COMMUNITY DEVELOPMENT DEPARTMENT

TO: Louisa County Board of Supervisors
FROM: Staff, Community Development Department
SUBJECT: Special Exception Request – SEP02-2026
DATE: November 5, 2026

The following report was prepared by the Louisa County Department of Community Development for the purpose of providing information to the Louisa County Board of Supervisors regarding the above-referenced request. A meeting is scheduled for November 16, 2026, at 6:00 P.M. in the Louisa County Office Building, Public Meeting Room.

STAFF REPORT

OWNER/APPLICANT:
J & L Holdings LLC

AGENT:
Shimp Engineering, P.C.

GENERAL INFORMATION:

TAX MAP & PARCEL	29-12-2
ELECTION DISTRICT	Mineral
ACREAGE	7.438
ZONING	General Commercial C-2 (GAOD)
GROWTH AREA	Lake Anna
FUTURE LAND USE	Mixed-use
EXISTING USE	Vacant
PROPOSED USE	Recreational vehicle sales and service
ZONING HISTORY	REZ1989-10 (Rezoning) SP2026-10 (Site Plan in Progress)

LOCATION:
The subject property is located southwest of the intersection of State Route 208 (New Bridge Road) and State Route 652 (Kentucky Springs Road).

BACKGROUND:
During site plan review staff notified the applicant that their proposal did not meet the requirements of the Growth Area Overlay Standards set out in Sec. 86-123 and Sec. 86-124. After discussion with staff the applicant decided to apply for a modification pursuant to Sec. 86-125. SP2026-10 is currently under a second agency review as of October 20, 2026.

2040 COMPREHENSIVE PLAN

The subject property is located in the Lake Anna Growth Area, designated mixed use. The 2040 Plan states that there should be a focus on "broadening the tax base" and the proposed project will pay yearly tax revenues to the County. The 2040 Plan states that Lake Anna is, "a regional recreational destination", which this business would support.

REQUEST DESCRIPTION PURSUANT TO SEC. 86-123(a):

The applicant has requested a Special Exception by the Board of Supervisors to allow for a deviation from the growth area overlay standards for landscaping, buffering and screening pursuant to Sec. 86-123(a) The applicant provided a statement of justification for their requests which can be found in (Enclosure 1). (Enclosure 1) also contains a visual comparison of the requirements of the growth area overlay standards. In order for the applicant to meet the growth area standards of the land development regulations Sec. 86-123 would require 134 trees and 1,072 shrubs, for a total of 1,206 plants, on a 7.438-acre site. The applicant believes the requirement would limit the visibility of the business from the road, and cause site circulation issues for customers, product delivery, and storage due to the large number of medians and vegetation required.

Sec. 86-123. - Landscaping, buffering and screening.

a) *Commercial and civic uses; multifamily dwellings:*
   (1) *Landscaping.*

a) Street trees—Street trees shall be provided and placed along all existing and proposed streets and travel ways in the development. Trees shall be a large shade tree or evergreen with a minimum two-inch caliper at the time of planting. **Trees shall be planted in an even row adjacent to the right-of-way at a maximum distance of 35 feet on center.** Where spacing allowances may be made to accommodate infrastructure elements.
b) Ornamental and shade trees—**No less than one ornamental or shade tree will be placed in groupings around the site for every 2,500 square feet of the development area.**
c) Parking lot trees—Such trees shall be provided and placed in elevated landscaped medians or islands throughout the parking facility. Medians or islands shall be no smaller than nine feet by 18 feet in size. **One such median or island is required for every 20 spaces of required parking.** Each median or island is required to have one tree which meets the type and size requirements of street trees.
d) Shrubs—**No less than eight shrubs shall be required for every required tree**. Such shrubs shall be provided and dispersed throughout the site with a heavier concentration along primary roads, secondary roads, entrances and landscaped medians or islands. Shrubs shall be a low growing variety and will not interfere with VDOT site distance requirements. The purpose of shrubs provide additional planting in the vacant areas between trees and other features to improve the appearance of the overall development. Shrubs shall be place in groupings around the site according to best landscaping practices and approval by the zoning administrator.
e) Maintenance—Maintenance of required landscaping is the responsibility of the property owner in perpetuity.

