunteers, those who organized the livestock auction, the vendors, and the entertainers. The Saturday night band alone drew an estimated 1,300–1,400 people, highlighting just how popular the event has become. He noted that despite its rebranding from the Ag Fair to the Louisa County Fair, the event still proudly showcases its agricultural roots, with FFA, 4-H, and other agricultural programs front and center. Agriculture and forestry contribute roughly \$130 million annually to our local economy, and this fair reflects that strength. Given the growing attendance, it may soon outgrow Walton Park, and the County may want to consider a permanent location in the future.

Board Appointments

(None)

County Administrator's Report

Mr. Goodwin briefly highlighted a few key items that were in the packet:

- **Water Authority Update:** The report now includes aggregate nutrient permits. Those authorized by the state for discharge and those currently utilized within the county. This is a critical metric as we balance ongoing development with the Board's commitment to preserving Louisa County's rural character. The report also includes a 10-year history of water connections, which is helpful for tracking growth trends.
- **Ogg Building Rededication:** Plans are underway for a rededication ceremony for the Ogg Building, now serving as the Commonwealth's Attorney's Office. The County anticipates holding this event in October, with the family involved in the celebration. Please try to keep your calendars clear to attend.
- **Skate Park Progress:** Construction is moving along well. The concrete has been poured, ramps are on the way, and we expect completion in early fall, an exciting addition for our community.
- **Chesapeake Bay Watershed Agreement:** An updated draft of the agreement was presented. Public input is being solicited, and I encourage you to review and provide comments either directly or through my office.
- **Dominion Updates:**
 - A groundwater exceedance notification was received and is included on page 218.
 - On page 256, there's an update on the Valley Link Transmission Project (165kV upgrade), which will largely follow the existing 500kV line on the eastern side of the county. Dominion plans to launch public engagement this fall, including in-person meetings for feedback.
- **Upcoming Events:**
 - *Louisa County at the Lake* – August 30, Walton Park.
 - *Fall Festival* – October 11, Walton Park.

PUBLIC HEARINGS**Ordinance - To Approve Amendments to Chapter 86. Land Development Regulations; Article III. Subdivisions; Division 4. Lot Requirements**

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

Resolution - Conditional Use Permit Request - CUP2025-04 Amelia AD1, LLC dba Vanguard Renewables SPV LLC, Applicant; Columbia Gas Transmission LLC fka Commonwealth Gasline Corp, Owner; TC Energy, Agent

Mr. Tom Egeland, Deputy Director for Community Development, presented the request for a conditional use permit to allow a major utility service, a renewable natural gas unloading station, on parcel 37-44 (A2 zoning) near the intersection of Brick House Road (Route 637) and Poindexter Road (Route 613) in the Patrick Henry District. The facility would connect to the adjacent Columbia Gas Transmission compressor station. Staff reviewed the parcel's rural designation in the 2040 Comprehensive Plan, proximity to the Green Springs Historic District and Agricultural/Forestral District, and impacts on public facilities. A neighborhood meeting was held on May 12, 2025, with four attendees and three written comments received. The Planning Commission recommended denial (6-0) on July 10, 2025, citing safety and compatibility concerns.

Representatives from Vanguard Renewables explained the project would create renewable natural gas (RNG) from anaerobic digestion of dairy manure in Amelia County, transported by truck to the proposed site for injection into TC Energy's pipeline. Traffic: Initially stated "2-3 trucks per day," later clarified to a maximum of 5 trucks daily (28 round-trips/week), operating 8:30 AM-3:00 PM and 5:00 PM-8:00 PM to avoid school bus hours. Design Modifications: Combined driveway with TC Energy to reduce entrances, adjusted site layout to redirect truck headlights away from residences, and increased vegetative buffers to 30 feet. Road Improvements: Applicant's traffic engineer identified six locations on Poindexter Road needing review. Vanguard agreed to post a \$150,000 bond for improvements pending VDOT's evaluation.

