Phone (540) 967-3430 **COUNTY OF LOUISA** *Fax (540) 967-3486*
COMMUNITY DEVELOPMENT DEPARTMENT
www.louisacounty.com

TO: Members, Louisa County Planning Commission

FROM: Staff, Community Development Department

SUBJECT: CUP2026-04, Request of 18 acres of a total of 97.93 for a proposed campground

APPLICANT: Sarah and Joseph Marshall

OWNER: Sarah and Joseph Marshall, M & M Services Inc

DATE: November 4th, 2026

The Planning Commission will meet to review this request on November 12th, 2026, at 7:00 P.M. in the Louisa County Public Meeting Room.

INFORMATION SUMMARY	
TAX MAP AND PARCEL #:	26-44
TOTAL ACREAGE:	97.93
REQUESTED ACREAGE:	18
ELECTION DISTRICT:	Mineral
CURRENT ZONING:	Agricultural (A-1)
SURROUNDING ZONING:	Agricultural (A-2), Agricultural (A-1)
EXISTING USE(S):	Vacant
REQUESTED USE(S):	Conditional Use Permit for a Proposed Campground
LAND USE PERMIT(S):	Ellisville Agricultural Forestal District
APPLICANT:	Sarah Marshall and Joseph Marshall
OWNER:	Sarah Marshall and Joseph Marshall, M & M Services Inc

PROPERTY LOCATION:

The property is located on Bibb Store Road (Route 628), and is further identified as tax map parcel 26-44, in the Mineral Election District. The 2040 Louisa County Future Land Use Map designates this area as Rural, outside of any growth area.

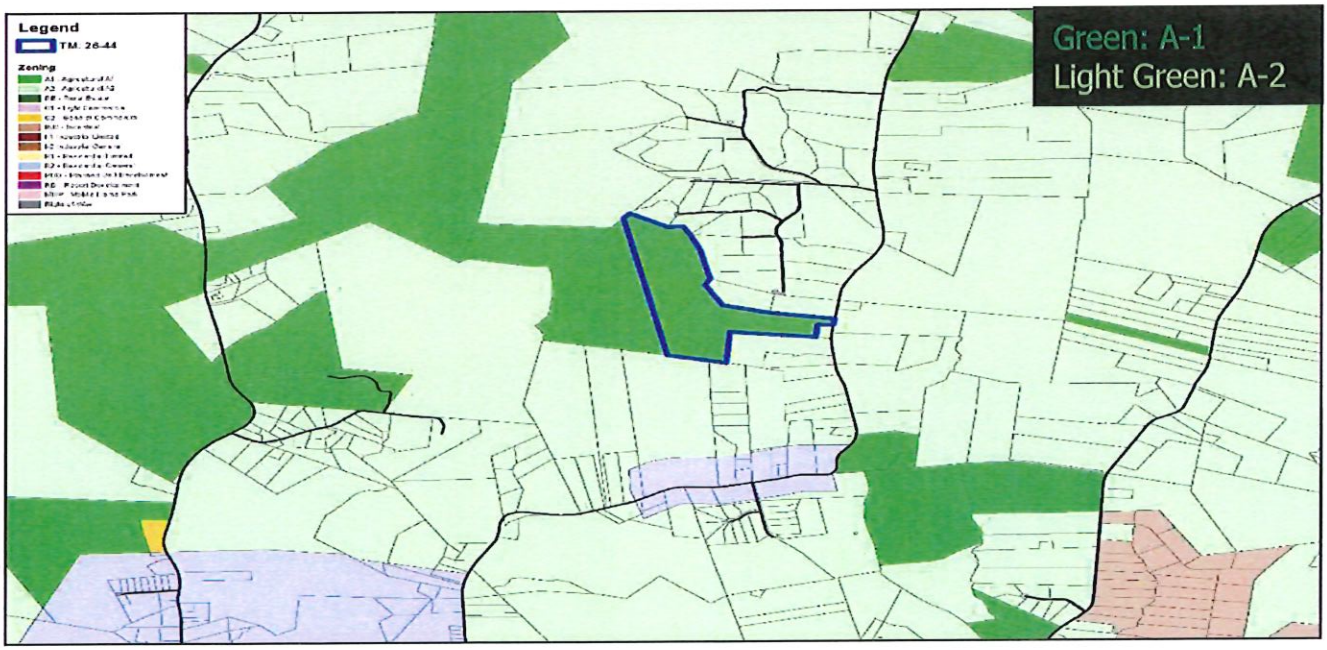
Parcel Outline Map
Exhibit A



REQUEST:

