



**Board of Supervisors
County of Louisa
Tuesday, September 8, 2026
Louisa County Public Meeting Room
5:00 PM**

CALL TO ORDER - 5:00 P.M.

Chairman Adams called the September 8, 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; William Newman, Assistant County Attorney; Alexandra Stanley, Administrative Operations Manager/Deputy Clerk; Andy Wade, Director of Economic Development; Linda Buckler, Director of Community Development; 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)(8), Consultation with legal counsel employed or retained by a public body regarding specific legal matters requiring the provision of legal advice by such counsel.

REGULAR SESSION

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

RESOLUTION - CERTIFICATION OF CLOSED SESSION

Voter	Role	Vote
Tommy J. Barlow	Voter	Yes/Aye
Fitzgerald A. Barnes	Seconder	Yes/Aye
R.T. Williams, Jr.	Mover	Yes/Aye
Christopher C. McCotter	Voter	Yes/Aye
Duane A. Adams	Voter	Yes/Aye

Rachel G. Jones	Voter	Yes/Aye
H. Manning Woodward, III	Voter	Yes/Aye

On the motion of Supervisor Williams, seconded by Supervisor Barnes, which carried by a vote of 7-0, the Board voted to adopt the following resolution:

WHEREAS, the Louisa County Board of Supervisors has convened a Closed Meeting this 8th day of September 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 8th day of September 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 resolution authorizing a pass-through appropriation to the Fire & EMS rescue squad assistance grant funding to consent agenda
- Added a recognition of the photo contest winners

MINUTES APPROVAL

Board of Supervisors Regular Meeting Minutes – August 3, 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 August 3, 2026, regular meeting.

BILLS APPROVAL

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

Resolution – To Approve the Bills for the Month of August 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 August 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 – To Proceed with the FEMS Rugged Radio Microphone Replacement Capital Project
2. Resolution – Authorizing the Commonwealth Attorney’s Office to Apply for an Office of Justic Programs FY2026 Special Attorneys Program Grant
3. Resolution – Approving FY2026 Budget Re-Appropriations
4. Resolution – Authorizing a Pass-Through Appropriation to the Louisa County Airport for a State Aviation Grant for an Airport Rotating Beacon Light
5. Resolution – Recognizing Hurley Lucckese for His Outstanding Leadership, Service, and Achievements
6. Resolution – Authorizing the Department of Fire & EMS to Apply for a Rescue Squad Assistance Fund Grant for the Purchase of Automated External Defibrillators (AEDs)
7. Resolution – Requesting a Safety/Speed Study on Cedar Hill Road (Route 656) in the Cuckoo District
8. Resolution – Authorizing a Pass-Through Appropriation for Insurance Proceeds
9. Resolution – Authorizing a Pass-Through Appropriation for DMV Selective Enforcement Grant
10. Resolution – Celebrating the 50th Anniversary of the Louisa County High School Class of 1976
11. Resolution – Authorizing a Pass-Through Appropriation to the Fire & EMS Rescue Squad Assistance Grant Funding

RECOGNITIONS**Recognition – Recognizing the Photo Contest Winners**

Mr. Christian Goodwin read the resolution. Following the reading, Supervisor McCotter presented the winners of the contest with a framed copy of the resolution. The winners are:

Christine Reisner – Hummingbird – Jackson District
Christine Reisner – Mama Fox – Jackson District
Toby Craig – Lake Image – Cuckoo District
Justin Bullock – Train Depot – Mineral District
Justin Bullock – Boats – Mineral District
Justin Bullock – Spring Creek – Green Springs District
Andrew Briggs – LOVE at the Forrest Green Farm – Patrick Henry District
Andrew Briggs – Grateful Louisa Resident – Patrick Henry District
Thomas Haycraft – Louisa Train Depot – Louisa District
Thomas Haycraft – Christmas Parade – Louisa District

Recognition – Recognizing Hurley Lucckese for His Outstanding Leadership, Service, and Achievements

Ms. Alexandra Stanley read the resolution. Following the reading, Supervisor Jones presented Hurley with a framed copy of the resolution.

