



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

CALL TO ORDER - 5:00 P.M.

Chairman Adams called the October 5, 2026, meeting of the Louisa County Board of Supervisors to order at 5:00 p.m. Supervisor McCotter participated in the meeting remotely via electronic communication means, in accordance with the applicable provisions of the Code of Virginia.

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	Remote	5:00 PM
H. Manning Woodward, III	Louisa County Supervisor	Present	5:00 PM
R. T. Williams	Jackson District Supervisor	Present	5:00 PM
Duane A. Adams	Mineral District Supervisor	Present	6:00 PM
Rachel G. Jones	Green Springs District Supervisor	Present	5:00 PM

Others Present: Christian Goodwin, County Administrator; Wanda Colvin, Deputy County Administrator; Chris Coon, Deputy County Administrator; Patricia Smith, County Attorney; William Newman, Assistant County Attorney; Alexandra Stanley, Administrative Operations Manager/Deputy Clerk; Andy Wade, Director of Economic Development; Linda Buckler, Director of Community Development; Tom Egeland, Deputy Director of Community Development – Planning & Zoning; and Scott Raettig, Director of Information Technology

CLOSED SESSION

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

1. In accordance with §2.2-3711(A)(3), discussion or consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiation strategy of the public body; and
2. In accordance with §2.2-3711(A)(5), discussion concerning a prospective business or industry or the expansion of an existing business or industry in the Patrick Henry District where no previous announcement has been made of the business' or industry's interest in location or expanding its facilities in the community; 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 6:00 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 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 5th day of October 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 5th day of October 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 Williams led the invocation, followed by the Pledge of Allegiance.

ADOPTION OF AGENDA

On the motion of Supervisor Barnes, seconded by Supervisor Williams, 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 Rural Preservation Worksession Minutes – September 21, 2026

On the motion of Supervisor Barnes, seconded by Supervisor Williams, which carried by

a vote of 7-0, the Board voted to approve the minutes of the September 21, 2026, rural preservation worksession.

Board of Supervisors Regular Meeting Minutes – September 21, 2026

On the motion of Supervisor Barnes, seconded by Supervisor Williams, which carried by a vote of 7-0, the Board voted to approve the minutes of the September 21, 2026, regular meeting.

BILLS APPROVAL

Resolution – To Approve the Bills for the Second Half of September 2026

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

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 & EMS for the Radiological Emergency Preparedness Grant
2. Resolution - Authorizing a Pass-Through Appropriation for State Fire Programs Funding
3. Resolution - Authorizing a Pass-Through Appropriation to the Fire & EMS Department for an Assistance for Firefighter Grant
4. Resolution - Authorizing a Pass-Through Appropriation to the Lake Anna Advisory Committee for Grant Funding from the Virginia Department of Conservation and Recreation
5. Resolution - Proclaiming October 4-10, 2026 as National 4-H Week
6. Resolution - Approving Additional FY2026 Budget Re-Appropriations
7. Resolution - To Approve and Award a Contract for Janitorial Services at the Louisa County Airport
8. Resolution - To Approve and Award a Contract for Benefits Consulting Services

RECOGNITIONS

Recognition – Celebrating the 50th Anniversary of the Louisa County High School Class of 1976

Mr. Christian Goodwin read the resolution. Following the reading, Supervisor Barlow presented the class with a framed copy of the resolution.

PUBLIC COMMENT PERIOD

Chairman Adams opened the public comment period.

Ms. Vicky Harte, Louisa District (Town of Louisa), expressed her appreciation to the Board of Supervisors for taking the time to recognize the Louisa County High School Class of 1976 and for educating the public about the challenges surrounding segregation and integration during that

era. She shared that, having not lived in the United States during that time, she was unaware of the difficulties African Americans faced. Ms. Harte commended Louisa County Public Schools for overcoming those challenges and fostering an inclusive educational environment where students of all races could attend school and learn together.