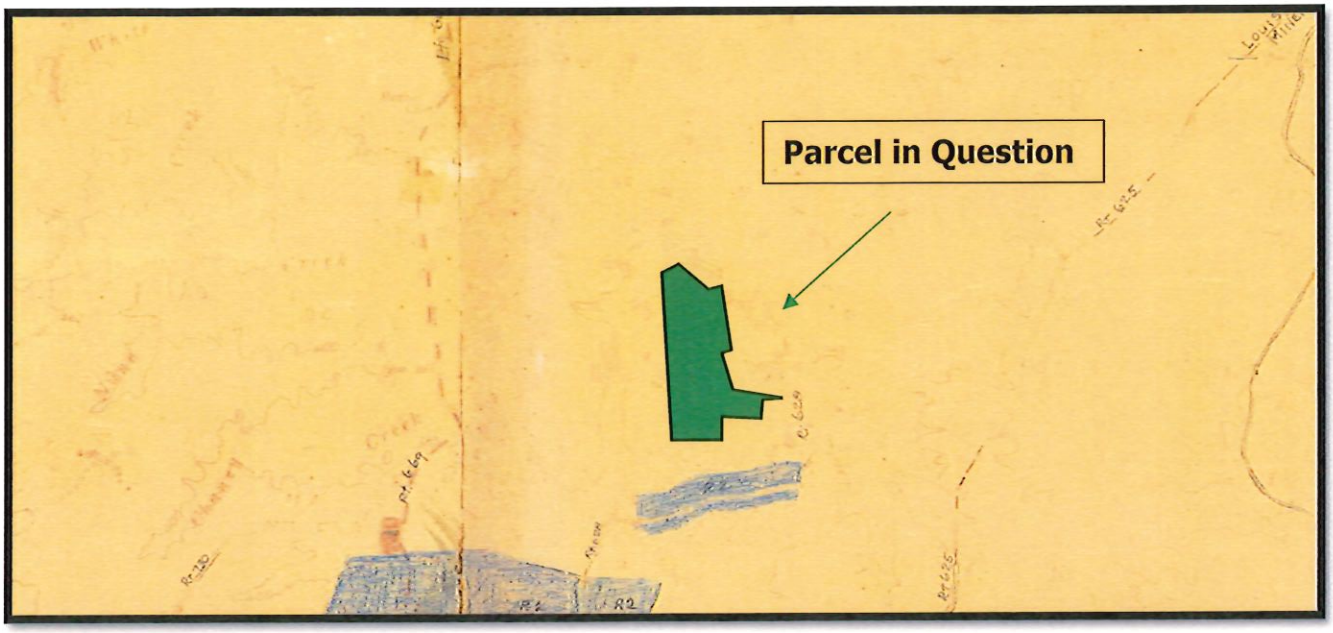
The applicant is requesting to utilize approximately 18 acres of a 97.93 acre parcel for the use of a campground consisting of up to ten (10) units. The applicant has volunteered conditions for the campground to address site operations and support compatibility with the surrounding area.

Current Zoning Map
Exhibit B



BACKGROUND:
The subject parcel and the adjacent parcels were originally zoned as Agricultural according to the 1969 Zoning map. The parcel is currently zoned Agricultural (A-1).

1969 Zoning Map
Exhibit C



CONFORMANCE REVIEW:

1. 2040 Louisa County Comprehensive Plan

The subject parcel is zoned Agricultural (A-1) and lies outside a designated growth area. The surrounding area is characterized primarily by Agricultural (A-1 and A-2) properties, along with a mix of rural and residential uses. The proposed campground would occupy approximately 18 acres of the 97.93-acre parcel and accommodate a maximum of 10 campsites. The Louisa County 2040 Plan recognizes that "commercial developments are integral to the County's current economic makeup." Conversely, the proposed campground's location outside a designated growth area may conflict with the Plan's primary goal of "directing growth away from rural areas." Additionally, the parcel is enrolled in an Agricultural and Forestal District, which is intended to "preserve, protect, and encourage the development and improvement of open spaces, agricultural and forestal land" within Louisa County. Considering the campground's limited scale and size, the proposed use may pose minimal impacts to the rural character of the surrounding area, provided appropriate conditions are established to address buffering, noise, lighting, fire safety, site access, and rural preservation concerns.

2. Louisa County Land Development Regulations

Sec. 86-133. - Agricultural (A-1) district—Statement of intent; policy guidance:

(a) Agricultural (A-1) district is intended to accommodate farming, forestry, livestock maintenance and other related farm activities. Such uses are an essential part of the rural economy of the county and the agrarian character of the community. It comprises those areas dedicated to farming and agricultural use and is protected as a valuable part of the rural community. These activities shall not be compromised by development and shall be enhanced by the protection offered herein.

Sec. 86-13. - Definitions

(b) Campground. Facilities providing camping or parking areas and incidental services for travelers in recreational vehicles and/or tents. The overnight parking of recreational vehicles shall be a permitted accessory use at parking facilities, and shall not be classified as a campground, provided that the following criteria is met:

(1) Recreational vehicles shall only be parked on a temporary overnight basis, and shall not be parked for more than 12 continuous hours at a time;

(2) Parking facilities shall not provide incidental services principally for recreational vehicles, and

(3) The parking of recreational vehicles shall not interfere with the movement of traffic or create a safety hazard.

3. Agricultural Preservation Review:

While a campground may be appropriate in certain locations, its development on land currently within an Agricultural and Forestal District (AFD) is inconsistent with the purpose of the district. Removing land from the AFD to accommodate a commercial venture would displace land intended for agricultural and forestal preservation. This conflicts with Virginia Code § 15.2-4301, which recognizes these lands as vital economic, environmental, and open-space resources, as well as the Louisa County 2040 Comprehensive Plan, which designates this area as Rural and emphasizes preserving the County's agricultural heritage, open space, and rural character.

The applicant and their family's decision to add other acreage to an AFD is commendable; however, the proposed withdrawal and conditional use permit should be evaluated individually on their own merits and against the applicable statutory requirements and Comprehensive Plan goals. The addition of land elsewhere does not eliminate the need to consider the impacts of removing this property from the district and converting it to a commercial use.

4. 2024 Public Facilities Impacts Review:

The Public Facilities Plan, adopted by the Board of Supervisors on February 20, 2024, as an amendment to the 2040 Comprehensive Plan ratified on August 5, 2019, serves as a directive to assess and mitigate the impacts of current and future development on public services. While the 2040 Comprehensive Plan provides a long-range vision for sustainable growth and development, the continued efficiency of public facilities depends upon the careful review of individual development proposals to ensure that growth remains consistent with the County's public service capacity. To support this vision, the Community Development Department reviews proposed developments on a case-by-case basis and applicants develop volunteered conditions for consideration by the Planning Commission and Board of Supervisors. Such conditions may include, but are not limited to, impact fees, community benefit initiatives, environmental preservation measures, and infrastructure improvements, as appropriate to address the specific impacts of a proposed development. This review process ensures that these proposed developments, if approved, are consistent with the objectives of the 2040 Plan and safeguard the long-term functionality, capacity, and sustainability of the County's public facilities and services.

