

Reviewer: TE + DJ Case # SEP01-26
Fee Rcv'd: _____ Rcpt # _____
Date & Time Rcv'd: _____
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 _____ () to _____ ()
- B: CONDITIONAL USE: _____
- C: TEMPORARY CONDITIONAL USE: _____
- D: VARIANCE: _____
- E: PROFFER AMENDMENT: _____
- F: COMP PLAN AMENDMENT: _____
- G: COMP PLAN REVIEW FOR CONFORMANCE: _____
- H: SPECIAL EXCEPTION: to allow 9.39 feet encroachment
into current setback

2. APPLICANT, PROPERTY OWNER, AGENT

- A: NAME OF APPLICANT: Green Springs Holding LLC
If a corporation, name of agent: SCOTT KANE
- B: MAILING ADDRESS: _____

Telephone # _____
- C: NAME OF PRESENT OWNER OF PROPERTY ON WHICH THIS REQUEST WILL OCCUR:
Same as above
- D: MAILING ADDRESS: _____

Telephone # _____

If the applicant is not the owner of the property in question, explain: _____

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: Same as above

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 # 17-25a

C. SUBDIVISION NAME _____ D. LOT/PARCEL# _____

E. PROPERTY LOCATION Rt 208 (across from Food Lion)
to end of cul-de-sac

F. IS PARCEL UNDER LAND USE TAXATION PROGRAM? _____ YES ☒ NO

4. EXPLAIN FULLY THE PROPOSED USE, TYPE OF DEVELOPMENT, OPERATION PROGRAM, ETC., AND THE **REASON OF THIS REQUEST:**

to operate a self storage lot
to allow current setback

(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.

this change will Not be detrimental
to any other property owners

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): none
- C. EXISTING ZONING: C2
- D. ACREAGE OF REQUEST: 2
- E. UTILITIES: none other than electric
(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? no
- 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: Dee Kid 11c
MAILING ADDRESS: _____

TAX MAP # 17-12a
SUBDIVISION NAME _____ LOT/PARCEL# _____

ACREAGE 3.5 ZONING C-2

* PROPERTY OWNER'S NAME: James Holmes
MAILING ADDRESS: _____

TAX MAP # 17-29
SUBDIVISION NAME _____ LOT/PARCEL# _____

ACREAGE 14.37 ZONING R-2

* PROPERTY OWNER'S NAME: 1613p
MAILING ADDRESS: _____

TAX MAP # 17-12B5

MAILING ADDRESS: _____

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

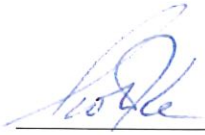
*THERE IS AN ADDITIONAL CHARGE FOR PUBLIC NOTICE ADVERTISEMENT.

11. ENCLOSED WITH THIS APPLICATION IS A SITE PLAN OR TENTATIVE PLAN.
12. ENCLOSED 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 ACCOMPANIED BY THOSE PLANS AT THE TIME OF SUBMISSION OF THE APPLICATION.

DATE: 8-31-26, 20 26.



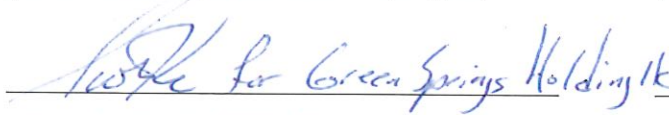
SIGNATURE OF APPLICANT

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

SCOTT Kene

APPLICANT'S NAME

(Typed or Printed)



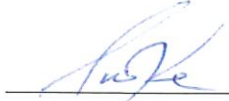
SIGNATURE OF OWNER

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

SCOTT Kene

OWNER'S NAME

(Typed or Printed)



SIGNATURE OF AGENT

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

SCOTT Kene

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.

Louisa County Community Development Department staff provides a Public Facilities evaluation in staff reports as a result of the Board of Supervisors adoption on February 20, 2024 of a Public Facilities Appendix added to the 2040 Comprehensive Plan. Please review the Public Facilities Appendix located on the Comprehensive Plan webpage and update your application as needed to address anticipated impacts to Public Facilities as listed below. If an impact is expected, you need to provide mitigation in your application. Contact information for the organizations responsible for these public facilities is included in the list below. Please contact Chris Coon Deputy County Administrator at (540) 967-3409, if you have any questions.

