



Phone (540) 967-3430 **COUNTY OF LOUISA** Fax (540) 967-3486
COMMUNITY DEVELOPMENT DEPARTMENT

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TO: Louisa County Planning Commission

FROM: Staff, Louisa County Community Development

REQUEST: REZ2025-03, Rezoning parcel 16-31 from R-2 and A-2 to R-2 and C-2
CUP2025-09, Conditional Use Permit for Recreational Vehicle Sales and Service

APPLICANT: Ashton Promise, LLC.

OWNER: Ashton Promise, LLC.

DATE: September 26, 2025

REQUEST: The Planning Commission will meet to review the above items Thursday, October 9, 2025, at 7:00 P.M. in the Louisa County Public Meeting Room.

INFORMATION SUMMARY	
TAX MAP AND PARCEL #:	16-31
ACREAGE:	20.553
ELECTION DISTRICT:	Mineral
ZONING:	split zoned Residential General R-2 (4.596 acres) and Agricultural A-2 (15.957 acres) Enclosure 2
REQUESTED ZONING	split zoned Residential General R-2 (11.235 acres) and General Commercial C-2 (9.318 acres) Enclosure 2
SURROUNDING ZONING:	Agricultural (A-2) General Residential (R-2)
EXISTING USE(S):	Campground Marina 30x40 Storage Building
REQUESTED USE(S):	Conditional Use Permit for Recreational vehicle sales and service
EXISTING LAND USE PERMIT(S):	SP2023-36 30x40 Storage Building
GROWTH AREA:	Lake Anna
FUTURE LAND USE(S):	Low Density Residential

OWNER/APPLICANT:

Ashton Promise, LLC
Mr. Sammy Kelley
7149 Zachery Taylor Hwy
Mineral, VA 23117

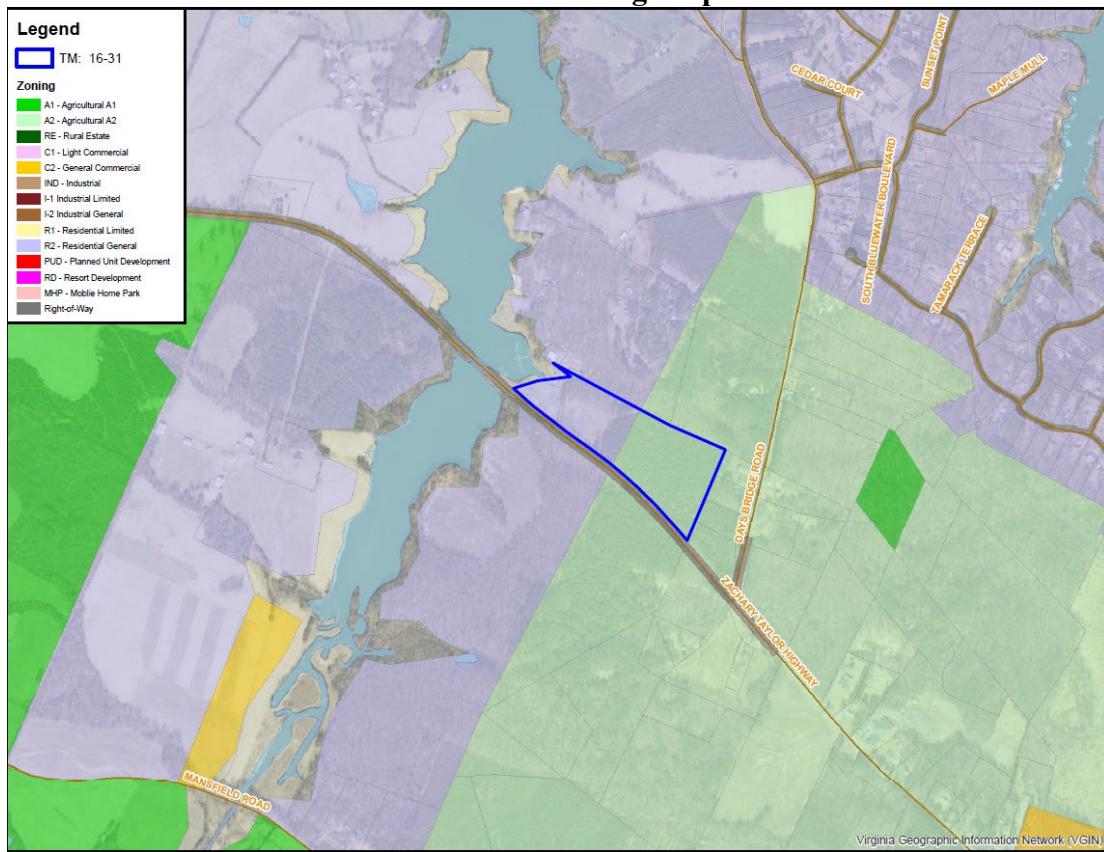
PROPERTY LOCATION:

