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COUNTY OF LOUISA

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COMMUNITY DEVELOPMENT DEPARTMENT

www.louisacounty.com

TO: Louisa County Planning Commission

FROM: Staff, Louisa County Community Development

REQUEST: CUP2025-01, Equipment Sales and Rental and Contractor's Office and Shop

**APPLICANT
& OWNER:** James Weber, Owner; Louisa Properties LR2.5 LLC, Louisa Properties LR1.5 LLC,
Applicant; Kelsey Schlein, Shimp Engineering, Agent

DATE: May 28, 2025

The Planning Commission will meet to review this proposed Conditional Use Permit for Equipment Sales and Rental and Contractor's Office and Shop on Thursday, June 12, 2025 at 7:00 P.M. in the Louisa County Public Meeting Room.

REQUEST:

Issuance of a Conditional Use Permit to operate an equipment sales and rental business and contractor's office and shop, serving the public with landscaping equipment, tools, and materials.

INFORMATION SUMMARY	
TAX MAP AND PARCEL #:	24-45, 24-46
ACREAGE:	(TMP 24-45) – 1.5812 acres (TMP 24-46) – 2.5 acres 4.0812 Acres Total
ELECTION DISTRICT:	Louisa
ZONING:	General Commercial (C-2)
SURROUNDING ZONING:	Agricultural(A-2), Industrial (IND), General Commercial (C-2)
EXISTING USE(S):	Vacant
FUTURE LAND USE(S):	Rural
REQUESTED USE(S):	Equipment Sales and Rental, Contractor's Office and Shop
EXISTING LAND USE PERMIT(S):	None

OWNER/APPLICANT:

Louisa Properties LR1.5 LLC, Louisa Properties LR2.5 LLC
4641 Sudley Road
Catharpin, VA 20143

AGENT/REPRESENTATIVE:

Kelsey Schlein, Shimp Engineering
912 E High Street
Charlottesville, VA 22902

PROPERTY LOCATION:

The property is located on the North side of Louisa Road (US Route 22) directly West of the intersection of Oakland Road (Route 613) and Route 22, located in the Louisa Election district. The property is adjacent to the Trevillian Station Battlefield and can be further identified as 17935 Louisa Road.

BACKGROUND INFORMATION:

The subject property, TMP 24-45 is zoned General Commercial (C-2) according to the original 1969 Rezoning Map (Exhibit B). Currently on the subject property, TMP 24-45, there is one vacant single-family dwelling. Historically, TMP 24-46 was used for storage and resale of second-hand items and antiques. There is an existing structure on the property that was used to support that use and that structure is proposed to remain to be repurposed to support the proposed use for Contractor's Office and Shop.

TMP 24-45 is proposed to have an additional 4,000 SF structure to be constructed to support the proposed use of Equipment Sales and Rental. The building is planned to be served by a new commercial entrance off Route 33. The existing entrance at the eastern portion of the property is planned to remain. The site will have on-site parking to support the proposed uses and to allow for outdoor storage of equipment, the site is designed to have multiple gravel outdoor storage areas.

In concurrence with this request for permitted uses, an administrative waiver has been requested for a 20% reduction, pursuant to Section 86-119, to reduce the front, side, and rear setbacks for the purpose of maximizing building envelope on TMP 25-46, due to the unique shape of the parcel and encroaching railroad easement. The applicant has been advised by staff that the waiver will be reviewed once the Conditional Use Permit process has concluded and a concept plan with exact measurements of structure projections and setbacks have been provided.

