



**Board of Supervisors
County of Louisa
Monday, August 3, 2026
Louisa County Public Meeting Room
5:00 PM**

CALL TO ORDER - 5:00 P.M.

Chairman Adams called the August 3, 2026, meeting of the Louisa County Board of Supervisors to order at 5:00 p.m.

Attendee Name	Title	Status	Arrived
Tommy J. Barlow	Mountain Road District Supervisor	Present	5:00 PM
Fitzgerald A. Barnes	Patrick Henry District Supervisor	Present	5:00 PM
Christopher C. McCotter	Cuckoo District Supervisor	Present	5:00 PM
H. Manning Woodward, III	Louisa County Supervisor	Present	5:00 PM
R. T. Williams	Jackson District Supervisor	Present	5:00 PM
Duane A. Adams	Mineral District Supervisor	Present	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; Alexandra Stanley, Administrative Operations Manager/Deputy Clerk; Maggie Brakeville, Agricultural Development and Land Conservation Coordinator; 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 in the Louisa District, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body; and
2. In accordance with §2.2-3711(A)(8), Consultation with legal counsel employed or retained by a public body regarding specific legal matters requiring the provision of legal advice by such counsel.

REGULAR SESSION

On the motion of 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	Second	Yes/Aye
R.T. Williams, Jr.	Mover	Yes/Aye
Christopher C. McCotter	Voter	Yes/Aye
Duane A. Adams	Voter	Yes/Aye
Rachel G. Jones	Voter	Yes/Aye
H. Manning Woodward, III	Voter	Yes/Aye

On the motion of 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 3rd day of August 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 3rd day of August 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

Chairman Adams led the invocation, followed by the Pledge of Allegiance.

ADOPTION OF AGENDA

On the motion of Supervisor Williams, seconded by Supervisor Barnes, which carried by a vote of 7-0, the Board voted to adopt the agenda, as amended, with the following changes:

- Added a discussion on Haley Drive/Kentucky Springs Road Intersection to Information/Discussion Items

MINUTES APPROVAL

Board of Supervisors Regular Meeting Minutes – July 6, 2026

On the motion of Supervisor Barnes, seconded by Supervisor McCotter, which carried by a vote of 7-0, the Board voted to approve the minutes of the July 6, 2026, regular meeting.

BILLS APPROVAL

Resolution – To Approve the Bills for the Month of July 2026 (FY26)

On the motion of Supervisor Barnes, seconded by Supervisor McCotter, which carried by a vote of 7-0, the Board adopted a resolution approving the bills for the month of July 2026 (FY26).

Resolution – To Approve the Bills for the Month of July 2026 (FY27)

On the motion of Supervisor Barnes, seconded by Supervisor McCotter, which carried by a vote of 7-0, the Board adopted a resolution approving the bills for the month of July 2026 (FY27).

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 – Recognizing Lily Hix for Her Outstanding Achievement as State Reporter of Virginia FFA
2. Resolution – Authorizing a Pass Through Appropriation for the Commonwealth Attorney’s Office for the Victim Witness Grant
3. Resolution – Authorizing the Sheriff’s Department and IT Department to Proceed with Fiscal Year 2027 Capital Improvement Projects
4. Resolution – Authorizing the Louisa County Airport to Apply for Participation in the Corporate Aircraft Association (CAA) Program
5. Resolution – Recognizing Princess R. Moss on Her Election as President of the National Education Association
6. Resolution – Authorizing a Pass Through Appropriation for Insurance Proceeds
7. Resolution – Recognizing Local Photographers for Winning Images (Approved 7-0)
8. Resolution – To Approve and Award a Contract for Pest Control & Inspection Services

RECOGNITIONS

Recognition – Recognizing Mazie Rowe as the Louisa County Public Schools’ 2026 Wallace L. Tingler MVP of the Year

Ms. Alexandra Stanley read the resolution. Following the reading, Chairman Adams presented Ms. Rowe with a framed copy of the resolution.

PUBLIC COMMENT PERIOD

Chairman Adams opened the public comment period.

Ms. Mary Kranz, Mountain Road District, addressed the Board regarding the proposed CUP requirements for homeless shelters. She recalled being asked at the previous public hearing what concerned her about the CUP and explained that requiring public notices and signs could cause neighboring residents to envision a large-scale homeless shelter and generate unnecessary fear or opposition. She emphasized that local churches are seeking to provide small-scale, well-organized temporary shelter for only a few individuals and a few nights per week, coordinated through the Louisa Homeless Coalition. Ms. Kranz expressed support for a proposed “carve-out” that would exempt smaller church-based shelter efforts from the CUP requirement, distinguishing them from larger shelter operations. She was encouraged that the details could be

developed with assistance from the Louisa Homeless Coalition and thanked Chairman Adams, the Board, and those involved in addressing homelessness for their work on the issue.

Ms. Alicia Ford, Louisa District, shared her church's experience providing emergency shelter to an unhoused individual during a severe winter storm. The individual was referred through the Louisa Homeless Coalition, and the experience allowed church members to better understand the circumstances faced by people experiencing homelessness. Ms. Ford expressed concern that public signs associated with a CUP could create fear and reinforce negative stereotypes about unhoused individuals. Drawing from her own past experience with homelessness, Ms. Ford emphasized the importance of churches being able to respond compassionately when people are in need. She explained that her church developed a structured approach for providing shelter, including referrals and vetting through outside organizations, required check-in procedures, and established arrival and departure times. Ms. Ford urged the Board not to create additional barriers that could make it more difficult for churches to provide limited, organized assistance to people in the community who need temporary shelter.