The following are the public facilities that impacts must be addressed in an application

- * Fire & EMS
- * Law Enforcement
- * Parks and Recreation
- * Schools
- * Solid Waste
- * Administration

There will Not be any adverse impact on any of the agencies listed above.

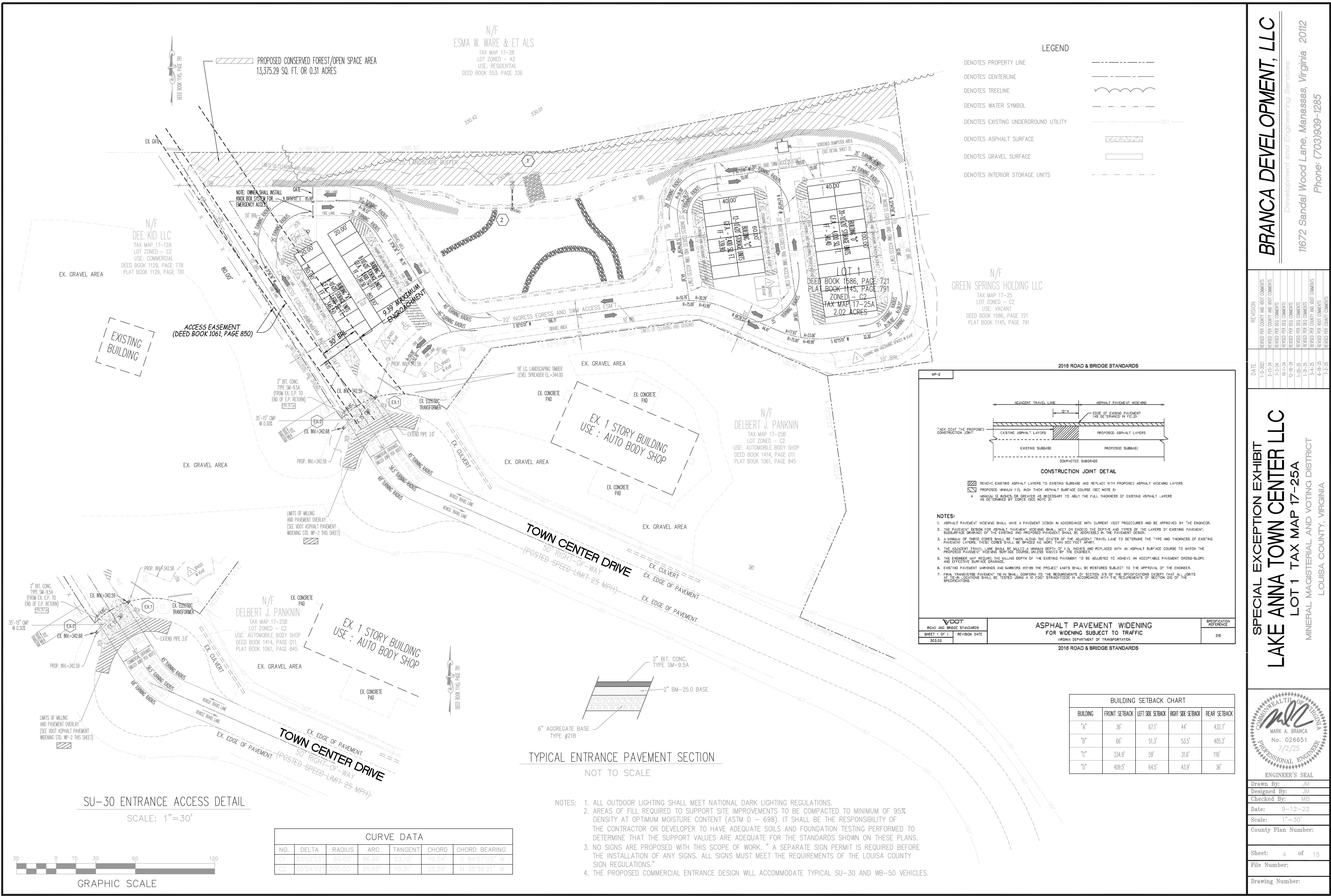
2026-2027

APPLICATION SCHEDULE LOUISA COUNTY PLANNING COMMISSION

*Due to Holiday
Pre-app: Second Friday
Filing deadline: Third Friday
N. Mtg: Second Wednesday
PC Mtg: Second Thursday

