

Enclosure 1

CWP2025-09

Reviewer: DJ Case # REZ2025-03
Fee Rcv'd: _____ Rept # _____
Date & Time Rcv'd: 8/20/2025
Pre-App Meeting: _____

LAND USE AMENDMENT APPLICATION

Board of Supervisors of Louisa County, Virginia

The following information shall be typed or printed and completed in full. Attach additional pages where necessary.

1. IDENTIFICATION OF REQUEST:

A: REZONING: From A2/R2 () to R2/C2 ()

B: CONDITIONAL USE: Recreational vehicle sales and service

C: TEMPORARY CONDITIONAL USE: _____

D: VARIANCE: _____

E: PROFFER AMENDMENT: _____

F: COMP PLAN AMENDMENT: _____

G: COMP PLAN REVIEW FOR CONFORMANCE: _____

H: SPECIAL EXCEPTION: _____

2. APPLICANT, PROPERTY OWNER, AGENT

A. NAME OF APPLICANT: Ashton Promise LLC / Sammy Kelley
If a corporation, name of agent: _____

B. MAILING ADDRESS: 7149 Zachary Taylor Hwy, Mineral VA 23117
_____ Telephone # 540 604 7350

C. NAME OF PRESENT OWNER OF PROPERTY ON WHICH THIS REQUEST WILL OCCUR:
Ashton Promise LLC

D. MAILING ADDRESS: 7149 Zachary Taylor Hwy, Mineral VA 23117
_____ Telephone # 540 894 4772

If the applicant is not the owner of the property in question, explain: The owner is 90 years old, she has turned everything over to her grandson. (Sammy Kelley)

A copy of pending contract or option agreement shall be attached hereto and made a part of this application.

E. NAME OF PERSON TO BE NOTIFIED IN ADDITION TO THE APPLICANT AND/OR PROPERTY OWNER: _____

F. ADDRESS: _____
Telephone #: _____

3. **LOCATION OF PROPERTY** (Assistance will be given in obtaining the following information upon request).

A. VOTING DISTRICT Mineral B. TAX MAP # 16
C. SUBDIVISION NAME _____ D. LOT/PARCEL# 31
E. PROPERTY LOCATION 6478 Zachary Taylor Hwy, Mineral VA 23117

F. IS PARCEL UNDER LAND USE TAXATION PROGRAM? X YES NO
4. EXPLAIN FULLY THE PROPOSED USE, TYPE OF DEVELOPMENT, OPERATION PROGRAM, ETC., AND THE **REASON OF THIS REQUEST:**

A storage building that will be turned into a recreational vehicle sales and service building.
Requesting to rezone in order to have this business on the property.

(Attach applicable plans, renderings, elevations, photographs.)
5. STATE HOW THIS REQUEST WILL NOT BE MATERIALLY DETRIMENTAL TO ADJACENT PROPERTY, THE SURROUNDING NEIGHBORHOOD OR THE COUNTY IN GENERAL. INCLUDE, WHERE APPLICABLE, INFORMATION CONCERNING: USE OF PUBLIC UTILITIES; EFFECT OF REQUEST ON PUBLIC SCHOOLS; EFFECT ON TRAFFIC--INCLUDE MEANS OF ACCESS TO THE NEAREST PUBLIC ROAD; EFFECT ON EXISTING AND FUTURE AREA DEVELOPMENT, ETC.
The area has been used as storage and parking for boats and vehicles for 40 plus years.

The use will not change, but recreational vehicle sales and service will be added.
No public utilities will be used; it will have a private well and drain field. No effects to traffic will occur.
It will provide a recreational vehicle sales and service to the growing Lake Anna community.
The property also provides water access for EMS/Fire and provides employment for local students.