REQUEST DESCRIPTION pursuant to Sec. 86-124(2), (3), and (4):
The applicant has requested a Special Exception by the Board of Supervisors to allow for a deviation from the growth area overlay standards for site design and architectural guidelines pursuant to Sec. 86-124(2), (3), and (4). The applicant provided a statement of justification for their requests which can be found in (Enclosure 1) with a visual rendering. The applicant request using a stucco and an external insulation finish system that simulates a stucco appearance, fiber-cement siding, and metal as depicted in the applicants architectural rendering. Additionally the applicant request that, pole storage barns not be subject to primary and secondary material requirements.

Sec. 86-124. - Site design and architectural guidelines.

(2) ***Building variety***. Monotony shall be avoided through the uses of a variety of building styles, floor plans, widths, mass, setbacks, roof types, heights and slopes, entry details, height, trim detailing, porches, fenestration, materials and color.

(3) ***Building materials***. Colors for the facades and front of buildings should blend into the surrounding environment by use of a natural earth tone pallet and natural materials. Building features should be broken up to prevent repetitive common form. Large expanses of walls and roof surfaces shall be broken up with architectural elements such as:

- Steps in the building walls,
- Façade step-backs,
- Window detailing,
- Roof pitch,
- Eave breaks,
- Variation in siding material.

When building several similar buildings along the same frontage or in a group, variations in the facade shall be required in order to provide distinction between buildings. These variations shall include different doorways, roofs, porches, trim details, and wall materials.

(4) ***Building visuals***. The following is a list of minimum building design requirements that the zoning administrator (ZA) shall use when reviewing and considering proposed buildings and their approval. The following is a list of minimum building design requirements to promote quality rural development that the zoning administrator (ZA) shall use when reviewing and considering proposed buildings and their approval:

a. Three hundred and sixty degree architecture is generally required unless offering a better option. Treat all sides of all buildings with the same architectural style, use of materials, and details as the front elevation of the building, as determined by the ZA.

b. The use of brick, stone and/or stucco as primary materials is required unless a better option exists as determined by the ZA.

c. Quality finish materials can be used in conjunction with primary materials to provide additional building character. These secondary materials should be used to add character and highlight particular elements of the building or the occupying businesses' brand. Such materials are permitted but shall be limited, not to supersede the primary materials and the overall quality of the development. Permitted materials included integrally tinted textured masonry block, pre-cast concrete, tilt-up concrete panels with brick or stone facing, glass, stucco and

external insulation finish system that simulates a stucco appearance, fiber-cement siding**,** structural metal siding, wood siding and smooth faced concrete blocks.

d. Precast concrete must have integral color, contain other materials embedded within, and articulated with design detailing or have application of other building materials to create design interest.

STAFF EVALUATION:

Pursuant to Sec. 86-125, Applicants may request modifications to the growth area overlay standards to be considered by the Board of Supervisors. Staff have determined that the applicant has provided the information needed to request a modification, as outlined in Sec. 86-125.

CONCLUSION:

The applicant has requested a Special Exception by the Board of Supervisors to allow for deviation from the growth area overlay standards for landscaping, buffering and screening pursuant to Sec. 86-123(a) and site design and architectural guidelines pursuant to Sec. 86-124 (2), (3), and (4). Staff is unable to provide administrative approval for this request as Sec. 86-125 requires Board of Supervisors review and approval. Village Motorsports would provide products and services that would support recreational hobbies of residents and visitors to the Lake Anna area of Louisa County.

Enclosures (3):

(1) Application
(2) REZ 1989-10
(3) Land Development Regulations 86-123 through 86-125