Exhibit A: Zoning Map

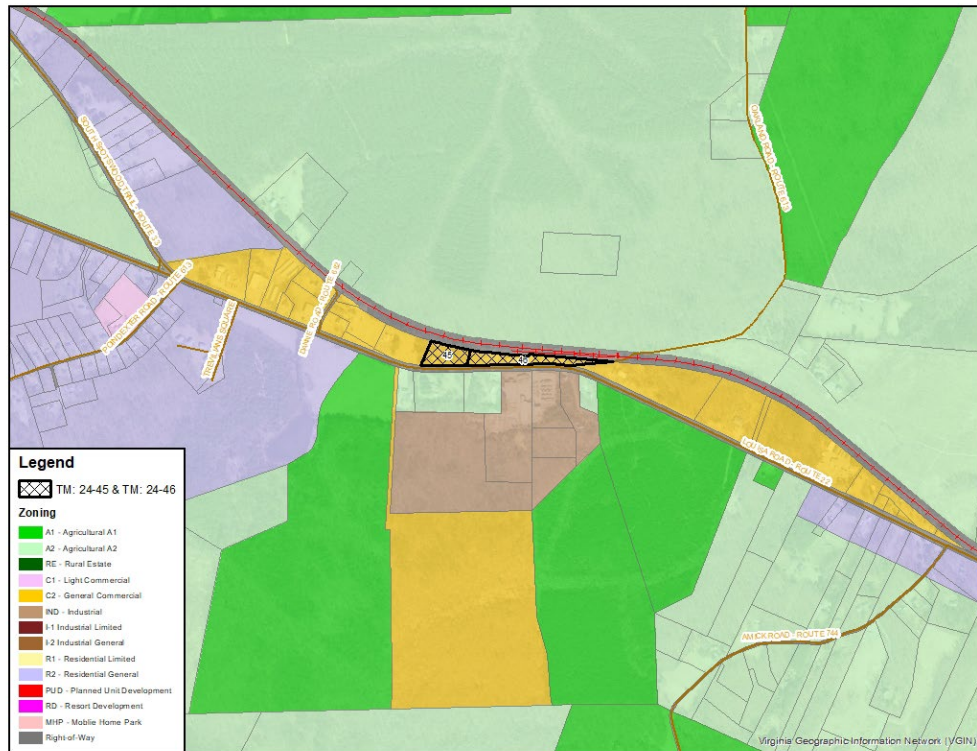
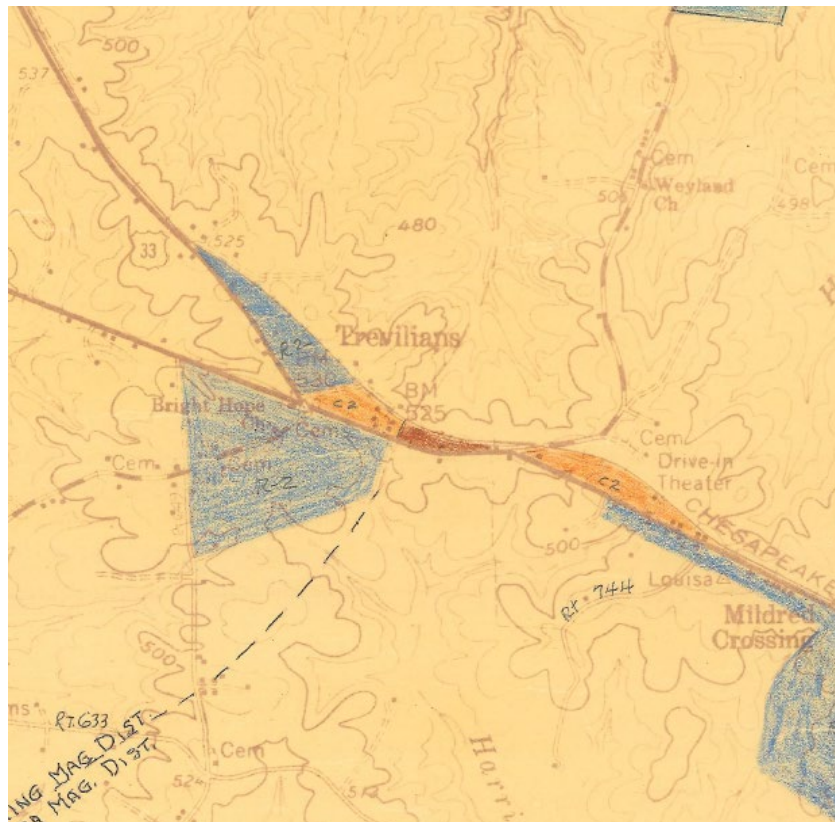


Exhibit B: Zoning Map (1969)



CONFORMANCE REVIEW:

I. 2040 Louisa County Comprehensive Plan

The primary goal of the Louisa County 2040 Comprehensive Plan (the “2040 Plan”) is to, “Preserve Louisa County’s Rural Character, Beautify Its Gateways and Roadways.”