The property is located on Zachary Taylor Highway (Route 522), and is further identified as tax map parcel 16-31, in the Mineral Election District. The subject property is located in the Lake Anna Growth Area and is designated as Low Density Residential on the 2040 Louisa County Comprehensive Plan Future Land Use Map.

BACKGROUND INFORMATION:

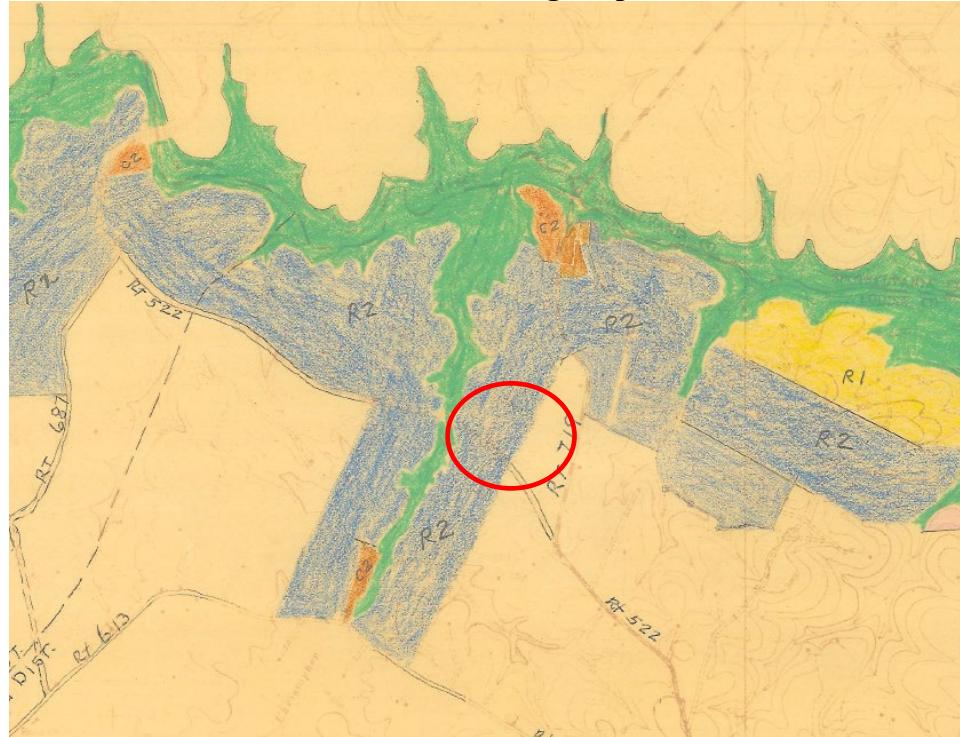
The Christopher Run Campground opened in 1973 and has become a legally nonconforming use. The Rezoning and Conditional Use Permit request would allow the applicant to offer additional services to citizens and visitors of Louisa County as part of the Christopher Run Campground Facilities and an area to expand the business in the future under the current Land Development Regulations.

Exhibit A: Zoning Map



Parcel 16-31 appears to be split zoned from when the zoning ordinance was originally adopted in 1969 as can be seen in Exhibit B.

Exhibit B: 1969 Zoning Map



CONFORMANCE REVIEW:

I. 2040 Louisa County Comprehensive Plan

The Population Summary section 2.2.4 of the Louisa County 2040 Comprehensive Plan (the “2040 Plan”) states, “when compared to other counties in the region, there is a higher than average number of renter occupied units in Louisa County, likely driven by vacation homes on Lake Anna”. The applicant’s proposed business would provide products and services that would support the growing Lake Anna Community and it’s visitors. Section 3.01, Guiding Principles of the 2040 Comprehensive Plan, states that there should be focus on “broadening the tax base by establishing businesses.”