This application has been evaluated to determine if this development impacts the following areas:

Administration
Staff believes there would be a minimum level of impact to Administration. Community Development Department staff are currently involved in the CUP process and will be involved in future building permit and site plan reviews as well as inspections.

Fire & EMS
Staff believes the proposed campground would have a minimal impact to Fire & EMS. The applicant has proposed a fuel and chemical spill plan as well as an in service fire extinguisher on site.

Law Enforcement
Staff believes the proposed campground would have a minimal impact to Law Enforcement.

Parks and Recreation
Staff believe the proposed campground would not impact Parks and Recreation.

Schools
Staff does not believe the proposed campground would have an impact on Louisa school systems.

Solid Waste
Staff believes there would be a minimal impact to General Facilities.

5. Current Zoning Viability Analysis:
The subject parcel is zoned Agricultural (A-1) and is located outside a growth area overlay district. The Louisa County Future Land Use Map designates the parcel as Rural. The surrounding area consists primarily of Agricultural (A-1 and A-2) properties, with a mix of rural and residential uses. The parcel is also currently enrolled in an Agricultural Forestal District (AFD). Consideration of the Conditional Use Permit (CUP) is contingent upon the parcel's removal from the AFD. If the campground use is not approved and the parcel remains within the AFD, the Agricultural (A-1) zoning district would permit the existing uses by right, in accordance with Section 86-134, such as farming activities and a single-family dwelling.

6. Neighborhood Meeting Results:
A Neighborhood Meeting was held in the Louisa County Public Meeting Room on October 14th, 2026, at 4:00PM. Five (5) citizens of Louisa County attended this meeting. The following is a review of said meeting:

- One citizen came out in support of the application.
- Concern regarding fire emergency procedures and access to site.
- Concern regarding trash accumulation and tenant supervision.

Conditional Use Permit CUP2026-04 (Gridline Camp, LLC)
The following sixteen (13) conditions are recommended for consideration for the Conditional Use Permit to allow for a Campground:

1. A fifty (50) ft vegetative buffer shall be maintained unless a reduction is necessary to accommodate development and does not increase the visibility of the campground from adjacent properties. In no case shall the buffer be reduced to less than twenty-five (25) feet. Existing mature trees and natural vegetation within the designated buffer area shall be retained to the greatest extent possible, except where removal is necessary for safety or site access.

2. The property shall be maintained free of accumulated trash, debris, and improperly discharged wastewater.

3. Gasoline, propane cylinders, and other flammable materials shall be stored and handled in accordance with applicable fire and safety codes. Fireworks and other hazardous pyrotechnics shall be prohibited on the campground property.

4. An onsite administrative office or main entrance signage shall provide a dedicated phone number for the manager on duty, the physical address of the campground, campground layout or directional information, and emergency procedures. Campground site and landscape plans shall comply with Article IV, Supplementary Regulations, Division 1, Site Plans, and at a minimum, show campsites; access and internal roads; auxiliary buildings and facilities; water, septic/sewer, and electrical utilities; trash facilities; setbacks; landscaping/buffers; and emergency access, including internal travel ways and access points, demonstrating review and approval by the County Fire and EMS Chief or their designee. At a minimum, an Administrative Site Plan is required.

5. Spill Plan. The Property owner will maintain a fuel and chemical spill plan on site. Oil absorbent pads, booms, and quick dry materials will be stored inside a weatherproof enclosure or structure. An in-service fire extinguisher, along with instructions for use, shall be maintained on-site at all times and be located within the previously stated weatherproofed enclosure or structure. If the fire extinguisher is used or becomes inoperable, it shall be replaced with an in-service fire extinguisher within 48 hours.

6. All property lighting shall be dark sky compliant.

7. The campground shall comply with all applicable Virginia Department of Health regulations, Statewide Building Code requirements, and other applicable state and local health and safety requirements. The owner shall provide the current Louisa County Code chapters relating to noise (51) and solid waste (62) as part of rental or occupancy materials. In addition, quiet hours shall be observed between the hours of 10:00 pm and 6:00 am.

8. The parcel shall have safe and adequate access to a public road. All fire apparatus access roads, internal roads, turnarounds, vertical clearances, load capacities, grades, approach and departure angles, and other emergency-access features. The internal travel ways and access points serving the campground shall be subject to review and approval by the County Fire and EMS Chief or their designee to ensure adequate access for emergency vehicles and apparatus. Such approval shall be obtained prior to the commencement of campground operations.

9. The campground address shall not be used to establish permanent residential occupancy inconsistent with the temporary recreational nature of the use or to register students with Louisa County Public Schools. Nothing in this condition shall prohibit the property owner from using the campground address to establish permanent residential occupancy or to register students with Louisa County Public Schools.