Resolution – Recognizing Lily Hix for Her Outstanding Achieving as State Reporter of Virginia FFA

Mr. Christian Goodwin read the resolution. Following the reading, Chairman Adams presented Lily Hix with a framed copy of the resolution.

PUBLIC COMMENT PERIOD

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

INFORMATION/DISCUSSION ITEMS**Discussion – Verizon Communications Network**

Mr. Goodwin stated Verizon notified Louisa County and a number of County residents by letter dated August 7 that, pending approval by the Federal Communications Commission (FCC), the company intends to begin gradually discontinuing maintenance and operation of its traditional copper-based telephone system, commonly referred to as POTS (Plain Old Telephone Service). Staff followed up directly with a Verizon representative and noted that Louisa County is not the only locality receiving these notices, as Verizon has issued similar communications in other areas of Virginia.

According to Verizon, following FCC approval and after October 23, the company would have the ability to discontinue traditional copper service. However, Verizon advised staff that copper service would remain in place in areas where there is not a viable alternative available to customers. Potential alternatives could include Verizon wireless service, Verizon fiber, or other approved fiber service available within the community. Staff noted that Verizon fiber is currently limited or unavailable in many areas of Louisa County. Verizon indicated that the existing copper infrastructure is aging and becoming increasingly difficult to maintain reliably, which is contributing to the company's decision to transition away from the system.

Staff emphasized that the County's primary concern is ensuring residents continue to have a reliable means of communication, particularly the ability to contact 911 during emergencies. Traditional copper telephone service has an important advantage because it can generally continue functioning when electrical service to a residence is interrupted, while some replacement technologies may depend upon household electricity, battery backup, wireless coverage, or other infrastructure. This raises concerns regarding whether replacement services will provide residents with a comparable level of reliability during extended power outages or other emergencies.

Verizon representatives indicated that the transition would be a very gradual process occurring over a period of several years and that the company intends to work with affected customers regarding available alternatives. Staff stated that other Virginia localities have expressed similar concerns, particularly regarding continued access to emergency communications. The County

will continue to closely monitor the FCC's consideration of Verizon's request and the company's implementation of any transition to ensure residents remain informed and have reliable communication options.

During Board discussion, a member confirmed that the issue extends beyond Louisa County, noting that a family member residing in Pulaski had received the same Verizon notification and initially expressed concern about losing telephone service. The member noted that alternative service options were available in that situation and commented that the transition reflects the broader shift from older telecommunications infrastructure to newer technologies.

Discussion – Electronic Signs

The Board discussed whether the County's regulations governing electronic message signs should be reconsidered, specifically for churches located in A-1 and A-2 zoning districts outside of the designated growth areas. Electronic Signage had previously been referred to the Planning Commission following a July 6, 2026 Board request. At its August 13 work session, the Planning Commission reached a consensus that further changes were not warranted, citing the significant review conducted when the regulations were amended in 2025 and concerns that allowing additional electronic signs could conflict with the County's 2040 Comprehensive Plan and its goal of maintaining rural character.

Board members clarified that the original request was intended to be much narrower than a general reconsideration of electronic signs. The concern centered specifically on allowing churches in rural A-1 and A-2 areas to utilize electronic signs. Members discussed whether the Planning Commission's work-session consensus was sufficient or whether the matter should proceed through a formal public hearing and vote. It was noted that the proper procedure would be for the Planning Commission to conduct a public hearing, formally vote on the proposed change, and then forward its recommendation to the Board for consideration. Several members expressed support for having the Planning Commission take a formal up-or-down vote rather than ending consideration based solely on its work-session consensus.