Mr. Johnathan Christian, Mineral District and Executive Director of the nonprofit LASER, presented an overview of the organization's mission and community impact. He explained that LASER provides affordable, hands-on STEAM education through robotics, integrating physics, engineering, computer science, and artificial intelligence while also teaching teamwork, problem-solving, creativity, and emotional intelligence. Programs include monthly Battle Bot events, summer camps, and competitive robotics teams. Mr. Christian stated that since LASER's founding in June 2023, 285 students from six counties have participated in programs at its facility at 102 East First Street in Mineral. He emphasized that LASER strives to make high-tech educational opportunities accessible regardless of a student's location or educational affiliation. He noted that its programs are significantly less expensive than nearby for-profit alternatives, largely because of a discounted facility-use agreement with the Town of Mineral. Mr. Christian explained that LASER's current agreement with the Town of Mineral extends through July 2027 and expressed concern about the organization's future should the Town's charter be dissolved and the property transfer to Louisa County. He asked the Board to consider continuing LASER's existing facility agreement if that occurs so the organization can continue providing affordable STEAM and robotics opportunities to area students. Following his remarks, Mr. Christian demonstrated a robot and explained several of its mechanical, electrical, pneumatic, and sensor-based features, illustrating the type of collaborative, hands-on problem-solving students experience through LASER's robotics programs.

Ms. Erin Jones, Green Springs District, spoke in support of finding a practical way for churches to provide temporary humanitarian shelter to Louisa County residents experiencing housing instability. Drawing from her work as a community doula with expectant and postpartum mothers, she said she has personally seen county residents facing unsafe or unstable housing and has assisted in finding temporary shelter for individuals in need. Ms. Jones explained that Mechanicsville Baptist Church hopes to provide small-scale, temporary shelter for Louisa County residents, particularly during extreme cold or heat, while partnering with organizations such as the Louisa Homeless Coalition, Louisa Resource Council, and potentially Social Services for referrals and longer-term solutions. She expressed concern that the CUP process, including public signs and notices, could make a limited church-based shelter effort appear much larger or more concerning than intended and unnecessarily create fear among neighboring residents. She emphasized that the church anticipates serving only a few individuals at a time on a temporary basis and thanked the Board for working toward a reasonable solution.

Mr. Micah Florida, Louisa District, spoke in support of LASER and shared his family's experience with the organization. Mr. Florida, an electronics and telecommunications engineer who has supported the Army for more than 20 years, explained that his nine-year-old son, Corbin, has participated in LASER programs for over a year and is currently a member of its competitive robotics team. Mr. Florida said that while his family provides a variety of educational opportunities at home, LASER offers something they cannot easily replicate—an environment rich in technology, real-time problem-solving, engineering, and team collaboration. Through the program, students work together, use iterative design, and apply engineering principles to build robots for competition. He praised the diversity and quality of LASER's programs and instruction and described the organization as a valuable educational resource for local youth. Mr. Florida encouraged the Board to consider LASER's importance to the community as Mineral and Louisa County address potential upcoming changes.

Reverend, Allan Smith, Pastor of Mechanicsville Baptist Church, Green Springs District, explained that approximately a year earlier, he approached the County about allowing the church to serve as an emergency shelter, but never proposed bringing or busing individuals into Louisa County from other localities. He expressed concern that the intentions of local pastors and churches may have been unintentionally misrepresented. Reverend Smith emphasized that the church's goal is not to operate a large shelter but to provide limited, temporary assistance to local individuals in need, noting that the church sheltered only one person for one night during the previous winter's severe weather. Regarding the CUP process, Reverend Smith acknowledged the County's responsibility to protect residents but expressed concern about making the church's shelter activities highly public. He explained that the church intends to accept individuals through referrals from established community organizations, such as the Louisa Resource Council, rather than allowing people to arrive without prior arrangements. He was particularly concerned that public attention generated by the CUP process could lead to people coming to the church, whether in support or opposition, and disrupt individuals simply seeking a safe and peaceful place to stay overnight.

Ms. Juanita Jo Matkins, Mountain Road District, thanked the Board for the time and effort devoted to finding a workable solution for humanitarian shelters in Louisa County. She reflected on the various approaches considered, including the CUP and by-right options, and stated that the newly discussed "carve-out" approach appears to be the best solution presented thus far. She expressed appreciation for the Board's willingness to continue working toward a practical solution. Ms. Matkins also encouraged the Board to consider supporting the Louisa Homeless Coalition, particularly because the organization pays for hotel accommodations when families need emergency shelter, which can be costly. She suggested that support could come from the Board, if appropriate, or through individual contributions, and again thanked the Board for its continued efforts to help churches and community organizations assist residents in need.