10. No more than 10 self-contained recreational vehicles shall be allowed on-site at any given time.

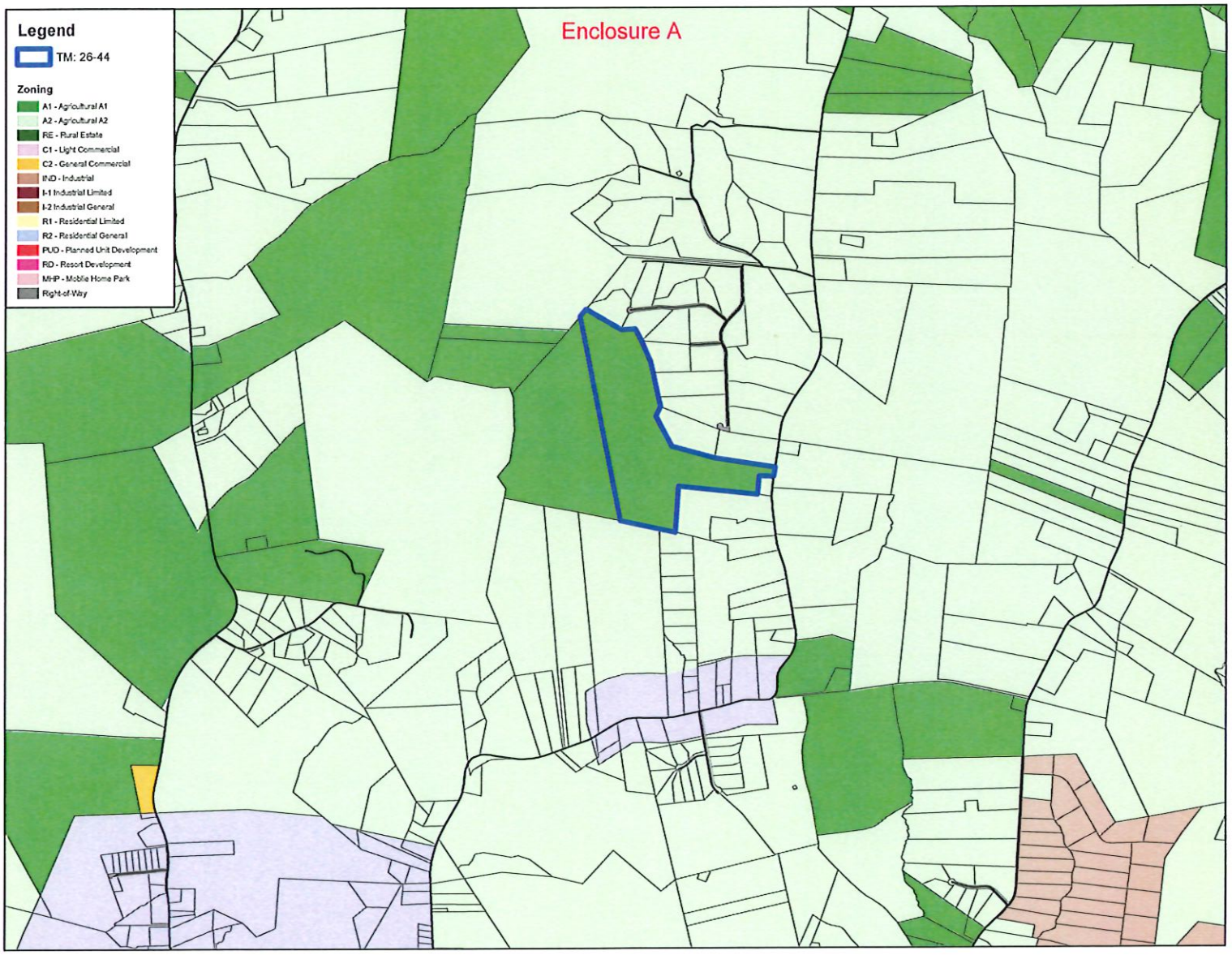
11. The owner/operator shall verify each occupant's employer and the beginning and ending dates of the temporary employment assignment before occupancy and submit occupant and employment information to the County at the beginning of each stay. A qualifying temporary employment assignment shall not exceed (365) days. Occupancy may begin no earlier than fourteen (14) days before verified employment begins and shall end no later than fourteen (14) days after verified employment ends. For a total maximum of 393 days of occupancy. No sub-leasing of self-contained recreational vehicles shall be permitted. No occupants may stay overnight in anything other than a self-contained recreational vehicle.

12. The Board of Supervisors or their designated representative reserves the right to inspect the site at any reasonable time without prior notice.

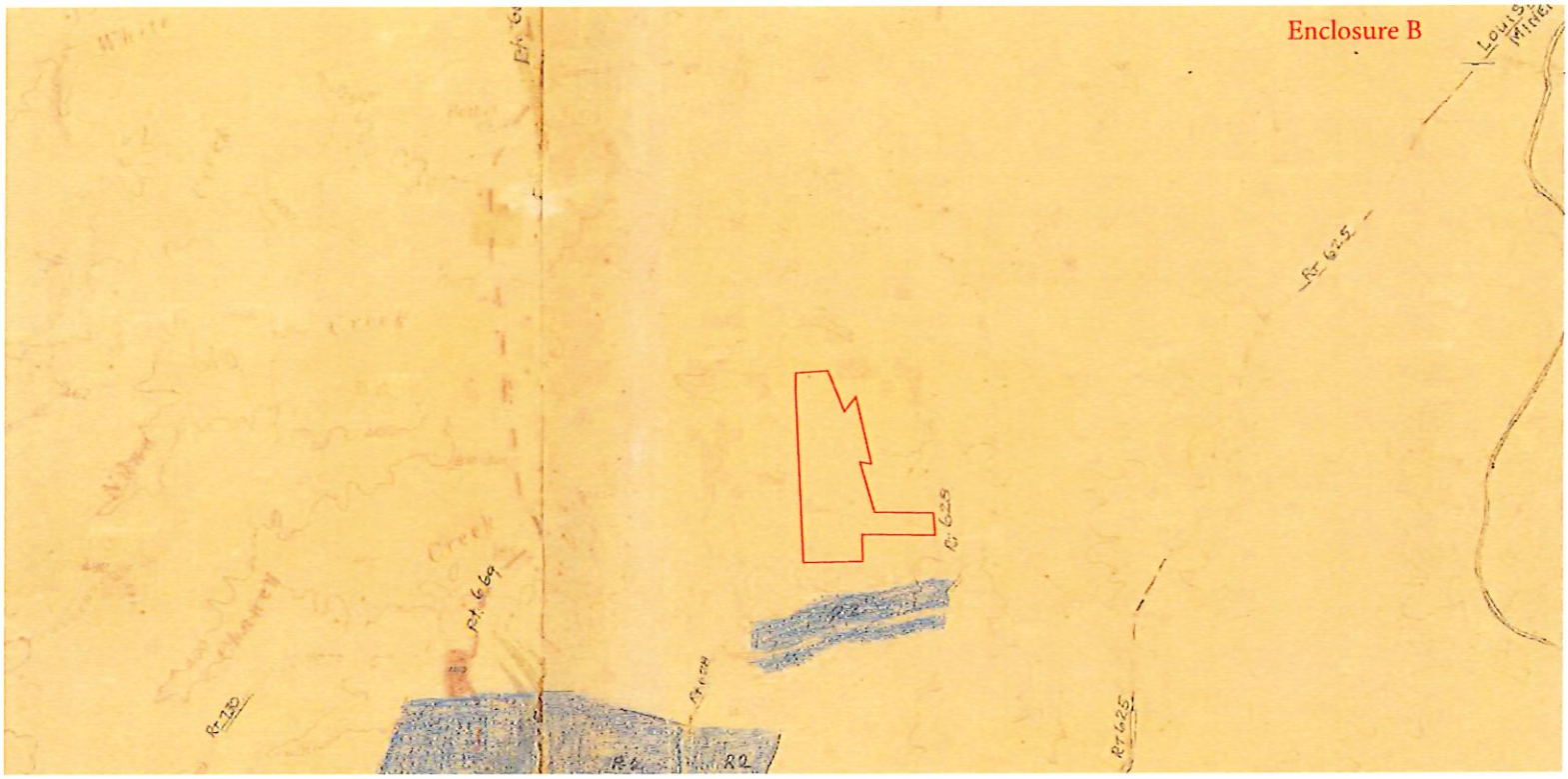
13. Violation of any condition of this permit shall be grounds for revocation of the Conditional Use Permit.