The Board also discussed the practical reasons rural churches may benefit from electronic signs. Mount Olivet Church was referenced as an example, with members noting that many smaller rural churches have aging congregations and that electronic signs allow messages to be changed remotely rather than requiring someone to manually change lettering during winter weather, extreme heat, or other difficult conditions. At the same time, members emphasized that any ordinance change should address concerns regarding excessive brightness and light pollution. Suggestions included establishing limits on sign luminance, requiring darker backgrounds with lighter lettering, and restricting the hours during which electronic signs could be illuminated. Members noted that modern electronic signs can be dimmed, programmed, and operated on timers, allowing the County to potentially accommodate churches while protecting the rural character of surrounding areas.

Additional discussion addressed existing churches with electronic signs that were grandfathered under the current ordinance. Some members questioned the fairness of allowing those existing signs to remain while preventing other rural churches from installing similar signs. Members reiterated that the intent was not to permit bright electronic signage throughout the County, but rather to consider a carefully limited exception for churches in A-1 and A-2 districts outside the growth areas, with appropriate restrictions on brightness, appearance, and operation.

Staff suggested working directly with one or two Board members to develop a specific draft ordinance addressing the Board's concerns and then referring that draft to the Planning Commission for consideration through the formal public hearing process. The Board agreed with this approach, and the Chairman appointed himself and Mr. Williams to work with staff on the proposed language before returning the matter to the Planning Commission.

UNFINISHED BUSINESS

(None)

NEW BUSINESS/ACTION ITEMS

(None)

SUPERVISOR COMMENTS

Cuckoo District

Supervisor McCotter expressed appreciation to Dominion Energy and VDOT for their efforts to improve traffic safety at the intersection of Kentucky Springs Road, Haley Drive, and Johnson Road near the Lake Anna Technology Campus, where increased activity has resulted in heavier traffic. Dominion Energy was recognized for moving forward with safety improvements, including installation of a temporary traffic signal, while VDOT was thanked for approving the necessary permits. While acknowledging that the improvements have not completely resolved traffic concerns, the Board member stated that conditions have improved significantly and emphasized that the project demonstrates the positive results of cooperation between the County, VDOT, and Dominion Energy.

The Board member also publicly thanked the Louisa County Sheriff's Office and other first responders for their response following the severe storm that passed through the County Friday night. Emergency personnel worked throughout the evening to keep roads in the Cuckoo District and other areas of Louisa County safe by clearing fallen trees, warning motorists of hazards that could not immediately be removed, and helping keep the public away from downed power lines. Appreciation was expressed for their efforts to protect residents and maintain safe travel conditions during and after the storm.

Mineral District

The Board recognized the passing of Mrs. Francis Byers, a lifelong Louisa County resident who passed away at the remarkable age of 111. The Board had previously recognized Mrs. Byers three years earlier when she celebrated her 108th birthday. At the time of her passing, she was reportedly the 18th oldest person in the world, with her age documented by her birth certificate.

The Board reflected on the extraordinary span of Mrs. Byers' life and the tremendous changes she witnessed in Louisa County and throughout the world during her 111 years. She remained active well into her later years, including hosting Bible study in her home nearly until the end of her life. Mrs. Byers was remembered as a remarkable woman and the beloved matriarch of the Byers family. The Board extended its sincere condolences and sympathies to her son, Dan Byers, and the entire Byers family on their loss.

REPORTS OF OFFICERS, BOARDS AND STANDING COMMITTEES**Committee Reports**

Supervisor McCotter reported on the Lake Anna Advisory Committee (LAAC). He stated they met on August 27 and during the meeting, a representative from Spotsylvania County commended Louisa County's efforts in managing Lake Anna, specifically recognizing the County's work with buoy management and aquatic weed management. The representative described Louisa County's efforts as exemplary and encouraged fellow Spotsylvania supervisors to take note of the County's approach.

It was also reported that hydrilla management efforts on the main lake have been completed for the year.

Supervisor Jones recognized the Fluvanna-Louisa Housing Foundation for its work on the housing project located along Route 22, describing the organization's efforts as phenomenal. She acknowledged Ms. Hyland, who was present at the meeting, and noted that additional discussion regarding the Foundation would occur later.