Mr. Williams challenged the necessity of the chosen location, noting the applicant did not need to be adjacent to a compressor station and suggesting a site along a primary road would be more suitable.

Ms. Jones pressed the applicant on truck volume discrepancies and questioned the accuracy of initial statements.

It was asked about long-term impacts and emphasized the need for solid road improvement plans and cost certainty, expressing frustration at the lack of definitive answers.

Mr. Barlow underscored the importance of preserving scenic byways and rural character, noting the road's limitations.

Chairman Adams opened the public hearing.

Ms. Charlotte Morford, Patrick Henry District, cited increased truck traffic and safety hazards on Poindexter Road, referencing past accidents.

Ms. Karen Hulbak, Patrick Henry District, highlighted methane's explosiveness in air, the road's scenic byway designation, and questioned why alternative sites were not considered.

Ms. Amanda Welch, Patrick Henry District, emphasized the site's location within/adjacent to Agricultural and Forestal Districts and its incompatibility with surrounding uses.

Mr. Robin Patton, Patrick Henry District, detailed Poindexter Road's poor condition, narrow shoulders, and history of accidents, arguing the proposal was inconsistent with the County's comprehensive plan and public sentiment.

Mr. Nicholas Van Damme, Green Springs District, opposed the project, citing safety, environmental, and rural preservation concerns.

Ms. Lee Knapp, Patrick Henry District, compared Louisa's rural character to suburbanized western Henrico, urging the Board to avoid repeating that pattern.

Mr. Ralph Brickey, Patrick Henry District, voiced strong opposition, commended the Planning Commission's denial, and urged the Board to do the same.

Multiple written comments opposing the project were also received.

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

Mr. Williams concluded the site selection was based on convenience rather than suitability, stating, "You picked the lowest hanging piece of fruit."

Mr. Barnes criticized the applicant's lack of preparation on key issues and also noted the lack of proper representation from the applicant.

Mr. Barlow and Mrs. Jones expressed support for the Planning Commission's findings and alignment with citizen concerns about safety and rural preservation.

On the motion of Mr. Barnes, seconded by Mr. Williams, which carried by a vote of 7-0, the Board voted to deny to deny CUP2025-04.

Resolution - Conditional Use Permit and Special Exception Request - CUP2025-06, SA2025-03; Cellco Partnership DBA Verizon Wireless, Applicant; Louisa County School Board, Owners; Stuart P. Squier, Agent;

Ms. Linda Buckler, Director of Community Development, presented the request from Cellco Partnership (d/b/a Verizon Wireless) and the Louisa County School Board for a 195-foot telecommunications monopole with a 4-foot lightning rod (199 feet total height) on Tax Map

Parcel 83-68, located at Jouett School Road (Jouett Elementary School) in the Jackson District. The application also sought a special exception to reduce the required balloon test period from four hours to three, due to unforeseen complications during the original test. The tower would replace the existing broadband tower on-site, eliminating the need for multiple towers and supporting the rural character of the area.

The Planning Commission Recommendation was a unanimous approval, with 22 conditions, including removal of the old tower and provision of co-location space. Staff suggested updated Condition #21 clarifying that the new CUP supersedes CUP2017-10 and requiring removal of the existing tower at no cost to the County when directed. And, Condition #22 addresses interim service continuity until Firefly broadband is fully available in the area.

Mr. Barlow asked whether the old tower removal provision needed to explicitly state that the new CUP would replace the existing one.

Mrs. Buckler confirmed and said that's why staff added language specifying that this CUP supersedes the prior CUP.

It was asked about county equipment still on the existing tower.

Mrs. Buckler noted the County's fire and EMS equipment is currently mounted but is expected to transition as Firefly becomes operational.

