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COUNTY OF LOUISA

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COMMUNITY DEVELOPMENT DEPARTMENT

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TO: Louisa County Planning Commission

FROM: Staff, Louisa County Community Development

REQUEST: CUP2025-03, Custom Manufacturing, Contractor's Office and Shop

APPLICANT: Joey Bryant, Builders Cabinet Company

OWNER: Joey Bryant, Pam Bryant

DATE: June 18, 2025

The Board of Supervisors will meet to review this proposed Conditional Use Permit for Custom Manufacturing and Contractor's Office and Shop on Monday, July 7, 2025 at 6:00 P.M. in the Louisa County Public Meeting Room.

REQUEST:

Issuance of a Conditional Use Permit to operate a cabinet and carpentry manufacturing shop and contractor's office and shop.

INFORMATION SUMMARY	
TAX MAP AND PARCEL #:	85-14-9
ACREAGE:	6.09 acres
ELECTION DISTRICT:	Jackson
ZONING:	Agricultural (A-2)
SURROUNDING ZONING:	Agricultural(A-2) & (A-1)
EXISTING USE(S):	Vacant
FUTURE LAND USE(S):	Rural
REQUESTED USE(S):	Custom Manufacturing & Contractor's Office and Shop
EXISTING LAND USE PERMIT(S):	N/A

OWNER/APPLICANT:

Joey Bryant, Builders Cabinet Company
1892 Belle Meade Road
Bumpass, VA 23024

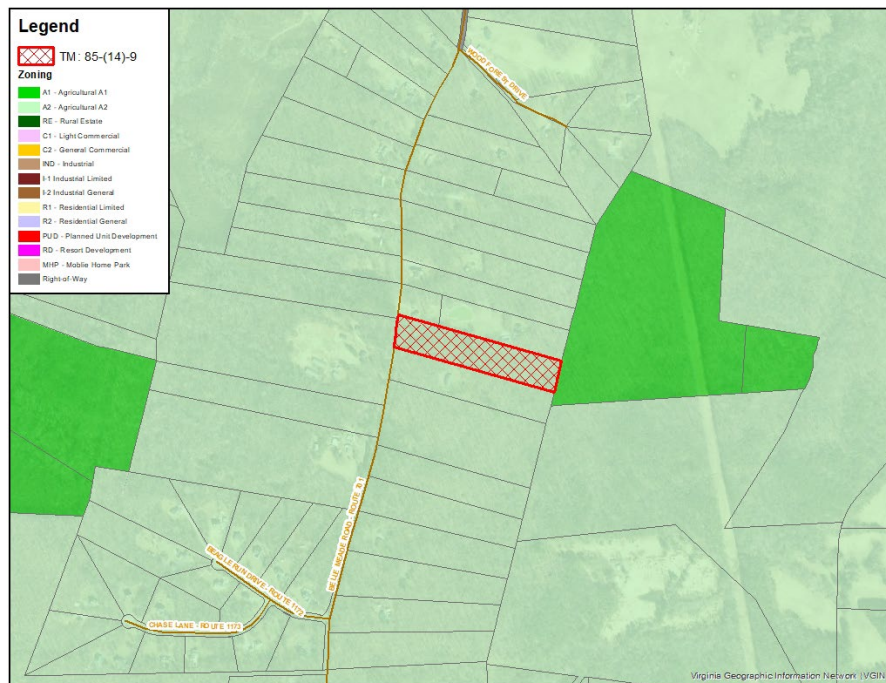
PROPERTY LOCATION:

The property is located on the east side of Belle Meade Road (Route 701) near the Beagle Run Subdivision, located in the Jackson Election district.

BACKGROUND INFORMATION:

The property, referred to as “Lot 9” was purchased by the Bryants on June 25th, 1998. The Bryant Family’s primary residence is located on the adjoining parcel (TMP 85-14-8B). Lot 9 is currently undeveloped.

Exhibit A: Zoning Map



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.”

Land devoted to agriculture and forestry activities are major contributors to Louisa County’s economy. The subject property maintains rural values and character through a larger lot size, gravel roads, scenic quality, and minimal disturbance to existing vegetation. The applicant’s primary residence is located within the direct vicinity of the business operation and is in line with 2040 Plan to ensure residents can work close to home (3.1.1). Staff has determined that the conditional use

permit is consistent with the planned Future Land Use for this area of the County and the 2040 plan.