Preapplication Date	Filing Deadline	Neighborhood Meeting Date	Revisions Deadline	Ad to Paper	The Central Virginian Ad Dates	Planning Commission Meeting Date
December 12, 2025	December 19, 2025	January 14	January 21	January 21	January 29 February 5	February 12, 2026
January 9	January 16	February 11	February 18	February 18	February 26 March 5	March 12, 2026
February 13	February 20	March 11	March 18	March 18	March 26 April 2	April 9, 2026
March 13	March 20	April 8	April 15	April 22	April 30 May 7	May 14, 2026
April 10	April 17	May 13	May 20	May 20	May 28 June 4	June 11, 2026
May 8	May 15	June 10	June 17	June 17	June 25 July 2	July 9, 2026
June 12	June 19	July 8	July 15	July 22	July 30 August 6	August 13, 2026
July 10	July 17	August 12	August 19	August 19	August 27 September 3	September 10, 2026
August 14	August 21	September 9	September 16	September 16	September 24 October 1	October 8, 2026
September 11	September 18	October 14	October 21	October 21	October 29 November 5	November 12, 2026
October 9	October 16	November 11	November 18	November 18	*November 26 December 3	December 10, 2026
November 13	November 20	December 9	December 16	December 21	December 31 January 7	January 14, 2027
December 11	December 18	January 13	January 20	January 20	January 28 February 4	February 11, 2027

A scheduled meeting is required before submitting an application.



LEGEND

DENOTES PROPERTY LINE	
DENOTES CENTERLINE	
DENOTES TREELINE	
DENOTES WATER SYMBOL	
DENOTES EXISTING UNDERGROUND UTILITY	
DENOTES ASPHALT SURFACE	
DENOTES GRAVEL SURFACE	
DENOTES INTERIOR STORAGE UNITS	

N/F
GREEN SPRINGS HOLDING LLC
TAX MAP 17-25
LOT ZONED - C2
USE: VACANT
DEED BOOK 1586, PAGE 721
PLAT BOOK 1145, PAGE 791

2016 ROAD & BRIDGE STANDARDS

WP-2

CONSTRUCTION JOINT DETAIL

ADJACENT TRAVEL LANE

ASPHALT PAVEMENT WIDENING

EDGE OF EXISTING PAVEMENT (AS DETERMINED IN FIELD)

EXISTING ASPHALT LAYERS

PROPOSED ASPHALT LAYERS

EXISTING SUBBASE

PROPOSED SUBBASE

COMPACTED SUBGRADE

NOTES:

- ASPHALT PAVEMENT WIDENING SHALL HAVE A PAVEMENT DESIGN IN ACCORDANCE WITH CURRENT VDOT PROCEDURES AND BE APPROVED BY THE ENGINEER.
- THE PAVEMENT DESIGN FOR ASPHALT PAVEMENT WIDENING SHALL NOT EXCEED THE DEPTHS AND TYPES OF THE LAYERS OF EXISTING PAVEMENT. SUBSURFACE DRAINAGE OF THE EXISTING AND PROPOSED PAVEMENT SHALL BE ADDRESSED IN THE PAVEMENT DESIGN.
- A MINIMUM OF THREE CORES SHALL BE TAKEN ALONG THE CENTER OF THE ADJACENT TRAVEL LANE TO DETERMINE THE TYPE AND THICKNESS OF EXISTING PAVEMENT LAYERS. THESE CORES SHALL BE SPACED NO MORE THAN 400 FEET APART.
- THE ADJACENT TRAVEL LANE SHALL BE MILLED TO A MINIMUM DEPTH OF 1 1/2 INCHES AND REPLACED WITH AN ASPHALT SURFACE COURSE TO MATCH THE PROPOSED PAVEMENT WIDENING SURFACE COURSE, UNLESS WAIVED BY THE ENGINEER.
- THE ENGINEER MAY REQUIRE THE MILLING DEPTH OF THE EXISTING PAVEMENT TO BE ADJUSTED TO ACHIEVE AN ACCEPTABLE PAVEMENT CROSS-SLOPE AND EFFECTIVE SURFACE DRAINAGE.
- EXISTING PAVEMENT MARKINGS AND MARKERS WITHIN THE PROJECT LIMITS SHALL BE RESTORED SUBJECT TO THE APPROVAL OF THE ENGINEER.
- FINAL TRANSVERSE PAVEMENT TIE-IN SHALL CONFORM TO THE REQUIREMENTS OF SECTION 319 OF THE SPECIFICATIONS EXCEPT THAT ALL JOINTS AT TIE-IN LOCATIONS SHALL BE TESTED USING A 10 FOOT STRAIGHTEDGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 319 OF THE SPECIFICATIONS.

