Reviewer: _____ Case # _____
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: MOTOR TOWING SERVICE.

C: TEMPORARY CONDITIONAL USE: _____

D: VARIANCE: _____

E: PROFFER AMENDMENT: _____

F: COMP PLAN AMENDMENT: _____

G: COMP PLAN REVIEW FOR CONFORMANCE: _____

H: SPECIAL EXCEPTION: _____

2. **APPLICANT, PROPERTY OWNER, AGENT**

A. NAME OF APPLICANT: LUMBERTON CROSSROADS LLC.

If a corporation, name of agent: JOHN BROWN

B: MAILING ADDRESS: _____

_____ Telephone # _____

C: NAME OF PRESENT OWNER OF PROPERTY ON WHICH THIS REQUEST WILL OCCUR:
LUMBERTON CROSSROADS LLC

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.

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 <u>TREASURER , COUNTY OF LOUISA.</u>

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*

x2??

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.*

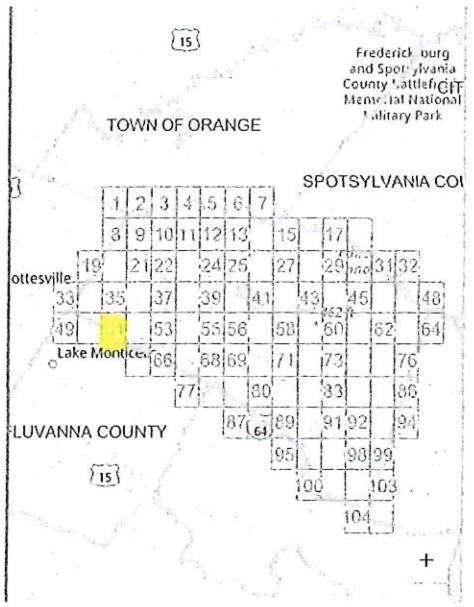
**THERE IS AN ADDITIONAL CHARGE FOR PUBLIC NOTICE ADVERTISEMENT.*

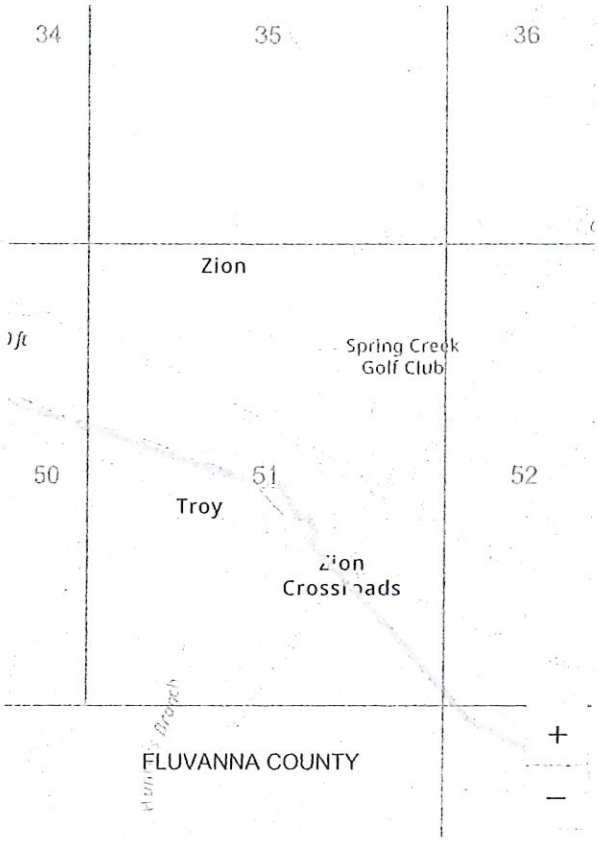
11. ENCLOSED WITH THIS APPLICATION IS A SITE PLAN OR TENTATIVE PLAN.