Supervisor Jones also expressed pride in the Board's support and commitment to the Housing Foundation, noting that Louisa County has taken a leadership role in supporting housing initiatives compared with some neighboring localities. She thanked his fellow Board members for their continued support of Ms. Hyland and the Foundation's efforts.

Board Appointments

On the motion of Supervisor Williams, seconded by Supervisor Barnes, which carried by a vote of 7-0, the Board voted to appoint To Appoint Mr. Noah Hillstrom to the Northern Virginia Emergency Response System (NVERS) – 3 Year Term (Approved 7-0)

To Appoint Ms. Dana Racette to the Region Ten Community Service Board – 3 Year Tem (Approved 7-0)

County Administrator's Report

County Administrator Goodwin reported that the monthly report contained several updates and communications, including departmental reports for July and early August. He announced that a boat christening for the new Station 8 boat would be held on September 16 from 3:00 to 6:00 p.m. at the New Bridge docks.

He also reported that the Louisa County Animal Shelter received a clean report from the Commonwealth following its most recent inspection, noting the positive results. Information was also provided from the Virginia Department of Historic Resources regarding the potential inclusion of Gold Mine Baptist Church on the National Register of Historic Places.

The County Administrator further reported on a minor modification request at the Northeast Creek Technology Park resulting from more detailed engineering work, which added approximately 61 linear feet of impacts. He also provided an update on the progress of Virginia Telecommunication Initiative (VATI) expenditures and fiber installation, both within Louisa County and throughout the region.

In an additional update not included in the written report, the County Administrator announced that the Virginia tourism office had released its 2025 annual tourism statistics. Direct tourism spending in Louisa County increased by 12.5 percent, which he indicated represented approximately the third-highest percentage increase in the Commonwealth. He recognized Ms. King, Mr. Smith, and others involved in supporting and promoting tourism in Louisa County for their continued efforts and expressed enthusiasm regarding the County's tourism growth.

Finally, he announced that the Fall Festival will be held October 10 on Main Street and at the Louisa County Fairgrounds.

PUBLIC HEARINGS

Ordinance – To Amend Louisa County Code Chapter 70, Article XII. Transient Occupancy Tax, Sections 70-269 (definitions), 70-270 (Levy of Tax; Amount), 70-271 (Collection if Tax by Lodging Establishments), 70-272 (Reports and Remittances), 70-273 (Enforcement and Administration), 70-275 (Exemptions), 70-277 (Discount)

Stacey Fletcher, Commissioner of the Revenue, presented proposed amendments to the County's Transient Occupancy Tax ordinance, explaining that most of the revisions were intended to clarify definitions and provide greater detail where the existing ordinance was vague. The primary substantive change concerned the reporting and remittance requirements for property owners who rent exclusively through third-party accommodation platforms such as Airbnb or VRBO.

Under the current ordinance, property owners are required to submit monthly remittance reports even when all rentals are handled through a third-party platform that collects and remits the transient occupancy tax on their behalf. The proposed amendment would eliminate this unnecessary monthly reporting requirement. Instead, property owners who use only third-party platforms and have no direct rentals would complete an annual certification form confirming that arrangement. Property owners who conduct direct rentals would continue to file the required remittance reports for any months in which direct rentals occur.

The Commissioner explained that the change is now possible because third-party platforms have begun providing the County with detailed information identifying the property, address, and amount of tax being remitted. Previously, platforms generally submitted a lump-sum payment without identifying the individual properties associated with the payment. The additional information allows the Commissioner's Office to verify payments against County records and has also helped resolve instances where taxes were mistakenly remitted to or from neighboring jurisdictions, including Spotsylvania and Orange Counties.

In response to Board questions, the Commissioner confirmed that the amendment does not change the collection of transient occupancy taxes and that individuals who manage and rent their properties directly will still be responsible for reporting and remitting taxes to the County. The change simply reduces unnecessary paperwork for property owners when a third-party platform is already collecting and remitting the tax on their behalf.

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 Woodward, which carried by a vote of 7-0, the Board voted to approved the proposed changes.