Ms. Ashley Michael, Mayor of the Town of Louisa, Louisa District, shared information about several upcoming community events in the Town of Louisa. She also announced a Back-to-School Block Party, which will include live music, a fundraising dunk tank benefiting scholarships, and a career and job opportunities program connecting CTE students with opportunities in the community. Ms. Michael expressed her appreciation to Louisa County staff for their significant assistance and cooperation over the past several months, particularly during recent challenges. She emphasized the importance of collaboration between the Town and County and thanked staff for consistently providing guidance and answering questions. She also

voiced strong support for LASER, describing firsthand her experience with the program and its positive impact on children. She noted that LASER provides an environment where students, including those who may not find their place in more traditional settings, can explore their interests, develop skills, and feel a sense of belonging.

Ms. Lin Kogle, Mineral District, addressed the Board regarding the proposed humanitarian shelter ordinance and thanked the Board, County staff, and others for working with the Louisa Homeless Coalition and local churches to better understand the CUP and by-right options. Ms. Kogle, who has worked with the Louisa Homeless Coalition for approximately four years through the Louisa Community Emergency Fund, expressed appreciation for the Board's efforts to find a responsible and effective approach to providing nighttime shelter for unhoused residents. Ms. Kogle expressed support for the proposed "carve-out" from the CUP process, emphasizing that it would not create a "free-for-all," but would continue to include appropriate guidelines and procedures. She explained that the intent is to allow churches to provide temporary shelter to a small number of individuals, particularly during periods of extreme heat or cold. She encouraged the Board to find a solution that balances the interests of churches, neighboring residents, and individuals experiencing homelessness while simplifying the process so churches can effectively assist those in need.

Mr. Duane Sergent, Representing the Louisa Homeless Coalition, Mineral District, thanked the Board for its willingness to listen, engage in discussions, and work with the Coalition to better understand the needs and concerns surrounding humanitarian shelters. Mr. Sergent expressed support for the proposed "carve-out" approach, which could allow small churches providing shelter to a limited number of individuals for a limited number of days each year, under specified circumstances, to avoid the CUP process. While acknowledging the work Chris Coon and County staff have put into developing a revised CUP application, he stated that the application, public notification requirements, and posting of signs could still create unnecessary obstacles for churches seeking to assist residents in urgent need. Mr. Sergent encouraged the Board to formally incorporate an alternative or carve-out provision into the ordinance, emphasizing that the Coalition would like to see a clear commitment from the County rather than the concept remaining only under discussion.

Ms. Vicky Harte, Louisa District, spoke in support of allowing churches to provide temporary shelter to individuals in need without unnecessary government involvement. Ms. Harte stated that churches should be able to use their own resources to serve people in accordance with the tenets of their faith. She emphasized that the proposed shelter efforts involve a very limited number of Louisa County residents, rather than a large-scale shelter operation. She questioned the need for government regulation of these activities and encouraged the County to allow churches greater freedom to fulfill their mission of assisting those in need.

Mr. Chris Liles, Mineral District, commented on both the LASER program and the proposed humanitarian shelter regulations. He expressed support for LASER, noting that as an engineer himself, he was impressed by the organization's robotics and educational work and hoped the County would consider allowing LASER to continue using its facility if circumstances involving the Town of Mineral change. Regarding humanitarian shelters, Mr. Liles emphasized the importance of balancing the ability of churches to serve those in need with the property rights and interests of neighboring residents. While acknowledging that he did not yet know the details of the proposed "carve-out," he cautioned the Board about creating exemptions from the CUP process that could establish a precedent for other uses seeking similar treatment.

Mr. Liles noted that the CUP process provides surrounding property owners with notice and an opportunity to understand and respond to proposed activities in their community. He encouraged the Board to carefully consider the potential broader implications of a carve-out while expressing hope that the final approach would appropriately address the needs and rights of everyone involved.

Mr. Vince Pontani, Goochland County – District 3, spoke in support of Jonathan Christian and the LASER program, sharing his experience as a grandparent and volunteer during a recent BattleBots summer camp. His grandchildren, including students from Loudoun and Fluvanna counties, participated in the program and found it highly engaging and educational. Mr. Pontani described watching students learn coding, mechanical advantage, gear reduction, gearbox construction, problem-solving, and robotics while responding to different challenges throughout the week. He was particularly impressed by the students' creativity, teamwork, and persistence as they designed and built robots to complete increasingly complex tasks. He praised Mr. Christian for creating an exceptional hands-on learning environment and emphasized that LASER provides these opportunities at a significantly lower cost than comparable programs elsewhere. Mr. Pontani described the program as phenomenal and encouraged recognition and support of the educational opportunities LASER provides to area youth.

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

INFORMATION/DISCUSSION ITEMS

Presentation – Virgini Family, Career and Community Leaders of America (FCCLA)

Hurley Lucckese, a senior at Louisa County High School, Virginia FCCLA First Vice President, and local FCCLA chapter officer, provided the Board with an overview of Family, Career and Community Leaders of America (FCCLA) and highlighted the organization's impact on students and the Louisa County community.

Mr. Lucckese explained that FCCLA is a national career and technical student organization serving more than 250,000 students and focused on leadership development, career preparation, community service, and life skills. The Louisa County High School chapter has approximately 40 members, with a growing middle school chapter. Local FCCLA members have provided Thanksgiving meals to families, hosted free movie nights and student-led community events, partnered with local businesses, and reached more than 1,000 citizens through service projects and programs. In 2025, the LCHS chapter received FCCLA's National Public Relations Award and was the only chapter among approximately 4,500 chapters nationwide to receive the honor.