Ms. Lori Schweller, Attorney (Williams Mullen) and Stuart Squire (Consultant) represented Verizon Wireless. She stated the existing 180-foot guy-wired broadband tower was structurally inadequate for Verizon's equipment. The new monopole would provide improved wireless coverage in the Jackson District, an area with significant coverage gaps. The tower would support co-location for at least three additional providers and reserved space for County use.

Ms. Schweller clarified this project has no connection to any data center development. Co-location simply means other carriers can install antennas on this tower, reducing the need for additional towers in the area. Verizon acknowledged the importance of removing the existing broadband tower and agreed to a 12-month deadline for removal after County notice.

Mr. Barlow sought assurance that the CUP conditions would require timely removal of the existing tower.

Ms. Schweller confirmed that Verizon's agreement to add "within 12 months of County notice" to Condition #21.

Mr. Williams praised the project's role in improving cell coverage and stated this is exactly the kind of investment our residents need.

Chairman Adams opened the public hearing.

Ms. Vicki Harte, Louisa District, expressed strong support for improved service, particularly for public safety, but raised a technical question about the tower height.

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. Barlow, which carried by a vote of 7-0, the Board voted to approve CUP2025-06 and SA2025-03, with modifications to Condition #21 regarding removal of old tower and Condition #22 regarding interim service continuity.

Resolution - Conditional Use Permit Request - CUP2025-07 Cellco Partnership DBA Verizon Wireless, Applicant; William H & Michelle Gilman, Owners; Stuart P. Squier, Agent;

The request for a 195-foot telecommunications tower with a 4-foot lightning rod (199 feet total height) on Parcel 28-97F (A2 Zoning District) at the intersection of Route 522 (Zachary Taylor Highway) and Chopping Road (Route 623) in the Mineral District. The leased area would occupy approximately 5,625 square feet of the 722-acre parcel.

The 2040 Comprehensive Plan designates the parcel as Rural, but it is situated just outside the Lake Anna Growth Area, near both the Mineral and Louisa growth areas. Staff noted the project supports the Comprehensive Plan goal of accommodating economic growth in designated areas while minimizing proliferation of towers elsewhere.

The County's wireless telecommunications consultant, Alteris, reviewed and supported the application. The Planning Commission found the request in substantial accord with the Comprehensive Plan and recommended approval with 21 conditions. A neighborhood meeting was held on July 10, 2025, with no public opposition recorded.

Mr. Barlow asked about the tower's coverage radius and the need for added capacity.

Ms. Schweller stated that coverage typically extends 2–5 miles, depending on terrain, vegetation, and user demand. Current towers in the area are at capacity, particularly serving emergency services and the growing population around Lake Anna and Mineral. This new facility would significantly improve capacity and reliability.

Mr. Barlow expressed strong support, noting recent service issues in the area due to increased seasonal population and network strain.

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. Barnes, seconded Mr. Williams, which carried by a vote of 7-0, the Board voted to approve CUP2025-07.

Ordinance - Amending Louisa County Code Chapter 14- Animals Sections 14-1 and Removal of Section 14-29

Ms. Patricia Smith presented the proposed amendment to Section 14-1 of the Animal Control Ordinance, which would allow private citizens to directly enforce violations related to dogs running at large by applying to the magistrate for the issuance of a summons or warrant if

necessary. The amendment also removes Section 14-29, which previously addressed dogs running at large in certain subdivisions, as it is now unnecessary.

Ms. Smith noted that the change should improve enforcement countywide.

Mr. Barnes asked whether the amendment impacts hunting dogs.

Ms. Smith clarified that the change has no effect on hunting dogs.

Mr. Barlow requested clarification on why this revision was necessary.

Ms. Smith explained that while Louisa's ordinance was modeled after Spotsylvania's, the chief magistrate in Louisa's district declined to enforce the previous version. After meetings with the Sheriff's Department and the magistrate, this revised language satisfies their concerns.

Chairman Adams confirmed that the amendment applies countywide rather than being limited to specific subdivisions.

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. Barlow, seconded by Mr. Williams, which carried by a vote of 7-0, the Board voted to adopt the amendments to Chapter 14, as presented.