VDOT

ROAD AND BRIDGE STANDARDS

SHEET 1 OF 1

REVISION DATE

303.02

ASPHALT PAVEMENT WIDENING FOR WIDENING SUBJECT TO TRAFFIC

VIRGINIA DEPARTMENT OF TRANSPORTATION

2016 ROAD & BRIDGE STANDARDS

SPECIFICATION REFERENCE

318

BUILDING SETBACK CHART

BUILDING	FRONT SETBACK	LEFT SIDE SETBACK	RIGHT SIDE SETBACK	REAR SETBACK
"A"	36'	67.1'	44'	432.7'
"B"	66'	51.3'	53.5'	405.3'
"C"	334.9'	59'	31.6'	116'
"D"	409.5'	64.5'	43.9'	36'

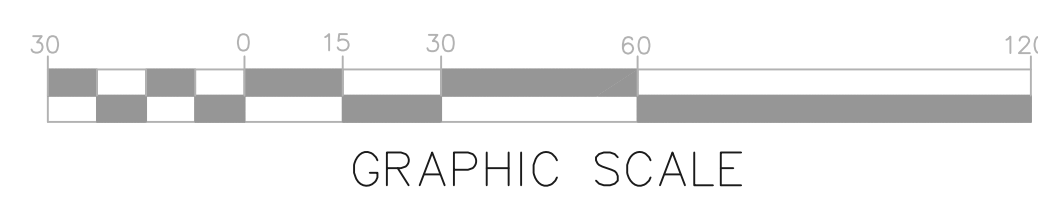
TYPICAL ENTRANCE PAVEMENT SECTION

NOT TO SCALE

- NOTES:
- ALL OUTDOOR LIGHTING SHALL MEET NATIONAL DARK LIGHTING REGULATIONS.
 - AREAS OF FILL REQUIRED TO SUPPORT SITE IMPROVEMENTS TO BE COMPACTED TO MINIMUM OF 95% DENSITY AT OPTIMUM MOISTURE CONTENT (ASTM D - 698). IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR DEVELOPER TO HAVE ADEQUATE SOILS AND FOUNDATION TESTING PERFORMED TO DETERMINE THAT THE SUPPORT VALUES ARE ADEQUATE FOR THE STANDARDS SHOWN ON THESE PLANS.
 - NO SIGNS ARE PROPOSED WITH THIS SCOPE OF WORK. "A SEPARATE SIGN PERMIT IS REQUIRED BEFORE THE INSTALLATION OF ANY SIGNS. ALL SIGNS MUST MEET THE REQUIREMENTS OF THE LOUISA COUNTY SIGN REGULATIONS."
 - THE PROPOSED COMMERCIAL ENTRANCE DESIGN WILL ACCOMMODATE TYPICAL SU-30 AND WB-50 VEHICLES.

CURVE DATA

NO.	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	83°02'13"	60.00'	86.96'	53.12'	79.54'	S 84°57'05" W
C2	65°54'02"	100.00'	20.60'	10.31'	20.59'	N 35°36'21" W



BRANCA DEVELOPMENT, LLC

Development and Engineering Services

11672 Sandal Wood Lane, Manassas, Virginia 20112

Phone: (703)939-1285

SPECIAL EXCEPTION EXHIBIT

LAKE ANNA TOWN CENTER LLC

LOT 1 TAX MAP 17-25A

MINERAL MAGISTERIAL AND VOTING DISTRICT

LOUISA COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA

MARK A. BRANCA

No. 026651

7/2/25

PROFESSIONAL ENGINEER

ENGINEER'S SEAL

Drawn By: JM

Designed By: JM

Checked By: MB

Date: 9-12-22

Scale: 1"=30'

County Plan Number:

Sheet: 4 of 15

File Number:

Drawing Number: