

## COUNTY OF LOUISA, VIRGINIA PROPOSED FISCAL YEAR 2027 BUDGET

The following summary of the Proposed Fiscal Year 2027 Budget is prepared for fiscal and planning purposes only. A **public hearing** will be held on this proposal in the Louisa County Public Meeting Room, Main Floor, Louisa County Office Building, Louisa, Virginia, on **Monday, April 6, 2026, at 6:00 p.m.**, after regular business.

	Fiscal Year		Inc./Dec.	% Chg.
	FY2026	FY2027		
	Budget	Proposed		
<b>Revenues</b>				
General Property Taxes	\$97,052,017	\$108,951,861	\$11,899,844	12.26%
Other Local Taxes	16,425,000	18,850,000	2,425,000	14.76%
Permits, Privilege Fees and Licenses	2,720,965	3,404,066	683,101	25.11%
Fines and Forfeitures	100,000	100,000	-	0.00%
Revenue from the Use of Money and Property	3,366,000	3,315,000	(51,000)	-1.52%
Charges for Services	7,757,451	7,632,951	(124,500)	-1.60%
Miscellaneous	331,513	347,931	16,418	4.95%
Recovered Costs	250,000	357,000	107,000	42.80%
Intergovernmental	57,038,711	58,117,577	1,078,866	1.89%
CIP Bond Revenue/Borrowed Funds	-	-	-	0%
<b>TOTAL REVENUES</b>	<b>\$185,041,657</b>	<b>\$201,076,386</b>	<b>\$16,034,729</b>	<b>8.67%</b>
Fund Balance - Usage of / (Surplus Added to)	\$2,544,542	\$ 74,160		
<b>TOTAL RESOURCES</b>	<b>\$187,586,199</b>	<b>\$201,150,546</b>		
<b>Expenditures</b>				
General Government Administration	\$5,829,161	\$6,241,755	\$412,594	7.08%
Judicial Administration	3,299,064	3,622,721	323,657	9.81%
Public Safety	26,201,898	28,617,176	2,415,278	9.22%
General Services	7,873,036	8,456,392	583,356	7.41%
Health and Welfare	13,914,961	14,659,223	744,262	5.35%
Education	97,962,817	103,136,232	5,173,415	5.28%
Parks, Recreation, and Cultural	3,234,664	3,563,288	328,624	10.16%
Community Development	4,064,063	6,598,956	2,534,893	62.37%
Non-departmental	1,080,000	1,132,500	52,500	4.86%
Debt Service	11,407,935	10,545,571	(862,364)	-7.56%
Capital Projects	12,718,599	14,576,732	1,858,133	14.61%
<b>TOTAL EXPENDITURES</b>	<b>\$187,586,199</b>	<b>\$201,150,546</b>	<b>\$13,564,347</b>	<b>7.23%</b>

This publication and notice is for informative and fiscal planning purposes only and is made in substantial conformity with the requirements of Va. Code Ann. § 15.2-2506. No money shall be paid out for any contemplated expenditure unless and until there has first been made an annual, semi-annual, quarterly or monthly appropriation for such contemplated expenditure by the Board of Supervisors.

**Current Tax Rates:**

Per \$100.00 Assessed Value

Real Estate (includes Mobile Homes) (§ 58.1-3200, <u>Code of Virginia</u> .1950 as amended).....	\$0.72
Tangible Personal Property (exclusive of household furnishings-Vehicles, Motorcycles, RV's, Trailers, Boats) (§ 58.1-3500, <u>Code of Virginia</u> . 1950 as amended).....	\$2.43
Tangible Personal Property (Business Personal Property - Furniture, Fixtures, etc.) (§ 58.1-3500, <u>Code of Virginia</u> . 1950 as amended).....	\$1.90
Tangible Personal Property (Business Personal Property – Data Center Equipment.) (§ 58.1-3506, <u>Code of Virginia</u> . 1950 as amended).....	\$1.25
Machinery and Tools (§ 58.1-3507, <u>Code of Virginia</u> . 1950 as amended) .....	\$1.90
Merchant's Capital (§ 58.1-3509, <u>Code of Virginia</u> . 1950 as amended).....	\$0.65
Aircraft (§ 58.3500, <u>Code of Virginia</u> . 1950 as amended) .....	\$0.48

**Proposed Tax Rates**

Per \$100.00 Assessed Value

Real Estate (includes Mobile Homes) (§ 58.1-3200, <u>Code of Virginia</u> .1950 as amended).....	\$0.72
Tangible Personal Property (exclusive of household furnishings-Vehicles, Motorcycles, RV's, Trailers, Boats) (§ 58.1-3500, <u>Code of Virginia</u> . 1950 as amended).....	\$2.43
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Aircraft (§ 58.3500, <u>Code of Virginia</u> . 1950 as amended) .....	\$0.48

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

**The Central Virginian to publish on March 19<sup>th</sup> and March 26<sup>th</sup>, 2026**

**NOTICE OF PUBLIC HEARING  
LOUISA COUNTY BOARD OF SUPERVISORS**

The Louisa County Board of Supervisors will hold a public hearing on the following item(s) on Monday, April 6, 2026, in the Louisa County Public Meeting Room, Main Floor, Louisa County Office Building, Louisa, Virginia:

**Public Hearing – Public-Private Educational Facilities and Infrastructure Act of 2002 (PPEA)**

In accordance with the Guidelines for Implementation of the Public-Private Educational Facilities and Infrastructure Act of 2002 (PPEA) as adopted by the County of Louisa, the County shall hold a public hearing, for the purpose of entering into a comprehensive agreement. Louisa County is reviewing a proposal to design and construct new Water Treatment Plant Process Upgrades at the Ferncliff Water Treatment Plant (the “FWTP”). The primary objective of the project is to design and construct a new water clarification process including coagulation, flocculation, and sedimentation to further enhance potable water quality. The proposed project will consist of a new clarifier, chemical addition (pre-clarification & pre-filtration), rapid mixing chambers, flocculation basins, and sedimentation basins on site of the FWTP. The County may negotiate a comprehensive agreement with the proposer based on the proposal received.

A Copy of the proposal is available on the Louisa County website at [www.louisacounty.com/procurement](http://www.louisacounty.com/procurement) or by request. Questions regarding the proposed project may be directed to Louisa County Economic Development Director, Andy Wade, by email at [awade@louisacounty.gov](mailto:awade@louisacounty.gov).

**Public Hearing – Louisa County Water Authority CIP Projects / Budget Supplements**

Pursuant to Virginia Code Section 15.2-2507 (A), the Louisa County Board of Supervisors states its intent to amend and adjust the aggregate amount to be appropriated during the current fiscal year in excess of one percent of the total expenditures. Public comment is invited to address consideration of a resolution authorizing a supplemental appropriation of \$33,000,000 for public utility facilities projects to the Fiscal Year 2026 budget. The funding will be used to design and construct new Water Treatment Plant Process Upgrades at the Ferncliff Water Treatment Plant and to Upgrade the New Bridge Wastewater Treatment Plant to 100,000 gpd. These upgrades are needed to meet current and emerging regulations. The source of funding for the supplemental appropriation is monies received from the sale of the Shannon Hill Regional Business Park property.

**Public Hearing - REZ2026-01, CUP2026-01, Sec. 86-321. Waivers and modifications to the Planned Unit Development District; Owners Dickinson Land & Properties, LLC. (Parcel 28-97D and Parcel 29-3); Ware Family, LLC. (Parcel 29-2); Dickinson Investments, LLC. (Parcel 28-97E); Applicant, Wares Crossroads Development LLC; Agent Hirschler, Charles W. Payne, Jr;**

Owners Dickinson Land & Properties, LLC.; Ware Family, LLC; Dickinson Investments LLC; Applicant, Wares Crossroads Development LLC; Agent Hirschler, Charles W. Payne, Jr. request the following:

- Rezoning from Agricultural (A-2 GAOD) Parcels 28-97D, 29-3, 28-97E, and Agricultural (A-1 GAOD) Parcel 29-2 to Planned Unit Development (PUD), a combined acreage of approximately 393.8417 acres.
- Sec. 86-312. - Permitted uses with a conditional use permit in Planned Unit Development as follows: Agricultural Operation, Aviation Facility, Brewery Limited, Brewery Major, Distillery Major, Campground, Club, Commercial Indoor Sports and Recreation, Commercial Indoor Entertainment, Commercial Outdoor Sports and Recreation, Commercial

Outdoor Entertainment, Dwelling/residence single family, Dwelling/residence two family, Golf Course, Indoor Shooting Range, Multi-Family Dwelling, Outdoor Gathering, Outdoor Shooting Range, Personal Improvement Services, Personal Services, Public Assembly, Restaurant, Special Occasion Facility, Short-Term Rental of a Dwelling.

- Sec. 86-321. - Waivers and modifications to the Planned Unit Development District to allow for Garden Cottages to be accessed from the private road via a twenty-foot (20') access easement.

Owner/Applicant: RP20 Cutalong Consolidated LLC; Tributer V&C Development CO LLC, CUTALONG MODEL LLC/ Wares Crossroads Development LLC; Agent Hirschler, Charles W. Payne, Jr., request the following:

- A review of a proffer (master plan) amendment to REZ06-2005; REZ02-2015; REZ2024-06 and subsequent administrative master plan amendments. The modification would allow for Wares Crossroads LLC., proposed Planned Unit Development to construct a large portion of Wares Crossroads golf course hole 5 and a majority of golf course hole 8 on the existing Cutalong Resort Development. Additionally, the applicant requests the proposed Planned Unit Development connect to the Resort Development known as Cutalong Golf Course at Tributer Bay, to allow for shared use of the existing Route 208 Courthouse Road entrances. The applicant also requests Wares Crossroads Development and Cutalong at Tributer Bay share all utilities. RP20 Cutalong Consolidated, LLC consists of parcels zoned (RD Resort Development); 29-35, 29-35A, 29-35A2, 29-35A3, 29-35A4, 29-9-A, 29-11-A1, 29-11-C, 29-11-D, 29-11-112 through 115, 29-11-118, 29-11-120, 29-11-122 through 124, 29-11-126, 29-11-129 through 29-11-131, 29-11-134 through 29-11-140, 29-11-142, 29-11-146, through 29-11-149, 29-11-151, 29-11-152, 29-11-154. V&C Development CO LLC consists of parcel 29-11-157. Tributer V&C Development CO LLC consist of parcels 29-11-F and 29-11-E.

The properties are located 0.13 miles southeast of the intersection of Zachary Taylor Highway (Route 522) and New Bridge Road (Route 208) and are further identified as tax map parcels 28-97D, 29-3, 28-97E, zoned Agricultural (A-2 GAOD) and 29-2 zoned Agricultural (A-1 GAOD), in the Mineral Election District. The 2040 Louisa County Comprehensive Plan designates this area as Mixed-Use, inside the Lake Anna Growth Area. The Planning Commission voted to forward a recommendation of approval on the above requests.

### **Ways to Participate**

You may join the meeting in-person to provide public comment or submit a comment in writing to [info@louisacounty.gov](mailto:info@louisacounty.gov) or 1 Woolfolk Ave, Suite 301, Louisa VA 23093 (Atten: A. Stanley). Written comments received by 5pm on the meeting date will be acknowledged and put into the official meeting record at the Board's discretion.

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