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

INFORMATION/DISCUSSION ITEMS

Presentation – VDOT Quarterly Update

Mr. Craig Simpson, Virginia Department of Transportation (VDOT), presented the quarterly update regarding ongoing road maintenance, construction projects, paving schedules, traffic studies, and upcoming improvements throughout Louisa County.

Mr. Simpson reported that construction was underway on Route 645 (Poplar Avenue), with completion anticipated in spring 2027, and that Route 617 (West Green Springs Road) had completed environmental review and was moving toward construction. He provided an overview of maintenance activities, including pothole patching, ditch cleaning, shoulder repairs, roadway grading, brush removal, pipe replacements, and tree trimming. He also reviewed completed paving projects and advised that pavement markings in the Town of Louisa were scheduled to begin later in the week, weather permitting. Additional roadside mowing was scheduled to begin the week of October 19, 2026.

Mr. Simpson provided updates on the Route 695 (Hamilton Road) bridge replacement, anticipated to be completed by the end of 2026, and the proposed intersection warning system at Route 33 and Shannon Hill Road. He also discussed ongoing traffic studies, including a safety and speed study for Route 601 (Bumpus Road) and a completed speed study on Route 656 (Cedar Hill Road), which recommended speed limit reductions.

Supervisor McCotter thanked Mr. Simpson for VDOT's responsiveness to concerns regarding Cedar Hill Road and the recommended speed limit reductions. He expressed appreciation for VDOT's willingness to work with residents and indicated that additional requests would likely follow, particularly concerning traffic conditions and potential safety improvements along Kentucky Springs Road and other busy intersections.

Supervisor Williams questioned the extended closure of the Cuckoo VDOT Residency, noting that personnel had been relocated months before construction began. Mr. Simpson explained that the relocation was necessary to prepare equipment and operations for the winter season and that the construction contract was expected to be awarded in the fall. He indicated that construction could take approximately one to two years, subject to confirmation. Supervisor Williams expressed concern about the length of time the facility would remain unstaffed and questioned how winter maintenance operations would be handled. Mr. Simpson explained that equipment and materials had been relocated to the Louisa Residency and assured the Board that the relocation was not expected to affect snow removal services.

Supervisor Barnes expressed appreciation for the upcoming roadside mowing scheduled to begin October 19, noting that overgrown vegetation had become a concern at several intersections. He also expressed frustration regarding repeated delays and changing timelines for roadside repairs

in the Ferncliff area. He emphasized the importance of receiving accurate completion dates so that he could provide reliable information to constituents.

Supervisor Jones commended VDOT personnel for ditch cleaning throughout the Green Springs District, noting that the improvements had significantly reduced flooding and roadway washouts. She talked about a speed and safety study for Route 694 (Loving Road), citing speeding complaints and a recent serious accident. She also expressed concern about inconsistent mowing at the Zion Crossroads interchange and emphasized the importance of maintaining the appearance of this highly visible entrance to the County.

Supervisor Woodward expressed appreciation for the recently completed paving improvements in Ellisville and the Town of Louisa. He questioned whether the center turn lane near Courthouse Road and Route 33 would be extended to improve traffic flow. Mr. Simpson indicated that the pavement markings were generally expected to restore the existing configuration but agreed to confirm whether any modifications were planned.

Chairman Adams raised concerns regarding deteriorating pothole repairs along several roads, including Mansfield Road, Goldmine Road, and Willis Proffit Road. He questioned whether VDOT planned to address these areas before winter. Mr. Simpson indicated that VDOT maintained a patching list and would review additional locations provided by the County.

Chairman Adams also discussed maintenance concerns at the Zion Crossroads Park and Ride, acknowledging VDOT's recent mowing and trash removal efforts. Mr. Simpson advised that VDOT was considering including the location in a more routine mowing contract for the following year.

Additionally, Chairman Adams emphasized the importance of timely roadside mowing, particularly at intersections where overgrown vegetation obstructed motorists' visibility. He encouraged VDOT to consider more frequent maintenance during peak growing seasons to address safety concerns.