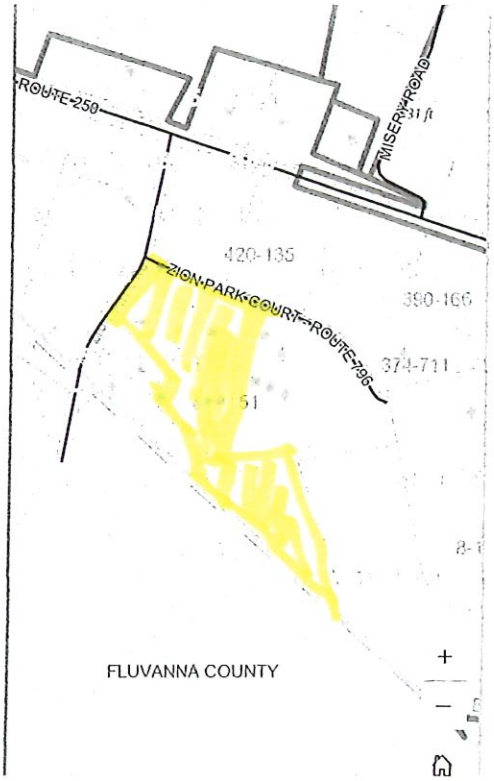
12. ENCLOSED WITH THIS APPLICATION IS THE APPROPRIATE COUNTY TAX MAP WITH THE PROPERTY MARKED AND A SURVEYED PLAT OF THE ENTIRE PARCEL.

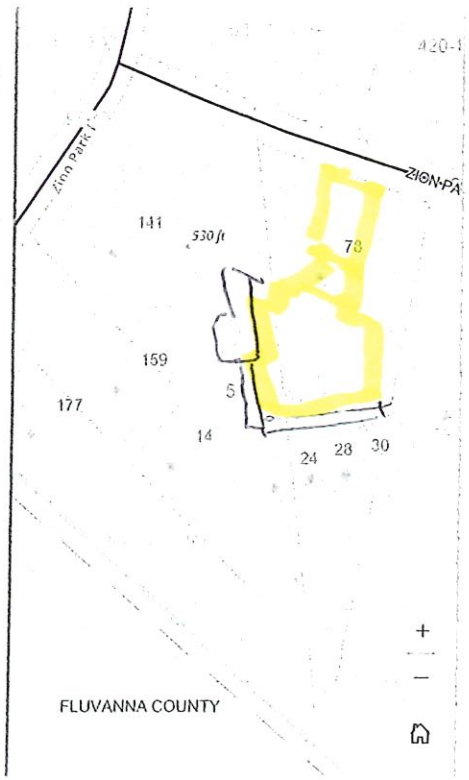
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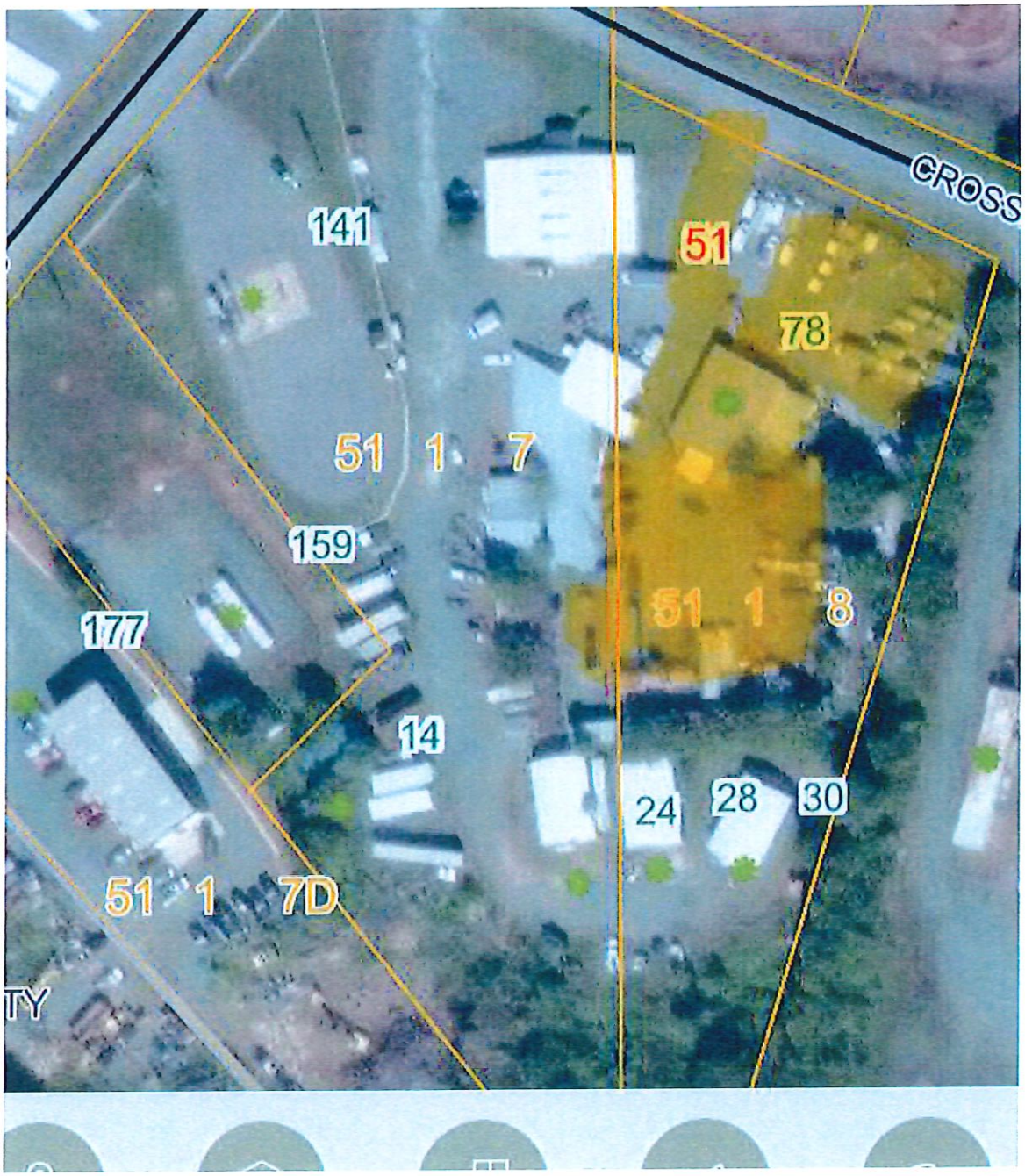
13. I/WE HEREBY CERTIFY THAT TO THE BEST OF MY/OUR KNOWLEDGE ALL OF THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN ANY EXHIBITS TRANSMITTED ARE TRUE AND THAT THE ADJACENT PROPERTY OWNERS LIST HEREWITH ARE THE OWNERS OF RECORD AS OF THE DATE OF APPLICATION.