II. Agricultural Preservation Review

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.” Christopher Run Campground has been at this location since 1973. The property is currently split zoned General Residential (R-2) and Agricultural General (A-2) allowing permitted uses such as single-family dwelling and farming. The surrounding area is not currently served by public water and sewer to accommodate a majority of the permitted uses C-2 allows. Staff believes that allowing the business to grow in its current location would prevent the spread of commercial businesses into other agriculturally zoned properties in the area.

III. Louisa County Land Development Regulations

Section 86-186. General Residential (R-2) district – Statement of intent; policy guidance:

The residential general district (R-2) is composed of certain quiet, low density residential uses plus certain open areas where similar development appears likely to occur. The regulations for this district are designed to stabilize and protect the essential characteristics of the district, to promote and encourage a suitable environment for family life where there are children, and to prohibit activities of a commercial nature. In order to enhance compatibility between dwellings of different types, protect the natural environment, and achieve attractive and well-coordinated designs for building groups, dwelling types other than single-family dwelling, detached are to be permitted only with a conditional use permit.

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.

Section 86-224. Permitted Uses - With Conditional Use Permit enables the issuance of a conditional use permit for *recreational vehicle sales and service* which is defined as follows:

Recreational vehicle sales and service. *Retail sales of recreational vehicles and boats, which may include service and storage of vehicles and parts and related accessories.*

IV. 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 Rezoning and Conditional Use Permitting Process and would also be involved in future site plan reviews, development permit reviews, and inspections.

Fire & EMS

Staff believes approval of the Rezoning and Conditional Use Permit will not require any additional services by Fire and EMS personnel, if 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 approval of the Rezoning and Conditional Use Permit.

Parks and Recreation

Staff does not believe approval of Rezoning and Conditional Use Permit will have an impact to parks and recreation. The applicant operates an outdoor campground on Lake Anna.

Schools

Staff believes approval of the Rezoning and Conditional Use Permit will impact schools positively as the applicant currently employs high schoolers during the summer months.

Solid Waste

Staff does not believe the Rezoning and Conditional Use Permit will increase any impact to solid waste facilities at this time.

NEIGHBORHOOD MEETING RESULTS:

A neighborhood meeting was held in the Louisa County Public Meeting Room on September 4, 2025. No citizens attended this project.

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 the Louisa County Land Development Regulation Chapter 51 Noise of the Land Development Regulations and condition 4.**
- (2) *Establish setback, side and front yard requirements necessary for orderly development and to prevent traffic congestion.* **This has been addressed by the Louisa County Land Development Regulation section Sec. 86-230. - Yard regulations and Sec. 86-115. - Setback regulations for buildings and structures – Generally.**
- (3) *Provide for adequate parking and ingress and egress to public streets or roads.* **The applicant is responsible for obtaining any necessary entrance permits from VDOT.**
- (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 the Louisa County Land Development Regulation section Sec. 86-230. - Yard regulations.**
- (4) *Tend to prevent such use from changing the character and established pattern of development of the community.* **Christopher Run Campground has been at this location since 1973 and is along Route 522 which serves many citizens and visitors to Lake Anna.**

PROFFERS:

The applicant has provided a proffer statement that excludes some uses as part of the rezoning request for General Commercial C-2, which can be found in Enclosure 1.

STAFF RECOMMENDATION:

Staff recommends the eight (8) conditions listed below for the Planning Commission's Consideration:

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. 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) as applicable.
3. Land Disturbance. If land disturbance, which includes the addition of gravel, asphalt, or the grading of land, meets or exceeds 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.
4. Buffer. The Property Owner must meet vegetative buffer requirements as defined by Louisa County Land Development Regulations.
5. Spill Plan. The Property owner will maintain a fuel and chemical spill plan on site. Oil absorbent pads, booms, and quick dry materials will be stored both inside and outside the repair shop. Campground employees will be trained to use these items in case of a spill event that occurs outside of business hours.
6. Ground Cover. 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 (3):

Enclosure 1: Application

Enclosure 2: Concept Plan

Enclosure 3: Signed Proffer Statement