Mr. Lucckese shared his personal FCCLA journey, which began in 2023 and progressed from chapter involvement to serving as chapter president, placing first in Virginia in the Hospitality, Tourism and Recreation STAR Event, and ultimately being elected Virginia FCCLA First Vice President. He noted that he is the first state FCCLA officer from Louisa County High School and only the second from Louisa County. In his statewide role, he serves on Virginia FCCLA's Board of Directors, helps lead the organization, and represents more than 15,000 Virginia FCCLA members.

He also spoke about the significant influence of his father who encouraged him to pursue leadership opportunities and persevere after an initial unsuccessful run for office. Following his father's passing in December 2025, Mr. Lucckese chose to run for office again in his memory

and in honor of the lessons his father had taught him. He also recognized his FCCLA advisor and FACS teacher, Ms. Lohr, for mentoring him throughout high school and helping him grow into a state-level leader.

Mr. Lucckese emphasized that FCCLA taught him that leadership is not about holding a title, but about serving others and strengthening one's community. He encouraged local businesses, organizations, and citizens to support FCCLA through sponsorships, mentoring, event partnerships, social media engagement, and increased awareness of the opportunities available to students. He concluded by expressing pride in representing Louisa County across the Commonwealth and thanked the Board for its continued support of student leadership opportunities.

Chairman Adams thanked Mr. Lucckese for his presentation and recognized his continued willingness to appear before the Board and speak on behalf of Louisa County's students and programs. He commended Mr. Lucckese as an outstanding young man with a very bright future and praised him for doing a tremendous job with his presentation. Chairman Adams concluded by telling those in attendance, "Ladies and gentlemen, this is the future of Louisa County right here."

Discussion – Transportation Rural Long Range Plan

Thomas Egeland provided the Board with an update regarding the Thomas Jefferson Planning District Commission's (TJPDC) update of the 2040 Rural Long Range Transportation Plan for Planning District 10, which includes Louisa County and other surrounding jurisdictions. The plan establishes a 20-year vision for transportation improvements and investments in the region's rural areas and identifies transportation needs, priorities, and opportunities. Mr. Egeland explained that TJPDC is seeking input from participating localities on proposed regional transportation goals addressing areas such as safety, system maintenance, and economic development. County Administration will provide the Board additional information and seek more detailed feedback regarding Louisa County's priorities. As Louisa County's representative to the Rural Transportation Advisory Committee (RTAC), Mr. Egeland stated that he would request that a scheduled vote on the proposed goals be deferred until November, allowing Louisa County and other jurisdictions additional time to review the recently provided materials and provide meaningful input.

During discussion, a Board member questioned how the plan could assist Louisa County in addressing transportation safety concerns and whether TJPDC recommendations carry weight with VDOT. Mr. Egeland explained that the plan can support SMART SCALE funding applications by documenting regional transportation priorities and strengthening the justification for Louisa County projects when competing with projects from other localities. The Board member noted that this could be particularly important for transportation and safety concerns in the Cuckoo District.

Supervisor Woodward emphasized the importance of Louisa County's participation in TJPDC transportation planning. He noted that while the Planning District Commission's work may not always be highly visible locally, its regional support can be valuable when seeking state funding and advancing projects through programs such as SMART SCALE.

Discussion – Economic Opportunity Zones

Economic Development Director Mr. Wade provided the Board with information regarding Opportunity Zones and Louisa County's newly eligible census tracts. Opportunity Zones are federally authorized areas where qualifying investments may receive federal capital gains tax incentives, encouraging private investment and economic development. Louisa County had not previously contained census tracts eligible for the program; however, two census tracts now qualify, one north of the Town of Louisa and another extending along Route 250 and the interstate area.

Staff explained that eligibility is based primarily on poverty levels and median household family income. Neither Louisa tract qualified under the poverty criterion, but both qualified based on household income. The northern tract was approximately 55% of the statewide median household income, while the interstate-area tract was approximately 65%, below the 70% eligibility threshold.

The Governor's Office recently requested preliminary input from eligible localities. Because the survey deadline preceded the Board meeting, staff submitted draft responses while noting that changes could still be made. Louisa prioritized the tract encompassing portions of Route 250 and established growth areas because of existing transportation infrastructure, public utilities, and its potential to support planned economic development.

Mr. Wade emphasized that an Opportunity Zone designation does not change or supersede the County's zoning authority or compel the Board to approve any development. Rather, it provides an additional economic development tool that could help attract private investment to areas where the County already desires appropriate growth. Potential community benefits include new capital investment, job creation, business development, and diversification of the local tax base.

Mr. Wade also explained that investors may receive significant federal capital gains tax benefits by investing qualifying gains in Opportunity Zone projects and holding those investments for the required period. The Board discussed the designation as an additional tool for attracting commercial and business investment while retaining full local control over land-use decisions.

The Governor is expected to submit recommended Opportunity Zone designations to the U.S. Department of the Treasury in September, with final designations potentially announced by the end of the year. In response to a question regarding whether property already under contract could qualify if the area is subsequently designated, Mr. Wade stated that he would research the issue and report back, noting that he believed the new designations would become effective January 1, 2027.