To improve communication and responsiveness, Chairman Adams invited VDOT to participate regularly in the Board's second monthly meeting to provide updates and address concerns received from constituents. Mr. Simpson indicated that the request could be discussed and noted that VDOT already participated in weekly meetings with County staff. Chairman Adams emphasized the value of direct communication between VDOT and elected officials and requested that Mr. Goodwin follow up regarding the proposed arrangement.

The Board thanked Mr. Simpson for his presentation and continued efforts to address transportation and maintenance concerns throughout Louisa County.

UNFINISHED BUSINESS

(None)

NEW BUSINESS/ACTION ITEMS

Resolution – To Update the County's Procurement Policy Manual

Ms. Colvin presented proposed amendments to the County's Procurement Policy, explaining that rising costs for goods and services warranted adjustments to the existing purchasing thresholds.

The proposed changes included increasing the single-quote threshold from \$5,000 to \$10,000, the verbal quote threshold from \$10,000 to \$15,000, and the higher purchasing threshold from \$30,000 to \$75,000. Formal solicitations would be required for purchases of \$75,000 or more, remaining below the \$100,000 threshold permitted under the Virginia Public Procurement Act.

She further emphasized that the County would continue to obtain competitive quotes and exercise fiscal responsibility in the expenditure of taxpayer funds.

On the motion of Supervisor Williams, seconded by Supervisor Barnes, which carried by a vote of 7-0, the Board voted to approve the proposed changes.

Resolution – To Update the County's Capital Assets Accounting Policy and Procedure Manual

Ms. Colvin presented proposed amendments to the County's Capital Assets Accounting Policy and Procedures Manual, recommending an increase in the capital asset threshold from \$5,000 to \$10,000.

She explained that the adjustment would align with the County's existing Capital Improvement Plan threshold, Government Finance Officers Association (GFOA) recommended practices, and updated federal grant guidance. The proposed change would also reflect rising costs and improve administrative efficiency.

On the motion of Supervisor Barnes, seconded by Supervisor Jones, which carried by a vote of 7-0, the Board voted to update the manual.

Resolution – To Update the Rural Long Range Transportation Plan

Mr. Egeland provided an update on the Thomas Jefferson Planning District Commission's (TJPDC) efforts to update the 2040 Rural Long Range Transportation Plan, which establishes a 20-year vision for transportation improvements and investments throughout the region's rural jurisdictions. Staff explained that TJPDC was seeking input from Planning District 10 localities on proposed regional transportation goals addressing safety, infrastructure maintenance, economic development, and other transportation priorities.

These goals would guide future project identification, recommendations, and implementation strategies. The Rural Transportation Advisory Committee (RTAC) was scheduled to vote on the proposed goals at its November quarterly meeting. As Louisa County's RTAC representative, staff requested the Board's input and recommendations prior to the upcoming vote.

On the motion of Supervisor Woodward, seconded by Supervisor Williams, which carried by a vote 7-0, the Board voted to update the Rural Long Range Transportation Plan.

Resolution – Establishing the Growth Management and Rural Preservation Workgroup

The Board discussed a resolution establishing a Growth Management and Rural Preservation Work Group consisting of three members of the Board of Supervisors and three members of the Planning Commission. The purpose of the work group would be to evaluate growth management and rural preservation issues, including division rights in A-1 and A-2 zoning districts, minimum lot sizes, private lanes, and other land development regulations. The work group would develop recommendations for consideration by the Planning Commission, which would then forward its recommendations to the Board for final consideration and action.

Chairman Adams emphasized the importance of moving these discussions toward actionable recommendations and requested that a standing work group update be included under Unfinished Business at each Board meeting to monitor progress. He recommended appointing Supervisors Barlow, Williams, and Jones to serve on the work group, with the three Planning Commission representatives to be appointed by the Planning Commission Chairman.

On the motion of Supervisor Barnes, seconded by Supervisor Woodward, which carried by a vote of 7-0, the Board voted to approve the appointments of Supervisors Barlow, Williams, and Jones to the Growth Management and Rural Preservation Work Group.