6. EXPLAIN ANY EXISTING USE PERMIT, SPECIAL EXCEPTION, (Prior) CONDITIONAL USE PERMIT, TEMPORARY CONDITIONAL USE PERMIT OR VARIANCE PREVIOUSLY GRANTED ON THE PARCEL IN QUESTION:

n/a

7. INDICATE THE FOLLOWING WITH RESPECT TO THE SUBJECT PARCEL:

A. EXISTING LAND USE(S): _____

B. EXISTING STRUCTURE(S): 30x40 storage building

C. EXISTING ZONING: A2/R2

D. ACREAGE OF REQUEST: 20.55 Please see attached exhibit.

E. UTILITIES: Individual well and septic tank
(Intended use, example: public water and/or sewer; individual well and/or septic tank; other source.)

F. IS THIS PROJECT IN OR NEAR A PINE PLANTATION? yes

G. IS THIS PROJECT IN AN AG/FORESTAL DISTRICT? no

8. IF REQUESTING A VARIANCE, EXPLAIN THE UNIQUE PHYSICAL HARDSHIP OR EXTRAORDINARY SITUATION THAT IS THE JUSTIFICATION FOR THE VARIANCE:

9. GIVE COMPLETE NAMES AND ADDRESSES (INCLUDING ZIP CODES) OF ALL OWNERS ADJACENT, ACROSS THE ROAD OR HIGHWAY FACING THE PROPERTY AND ACROSS ANY RAILROAD RIGHT-OF-WAY, CREEK, OR RIVER FROM SUCH PROPERTY, EVEN IF SUCH PROPERTY LIES IN ANOTHER COUNTY OR TOWN. (THIS INFORMATION MUST BE OBTAINED BY THE APPLICANT).

* PROPERTY OWNER'S NAME: Ashton Promise LLC

MAILING ADDRESS: 7149 Zachary Taylor Hwy Mineral VA 23117

TAX MAP # 16

SUBDIVISION NAME _____ LOT/PARCEL# 29

ACREAGE 35.82 ZONING R2

* PROPERTY OWNER'S NAME: Ashton Promise LLC

MAILING ADDRESS: 7149 Zachary Taylor Hwy Mineral VA 23117

TAX MAP # 16

SUBDIVISION NAME _____ LOT/PARCEL# 28

ACREAGE 1 ZONING R2

* PROPERTY OWNER'S NAME: Lols T Holland Trustee

MAILING ADDRESS: 5034 Ellisville Dr. Louisa VA 23093

TAX MAP # 16

SUBDIVISION NAME: _____ LOT/PARCEL# 30
ACREAGE 15 ZONING A2
* PROPERTY OWNER'S NAME: Ernest Winn
MAILING ADDRESS: 338 Days Bridge Rd Mineral VA 23117
TAX MAP # 16
SUBDIVISION NAME: _____ LOT/PARCEL# 32
ACREAGE 1.78 ZONING A2
* PROPERTY OWNER'S NAME: Shalonda Roxanne Winn
MAILING ADDRESS: 1202 S Claiborne Rd Salisbury NC 28416
TAX MAP # 16
SUBDIVISION NAME: _____ LOT/PARCEL# 33
ACREAGE 1.5 ZONING A2
* PROPERTY OWNER'S NAME: Ashton Promise LLC
MAILING ADDRESS: 7149 Zachary Taylor Hwy Mineral VA 23117
TAX MAP # 16
SUBDIVISION NAME: _____ LOT/PARCEL# 34
ACREAGE 1.5 ZONING A2
* PROPERTY OWNER'S NAME: Mansfield LLC
MAILING ADDRESS: 7149 Zachary Taylor Hwy Mineral VA 23117
TAX MAP # 16
SUBDIVISION NAME: _____ LOT/PARCEL# 35
ACREAGE 7.698 ZONING A2
* PROPERTY OWNER'S NAME: Mansfield LLC
MAILING ADDRESS: 7149 Zachary Taylor Hwy Mineral VA 23117
TAX MAP # 16
SUBDIVISION NAME: _____ LOT/PARCEL# 42
ACREAGE 96.09 ZONING A2/R2
* PROPERTY OWNER'S NAME: Ashton Promise LLC
MAILING ADDRESS: 7149 Zachary Taylory Hwy Mineral VA 23117
TAX MAP # 16
SUBDIVISION NAME: _____ LOT/PARCEL# 28
ACREAGE 1 ZONING R2
* PROPERTY OWNER'S NAME: _____
MAILING ADDRESS: _____