Discussion – Town of Mineral Planning

Chairman Adams introduced a discussion regarding the Town of Mineral and the potential process for annulment of the Town's charter. He explained that he requested the item be placed on the agenda after receiving numerous calls, emails, and messages from citizens following public and newspaper discussions concerning the possibility of the Town Council considering annulment of its charter.

Chairman Adams emphasized that Louisa County has no position on whether the Town of Mineral should pursue annulment and has no intention of becoming involved in the Town's political discussions. He stressed that any such action must originate with the Mineral Town

Council and would ultimately require approval by the voters of the Town. The purpose of the Board discussion was solely to explain the County's responsibilities under state law should the Town decide to initiate the process.

County Attorney Ms. Smith outlined the statutory process, explaining that an agreement between the Town Council and the Board of Supervisors would first be required. The agreement would address matters including the transfer of revenues, services, facilities and assets, as well as responsibility for existing Town debt. Following an agreement, the Town Council would be required to adopt an ordinance, satisfy applicable notice and publication requirements, and petition the Circuit Court for a referendum. A special election would then be conducted, allowing Town of Mineral voters to determine whether the charter should be annulled.

Ms. Smith further explained that, if voters approved the annulment, additional matters would have to be resolved, including the transfer of property and records, outstanding debt, pending litigation, and any special debt districts established through the agreement. Once those requirements were completed, the Town's corporate body would be dissolved, and the County would request that the Virginia General Assembly repeal the Town charter.

County Administrator Mr. Goodwin stated that staff has received questions from individuals within the Town but, to date, he had not been approached by members of the Town Council regarding the matter. Staff has nevertheless begun identifying issues that would require detailed review if the Town formally pursued annulment. These include the Town's water and sewer systems and associated infrastructure and debt; financial condition, revenues, expenditures and liabilities; cemetery operations; DMV operations; zoning and pending land-use matters; staffing; and operational costs.

Mr. Goodwin explained that the County would also need to determine what services and workload would transfer to County government, whether existing County staffing could absorb those responsibilities, and whether additional resources would be necessary. He further indicated that an audit of the Town's finances would likely be appropriate as part of the process.

Mr. Goodwin reiterated that the County has taken no position on the potential annulment and that staff's discussions are intended only to ensure the County is prepared to understand and address its statutory and operational responsibilities should the Town of Mineral choose to move forward.

Discussion – Haley Drive/Kentucky Springs Road Intersection

County Administrator Mr. Goodwin provided an update regarding traffic and safety concerns at the intersection of Kentucky Springs Road, Haley Drive, and Johnson Road. He explained that traffic has increased significantly due to nearby construction activity and is expected to increase further with the upcoming North Anna Power Station outage. The County has been working with VDOT, Dominion Energy, and other involved parties to identify both temporary and long-term safety improvements. Dominion has submitted an application to VDOT for temporary traffic signals at the intersection, and VDOT is conducting a detailed traffic study that remains underway.

Mr. Goodwin requested that the Board formally ask VDOT for the status of the traffic study and a copy of the completed study. A motion was made and seconded to make that request.

Supervisor McCotter emphasized the seriousness of the situation, noting that residents have expressed concerns for months and that the intersection has experienced an extremely high number of accidents, approaching one per day during the previous two months. He stated that the intersection serves residents, visitors, North Anna Power Station traffic, and construction traffic associated with the Lake Anna Technology Campus. He also noted that a longstanding flashing traffic signal was struck by an oversized vehicle in early July and subsequently removed by VDOT, leaving only stop signs on Haley Drive and Johnson Road.

With school beginning, continued tourism traffic, ongoing data center construction, and the upcoming North Anna outage expected to further increase traffic, Supervisor McCotter stated that immediate action is necessary. He publicly requested that VDOT, Clark, and Dominion provide a short-term safety plan for the intersection within 10 days, by August 13, while also calling for development of a permanent, long-term solution capable of accommodating continued community and commercial growth.

Chairman Adams echoed those concerns and expressed frustration with what he characterized as a lack of urgency from VDOT despite numerous meetings and discussions extending for more than a year. He noted that potential improvements have included enhanced LED stop signs, traffic signals, rumble strips, and other safety measures. Chairman Adams stressed that immediate temporary improvements could be implemented while a permanent solution is developed, particularly given the combination of school traffic, tourism, construction activity, the upcoming power station outage, and regular residential traffic.

Additional Board discussion recognized that VDOT, Dominion Energy, AWS, Clark, and the County all have roles in addressing the situation. It was noted that traditional traffic analyses may focus on conditions following completion of development rather than the unusually heavy traffic generated during construction, potentially understating current safety concerns. Board members also acknowledged that permanent improvements may require more than traffic signals, including turn lanes and other roadway modifications.

The Board emphasized that public safety at the intersection requires immediate attention as well as a coordinated long-term solution, and that the County will continue pressing VDOT and the other involved parties for action.

The Board voted to request that VDOT conduct a safety and speed study of Kentucky Springs Road in the vicinity of the Haley Drive intersection. The vote passed unanimously.