Section 3.01, Guiding Principles of the 2040 Comprehensive Plan, states that there should be focus on “broadening the tax base by establishing businesses.” The applicant’s proposed business provides the County’s residents with products and services that will be valued commodities for the surrounding area. The applicant’s business provides greater accessibility to landscaping equipment, tools, and materials, for commercial and public utilization.

The subject property is in a designated Rural area, outside of a growth area. Staff believes that the proposed equipment sales and rental business would not only contribute to the County’s economic development by expanding its tax base, but it would also fulfill a vital need within the community. Additionally, the proposed business would beautify county roadways by revitalizing a property that has been blighted and abandoned for several years. The proposed business matches the character of the surrounding area which includes existing businesses and industrial zoned parcels. It is the opinion of Staff that this proposed business will provide essential equipment to farmers, homeowners, commercial contractors, and ultimately facilitate local agricultural and forestry activities, addressing the challenges of diminished support systems for agricultural supplies in the area (2040 Plan Chapter 3.1.4).

II. Louisa County Land Development Regulations

Section 86-221. General Commercial (C-2) district – Statement of intent; policy guidance:

Generally, the general commercial district (C-2) covers that portion of the community intended for the conduct of general business to which the public requires direct and frequent access. In the rural areas of the county, commercial uses should be limited and allowed by conditional use permits only. Future development should align more appropriately with the rural character of the county.

The surrounding parcels are utilized as an Appliance Store, Lumber Store (CUP2002-07), Equipment Sales and Rental (CUP2022-08), the Trevillian Refuse Site, the Historic Trevillian Station Battlefield. The property is zoned General Commercial (C-2) and has permitted uses such as “hospital, car wash, restaurant, personal services, etc.” The surrounding area is not currently served by public water and sewer to accommodate majority of the permitted uses C-2 allows. Staff believes the proposed business supports the surrounding character and of existing businesses.

Section 86-224. Permitted Uses - With Conditional Use Permit enables the issuance of a conditional use permit for *equipment sales and rental and contractor’s offices and shop*, which is defined as follows:

Establishments primarily engaged in the sale or rental of tools, trucks, tractors, construction equipment, agricultural implements, and similar industrial equipment, and the rental of mobile homes. Included in this use type is the incidental storage, maintenance, and servicing of such equipment.

Contractor's offices and shops. Establishment for the installation and servicing of such items as air conditioners, electrical equipment, flooring, heating, painting, plumbing, roofing, tiling and ventilating and establishments for the planting and maintenance of gardens, grounds and yards such as landscape contractors and lawn maintenance services. The facility may include an outdoor storage yard, if properly screened from adjacent properties with landscaping or a fence. This definition does not apply to contractors' businesses operated as home occupation, class A, or home occupation, class B.

III. 2024 Public Facilities Impacts Review

The Board of Supervisors adopted a Public Facilities plan on February 20, 2024, as an amendment to the 2040 Comprehensive Plan adopted August 5, 2019. The Plan aims to ensure that development impacts are adequately assessed and mitigated, to promote sustainable growth and to preserve the community's well-being. As Louisa County grows, the pressure on public facilities and services intensifies. The county expects proposed developments to consider the impacts on Public Facilities and to mitigate the impacts of the development. This mitigation can take various forms, such as impact fees, infrastructure improvements, land dedication, and other items, ensuring that the burden of growth does not disproportionately fall on existing residents and businesses in the County.