15
Frederick burg and Spot sylvania County attlefi Memorial National Military Park
TOWN OF ORANGE
SPOTSYLVANIA CO
ottesville
Lake Monticello
LUVANNA COUNTY
15


34
35
36
Zion
Spring Creek Golf Club
50
51
52
Troy
Zion Crossroads
FLUVANNA COUNTY


ROUTE-250
MISERY-ROAD
420-135
ZION-PARK-COURT-ROUTE-795
390-166
374-711
51
FLUVANNA COUNTY


ZION-PA
141
530 ft
78
159
5
177
14
24
28
30
FLUVANNA COUNTY



Current location and area used by OUTLAW TOWING. As of 10/21/2026

MANAGEMENT RIGHTS

The members of Company reserve entirely the right to exercise the powers of Company, and to manage the business and affairs of Company.

John W. Brown shall manage the day to day business of the Company as the Company's managing member. If he cannot exercise his duties as managing member due to illness, disability, or other cause, if any,Amy L. Brown is appointed as and shall act managing member. The company shall be managed by said Amy L. Brown until John W. Brown is able to resume management duties and/or 1.) a new managing member is elected by a vote of members having 51% or more ownership interest in the Company, or 2.) the affairs of the company are concluded. The managing membershall have the sole right to obligate the Company by contract or otherwise to enter into future business agreements of any type of less than $100,000.00. The managing member(s) may not execute any agreement without member consent which obligates the Company in an amount more than $100,000.00 or liquidates any asset if the company worth more than $100,000.00. The managing

member may however execute any documents to encumber the Company's real

This application is filed for LUMBERTON CROSSROADS LLC hence allowing OUTLAW TOWING to continue operating on our property located at 78 Zion Park Court, Tax Map #51-1-8 & Tax Map #51-1-7 and will not have any effect detrimentally or what soever to any of the surrounding properties or Neighborhood or the county in general as this business has already been operating at this location for the previous 11 years.