SUPERVISOR COMMENTS

Green Springs District

Supervisor Jones reported that she and Supervisor Barnes had received concerns from constituents regarding outdated provisions in the County's Zoning Ordinance related to motor vehicle towing services and the zoning use matrix. After reviewing the concerns, both Supervisors agreed that updates may be warranted. Supervisor Jones requested, without objection, that staff review the existing definition and zoning matrix and develop recommendations for potential amendments to be considered by the Planning Commission.

Louisa District

Supervisor Woodward provided an update on the renovations to the historic Henson Building on West Street in the Town of Louisa, formerly known as the Girl Scout House and old library. He expressed appreciation for the County's efforts to restore the building, noting that the project was nearing completion and had transformed a previously deteriorating property into a facility the community could be proud of. He indicated that minor interior flooring work and the removal of potentially hazardous trees remained and expressed hope that a community open house could be held in the spring. Supervisor Woodward commended Loudon Construction, Anderson Woolfolk and his staff, and County Administrator Goodwin for their contributions to the project. He emphasized the historical significance of the building and thanked everyone involved in its restoration.

Patrick Henry District

Supervisor Barnes expressed concern regarding residents experiencing well failures due to the ongoing drought and unusually dry conditions. He reported that the Fluvanna-Louisa Housing Foundation had received requests for assistance with seven wells, primarily older bored wells, and emphasized the importance of ensuring residents have access to water. He requested that the Board consider providing financial assistance through an appropriation to help offset well replacement costs.

During the discussion, it was noted that Ms. Hyland had requested that the matter be referred to the Finance Committee for consideration and was actively pursuing additional grants and funding sources. It was further noted that the Foundation had received seven well replacement requests in the past two months, compared to only three over the previous three years, and that previously available federal funding assistance had become limited.

Mineral District

Chairman Adams reported that he and Supervisor Jones attended the second Louisa County Fire and EMS Academy graduation ceremony, recognizing 13 Louisa County recruits, one from Gordonsville, and one from Culpeper County. He noted that all 15 recruits successfully completed the program, which began in April, and expressed appreciation for the strong community support demonstrated by approximately 150 attendees. Chairman Adams emphasized the importance of the support provided by families, friends, coworkers, and the community, as well as the dedication and sacrifices made by firefighters and emergency medical personnel. He congratulated the graduates and wished them safety and success as they began serving their communities.

Additionally, Chairman Adams advised that he submitted a letter addressed to Mr. Craig Simpson of VDOT regarding roadside mowing and maintenance concerns throughout Louisa County. He requested the letter be made part of the official meeting record (See Appendix A).

Cuckoo District

Supervisor McCotter reported receiving concerns from residents in the Cuckoo District, particularly within the Lake Anna community, regarding recent property assessments and the perceived impact of short-term rentals (STRs) on property values. He suggested that further review of the relationship between STRs and property assessments may be warranted, potentially through a work group similar to those established in the past. While no immediate action was requested, Supervisor McCotter indicated that he would continue working with staff and the Chairman, gathering constituent feedback, and representing their concerns before the Board.

REPORTS OF OFFICERS, BOARDS AND STANDING COMMITTEES

Committee Reports

Lake Anna Advisory Committee

Supervisor McCotter reported that the Lake Anna Advisory Committee met on the last Thursday in September and discussed the upcoming Lake Anna Watershed Plan, which will address excessive nutrients entering the lake through its tributaries in coordination with the Virginia Department of Environmental Quality (DEQ). He also reported that Dominion Energy had completed hydrilla management activities near the waste heat treatment facility the previous month, providing relief to residents in the Cuckoo District. He expressed appreciation to Dominion Energy for completing the work at no cost to the County.

