



**Board of Supervisors
County of Louisa
Monday, March 17, 2025
Louisa County Public Meeting Room
5:00 PM**

CALL TO ORDER - 5:00 P.M.

Mr. Adams called the March 17, 2025, meeting of the Louisa County Board of Supervisors to order at 5:00 p.m.

Attendee Name	Title	Status	Arrived
Tommy J. Barlow	Mountain Road District Supervisor	Present	5:00 PM
Fitzgerald A. Barnes	Patrick Henry District Supervisor	Present	5:00 PM
Christopher C. McCotter	Cuckoo District Supervisor	Present	5:00 PM
H. Manning Woodward, III	Louisa County Supervisor	Present	5:00 PM
R. T. Williams	Jackson District Supervisor	Present	5:00 PM
Duane A. Adams	Mineral District Supervisor	Present	5:00 PM
Rachel G. Jones	Green Springs District Supervisor	Present	5:00 PM

Others Present: Christian Goodwin, County Administrator; Patricia Smith, County Attorney; Chris Coon, Deputy County Administrator; Wanda Colvin, Deputy County Administration/Director of Finance; Griff Carmichael, Director of Human Resources; Tom Egeland, Deputy Director of Community Development – Planning & Zoning; and Alexandra Stanley, Executive Assistant/Deputy Clerk; 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)(5), discussion concerning a prospective business or industry or the expansion of an existing business or industry, in the Mountain Road and Mineral Districts, where no previous announcement has been made of the business' or industry's interest in locating or expanding its facilities in the community; and
2. In accordance with §2.2-3711(A)(8), consultation with legal counsel employed or retained by a public body regarding specific legal matters requiring the provision of legal advice by such counsel.

REGULAR SESSION

On the motion of Mr. Williams, seconded by Mr. Barnes, which carried by a vote of 7-0, the Board voted to return to Regular Session at 6:00 p.m.

RESOLUTION - CERTIFICATION OF CLOSED SESSION

Voter	Role	Vote
Tommy J. Barlow	Voter	Yes/Aye

Fitzgerald A. Barnes	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 17th day of March 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 17th day of March 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 a resolution authorizing the renewal of health, dental, and vision insurance for the County and schools to Consent Agenda.

MINUTES APPROVAL

Board of Supervisors (BOS) Budget Worksession – March 3, 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 of the March 3, 2025, budget worksession.

Board of Supervisors (BOS) Regular meeting – March 3, 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 of the March 3, 2025, meeting.

BILLS APPROVAL

Resolution – To Approve the Bills for the First Half of March 2025

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

CONSENT AGENDA ITEMS

On the motion of Mr. Barnes, seconded by Mr. McCotter, which carried by a vote of 7-0, the Board voted to adopt the Consent Agenda items for March 17, 2025, as follows:

1. Resolution – Proclaiming Thursday, Mat 1, 2025 as National Day of Prayer
2. Resolution – Authorizing the Pass Through Appropriation of the Radiological Emergency Preparedness Grant
3. Resolution – To Approve and Award a Contract for Facility Supervising Veterinarian Services at the Louisa County Animal Shelter
4. Resolution – Recognizing and Honoring Tom Worosz, Jr. for His Dedicated Service to Louisa County
5. Resolution – Authorizing the Renewal of Health, Dental, and Vision Insurance Renewal

RECOGNITIONS

Recognition – VACo Achievement Award

Ms. Katie Boyle, VACo, recognized Louisa County's Achievement Award for excellence in public communication and outreach. She praised the county's innovative solutions for resident communication, including the Informed Citizen newsletter, which consolidates updates in a single email format.

Staff recognized Cindy King as a key contributor to the Informed Citizen initiative.

Recognition – Congratulating Kadence LaFontaine for Winning the 2025 Louisa County Spelling Bee Contest

The Board presented a resolution congratulating Kadence Lafontaine, a 7th-grade student from Louisa County Middle School, for winning the 2025 Louisa County Spelling Bee. Kadence will advance to the Richmond Times Dispatch Regional Bee. Supervisor Jones noted her achievements, including her talents as a forager and equestrian.

PUBLIC COMMENT PERIOD

Chairman Adams opened the public comment period.

Ms. Amy Ware, Jackson District and Representative of the Louisa County Parks and Recreation Advisory Committee, expressed excitement and support for the skate park plans.