SUBDIVISION NAME: _____		TAX MAP # _____
ACREAGE _____		ZONING _____
*	PROPERTY OWNER'S NAME: _____	
MAILING ADDRESS: _____		
SUBDIVISION NAME: _____		TAX MAP # _____
ACREAGE _____		ZONING _____
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SUBDIVISION NAME: _____		TAX MAP # _____
ACREAGE _____		ZONING _____
*	PROPERTY OWNER'S NAME: _____	
MAILING ADDRESS: _____		

MAILING ADDRESS: _____ TAX MAP # _____
 SUBDIVISION NAME: _____ LOT/PARCEL# _____
 ACREAGE _____ ZONING _____
 * PROPERTY OWNER'S NAME: _____
 MAILING ADDRESS: _____ TAX MAP # _____
 SUBDIVISION NAME: _____ LOT/PARCEL# _____
 ACREAGE _____ ZONING _____

10. HEREWITH IS DEPOSITED THE FEE REQUIRED. CHECKS OR MONEY ORDERS
 MADE PAYABLE TO TREASURER, COUNTY OF LOUISA.

A. REZONING	Tiered System
B. CONDITIONAL USE PERMIT	Tiered System
C. TEMPORARY CONDITIONAL USE PERMIT	\$325.00*
Temporary Housing*	
Extension or Amendment*	
Other*	
D. VARIANCE	\$1,250.00*
E. PROFFER AMENDMENT	\$1,500.00*
F. COMP PLAN AMENDMENT	\$650.00*

*IN ADDITION TO THE STANDARD FEE, AN ADDITIONAL \$75.00 WILL BE CHARGED FOR EACH REQUEST AS A DEPOSIT ON A ZONING SIGN AND WILL BE REFUNDED UPON THE RETURN OF THE SIGN BY THE APPLICANT ONCE THE REQUEST HAS BEEN ACTED UPON.

*THERE WILL BE A \$25.00 FEE CHARGED PER ADJACENT/ADJOINING PROPERTY OWNER FOR NOTIFICATION AND ADVERTISEMENT. THERE WILL ALSO BE A RE-ADVERTISEMENT FEE EACH TIME AN APPLICATION IS DELAYED OR POSTPONED AT THE REQUEST OF THE APPLICANT OR NECESSARY DUE TO SOME FAILURE TO ACT ON THE PART OF THE APPLICANT, PLUS A \$25.00 FEE CHARGED PER ADJACENT/ADJOINING PROPERTY OWNER FOR RENOTIFICATION.

*THERE IS AN ADDITIONAL CHARGE FOR PUBLIC NOTICE ADVERTISEMENT.

11. ENCLOSURE WITH THIS APPLICATION IS A SITE PLAN OR TENTATIVE PLAN.
12. ENCLOSURE WITH THIS APPLICATION IS THE APPROPRIATE COUNTY TAX MAP WITH THE PROPERTY MARKED AND A SURVEYED PLAT OF THE ENTIRE PARCEL.

13. I/WE HEREBY CERTIFY THAT TO THE BEST OF MY/OUR KNOWLEDGE ALL OF THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN ANY EXHIBITS TRANSMITTED ARE TRUE AND THAT THE ADJACENT PROPERTY OWNERS LIST HEREWITH ARE THE OWNERS OF RECORD AS OF THE DATE OF APPLICATION.