Ordinance – To Amend Louisa County Code Chapter 70 – Taxation, Article VIII. Exemptions from Property Tax for Nonprofit Organizations, Section 70-232-Fluvanna-Louisa Housing Foundation

The Board considered a proposed amendment to Louisa County Code Chapter 70 concerning property tax exemptions for the Fluvanna-Louisa Housing Foundation. Staff explained that the amendment would add one parcel of real property being used for charitable purposes to the Foundation's existing tax-exempt properties. The Foundation meets the applicable 501(c)(3) requirements.

During discussion, the Board clarified that nonprofit status alone does not automatically qualify a property for exemption. Individual properties must be specifically identified in the County Code, and the organization must demonstrate its charitable use before the Board approves the exemption. Members discussed whether the Foundation's properties could receive a blanket exemption rather than requiring the organization to return to the Board for each property. Staff explained that properties may be in different stages of development or rehabilitation and therefore do not necessarily qualify for exemption at the same time.

Staff further explained that vacant land owned by the Housing Foundation is exempt, while a property generally becomes taxable once a house is constructed and completed unless the Foundation obtains the appropriate exemption. With proper timing of the exemption request and issuance of the certificate of occupancy, the Foundation may avoid incurring taxes during the transition. The Board acknowledged that although the process requires the Foundation to return for individual properties, changing that procedure could have broader implications for other organizations receiving similar exemptions.

The Board also discussed the financial impact of the exemption. Staff reported that the proposed exemption represented approximately \$3,936.96 in County tax revenue. A Board member noted that while this represents foregone revenue to the County, the exemption allows those funds to remain with the Housing Foundation and be reinvested into its housing programs and operations.

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 Jones, seconded by Supervisor Barnes, which carried by a vote of 7-0, the Board voted to adopt the proposed amendments.

Resolution – To Approve/Deny Rezoning Application – RZ2026-03 Matthew Byrd, Applicant; Wayne R. Byrd Trustee, Owner

The Board considered Rezoning Application REZ 2026-03, submitted by Matthew Byrd, applicant, and Wayne R. Byrd, Trustee, requesting the rezoning of approximately 3 acres from Agricultural (A-2) with the Growth Area Overlay District to General Commercial (C-2) with the Growth Area Overlay District. The property, identified as Parcel 28-109 in the Mineral Election District, is located just south of the intersection of Zachary Taylor Highway (Route 522) and New Bridge Road (Route 208).

Mr. Egeland explained that the property and surrounding area were historically zoned agricultural beginning with the 1969 zoning map, and the subject parcel has retained that classification. However, the 2040 Louisa County Comprehensive Plan Future Land Use Map designates the property as Mixed Use within the Lake Anna Growth Area. Staff determined that the proposed commercial zoning would be consistent with the increasingly mixed-use character of the surrounding area, which includes commercial development as well as some remaining agricultural properties. The rezoning would also support the Comprehensive Plan objective of broadening the County's tax base through the establishment of new businesses.

Mr. Egeland noted that the property is situated between several significant development areas, including the Commercial Gateway Project to the west, the planned Ware's Crossroads development to the south, and the Cutalong Resort development to the east. In accordance with the County's Public Facilities Plan, staff evaluated potential impacts associated with the rezoning. The applicant voluntarily submitted proffers limiting certain uses in an effort to mitigate potential impacts on public services. The applicant intends to utilize the existing structures on the property for office or retail uses.

A neighborhood meeting was held on July 8, with no members of the public in attendance. The Planning Commission considered the request on August 13 and voted 5-0 to recommend approval with the submitted proffers.

Applicant Matthew Bird, cousin of property owner Wayne Bird, appeared before the Board and was available to answer questions. No additional presentation was provided.

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 Williams, seconded by Supervisor Barnes, which carried by a vote of 7-0, the Board voted to approve the rezoning application, as presented, with no changes.

ADJOURNMENT

On the motion Supervisor Barnes, seconded by Supervisor Williams, which carried by a vote of 7-0, the Board voted to adjourn the September 8, 2026, meeting at 6:50 p.m.

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