Ms. Vicky Hart, Louisa District, raised concerns about the emergency warming shelters, questioning the requirement of a declared state of emergency to access them and why facilities such as schools are not automatically opened.

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

INFORMATION/DISCUSSION ITEMS

Presentation – Firefly Internet Service Update

Mr. Gary Wood, President and CEO of Firefly Fiber Broadband, provided a comprehensive update on the status of broadband expansion throughout Louisa County. Accompanied by Galen Creekmore of Firefly and representatives from the Thomas Jefferson Planning District Commission, Mr. Wood began by referencing a color-coded county map showing the progress of fiber installation. Mr. Wood explained that Firefly had completed all major construction in circuits associated with the Buckner, Mount Hope, and Shannon Hill substations, as well as in the Spring Hill area. Portions of Ellisville and the Cuckoo circuits were still being finalized.

Mr. Wood stated 8,550 homes and businesses in Louisa County had active Firefly connections, out of roughly 17,500 passings. With a take rate of approximately 60%, he projected that Firefly would ultimately serve around 11,000 locations. He reported that nearly 1,500 miles of fiber had been installed, with a total project investment approaching \$85–\$90 million, including \$14 million from earlier projects and nearly \$70 million from more recent grants and local contributions. He emphasized that Firefly was on track to complete most of the project by August 2025, though he anticipated requesting a time extension to finish smaller, more complex areas and new assignments in surrounding counties.

Mr. Wood also highlighted the recently awarded VATI 2024 grant, which will fund fiber expansion to an additional 434 homes across 16 miles. This smaller-scale project fills in coverage gaps and includes areas that were reclassified from “served” to “unserved” after prior incumbent providers conceded they were not delivering adequate service. Mr. Wood assured the Board that Firefly would not seek additional grants unnecessarily and was committed to ensuring all unserved residents would receive access, even if some minor areas remained beyond the current grant scope.

Mr. Wood concluded by reaffirming Firefly’s goal of connecting all homes in Louisa as swiftly as possible, stating they had ramped up connection rates to 250 per week as weather improved, and reiterated his appreciation for the county’s partnership and patience.

Board members commended Firefly and emphasized the project’s significant positive impact.

UNFINISHED BUSINESS

(None)

NEW BUSINESS/ACTION ITEMS

Resolution – Authorizing a Memorandum of Understanding between the County of Louisa and Amazon Data Services, Inc., for the Operations and Maintenance of South Anna Dams #23

The Memorandum of Understanding by and between the County of Louisa and Amazon Data Services, Inc. to establish a framework in which the parties provide for the operations and maintenance of the South Anna Dam #23 located in Louisa County also known as Parcel ID Nos. 50-30 and 58-30C. The Dam is located on or within Amazon's Property. Amazon intends to develop the Amazon Property. The Dam is not currently in compliance with regulatory requirements. As a condition of Amazon's intended development of the Amazon Property, the Dam must be in compliance with regulatory requirements. The Thomas Jefferson Soil and Water Conservation District (TJSWCD) is the current fee easement owner of the Dam. The County desires to assume fee easement ownership of the Dam. The TJSWCD intends to transfer fee easement ownership to the County.

As a condition of the Dam Transfer to the County, the County requires the establishment of the O&M, wherein Amazon will provide for such services to ensure the Dam's proper function, structural integrity, and ongoing regulatory compliance through a mutually agreed approach, as provided herein. The Dam Transfer from the TJSWCD to the County is subject to final approval by the Natural Resources Conservation Service.

On the motion of Mr. Barnes, seconded by Mr. Williams, which carried by a vote of 7-0, the Board voted to approves the MOU as presented and accepts fee easement ownership of the Dam, subject to ratification of this MOU and approval by the NRCS. Additionally, subject to approval(s) by the County Attorney, the Board authorizes the County Administrator, or his/her designee to prepare and/or execute any and all documents contemplated and required to perfect the Dam Transfer from the TJSWCD to the County.

Resolution – Approving the Honorary Road Naming Application for 2024

The Louisa County Board of Supervisors has established an Honorary Road Naming Policy to recognize and honor individuals with strong ties to Louisa County who have achieved notable distinction at the national or international level or made significant sacrifices in the line of duty.