**NOTE: INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED. ANY REQUEST WHICH
REQUIRES PLANS MUST BE ACCCOMPANIED BY THOSE PLANS AT THE TIME OF
SUBMISSION OF THE APPLICATION.**

DATE: August 4, 2025

Samuel Kelley

SIGNATURE OF APPLICANT

(Same Name as Used in Item 2-A, Page 1)

Samuel Kelley
Emily B Kelley
Jean Bazzanella

SIGNATURE OF OWNER

(Same Name as Used in Item 2-C, Page 1)

Samuel Kelley

APPLICANT'S NAME

(Typed or Printed)

Samuel Kelley
Emily B Kelley
Jean Bazzanella
Samuel Bazzanella

OWNER'S NAME

(Typed or Printed)

Samuel Kelley

SIGNATURE OF AGENT

(Name of Person Other Than, but Acting for the
Applicant, Responsible for this Application)

Samuel Kelley

AGENT'S NAME

(Typed or Printed)

NOTICE TO TEMPORARY CONDITIONAL USE PERMIT APPLICANTS

In accordance with Section 86-91. of the Louisa County Zoning Ordinance, any Temporary Conditional Use Permit granted shall be considered canceled if the applicant does not avail himself/herself of the privilege within ninety (90) days from the date of issuance of the Temporary Conditional Use Permit.

Narrative for the Public Facilities Plan

Our goal is to provide a recreational sales and service facility for the public in a convenient location to Lake Anna - where they often need it most.

Patrons will be able to turn right off of 522 and access a mechanic that can service any recreational vehicles. The shop will also be able to provide state inspections for the community.

PROFFER STATEMENT
Christopher Run Campground Addition

Date of Proffer: 08/11/2025
Project Name: Christopher Run Campground Addition
Owner: Ashton Promise, LLC
Existing Zoning: R2/A2
Zoning Requested: R2/C2
Acreage of Parcel(s): 20.553
Voting District(s): Mineral
Tax Map #(s): 16-31
Exhibit(s)/References:

The Term "Owner" as referenced within this document shall include within its meaning the owner, or owners, of record of the Property, or properties, and their successors in interest.

The Owner hereby voluntarily proffers the conditions listed herein which shall be applied to the above-referenced property owned by Ashton Promise, LLC, provided that the Louisa County Board of Supervisors accepts these proffers and approves the rezoning of the land to the Mineral district.

- 1) The following uses will be permitted section 86-222: Agricultural activity passive, Brewery (limited), Distillery (farm), Forestry, Sawmill (Temporary non-commerical), Winery (farm), Utility service (minor) Bed and Breakfast, Business or trade school, Business support service, Car wash, Consumer repair service, Food Truck, Garden center, General office, Grocery store, Kennel (commercial), Mini-warehouse, Restaurant (drive-in), Restaurant
- 2) I will be able to apply for the Conditional use permitted section 86-224: Brewery (Major), Distillery (Major), Winery (Major), Civic Use, Club, Public Assembly, Public Maintenance and Service Facility, Public Park and Recreational Area, Public Recreation Assembly, Religious Assembly, Shelter, Utility Service (Major), Automobile Dealership, Automobile Parts/Supply/Retail, Automobile Rental/Leasing, Automobile Repair Service, Commercial Indoor Amusement, Commercial Indoor entertainment, Commercial Indoor Sports and Recreation, Commercial vehicle repair service, Communications Service, Construction Yard, Contractor's Offices and Shop, Dance Hall, Equipment Sales and Rental, Farmer's Market, Gasoline Station, Hotel, Laundry, Manufactured Home Sales, Marina, Parking Facility, Pawn

Shop, Shooting Range (Indoor), Short-term Rental of Dwelling, Special Occasion Facility, Specialty Shop, Store (General), Store (Neighborhood Convenience), Surplus Sales, Transportation Terminal, Truck Terminal, Motor Vehicle Towing Services, Outdoor Gathering

3)

4)

The undersigned Owner hereby proffers that the use and development of the Property shall be in conformance with the proffers and conditions herein above. This document shall supersede all other agreements, proffers or conditions that may be found to be in conflict. The Owner agrees that all proffers shall be binding to the property, which means the proffers shall be transferred to all future property successors of the land.

Owner: Ashton Promise LLC / Samuel C. Kelly
Jean Bazzanella Samuel Bazzanella

Agreed and Accepted: The County of Louisa, Virginia:

Louisa County Board of Supervisors
By _____, Chairperson