Ordinance -To Amend Chapter 72 Sections 72-1 Purpose; 72-2 Definitions; 72-21 Eligible Improvements; 72-22 Loan Requirements, Program Fees, Reporting, Program Administrator, Program Guide. 72-23 Levy Assessment, Recordation, Priority, Enforcement and Collection Costs; and 72-24 Role of the County, Limitation of Liability

Ms. Smith explained that the Commercial Property Assessed Clean Energy (C-PACE) Ordinance, originally enacted in 2021, allows property owners to obtain private loans for eligible improvements such as energy efficiency, water efficiency, and safe drinking water projects. The proposed amendments primarily update several definitions within the ordinance to align with recent changes enacted by the Virginia General Assembly.

Ms. Smith noted that these are technical, compliance-driven changes and do not substantially alter the program's structure.

Mr. Williams confirmed that the amendments are strictly technical updates to ensure compliance with state law.

Ms. Smith affirmed that these are simply required updates.

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. Barnes, seconded by Mr. Williams, which carried by a vote of 7-0, the Board voted to adopt the amendments to Chapter 72, as presented.

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 August 4, 2025, meeting at 8:54 p.m.

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

DRAFT

APPENDIX A



Town of Mineral

P.O. Box 316
312 Mineral Avenue
Mineral, Virginia 23117
Phone 540-894-5100

A RESOLUTION OF THE MINERAL TOWN COUNCIL OPPOSING THE PROPOSED AMAZON WEB SERVICES (AWS) DATA CENTER CAMPUS RESOLUTION NO. 2025-19

WHEREAS, the Town of Mineral, Virginia, is a rural community that values its peaceful character, scenic landscapes, and close connection to nature; and

WHEREAS, the proposed AWS data center campus would drastically alter the visual landscape of our town and surrounding county, replacing open views and pastoral settings with large-scale industrial development; and

WHEREAS, the development would bring a significant increase in traffic, posing safety concerns—particularly near our schools and residential neighborhoods—and impacting the quiet, safe environment our residents and children rely upon; and

WHEREAS, the construction phase of the proposed campus would introduce prolonged periods of heavy truck traffic, including equipment haulers, concrete mixers, and supply vehicles, which would contribute to congestion, increase the risk of accidents, and create serious safety concerns for pedestrians and school traffic; and

WHEREAS, such construction activity would also place an unsustainable burden on our rural roadways, many of which are not designed for industrial-scale use, leading to accelerated wear and tear, degradation of infrastructure, and significant maintenance costs that may fall to local taxpayers; and

WHEREAS, noise pollution from the operation of such a facility is expected to reach continuous levels of 60 to 65 decibels, further disrupting the rural tranquility our community treasures; and

WHEREAS, the construction and operation of the data center would threaten local wildlife habitats and cause potential irreparable harm to the ecosystems that define our natural heritage; and

WHEREAS, the protection of our natural resources, particularly our limited water supply, must remain a top priority for our town and county, and such a development raises serious concerns about the adequacy and sustainability of our source water for residents; and

WHEREAS, the Mineral Town Council has listened carefully to its citizens, reviewed available information, and engaged in thorough deliberation regarding this proposal;

APPENDIX A



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NOW, THEREFORE, BE IT RESOLVED, by unanimous vote of the Mineral Town Council, that the Council formally opposes the proposed AWS data center campus or any similar large-scale industrial development that threatens the rural character, natural resources, safety, and well-being of the Town of Mineral and its surrounding communities.

BE IT FURTHER RESOLVED that the Town Council urges county and state officials, planning commissions, and decision-makers at every level to prioritize the long-term preservation of our rural environment and quality of life over industrial development incompatible with the values and needs of our community.

Adopted this 14 day of July, 2025.

Ronald Chapman, Mayor
Town of Mineral

ATTEST:

Clerk of Council

Interim: Nicole Washington