Enclosures:

A. Current Zoning Map
B. 1969 Zoning Map
C. Application
D. Voluntary Conditions Narrative
E. Draft Campground Ordinance


Legend
TM: 26-44
Zoning
A1 - Agricultural A1
A2 - Agricultural A2
RE - Rural Estate
C1 - Light Commercial
C2 - General Commercial
IND - Industrial
I-1 Industrial Limited
I-2 Industrial General
R1 - Residential Limited
R2 - Residential General
PUD - Planned Unit Development
RD - Resort Development
MHP - Mobile Home Park
Right-of-Way
Enclosure A

Enclosure B



Enclosure C

August 20, 2026

Louisa County Planning & Zoning
County of Louisa
PO Box 1600
Louisa, Virginia 23093

RE: Conditional Use Permit Application- Temporary Worker Housing Facility
Property: 26 44
Zoning: A1
Applicant: Gridline Camp, LLC
Property Owner: Sarah & Joseph Marshall

Dear Planning and Zoning Staff:

On behalf of Gridline Camp, LLC, I am submitted a Conditional Use Permit application for a temporary worker rental facility on approximately 18 acres located 3.4 miles north of the Louisa County Administration Building on the left-hand side of Bibb Store Road in Louisa County, Virginia. Parcel 26-44 is currently part of the Ellisville AFD and a partial withdrawal application is being submitted for the acreage associated with the proposed facility.

The proposed facility is intended to provide safe, sanitary, and professionally managed temporary accommodation for workers who are working in the area for limited-duration assignments. The facility is not intended to create permanent residential development, a residential subdivision, or a general-purpose campground. It is specifically designed to address the temporary housing needs of a defined workforce associated with the existing and promoted economic development in Louisa County and the area.

The proposed facility will accommodate up to ten (10) self-contained recreational vehicles (RVs), with occupancy limited to those seeking temporary workforce housing. It is anticipated that occupants will generally remain at the facility for 1-3 months, corresponding with the duration of their work assignments. It will not be offered to the general public or marketed as a recreational campground.

The proposed use has been designed to complement the existing agricultural use of the property and the rural nature of the community. The project incorporates appropriate setbacks and existing, established, natural vegetative buffers that will limit visibility to none or very minimal.

Gridline Camp, LLC respectfully requests that Louisa County review and approve the Conditional Use Permit subject to reasonable conditions necessary to protect public health and safety and to ensure compatibility with the surrounding community.

We appreciate Louisa County's consideration of this application and look forward to working collaboratively with County staff, neighboring property owners, and the community throughout the review process.

Sincerely,

Sarah A. Marshall
Owner
Gridline Camp, LLC

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: ~~Facility for temporary worker housing~~ 9/17/20 SMM
Campground (temporary workforce housing)

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: Gridline Camp, LLC

If a corporation, name of agent: Sarah Marshall

B: MAILING ADDRESS _____

_____ Telephone # _____

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

Joseph Marshall & Sarah Marshall, M&M Services

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: _____

_____

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 # 26 44

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

E. PROPERTY LOCATION 3.4 miles north of Louisa County Administration Building, on lef-hand side off Bibb Store Road

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

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

Campground 9/17/26 SmA

(Temporary worker housing facility) in the form of 10 or less self-contained recreational vehicles (RVs) on ~18 acres. ~~It is believed that this use may need a CUP as temporary worker housing is not clearly defined.~~ See Attachment #1 9/17/26 SmA

(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 development will have minimal, if any impact, to adjacent property, the surrounding neighborhood, or Louisa County in general. See Attachment #2

_____

_____

_____

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): Agricultural

B. EXISTING STRUCTURE(S): N/A

C. EXISTING ZONING: A1

D. ACREAGE OF REQUEST: ~18 acres

E. UTILITIES: Well & Septic

(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? Yes

8. **IF REQUESTING A VARIANCE, EXPLAIN THE UNIQUE PHYSICAL HARDSHIP OR EXTRAORDINARY SITUATION THAT IS THE JUSTIFICATION FOR THE VARIANCE:**

N/A

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: See Attachment #3

MAILING ADDRESS: _____

_____ TAX MAP #_____

SUBDIVISIONNAME_____ 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 #_____

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*

**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: August 20, 20 26 .

SIGNATURE OF APPLICANT (Same Name as Used in Item 2-A, Page 1)	Sarah A. Marshall APPLICANT'S NAME (Typed or Printed)
SIGNATURE OF OWNER (Same Name as Used in Item 2-C, Page 1)	Sarah A. Marshall OWNER'S NAME Joseph B. Marshall (Typed or Printed) Alan L Marshall
SIGNATURE OF AGENT (Name of Person Other Than, but Acting for the Applicant, Responsible for this Application)	Sarah A. Marshall 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

Attachment #1
Proposed Use

Gridline Camp, LLC proposes to establish a temporary worker housing facility on approximately 18 acres of property located on Parcel # 26 44 in Louisa County, Virginia. Of that approximately 18 acres, less than one acre of land will be disturbed.

