



COMMUNITY DEVELOPMENT DEPARTMENT

TO: Louisa County Board of Supervisors
FROM: Staff, Community Development Department
SUBJECT: Special Exception Request – SEP01-2026
DATE: September 22, 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 October 5, 2026 at 6:00 P.M. in the Louisa County Office Building, Public Meeting Room.

STAFF REPORT

OWNER/APPLICANT:

Green Springs Holdings, LLC

AGENT:

Mr. Scott Kane

GENERAL INFORMATION:

TAX MAP & PARCEL	17-25A
ELECTION DISTRICT	Mineral
ACREAGE	2.019
ZONING	General Commercial C-2 (GAOD)
GROWTH AREA	Lake Anna
FUTURE LAND USE	Mixed-use
EXISTING USE	Vacant
PROPOSED USE	Storage Facility (Mini-Warehouse)
ZONING HISTORY	REZ16-2006 (Rezoning) SP2022-38 (Site Plan)

LOCATION:

The subject property is located within a commercial subdivision cul-de-sac a quarter mile northeast of the intersection of Route 208 (New Bridge Road), and Route 652 (Kentucky Springs Road).

BACKGROUND:

Upon building permit review of the proposed storage facility, it was realized that an access easement was in close proximity to Building A. Unfortunately, neither staff nor the site plan engineer identified the access easement used for adjacent parcel 17-29 during site plan

review. As Building A is not thirty (30) feet away from the edge of the access easement the applicant has requested a Special Exception.

2040 COMPREHENSIVE PLAN

The subject property is located in the Lake Anna Growth Area, designated for mixed use.

REQUEST DESCRIPTION:

The applicant has requested a Special Exception by the Board of Supervisors to allow for a ten (10) foot exception to a required thirty 30-foot setback from the edge of an access easement pursuant to Sec. 86-116 (g). The applicant has already made site preparations for the buildings, and re-engineering of the buildings would cause the property owner additional cost in order to shift Building A back 9.39 feet (Enclosure 2).

Sec. 86-116. - Setback regulations—For buildings and structures, growth area overlay districts.
(g) Access easements serving common areas, utility lots or other non-subdivision related parcels: 30 feet from the edge of the right-of-way line.

STAFF EVALUATION:

Community Development Department Staff may consider a twenty (20) percent waiver to required setbacks pursuant to Sec. 86-119 and the Code of Virginia § 15.2-2286 A. (4). However, Sec. 86-116 (h) prevents staff from granting a waiver within a growth area for a parcel designated mixed use. Additionally, the applicant needs a waiver of more than twenty (20) percent to meet the required setback.

Sec. 86-119. - Waivers and setback projections.

(a) The zoning administrator shall have the authority to grant a waiver for minor exceptions, variations or modifications to the requirements of this chapter, pursuant to Code of Virginia § 15.2-2286 A.(4), and any other specifications that may be provided for elsewhere in this chapter. A minor variation shall be considered a variation of not more than 20 percent from the physical requirements on a lot or parcel of land, or water body, including but not limited to size, height, location or features of or related to any building, structure, or improvement (examples: setbacks, height, and sign size).

Sec. 86-116. - Setback regulations—For buildings and structures, growth area overlay districts.

*(h) Development within the growth area overlay districts will comply with these setback regulations, however, new or re-development projects that cannot meet these regulation may apply for a special exception, see section 86-68. **Special exceptions to this section shall only be considered if development meets the intent and purpose of the growth area overlay district.***

Staff has determined that if this project were not located in a growth area, the setback required for the access easement would only be ten (10) feet, eliminating the need for a Special Exception or waiver request.

Sec. 86-115. - Setback regulations for buildings and structures—Generally.

*(h) Access easements serving common areas, utility lots or other non-subdivision related parcels: **Ten feet from the edge of the right-of-way line.***

CONCLUSION:

The applicant has requested a Special Exception by the Board of Supervisors to allow for a ten (10) foot exception to a required 30-foot setback from the edge of an access easement for a project located in the Mineral Growth Area.

Enclosures (2):

- (1) Application
- (2) REZ 2006-16