

**NOTICE OF PUBLIC HEARING**  
**LOUISA COUNTY PLANNING COMMISSION**

The Louisa County Planning Commission will meet to review or conduct public hearing(s) on the following item(s) at 7:00 p.m. on Thursday, October 9, 2025, in the Louisa County Office Building, Public Meeting Room, Main Floor, 1 Woolfolk Avenue, Louisa, Virginia.

**PUBLIC HEARING**

**CUP2025-08 American Tower Asset Sub II, LLC, Applicant; 4 All Land, LLC, Owner; Lori H. Schweller, Agent - 15.2-2232 Review- Conformance with the Comprehensive Plan and a Conditional Use Permit Request**

American Tower Asset Sub II, LLC, Applicant; 4 All Land, LLC, Owner; Lori H. Schweller, Agent requests the following:

- 15.2-2232 Review for Conformance with the Comprehensive Plan of a planned Public Facility (Civic Use and Wireless Communication Facility)
- Amendment of Conditional Use Permit (CUP) 1994-03 to eliminate condition 8 which prohibits the transfer of the Conditional Use Permit to another applicant or owner.
- Amendment of Conditional Use Permit (CUP) 1994-03 condition 10 which requires removal of the tower within ninety (90) days of a violation of the Conditional Use Permit.

The property is located on Chopping Road (Route 623), approximately .87 miles from Davis Highway (Route 22) and is further identified as tax map parcel 42-34 zoned Agricultural A-2, in the Mineral Election District. The 2040 Louisa County Comprehensive Plan designates this area as rural, outside of the Growth Areas.

**REZ2025-03 & CUP2025-09 Ashton Promise LLC, Applicant/Owner - Rezoning and Conditional Use Permit Requests**

Ashton Promise LLC, Applicant/Owner, requests the following:

- Rezone 20.553 acres of Tax Map Number 16-31 currently split zoned Residential General R-2 (4.596 acres) and Agricultural A-2 (15.957 acres) to split zoned Residential General R-2 (11.235 acres) and General Commercial C-2 (9.318 acres).
- A Conditional Use Permit for recreational vehicle sales and service for the 9.318 acres to be rezoned to General Commercial (C-2).

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.

**Ways to participate:**

You may join the meeting in-person to provide public comment or submit a comment in writing to [PlanningZoning@louisacounty.gov](mailto:PlanningZoning@louisacounty.gov), or 1 Woolfolk Ave, Suite 201, Louisa VA 23093 (Attn: D. Johnson). Written comments received by 7pm on the meeting date will be acknowledged and put into the official meeting record at the Commission's discretion. You may also watch the

meeting live online by visiting [www.louisacounty.com](http://www.louisacounty.com) and look for the live meetings under the Government tab.

BY ORDER OF:  
JOHN DISOSWAY, CHAIRMAN  
LOUISA COUNTY PLANNING COMMISSION