The proposed facility is intended to provide safe, sanitary, and professionally managed temporary accommodation for workers who are working in the area for limited-duration assignments. The facility is not intended to create permanent residential development, a residential subdivision, or a general-purpose campground. It is specifically designed to address the temporary housing needs of a defined workforce associated with the existing and promoted economic development in Louisa County and the area.

The proposed facility will accommodate up to ten self-contained recreational vehicles (RVs), with occupancy limited to those seeking temporary workforce housing. It is anticipated that occupants will generally remain at the facility for one-to-three months, corresponding with the duration of their work assignments. It will not be offered to the general public or marketed as a recreational campground.

The proposed use has been designed to complement the existing agricultural use of the property and the rural nature of the community. The project incorporates appropriate setbacks and existing, established, natural vegetative buffers that will limit visibility to none or very minimal.

Attachment #1
Proposed Use



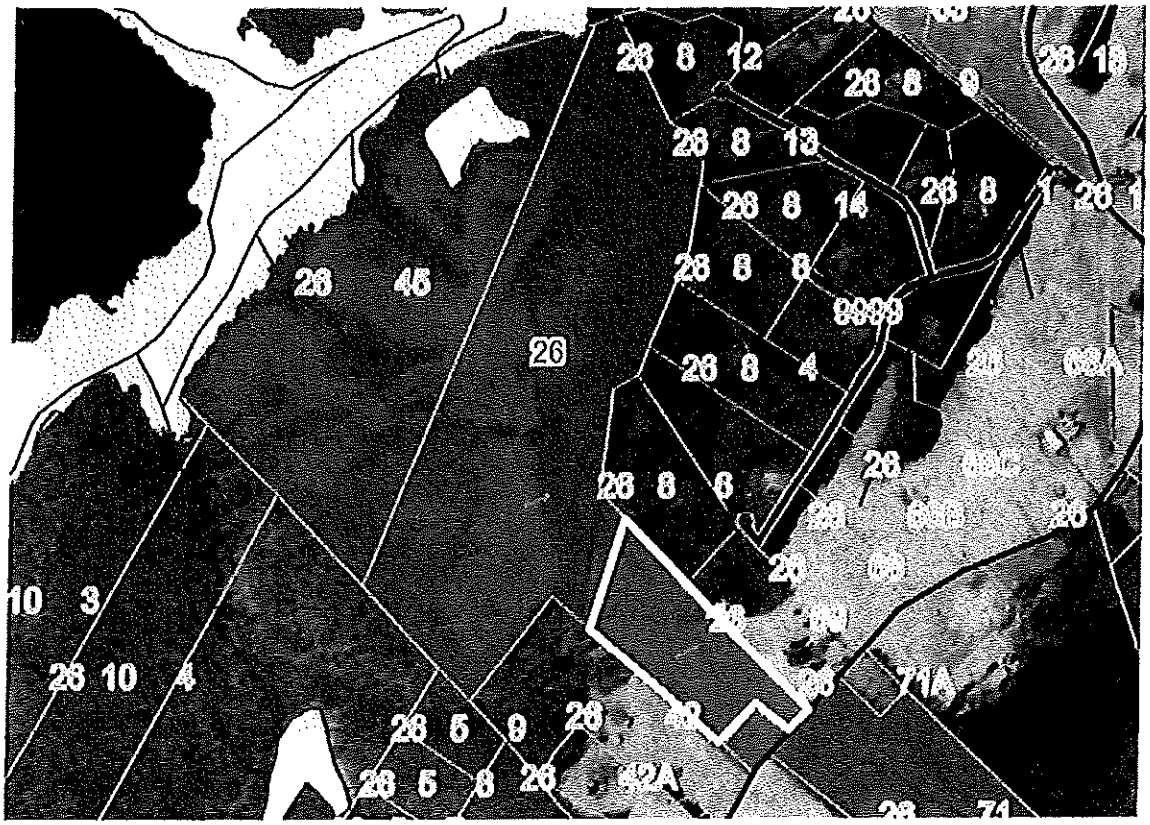
Site Plan

Attachment #1
Proposed Use



Tax Map

Attachment #1
Proposed Use



Area in white denoting ~18 acres. Same ~18 acres to be subject to AFD partial withdrawal application approval.