UNFINISHED BUSINESS

Ordinance – Amending Chapter 86. Land Development Regulations; article I. General Provisions; article II. Zoning Ordinance and Maps

The Board continued its discussion of proposed regulations for humanitarian shelters, considering a revised approach that would allow limited shelter operations by right, while retaining a Conditional Use Permit (CUP) process for more extensive operations. Staff explained that the CUP process provides long-term certainty for organizations while also allowing neighboring property owners to receive information and participate in the public process.

Chairman Adams explained that the County had worked extensively with representatives of the Louisa Homeless Coalition, local churches, community members, and County staff to develop a compromise. He emphasized that the proposed regulations were not intended to prevent churches

or nonprofit organizations from providing humanitarian assistance. The County also proposed an expedited CUP process, using many of the operating procedures and practices already successfully utilized by the Louisa Homeless Coalition.

Under the revised ordinance, a religious assembly or nonprofit organization could operate a humanitarian shelter by right for no more than seven calendar days per year, with no more than three overnight shelter occupants at a time. Volunteers and staff providing supervision would not count toward the three-person occupancy limit. By-right shelters would also be required to provide continuous adult supervision, maintain procedures for intake, emergency contacts, behavioral expectations and complaints, comply with applicable building, fire, health and other regulations, and maintain records of shelter operations.

Organizations would generally notify Community Development before beginning shelter operations. When advance notice is impractical because of an urgent humanitarian need, notification could occur after operations begin. During the discussion, the proposed notification period was increased from 24 hours to 48 hours to avoid creating an unnecessary burden on participating churches and nonprofits.

Shelter operations exceeding the by-right limits would require a CUP. The Board added a provision limiting shelters operating under a CUP to 28 days of overnight accommodations per calendar year, with additional operations requiring further Board consideration.

The ordinance also established separate provisions for a declared state of emergency. During an emergency formally declared by the Governor or Louisa County, religious assemblies and nonprofit organizations could operate humanitarian shelters for the duration of the emergency without obtaining a CUP and without being subject to the normal by-right occupancy and duration limits. Applicable health, safety, building, and fire requirements would remain in effect. Board members described the proposal as a compromise intended to balance the humanitarian mission of churches and nonprofit organizations with the County's responsibility to provide reasonable safeguards for surrounding communities. Members thanked the Homeless Coalition, citizens, churches, and County staff for working toward common ground after an extended period of discussion.

On the motion of Supervisor Williams, seconded by Supervisor McCotter, which carried by a vote of 6-1, with Supervisor Barnes voting against, the Board voted to adopt the humanitarian shelter regulations as amended, establishing both the limited-duration by-right option and the CUP process.

NEW BUSINESS/ACTION ITEMS

Resolution – To Adopt the Louisa County Strategic Tourism Plan 2026

Ms. King presented the 2026 Louisa County Strategic Tourism Plan for the Board's consideration and adoption. She explained that the plan was initially introduced during the County Administrator's Report in July and was subsequently reviewed by the Tourism Advisory Committee, which voted to recommend its adoption.

Ms. King stated that the plan establishes a formal vision for tourism development and aligns tourism initiatives with the County's broader strategic goals. It is intended to serve as a communication and planning tool, help periodically refocus tourism efforts, provide guidance for

new Tourism Advisory Committee members, and support committee policy decisions. The plan is designed to promote economic vitality, collaboration, and tourism development that reflects the identity and values of Louisa County.

During discussion, Board members commended Ms. King and the Tourism Department for the significant growth and visibility of tourism efforts in recent years, noting tourism's increasing importance to the County's economy. The Board also discussed the recent Louisa County Fair, which reportedly attracted approximately 11,000 attendees, representing a 45% increase and breaking previous attendance records. Ms. King was thanked for her work in tourism, public relations, and promoting Louisa County.

On the motion of Supervisor Barnes, seconded by Supervisor McCotter, which carried by a vote of 7-0, the Board voted to adopt the 2026 Louisa County Strategic Tourism Plan.

Resolution – Approving Tourism Support Funding for the Lake Anna Advisory Committee

Ms. King presented a tourism funding support request from the Lake Anna Advisory Committee (LAAC) in the amount of \$3,800, recommended for approval by the Tourism Advisory Committee. She explained that Louisa County receives transient occupancy tax (TOT) revenue from hotels, short-term rentals, and other lodging establishments, with a portion of those revenues required to support tourism-related purposes that encourage visitation and strengthen the local economy.

The requested funding would supplement LAAC's existing budget to remove 11 damaged or non-compliant buoys and install nine new Northwest Bridge regulatory buoys. Ms. King explained that maintaining safe navigation on Lake Anna, correcting DWR compliance issues, and protecting residents and visitors support the visitor experience and qualify the project for tourism-designated TOT funding. She noted that Lake Anna is one of Louisa County's premier tourism assets.

Supervisor McCotter, who also serves as Chairman of LAAC, explained that increased activity and tourism at Lake Anna have contributed to buoys being damaged, displaced, or requiring replacement. Although LAAC budgets approximately \$14,000 annually for buoy replacement, current expenses for buoy maintenance and hydrilla management have exceeded available resources and reduced the committee's reserve funds. He stated that the requested funding would serve as a budget supplement to address those additional needs.