Mr. Samuel Nelson Drew, raised and graduated in Louisa County, was a distinguished military officer, respected teacher, and renowned strategic thinker whose contributions had a lasting impact on U.S. diplomatic efforts, particularly in the Balkans. Colonel Drew's life exemplified leadership, honor, and service to his country, earning him recognition through numerous articles and commendations, and leaving an enduring legacy of integrity and dedication that reflects positively on Louisa County.

On the motion of Mr. Woodward, seconded by Ms. Jones, which carried by a vote of 7-0, the Board voted to approve the 2024 Honorary Road Naming Application for Mr. Samuel N. Drew and that the County shall coordinate with the nominating organization to establish an honorary road section designation in Mr. Drew's honor, in accordance with County policy.

Resolution – Approve Contracts for Skatepark Ramps and Fencing at Betty Queen Center

The Louisa County Board of Supervisors is committed to enhancing recreational opportunities and investing in facilities that improve the quality of life for Louisa County residents. The Louisa County Skatepark, located at 540 Industrial Drive, requires the completion of fencing, ramps, concrete work, and usage improvements to provide a safe and functional recreational facility for the community.

Staff has solicited and received cooperative contract proposals to perform this work, including:

- Fencing in the amount of \$21,170.40;
- Skate ramps in the amount of \$90,016.15; and
- Concrete work and usage improvements estimated between \$25,000 and \$40,000.

The Parks and Recreation Advisory Committee has reviewed the proposed improvements and recommended approval of the plan to the Board of Supervisors. The Parks and Recreation Park Maintenance and Enhancements Capital Project, with a current balance of \$457,923, has sufficient funds to support these improvements.

On the motion of Mr. Barnes, seconded by Mr. Woodward, which carried by a vote of 7-0, the Board voted to approve the use of an amount not to exceed \$160,000 from the Parks and Recreation Park Maintenance and Enhancements Capital Project (30371000-482400) to fund and award contracts for the procurement and installation of fencing, skate ramps, concrete work, and usage improvements for the Louisa County Skatepark through cooperative contracts.

Resolution – Authorizing the Department of Fire & EMS to Apply for a Rescue Squad Assistance Fund Grant for the Purchase of Medication Pumps and Video Laryngoscopes

The Department of Fire and EMS is requesting approval to apply for a Rescue Squad Assistance Fund Grant (RSAF) in the amount of \$48,000 to be used to purchase medication pumps and video laryngoscopes. The total cost of the medication pumps and video laryngoscopes is \$96,000. The matching requirement for the grant is a 50/50 match, or \$48,000. This equipment would improve the level of service provided by the Department of Fire & EMS by equipping units with state-of-the-art equipment to improve patient outcomes.

On the motion of Mr. Barnes, seconded by Mr. Woodward, which carried by a vote of 7-0, the Board voted to authorize the Department of Fire & EMS to apply for a Rescue Squad Assistance Fund Grant in the amount of \$48,000 with a local match of \$48,000 to be used to purchase medication pumps and video laryngoscopes for a total cost of \$96,000. The source of funding for the match would be general fund balance.

REPORTS OF OFFICERS, BOARDS AND STANDING COMMITTEES

Committee Reports

Supervisor Barnes reported on the Parks & Recreation Committee working on improvements to the Henson Building; staff and facilities need to keep pace with population growth.

Supervisor Jones shared upcoming Chamber of Commerce events and encouraged public participation.

The Board authorized County staff to assist the Town of Louisa with the review and implementation of their zoning regulations.

Board Appointments

(None)

County Administrator's Report

Mr. Goodwin reported that there were several monthly reports and items of correspondence in the Board packet and reminded the Board of several upcoming events.

PUBLIC HEARINGS**Public Hearing – Proposed Real Property Tax Increase for FY2026**

Finance Director, Ms. Wanda Covin began the hearing by confirming that the FY2026 proposed budget is balanced using the current real estate tax rate of \$0.72 per \$100 of assessed value. She noted that due to an 8.12% increase in assessments, the County is required by Virginia law to hold a public hearing before maintaining the current rate. Assessor Terry Bourne then outlined the reassessment process, stressing that the Assessor's Office is independent from the Board and operates under the Commissioner of Revenue. She provided a detailed explanation of how values are calculated based on fair market sales and emphasized the appeals process, which is open until March 28.

Chairman Adams opened the public hearing.

