



## MEMORANDUM

**To:** Kayla Polychrones, Associate Planner and Case Manager

**From:** Deborah Johnson  
Administrative Assistant, Planning Commission Clerk

**Date:** May 22, 2025

**Re:** Notice of Public Hearing CUP2025-01 to Adjoining Parcels

On May 22, 2025, the following notice was sent via certified mail to the adjoining parcels of Tax Map 24-45 and TMP 24-46 listed below:

*In accordance with the enclosed copy of the newspaper notice and the Zoning Ordinance of Louisa County, Virginia, the Louisa County Code and the State Code of Virginia, 1950, as amended, a public hearing will be held to consider the rezoning, conditional use permit, special exception, variances, zoning appeals and/or agricultural and forestal districts concerning real estate which is either across the street, adjoining, abutting your property, owned or occupied by you. The Zoning Ordinance requires that you be notified of this hearing so that you may attend and express your views on this matter of possible concern to you. You are not required to attend this meeting but may if desired. The applicant should attend so that questions concerning the request might be answered. Please read the enclosed newspaper notice to determine how the property concerned will possibly be affected. Please call the Community Development office at 540-967-3430 if you need additional information.*

The Louisa County Planning Commission will meet to review or conduct public hearing(s) on the following item(s) at 7:00 PM on Thursday June 12, 2025, in the Louisa County Office Building, Public Meeting Room, Main Floor, 1 Woolfolk Avenue, Louisa, VA.

**CUP2025-01 Louisa Properties LR2.5 LLC & Louisa Properties 1.5 LLC, Applicant/Owner; Kelsey Schlein, Shimp Engineering, Agent – Conditional Use Permit Request**

Louisa Properties LR2.5 LLC & Louisa Properties 1.5 LLC, Applicant/Owner; Kelsey Schlein, Shimp Engineering, Agent, request the issuance of a Conditional Use Permit to allow for *Contractor's Office and Shop, and Equipment Sales and Rental* in the General Commercial (C-2) zoning district, in accordance with Section 86-224 - Permitted uses with a conditional use permit of Chapter 86 Land Development Regulations. The property is located at the intersection of Louisa Road (Route 22), and Oakland Rd (Route 613), and is further identified as tax map parcels 24-45 and 24-46, in the Louisa Election District. The 2040 Louisa Comprehensive Plan designates this area of Louisa County as Rural, outside of any designated growth area.

**TO:**

See Attachment

Trevilian Station Battlefield Foundation  
CUP2025-01  
P.O. Box 124  
Trevilians, VA 23170

The Board of Supervisors  
CUP2025-01  
P.O. Box 160  
Louisa, VA 23093

Michael & Mary Fuller  
CUP2025-01  
17802 Louisa Rd  
Louisa, VA 23093

Michael & Mary Fuller  
CUP2025-01  
17904 Louisa Rd  
Louisa, VA 23093

Foxwood Inc  
CUP2025-01  
P.O. Box 37  
Trevilians, VA 23170

Bull Run Real Estate LLC  
CUP2025-01  
5975 S Spotswood Trl  
Gordonsville, VA 22942

Mary Hottinger Et Als  
CUP2025-01  
101 Amick Rd  
Louisa, VA 23093

Louisa Properties LR2.5 LLC  
CUP2025-01  
4641 Sudley Rd  
Catharpin, VA 20143

Kelsey Schlein  
CUP2025-01  
912 High St  
Charlottesville, VA 22902