On the motion of Supervisor McCotter, seconded by Supervisor Woodward, which carried by a vote of 7-0, the Board voted to approve \$3,800 in tourism funding support for the Lake Anna Advisory Committee.

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

Ms. Colvin presented a request for a supplemental appropriation for Children's Services Act (CSA) services. She explained that several additional cases and related expenses were received at the end of FY 2026, requiring additional funding to cover those costs.

The requested supplemental appropriation totaled \$192,008. Ms. Colvin noted that a portion of the expenditures would be reimbursed through state funding, with the remaining local share funded from the County's fund balance.

During discussion, a Board member emphasized Louisa County's commitment to caring for and supporting at-risk children and expressed support for the request.

On the motion of Supervisor McCotter, seconded by Supervisor Jones, which carried by a vote of 7-0, the Board voted to approve the \$192,008 supplemental appropriation for CSA services.

Resolution – Authorizing a Budget Supplement for Landfill Operations

Ms. Colvin presented a request for a \$20,000 supplemental appropriation for landfill operations to cover increased fuel costs. She explained that the landfill has experienced an increase in workload and trash intake, resulting in higher fuel expenses.

Ms. Colvin noted that the increased activity has also generated additional landfill revenue sufficient to offset the requested \$20,000 appropriation, so the additional expense would be covered by increased revenues.

On the motion of Supervisor Barnes, seconded by McCotter, which carried by a vote of 7-0, the Board voted to approve the \$20,000 supplemental appropriation for landfill operations.

SUPERVISOR COMMENTS

Patrick Henry District

Supervisor Barnes reported on his recent attendance at the National Association of Counties (NACo) Conference and encouraged the County to consider sending additional staff members to future conferences, particularly employees working in areas such as IT and GIS, so they can exchange ideas and learn from other local governments across the country.

Supervisor Barnes stated that data centers were a major topic of discussion at the conference. He noted that communities are increasingly focusing on public transparency and education regarding data center development, including providing information on their websites about existing and potential data center locations, infrastructure, and related development considerations.

He also reported that affordable housing continues to be a significant national concern, with localities exploring different approaches to addressing housing needs. Supervisor Barnes referenced recent action by the Virginia General Assembly that provides opportunities for churches to use church-owned property for affordable housing and encouraged awareness of that option.

Green Springs District

Supervisor Jones reported on attending her first National Association of Counties (NACo) Conference, noting that she attended based on Supervisor Barnes' strong recommendation and found the conference extremely informative.

She stated that data centers and artificial intelligence (AI) were among the most prominent topics, with sessions on those subjects drawing significant attendance from localities across the country. Supervisor Jones noted that many communities are seeking guidance on data center development and ways to incorporate AI into local government operations.

Supervisor Jones expressed pride that Louisa County is already implementing many of the practices and technologies being recommended nationally, particularly in areas where some localities are only beginning to explore their use.

She also supported Supervisor Barnes' recommendation that County staff attend future NACo conferences alongside elected officials, noting that many jurisdictions brought both staff and elected representatives and that the presentations offered valuable professional and operational information.

Cuckoo District

Supervisor McCotter provided three updates. First, he reported on a July 13 meeting with VDOT representatives Craig Simpson and Willie Gordon and residents of Cedar Hill Road regarding longstanding traffic safety concerns. He stated that residents have raised concerns for more than two years and that VDOT was receptive to their concerns. VDOT offered to conduct a traffic study of Cedar Hill Road, pending approval of a Board of Supervisors resolution.

Second, Supervisor McCotter announced plans to hold a Cuckoo District community meeting with himself, Planning Commissioner George Goodwin, and School Board representative Steve Harris. The meeting is expected to be held during the month in the public meeting room at the Louisa County Library, with the date to be announced.

Lastly, Supervisor McCotter discussed the Virginia Department of Environmental Quality's approval of a VPDES permit for AWS to discharge non-contact cooling water from the Lake Anna Technology Campus into Sedges Creek, which flows into North Anna Power Station's cooling pond. While reiterating his opposition to industrial discharges into Lake Anna, he noted that the discharge is into Dominion Energy's private water and that the County relies on DEQ to thoroughly evaluate such activities. He expressed satisfaction that the permit included groundwater monitoring wells around the site and funding to address any well failures determined to have been caused by the data center.

REPORTS OF OFFICERS, BOARDS AND STANDING COMMITTEES

Committee Reports

(None)

Board Appointments

(None)

County Administrator's Report

County Administrator Mr. Goodwin stated that, due to the extensive agenda, nearly all items included in his County Administrator's Report had already been addressed during the meeting, either through agenda items, Supervisor comments, or Board discussion. He therefore elected to forego a detailed report and allow the Board to proceed with the remainder of its business.

PUBLIC HEARINGS

Ordinance – Amending Chapter 86 Land Development Regulations – Proposed Addition – Ellisville Agricultural and Forestal District

Ms. Maggie Brakeville presented a proposed addition to the Ellisville Agricultural and Forestal District, noting that the application had received recommendations for approval from both the Agricultural/Forestal and Rural Preservation Committee and the Planning Commission.

Ms. Brakeville stated that the application was submitted by John Massey and consists of one A-1 zoned parcel totaling 30.8 acres. The property is located approximately 0.67 miles from the northernmost portion of the existing Ellisville Agricultural and Forestal District, along Route 613, west of Route 669, east of Route 693, and north of White Creek in the Louisa Voting District. The Comprehensive Plan designates the area as rural, and the property's primary use is timber.