Board Appointments

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

1. Reappointed Mr. Michael Choate to the Central Virginia Regional Jail as an At Large Member

2. Reappointed Mr. Roger Henry to the Commission on Aging to represent the Louisa District
3. Reappointed Ms. Curline Bell to the Commission on Aging to represent the Patrick Henry District
4. Appointed Chief Kristin Hawk to the Northern Virginia Emergency Response System (NVERS)

County Administrator's Report

County Administrator Goodwin highlighted the results of the recently completed speed study on Cedar Hill Road, noting that the findings were included in the County Administrator's Report. He expressed appreciation for VDOT providing detailed study results and indicated that similar information would continue to be shared with the Board. He also advised of an upcoming Virginia Department of Environmental Quality (DEQ) community meeting regarding harmful algal blooms scheduled for October 22 and reminded the Board of the upcoming Louisa Fall Festival.

During discussion, Chairman Adams suggested that staff begin coordinating the Board's annual legislative workshop with state legislators, preferably on a regularly scheduled Board meeting date. He emphasized the importance of having the legislators themselves attend rather than their legislative assistants and suggested that the Board consider scheduling a special meeting, if necessary, to accommodate their availability. Mr. Goodwin acknowledged the request and indicated that staff would continue working to coordinate the meeting.

PUBLIC HEARINGS

Resolution – To Approve/Deny Special Exception Request – SEP2026-01 Green Springs Holdings LLC, Applicant/Owner; Scott Kane, Agent

Mr. Egeland presented a special exception request submitted by Green Springs Holding, LLC, with Scott Kane serving as the applicant's agent, seeking a 10-foot exception to the required 30-foot setback from an access easement pursuant to Section 86-116(G) of the Louisa County Zoning Ordinance. The subject property, identified as Tax Map 17-25A, consists of approximately 2.109 acres located near the intersection of Route 208 (New Bridge Road) and Route 652 (Kentucky Springs Road) in the Mineral Election District. The property is zoned C-2 and is located within the Growth Area Overlay District.

Mr. Eglin explained that the applicant had previously received site plan approval for a storage rental business; however, during the subsequent building permit review, staff identified that one proposed building encroached approximately 9.39 feet into the required setback. The applicant requested the exception to avoid additional engineering costs and construction delays. He further noted that properties outside the Growth Area Overlay District are subject to a less restrictive 10-foot setback requirement.

During Board discussion, a Supervisor questioned why setback requirements were more restrictive within designated growth areas than outside those areas, suggesting that the ordinance may warrant review. Staff acknowledged the concern and indicated that the provision could be reevaluated. Staff also confirmed that there were no objections to the requested exception.

Mr. Scott Kane, representing the applicant, addressed the Board and explained that the proposed development had received site plan approval and undergone preconstruction meetings with County staff and engineers without the setback issue being identified. He stated that the concern was not raised until the building permit review process.

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

On the motion of Supervisor Barnes, seconded by Supervisors Woodward, which carried by a vote of 6-1, with Supervisor McCotter voting against, the Board voted to approve the Special Exception Request SEP 2026-01.

ADJOURNMENT

On the motion Supervisor Barnes, seconded by Supervisor Williams, which carried by a vote of 7-0, the Board voted to adjourn the October 5, 2026, meeting at 6:52 p.m.