Mr. Ed Heany, Patrick Henry District, spoke about the rising property values and taxes, which he felt were disproportionately affecting long-term residents like himself. He mentioned that he had not made any improvements to his property, yet the assessed value increased by \$140,000. He expressed concern that the county's approach was pushing out working-class people, particularly in favor of wealthier individuals moving in. He requested that the Board reconsider the tax increases and make more equitable decisions for long-term residents.

Mr. Phil Winston, Mineral District, shared his concerns about the disparity between his property's assessed value and the actual market value. He highlighted the situation of a nearby short-term rental property, noting that a newly built home was valued the same as his older home, even though it generated substantial rental income. He argued that the county should differentiate between residential and short-term rental properties, which he believes were being treated unfairly in terms of assessments. Mr. Winston suggested that the county should look at the revenues generated by short-term rentals to more accurately assess their value.

Ms. Julie Houston, Patrick Henry District, expressed concern over the significant increase in her assessment. She noted that her daughter's mobile home, considered affordable housing, had seen its assessment increase by over \$100,000 in a short period. She called for a reduction in the tax rate and suggested that the county hold town halls for better community engagement on the budget and tax matters.

Mr. Joseph Kairys, Cuckoo District, shared his frustration with the high property tax increases, stating that he had experienced an over 60% increase in his property value over five years. He also pointed out that his property, which is waterfront, had been assessed at a higher value than

neighboring properties, even though they had more bedrooms and were larger homes. He urged the Board to look into these discrepancies, particularly for properties like his, where there was a large increase in value but no major improvements made to the property.

Mr. Richard Magenheimer, Cuckoo District, commented on the inequities in the waterfront property assessment formulas. He stated that the county's algorithm for valuing waterfront properties was outdated and failed to consider factors like the number of feet of frontage or the commercial nature of short-term rental properties. He suggested that the Board hire an expert to update the assessment methodology to reflect current market conditions, particularly for waterfront properties, and recommended treating short-term rental properties as commercial rather than residential for tax purposes.

Ms. Vicky Harte, Louisa District, spoke about the rising tax burden on her home in the Town of Louisa, where her assessment had increased by \$145,000. She pointed out the financial strain of paying higher taxes, especially as her Social Security benefits only increased by \$24 per month. She emphasized that these rising costs were putting significant pressure on her ability to stay in her home, as her monthly mortgage payment had increased by \$1,000 due to higher assessments and insurance costs.

Mr. James Keys, Cuckoo District, voiced concern over the accuracy of property assessments, particularly regarding his neighbor's property, which had been listed at the assessed value for nine months without selling. He suggested that the county consider implementing a system, where property owners could be reimbursed for overpaid taxes if their properties sold for less than the assessed value. He proposed that assessors be held accountable for discrepancies in the system and that properties be reassessed after unsuccessful sales to ensure fairness.

Mr. John Oliha, Cuckoo District, urged the Board to reduce the tax rate and focus on creating a balanced budget without relying on increasing the tax burden on residents. He suggested that new construction and development should cover the costs of growth, rather than raising taxes for existing property owners. He expressed that many long-time residents, particularly those on fixed incomes, were being unfairly burdened by rising taxes and property values.

Mr. Bruce Henning, Cuckoo District, a waterfront property owner, shared his concern over the sharp increase in his taxes, which had risen by nearly 80% in the past few years. He explained that, while he and his wife built their home with the intention of staying in it for the long term, the high tax rates were making it increasingly difficult to afford. He echoed Mr. Oliha's sentiment about setting a budget first and then adjusting tax rates to meet that budget, rather than basing the budget on anticipated revenue from property taxes. He also recommended exploring tax relief options for seniors on fixed incomes.

Mr. Doug McClary, Green Springs District, acknowledged that rising property values are a reflection of the broader housing market and that assessments reflect those increases. However, he urged the Board to reconsider the current tax rate in light of the new assessments. Speaking from experience as a landlord, he noted that rising taxes also impact renters, many of whom are already struggling with affordability. He emphasized that any action the Board can take to ease the financial burden—particularly by adjusting the tax rate—would be appreciated by residents.