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 Supervisor Jones, which carries by a vote of 7-0, the Board voted to approve the addition to the Ellisville Agricultural and Forestal District.

Ordinance – Amending Chapter 86 Land Development Regulations – Proposed Addition – Gold Mine Creek Agricultural and Forestal District

Ms. Maggie Brakeville presented a proposed addition to the Goldmine Creek Agricultural and Forestal District, noting that the application had been recommended for approval by both the Agricultural/Forestal and Rural Preservation Committee and the Planning Commission.

The application was submitted by June and Linda Courtney and consists of three A-1 zoned parcels totaling 33 acres. The proposed addition adjoins the westernmost qualifying portion of the existing Goldmine Creek Agricultural and Forestal District. The properties are located along Route 669, south of Route 651 and northwest of Route 760, in the Mineral Voting District. The Comprehensive Plan designates the area as rural, and the primary land use is timber.

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 Woodward, seconded by Supervisor Barnes, which carried by a vote of 7-0, the Board voted to approve the addition to the Goldmine Creek Agricultural and Forestal District.

Ordinance – Amending Chapter 86 Land Development Regulations – Proposed Addition – Healing Springs Agricultural and Forestal District

Ms. Maggie Brakeville presented the proposed creation of the Healing Springs Agricultural and Forestal District, a new AFD located in the Mountain Road District. She expressed enthusiasm about establishing an additional agricultural and forestal district in the Gum Springs area, noting significant interest from property owners in that portion of the County.

The original application was submitted by Healing Springs Farm, LLC and consists of one A-2 zoned parcel totaling 826.5 acres. The property is located along Routes 611 and 635, south of the

South Anna River, east of Route 663, near the Hanover and Goochland County lines. The Comprehensive Plan designates the area as rural, and the primary land use is timber.

Ms. Brakeville also presented an amendment to the application submitted within the timeframe permitted by state law. The additional property, owned by the Dorasami family, adjoins the northern portion of the proposed Healing Springs district and is located along Route 1048, north of Route 611 and south of Route 635. The property is primarily used for crop production. Both the original application and amended addition were recommended for approval by the appropriate reviewing bodies.

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 Barlow, seconded by Supervisor Barnes, which carried by a vote of 7-0, the Board voted to approve the creation of the Healing Springs Agricultural and Forestal District, including the amended addition.

The Board asked Ms. Brakeville for an update on the amount of acreage added to the County's Agricultural and Forestal Districts during the year. Ms. Brakeville estimated that the County had added well over 5,000 acres, potentially approaching 6,500 acres, with approximately 4,000 additional acres still in process and new applications continuing to be received.

Ms. Brakeville anticipated that the County would exceed 10,000 acres added to Agricultural and Forestal Districts by the end of the year. The Board expressed enthusiasm about the continued growth of the program and commended Ms. Brakeville for her efforts.

Resolution – REZ2026-02 R.T. Williams, III, Applicant; Shaun Brown, Owner – Rezoning Request

Mr. Egeland presented Rezoning Request 2026-02, submitted by RT Williams on behalf of property owner Sean Brown, requesting that approximately 12.98 acres on Fredericks Hall Road (Route 618) in the Cuckoo Election District be rezoned from General Commercial (C-2) to Agricultural (A-2) to allow a family subdivision. The property is designated as rural in the County's 2040 Comprehensive Plan and is outside a designated growth area. Staff determined that the proposed residential use would be consistent with the surrounding properties and rural character of the area.

The applicant proposed three family division lots and one residue parcel and proffered restrictions limiting the property to those divisions and extending the required retention period from five years to 15 years. A neighborhood meeting was held on June 10 with two attendees, where concerns regarding potential increased noise were discussed. The Planning Commission unanimously recommended approval of the rezoning with the proffers.

During the presentation, Mr. Williams explained that Mr. Brown purchased the property intending to provide homesites for his sons and nephews, several of whom work in his family business and live nearby. He emphasized that the property is surrounded largely by agricultural and residential uses, with approximately 66 homes within 2,500 feet, and lacks public utilities or characteristics that would make it well suited for commercial development. Staff also found that the proposal would have minimal impact on County services, align with adjacent development, and support the Comprehensive Plan.

The Board discussed the appropriateness of changing the longstanding commercial zoning to agricultural use. Chairman Adams noted that commercial zoning at this location no longer appeared appropriate given the absence of public utilities and its rural setting. Supervisor McCotter noted that although property owners are responsible for understanding zoning before purchasing property, he considered this a reasonable request with meaningful proffers. The applicant confirmed that the 15-year retention period demonstrates the family's intention to build and remain on the property rather than subdivide for resale, and further proffered that no additional family divisions would be sought beyond the four proposed parcels.

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 McCotter, seconded by Supervisor Barnes, which carried by a vote of 7-0, the Board voted to approve Rezoning Request 2026-02 with the proposed proffers.

ADJOURNMENT

On the motion Supervisor Barnes, seconded by Supervisor Williams, which carried by a vote of 7-0, the Board voted to adjourn the August 3, 2026, meeting at 9:00 p.m.

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