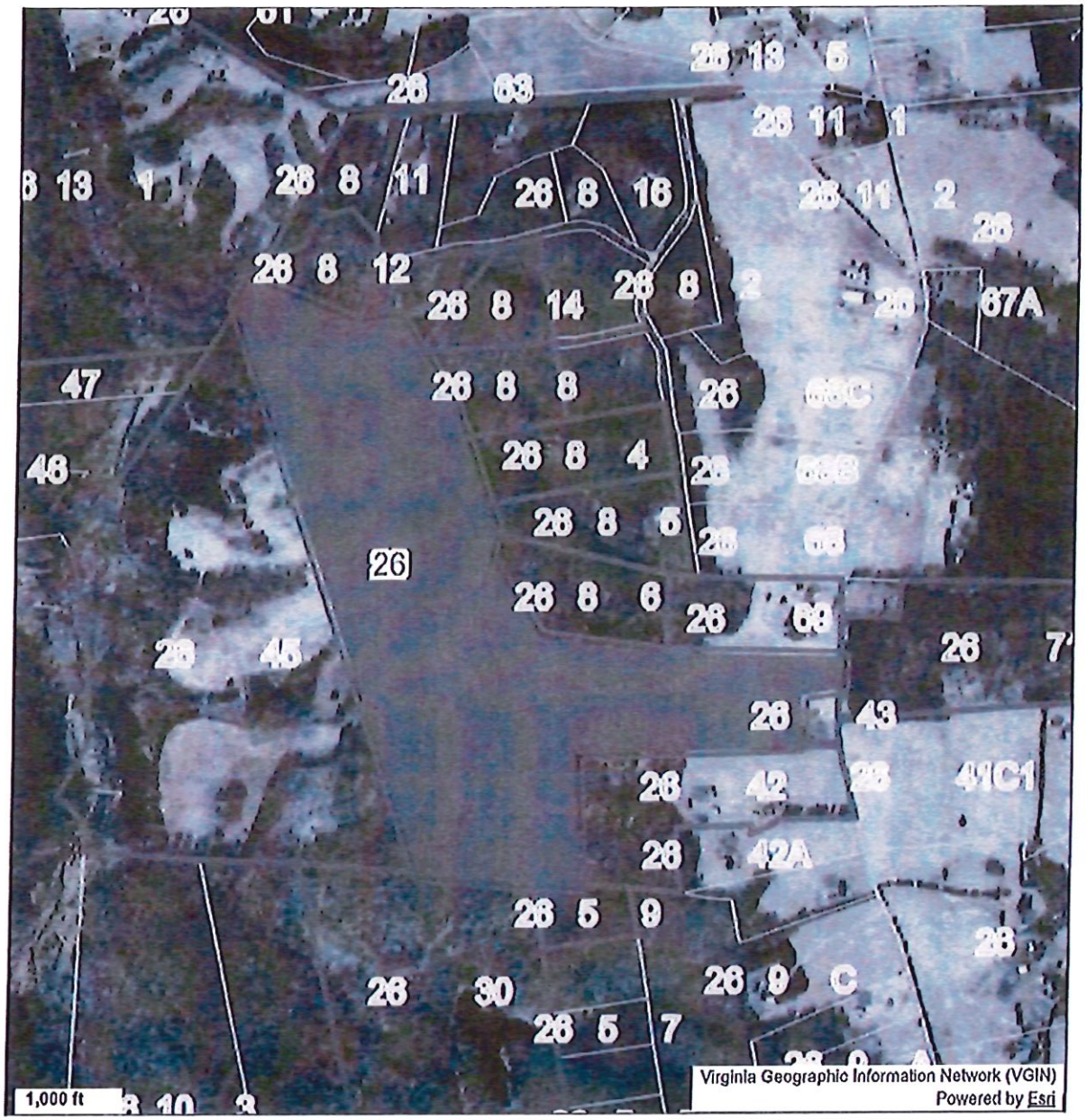
Attachment #3
Parcel Adjoiners

26-44 Adjoiners

Area of Interest (AOI) Information

Area: 4,468,157.91 ft²

Date: Mon Aug 17 2026 20:46:59 GMT-0400 (Eastern Daylight Time)