OUTLAW TOWING will continue to support the Law Enforcement, Fire and Ems by assisting in a positive way when called to make collection / removal of said damaged or inoperable or impounded vehicles to open up and clear any blocked road as required within county as quickly as possible.

OUTLAW does what it can when requested in a positive way to keep roads open and cleared when requested to keep LOUISA COUNTY PUBLIC SCHOOLS access and transportation flowing at each location within Louisa County. There would continue to be no impact to Administration, Parks and Recreation & Solid waste other than keep roads open for people to be able to access locations.

We are applying for this C.U.P to bring us

Inline with the Louisa County Land Development Regulations; Section 86-484, Motor Vehicle Towing Services,

For the IND listing of our property in Louisa County.

I Believe that it is wrong that an A2 or even a residential parcel can set up a motor towing company by right but not an IND by right, where it is better suited.

Besides the last 11 years for this motor towing OUTLAW TOWING there also have been a small business operating a local sign shop on the same property Parcel and this application will not make any change to that businesses.

Please find attached supporting letters from neighbors backing onto the property or with in close proximity to the listed parcels.

-Chips Inc.

-Jake's Auto Parts and Repair LLC.

-Absolute Plumbing & Drain.

-Commonwealth Interiors.

- Each business/firm shall maintain insurance for its storage lot and/or facilities and be responsible, as provided by law, for the storing and safekeeping of the vehicle. The service shall further take reasonable measures to prevent vandalism of all vehicles and their contents.
- The storage facility will be properly identified through the posting of the business name and 24-hour telephone number. Companies must have someone available to release stored vehicles 7 days a week. Companies must maintain adequate records to respond to questions about the release of stored vehicles.
- The office of a tow service company must have an entrance for customers that is outside of the locked fenced storage compound, an unencumbered method for customers to enter the fenced compound to get to the office, or a means for a customer to immediately contact an on-site staff member to gain entry.
- Fatals to be kept in a separate out of general public sight area.
- A self contained area for battery vehicles.
- Follow VA State Codes.

Main part of OUTLAW TOWING's operation is located at 28 Crossroads Center Tax Map #51-1-8 and a lap over within the fence contained area on Tax Map #51-1-7 14 Zion Park Court. See attached map with highlighted current use area as of 10/21/2026.

Hence the application for both parcels under LUMBERTON CROSSROADS LLC.

Chips, Inc.
26 Zion Park Road
Troy, VA 22974

(434) 589-2424 (O)
(434) 589-2426 (F)

September 23, 2026

To whom it may concern:

Gary Wayne Shull, Jr. (Outlaw Towing) has been a tremendous asset not only the Zion Park Business Park but to Louisa county as a whole. He has faithfully served this community for countless years, providing affordable and dependable towing services. His towing service has helped countless numbers of our employees get out of a bind, and enabled them to get to work on time despite having vehicle troubles. Gary is a stand-up citizen who truly cares about his fellow neighbor.

Chips, Inc. had the pleasure of recently working together with Mr. Shull in providing lumber to the Louisa County Fire Department (transported by Outlaw Towing) in support of their training tower. Yet another example of Gary's passion for making a difference in the community.

Outlaw Towing has the full backing and support of the entire team at Chips, Inc.

Very Respectfully,

Adam Diehl
Vice President
Chips Inc.

Jake's Auto Parts and Repair, LLC
P O Box 1051
9654 Three Notch Road
Troy, VA. 22974
Parts: 434.589.7278
Service: 434.589.7277

September 28, 2026

To Whom It May Concern:

This letter is to request that Gary Wayne Shull Jr. (Outlaw Towing) be able to continue business in their current location at Zion Crossroads. In the past two and a half years of service we have used Outlaw Towing on numerous occasions to recover, move and store inoperative vehicles. In fact, when customers ask for a towing service in this area, we recommend Outlaw Towing. Mr. Shull has always reacted to our needs in a timely fashion and at a fair price.