II. Louisa County Land Development Regulations

Section 86-151. Agricultural (A-2) district – Statement of intent; policy guidance:

Agricultural (A-2) district uses range from agricultural to neighborhood oriented commercial and community services. The use of development setbacks, shared access, reverse-front lots and roadside buffers are encouraged to retain the rural character of the county along-side the open farm activities prevalent in the county.

The subject property is zoned Agricultural (A-2), which permits uses such as “single family dwelling, manufactured home, and accessory dwelling units.” The applicant proposes to establish a small-scale custom manufacturing workshop focused on cabinetry and general carpentry. Staff finds that the proposed use aligns with the intent of the A-2 zoning district, which aims to support low-density rural development while allowing for home-based and small-scale commercial uses that are compatible with agricultural and residential surroundings. The surrounding parcels are zoned A-2 and A-1, as shown on **Exhibit A**, and are primarily used for residential and agricultural.

The proposed business—classified as a “Contractor’s Office and Shop” and “Custom Manufacturing” under the zoning ordinance—supports the rural character of the area by providing locally-based, service-oriented trade work. The custom cabinetry and carpentry produced at this location would contribute to the maintenance and enhancement of rural homes, farm structures, and other businesses commonly found in Louisa County.

This use is consistent with the goals outlined in the 2040 Comprehensive Plan, particularly **Section 3.1.1**, which emphasizes preserving rural character while promoting economic development opportunities that are compatible with rural lifestyles. The shop would provide a needed service to area residents and potentially create opportunities for skilled employment within the county, further supporting rural economic vitality.

Based on this analysis, staff believes that the proposed use is appropriate for the zoning district and location, subject to any applicable conditions to mitigate off-site impacts such as traffic, noise, and visual appearance.

Section 86-154. Permitted Uses - With Conditional Use Permit enables the issuance of a conditional use permit for *Custom Manufacturing and Contractor’s Office and Shops* which is defined as follows:

Custom manufacturing. Establishments primarily engaged in the on-site production of goods by hand manufacturing, within enclosed structures, involving the use of hand tools, or the use of mechanical equipment commonly associated with residential or commercial uses, or a single kiln.

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. Two (2) Fire Stations are within five (5) miles of property. There will be several fire extinguishers on the premises as well as First-Aid Supply Kits.

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.

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 custom manufacturing business and informing students of a possible career path in skill-based labor such as carpentry.

Solid Waste

Staff does not believe the Conditional Use Permit will have significant impacts to solid waste facilities. According to the applicant, solid waste generated by the business will be managed through a private contractor and removed on a weekly basis for a disposal fee.

NEIGHBORHOOD MEETING RESULTS:

A neighborhood meeting was held in the Louisa County Public Meeting Room on May 21, 2025. There were no neighbors in attendance. The applicant was in attendance.

PLANNING COMMISSION MEETING RESULTS:

The Planning Commission voted on June 12, 2025, to recommend approval of CUP2025-03 with the conditions listed in the staff report by a vote of 6-0, with 1 absent.

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 recommended Conditions 1 and 2.***
- (2) *Establish setback, side and front yard requirements necessary for orderly development and to prevent traffic congestion. **This will be addressed during administrative site plan review to confirm proposed structures meet required setbacks. The concept plan provided by the applicant, shows the building at the back of the property, screened from view from the road.***
- (3) *Provide for adequate parking and ingress and egress to public streets or roads. **This has been addressed by Condition 4.***
- (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 1, 4, and 5.***
- (5) *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 several recommended conditions.***

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission 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 65dB during daytime and 55dB 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. Site Plan & Land Disturbance. The applicant will submit an administrative site plan for approval prior to issuance of building permit. 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 materials shall be permitted within 80 feet of public road right of way (Rt. 701).
6. Signs. Signs related to the business shall adhere to Louisa County Land Development Regulations and keep in character with the surrounding area.
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 Map
Enclosure 4: Site Photos
Enclosure 5: Builders Cabinet Company Sales Catalog