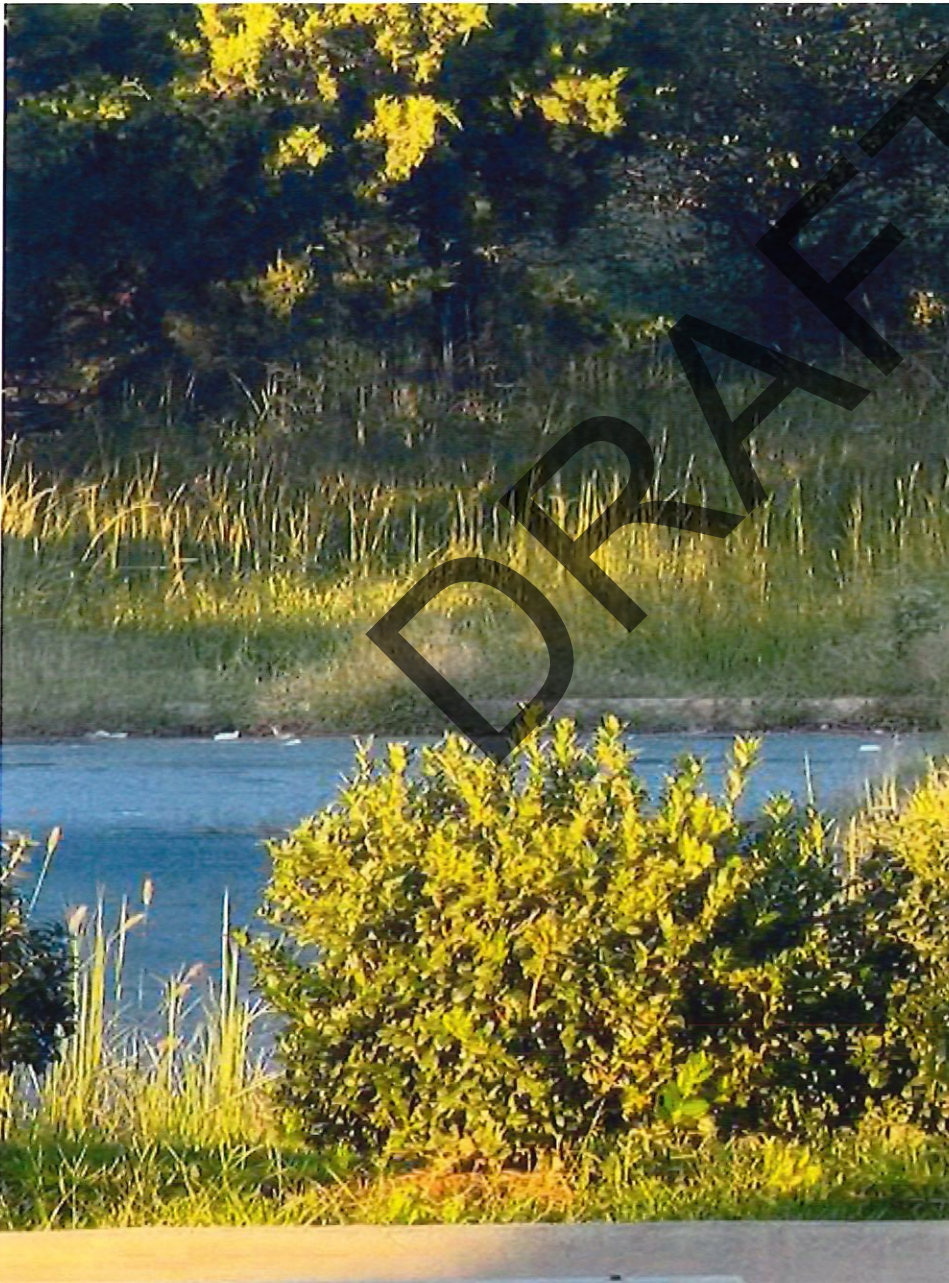
BY ORDER OF:
DUANE A. ADAMS, CHAIRMAN
BOARD OF SUPERVISORS
LOUISA COUNTY, VIRGINIA