This application has therefore been evaluated to determine if it impacts the following areas:

Administration

Staff believes there would be a minimum level of impact to Administration. Community Development Department staff is currently involved in the Conditional Use Permitting Process. Community Development Department staff would also be involved in future site plan reviews, development permit reviews, and inspections.

Fire & EMS

Staff believes the issuance of the Conditional Use Permit will not require any additional services by fire and EMS personnel. The applicant is willing to coordinate with Fire & EMS to provide them access to the property by either installing a Knox Box, Police/Fire- only keypad code, or other device for the building(s) and/or potential gate systems.

Law Enforcement

Staff believes there would be minimal impact from issuance of the Conditional Use Permit.

Parks and Recreation

Staff does not believe issuance of the Conditional Use Permit will have an impact to parks and recreation. The applicant is hoping to have the opportunity to work with the department in the future by providing sales, rental, and maintenance services for equipment used by the Parks & Recreation & Tourism Department.

Schools

Staff believes the issuance of the Conditional Use Permit will impact schools positively as the applicant is interested in partnering with the Career and Technical Education (CTE) Center to provide opportunities for hands-on learning within the equipment sales and rental business. The applicant hopes to provide future sales, rental, and maintenance services for equipment used by the school system

Solid Waste

Staff does not believe the Conditional Use Permit will increase any impacts to solid waste facilities. As for public utilities, the site will be served by on-site well and septic.

NEIGHBORHOOD MEETING RESULTS:

A neighborhood meeting was held in the Louisa County Public Meeting Room on March 12, 2025. One (1) citizen attended as well as the Louisa District Planning Commissioner, Mr. Matthew Kearsey and Louisa District Board of Supervisors Member, Mr. Manning Woodward. The applicant was in attendance and gave a brief presentation.

The following are questions, answers, and statements from the neighborhood meeting:

Discussion took place regarding the Historic Trevillian Station Battlefield that is directly adjacent to the subject property and the importance of maintaining the existing vegetative buffer in the rear of the property. Staff clarified the Land Development Regulations on buffers, noise, screening, and site plan review process. The representative for the applicant agreed to allow updating to the sign located on the property for the Battlefield.

CONSIDERATIONS FOR EVALUATION:

In determining imposed conditions, the governing body shall take into consideration the intent of this chapter [Note: Chapter 86 Land Development Regulations] and may impose reasonable conditions that:

- (1) *Abate or restrict noise, smoke, dust or other elements that may affect surrounding property. **This has been addressed by Conditions #1, #2, and #6.***
- (2) *Establish setback, side and front yard requirements necessary for orderly development and to prevent traffic congestion. **This will be addressed during site plan review to confirm proposed structures meet required setbacks.***
- (3) *Provide for adequate parking and ingress and egress to public streets or roads. **This will be addressed during site plan review process and VDOT commercial entrance permit review process.***
- (3) *Provide adjoining property with a buffer or shield from view of the proposed use if such use is considered detrimental to adjoining property. **This has been addressed by Conditions #6.***
- (4) *Tend to prevent such use from changing the character and established pattern of development of the community (Sec. 86-43). **This has been addressed by Conditions #1, #2, #5, #6 and #7.***

STAFF RECOMMENDATION:

Staff recommends approval of the Conditional Permit with the eight (8) conditions listed below:

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. Noise. Sound shall not exceed levels of 70dB during daytime and 60dB at night when measured at the property line.
3. 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).
4. 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.
5. Storage. No outside storage of merchandise or material shall be permitted within 10 feet of the edge of the right of way to Route 613 & Rt 22. Stored items will not cause issues with sight easements reviewed by VDOT. Additionally, adjacent setback of on-site storage items may be required if it is determined the location creates a visual safety hazard.
6. Buffer. Meet vegetative buffer requirements as defined by Louisa County Land Development Regulations. 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.

ENCLOSURES (5):

Enclosure 1: Application
Enclosure 2: Concept Plan
Enclosure 3: GIS Zoning Maps
Enclosure 4: Site Photos
Enclosure 5: Notice to Adjoining Parcels