Mr. Jordan Neangeliz, Mountain Road District, stated that although he has not lived in Louisa County for long, he and his family chose it as their permanent home and the place to raise their

children. He described Louisa as a community they love and want to remain in. While he acknowledged that assessments are based on market value, he expressed concern about applying 100% of market value to homes that are not actively for sale. He felt that this approach creates inequities and noted that the tax rate of \$0.72, though stable in recent years, had fluctuated over the past two decades. He encouraged the Board to consider the broader picture—pointing out that new homes and businesses bring in additional revenue—and argued that growth should benefit citizens through a reduced or stabilized tax burden.

Ms. Celeste Coulter, Mountain Road District, moved here in 2021 and shared that she was drawn by the rural setting and relatively low taxes, intending to make it her lifelong home. However, she expressed serious concern about the trajectory of her property assessments, noting that her home's assessed value has increased by \$140,000 in just four years despite no improvements being made. She also cited a \$49,000 jump in the last year alone for her vacant agricultural land. She questioned the fairness of such steep increases and respectfully requested that the Board consider lowering the tax rate to help keep Louisa affordable for residents like herself.

Ms. Amy Ware, Jackson District, noted as a landlord, rising taxes also impact renters, many of whom are already struggling with affordability.

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

Chairman Adams thanked the public for their respectful tone and acknowledged their concerns. He reminded attendees that budget deliberations begin in October and are open to the public, though they are often sparsely attended. He encouraged more participation in early stages of the process and reminded citizens of upcoming hearings.

Resolution – To Approve Conditional Use Permit (CUP2024-06) JWC Enterprises, LLC (On Demand Concrete), Application; Ronald F. Reynolds Trustee, Ronald F. Reynolds Revocable Trust, Owner; Holly Reynolds, Agent

Deputy Director of Community Development Tom Egeland, presented the application for a Conditional Use Permit (CUP) to allow a construction yard at Tax Map #24-17-A, a five-acre parcel zoned General Commercial (C2). The applicant currently leases one acre for gravel, concrete trucks, and equipment. While no concrete is mixed on site, materials are loaded for transport. The property is used to support local and county projects.

At a regular meeting of the Louisa County Planning Commission held on February 13, 2025, the Planning Commission voted that the public necessity, convenience, general welfare, or good zoning practice compels it to make a recommendation of approval to the Louisa County Board of Supervisors on the conditional use permit request CUP2024-06, to allow the operation of a construction yard in the General Commercial (C-2) zoning district with the following six (6) conditions:

1. Approvals. The applicant shall secure all necessary permits and approvals from the Louisa County Community Development Department, the Virginia Department of Transportation (VDOT), Virginia Department of Health (VDH) and other state agencies as necessary.

2. Lighting. All design and use of exterior lighting shall comply with the International Dark-Sky

Association and shall be labeled as such on the site plan sketch.

3. Land Disturbance. The applicant or owner will submit the appropriate Site plan application for approval by Louisa County. Should land disturbance meet or exceed 10,000 square feet of area, an erosion and sediment control plan must be prepared and submitted to the County for review and approval, prior to any land disturbing activities commencing on-site.

4. Buffers. A 150' 8-foot-tall wooden privacy fence must be installed and be properly managed and maintained as long as the property is used for a construction yard, to create a visual screening buffer for adjacent property owners at the intersection of Poindexter Road (RT 613) & Louisa Road (RT22). A vegetative buffer of 4-5 trees must be planted along with the intersection of Jefferson Highway (RT 33) and Louisa Road (RT 22). The owner is responsible for installing the buffer or fence outside of any utility easements and VDOT required sight easements. Must be installed within three (3) months of approval of the Conditional Use Permit.

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

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

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

Mr. Woodward commended the applicant for working collaboratively with staff and addressing buffer concerns raised by local battlefield preservation advocates. He praised the applicant's business as a positive asset for the community and made a motion to approve the CUP.

On the motion of Mr. Woodward, seconded by Mr. Williams, which carried by a vote of 7-0, the Board voted to approve the request for conditional use permit CUP2024-06 JWC Enterprises, LLC (On Demand Concrete), Applicant; Ronald F. Reynolds Trustee, Ronald F. Reynolds Revocable Trust, Owner; Holly Reynolds, Agent., with the above referenced conditions.