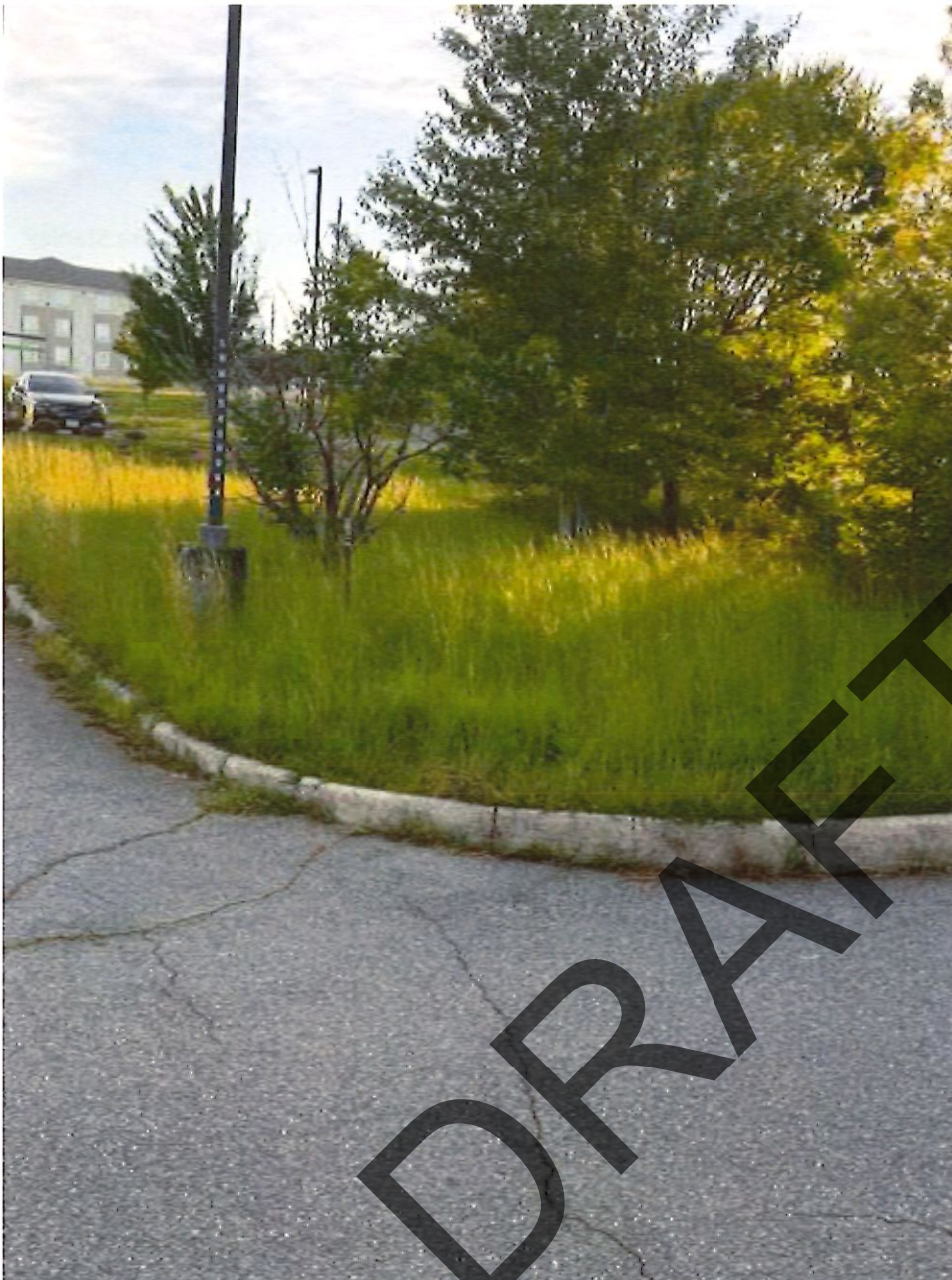
Alexandra Stanley

From: Duane Adams
Sent: Monday, September 28, 2026 12:35 PM
To: Craig Simpson
Cc: Board of Supervisors; Christian Goodwin; Chris Coon; Patricia Smith; Alexandra Stanley
Subject: Zions Crossroads Park and Ride

Mr. Simpson,

After receiving numerous complaints concerning the condition of the Zions Crossroads Park and Ride I drive out to see for myself. To say that the facility is an embarrassment to Louisa County and VDOT





understatement.

Trash that has certainly accumulated over months, not weeks. Grass that doesn't appear to have been cut for months. Generally in a state of disrepair and neglect. See attached pictures.

As a state owned property located in a Gateway Corridor to Louisa County this is totally unacceptable.

I am copying the Board and county leadership on this email.

I look forward to a quick resolution to the situation.

Thank you.

Duane Adams

Chairman

Louisa County Board of Supervisors

Mineral District

540-894-3149

DRAFT