My greater concern with this matter is that if this business is not allowed to continue operating at its current location, there is not another towing company in the general area. So, companies and residents will be forced to use a towing company from a distance, incurring additional time and cost. Furthermore, if the need is for vehicles to be removed from an accident, time is normally critical. And, having to wait for a wrecker to come from a distance can cause further safety issues for motorists and delays to reopen roads.

I strongly encourage you to reconsider this decision and allow Outlaw Towing to continue business at its current location.

Best Regards,

Russell Hamm

Russell Hamm
General Manager

From: absolutesrvsinc absolutesrvsplumbing.com
Subject: Lumberton Crossroads LLC 78 Zion Park Court Troy. And Outlaw towing and recovery.
Date: Sep 30, 2026 at 3:37:22 PM
To: mrjohnwbrown@me.com

To whom it may concern,

This is Keith Cline, President/Owner of Absolute Plumbing & Drain located at 9694 3 Notch Road, Troy, VA 22974. I am writing this email in regards to the business named Outlaw Towing and property owned by Lumberton LLC. It has come to our attention that certain zoning regulations may need approval for a towing/recovery company (Outlaw Towing) to operate and store vehicles on the property located across from our business. This email is to assure you that the business and property in question does not negatively affect us and in fact is an asset for a commercial business such as mine. We have never had any issue nor find it improper for such a business to operate at the location in question. I support the business and the landowner in respects to allowing the business to continue operations at its current location.

Should you have any questions or concerns, please feel free to contact me at 4349817539 or 4349776989

Thank you,
Keith Cline
President
Absolute Plumbing

COMMONWEALTH INTERIORS
130 Crossroads Center Troy, Va 22974
Phone: 434-589-5158 Fax: 434-589-4674

October 14, 2026

Re: Outlaw Towing and Recovery
78 Zion Park Ct.
Troy, VA 22974

Subject: Business Asset to Community

To Whom it may concern,

I would like to take a few moments to recognize the importance of Outlaw Towing for its necessary service and dependability in our community. I would also like express how Gary's company has been there, for myself and community.

My company, Commonwealth Interiors, has had the need to call Outlaw Towing and its services, both professionally and personally. On a few occasions, he has traveled over Afton Mountain to tow company vehicles, responded to outlying areas for towing when needed, and has always been reliable and timely. He has also served my personal vehicles and, like my business, has provided the same level of service.

Over the past several years I have watched the area grow significantly, and have found that Outlaw Towing has been able to keep up with the growth and still provide prompt service. Because of his efficiency I have recommended Outlaw Towing many times and have not received any negative feedback.

I thank you for your time, consideration, and continues support of our small business owners.

Sincerely,

John Robey

President

COMMONWEALTH OF VIRGINIA

DEPARTMENT OF STATE POLICE
Charlottesville

October 13, 2026

TO: Whom it may concern

FROM: Sergeant K. C. Anderson

SUBJECT: Outlaw Towing

Outlaw Towing (Gary Wayne Shull Jr.) has been a great asset as part of the 3rd and 1st division State towing rotation. Gary Jr. has been on the State Police rotation for 33 years and has also held his Virginia State Inspection licensure for 31 years. During those years, I have never seen or heard of any instance or occasion where corrective action was needed.
Gary with Outlaw Towing has diligently and faithfully served on the State rotations for both Fluvanna and Louisa County. He is readily available to assist with calls for service and has done so for many decades.

KCA

To Whom It May Concern:

I am pleased to offer this letter of support for Mr. Shull, owner and operator of Outlaw Towing.

I have known Mr. Shull personally for over a decade and have had the pleasure of working with him in a professional capacity throughout that time. Through both his own company and his father's business, Mr. Shull and his family have provided towing and recovery services to the Fluvanna County Sheriff's Office for over 30 years.

Throughout my dealings with Mr. Shull, he has consistently demonstrated professionalism, reliability, and a willingness to assist whenever called upon. He is courteous, dependable, and always a pleasure to work with.

I appreciate his longstanding service to our agency and community and am happy to offer my support and recommendation.

Sincerely,

Patrick T. Wood
Lieutenant | Patrol Division Commander
Fluvanna County Sheriff's Office

434-882-1134