Resolution – To Approve Conditional Use Permit Application CUP2024-09 & Rezoning Application REZ2024-08 Amos Equipment Repair, LLC, Applicant, Land Lovers Enterprises LLC, Owner; Anne Miller, Balzar and Associates, Agent

Mr. Egeland presented a combined request for a CUP and a rezoning amendment to allow Amos Equipment Repair to expand operations at a 4.26-acre site on Jefferson Highway (Route 33). The property is zoned General Commercial (C2) and includes an existing structure and a proposed 8,000 square-foot building. Twelve revised proffers were submitted to address community concerns regarding lighting, landscaping, and noise. Only one resident attended the January 8, 2025, neighborhood meeting, expressing minor concerns that were resolved.

The applicant is also requesting to amend proffers regarding hours of operation, activity levels, and access from REZI989-06.

At a regular meeting of the Louisa County Planning Commission held on February 13, 2025, the Planning Commission voted that the public necessity, convenience, general welfare, or good zoning practice compels it to make a recommendation of approval to the Louisa County Board of Supervisors on the proffer amendment request REZ2024-08 to amend proffers #7, 8, 9, 10, and 11 from REZ1989-06 and conditional use permit request CUP2024-09, to allow for the operation of equipment sales and rental in the General Commercial (C-2) zoning district with the following eight (8) conditions:

1. Lighting. All design and use of exterior lighting shall comply with the International Dark-Sky Association and shall be labeled as such on the site plan sketch.
2. Permits. The applicant shall secure all necessary permits and approvals from the Louisa County Community Development Department, the Virginia Department of Transportation (VDOT), and the Virginia Department of Health (VDH).
3. Land Disturbance. Should land disturbance, which includes the addition of gravel, asphalt, or the grading of land, meet or exceed 10,000 square feet of area, an erosion and sediment control plan must be prepared and submitted to the County for review and approval, prior to any land disturbing activities commencing on-site.
4. Storage. No outside storage of merchandise shall be permitted within 50' of right of way.
5. Buffer. Meet vegetative buffer requirements as defined by Louisa County Land Development Regulations.
6. Ground Cover. All areas not occupied by buildings, structures, driveways and parking shall be covered with one or more of the following: lawn grass, natural shrubbery, plants, trees, or a vegetation combination as agreed upon by the Zoning Administrator and owner.
7. Inspections. The Board of Supervisors or their designated representative shall have the right to inspect the site at any reasonable time without prior notice.
8. Permit Revocation. Violation of any conditions contained herein shall be grounds for revocation of the Conditional Use Permit.

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.

Mr. Williams emphasized that this property is uniquely zoned C2 in his district and that the use is compatible with the location. He praised Mr. Amos' existing work and expressed support for strengthening agricultural support services. The CUP and rezoning amendment were approved unanimously after a motion by Williams and second by another supervisor.

On the motion of Mr. Williams, seconded by Mr. Barnes, which carried by a vote of 7-0, the Board voted to approve the proffer amendment request REZ2024-08, and Conditional Use Permit request (CUP2024-09) Amos Equipment Repair.

NOW, THEREFORE, BE IT RESOLVED, on this 17th day of March 2025, that the Louisa County Board of Supervisors hereby approves the proffer amendment request REZ2024-08, and conditional use permit request CUP2024-09 Amos Equipment Repair LLC, Applicant; Land Lovers Enterprises LLC, Owner; Anne Miller, Balzar and Associates, Agent.

Ordinance – To Amend Louisa County Code Chapter 62 (Solid Waste); Section 27, 28, 31, 32, 33, 35, 36, & 40

Staff introduced the proposed amendments, which modernize definitions for residential waste, create stronger enforcement tools against non-compliant commercial haulers, and align the ordinance with state regulations. The changes stemmed from a litter workgroup led by Supervisors Jones and McCotter.

Supervisor Woodward raised concern over language in Section 62-34(A) that restricts businesses from using County-owned bulk containers, even for small volumes of household-type trash (e.g., paper towels, solo cups). He shared anecdotes of enforcement inconsistencies and emphasized the need for more flexibility, particularly for small farms and businesses.

Supervisor Barnes and others echoed this concern, noting that farmers and others have been turned away despite bringing residential-style waste.

The Board agreed that the language regarding business-generated waste needed review and potentially revision but did not want to delay the broader 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 6-1, with Mr. Barlow voting against, The Board voted to approve the amendments to Chapter 62 – Solid Waste of the Louisa County Code, with a follow-up directive to staff to return with adjusted language for Section 62-34(A) in a future hearing.

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 March 17, 2025, meeting at 8:30 p.m.

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