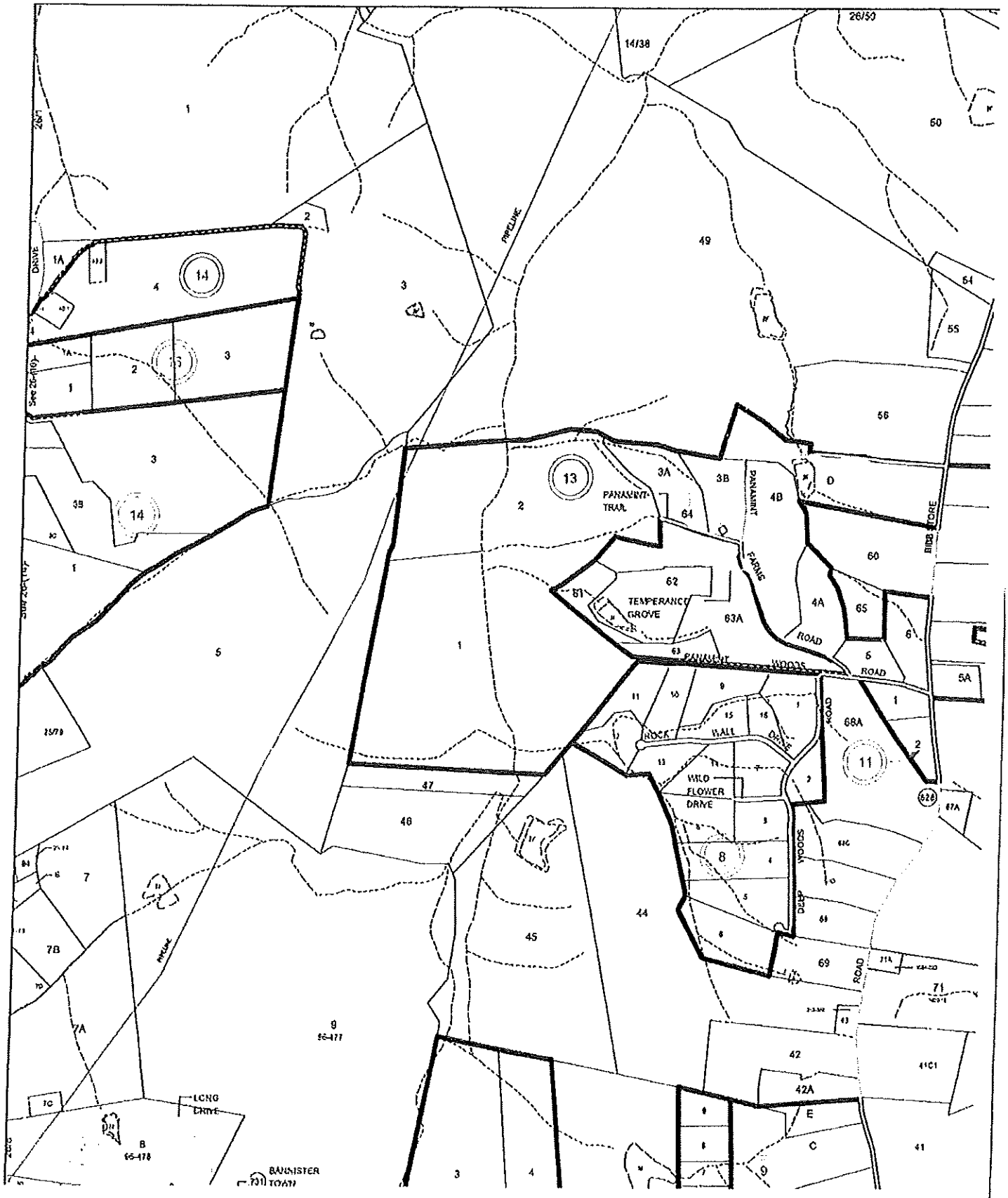
Parcels | Total count: 18

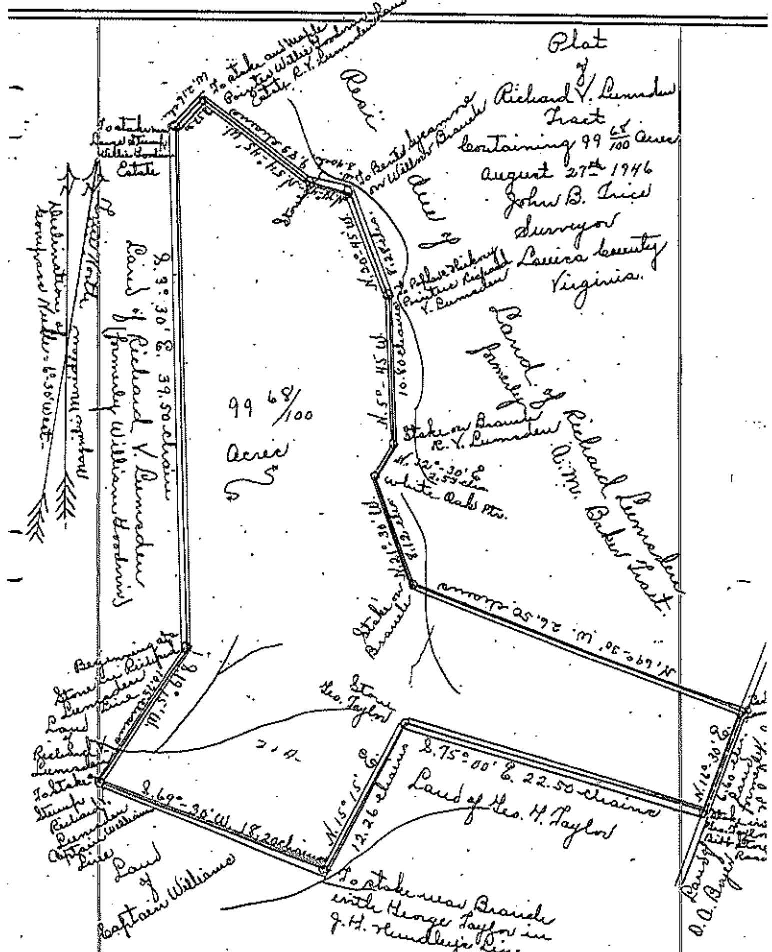
#	OBJECTID	LINK	PIN
1	404	26 30	26 30
2	629	26 30	26 30
3	4972	26 8 13	26 8 13
4	5806	26 8 12	26 8 12
5	5963	26 13 1	26 13 1
6	6208	26 8 5	26 8 5
7	7503	26 8 8	26 8 8
8	7504	26 8 14	26 8 14
9	9144	26 43	26 43
10	9145	26 43	26 43
11	9423	26 71	26 71
12	9451	26 8 6	26 8 6
13	11759	26 44	26 44
14	11882	26 8 4	26 8 4
15	12376	26 45	26 45
16	15995	26 69	26 69
17	16044	26 42	26 42
18	20281	26 5 9	26 5 9

#	PARENT	ZONING	PAG
1	1	A2	26
2	1	A2	26
3	1	A2	26
4	1	A2	26
5	1	A2	26
6	1	A2	26
7	1	A2	26
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11	1	A2	26
12	1	A2	26
13	1	A1	26
14	1	A2	26
15	1	A1	26
16	1	A2	26
17	1	A2	26
18	1	A2	26

County Tax Map

LOUISA COUNTY





The above Plat represents the true form of 99 68/100 Acres of land situated in the Court House Magisterial District of LOUISA COUNTY VIRGINIA, lying on the waters of Coldmine Creek and on the Western Side of Road leading from LOUISA to Bibb's Store being a portion of lands formerly belonging to A. M. Baker according to a Survey thereof made at the instance of and in the presence of Richard V. Lumsden Esquire. Platted to the scale of one inch equals to 5.00 chains or 330 feet. Declination of the Compass Needle equals 6 deg. 30' West.

Enclosure D

Attachment #2
Project Impacts

The proposed facility will have minimal to no impact on adjacent neighbors, the surrounding community, or Lousia County generally.

Adjacent Neighbors:
The proposed use has been designed to complement the existing agricultural use of the property and the rural nature of the community. The project incorporates appropriate setbacks and existing, established, natural vegetative buffers that will limit visibility to none or very minimal.

The facility will be required to adhere to all state and county regulations and ordinances, including noise and lighting.

Additional traffic will include up to 10 self-contained recreational vehicles (RVs) entering or leaving the facility on an approximate monthly or semi-monthly basis and approximately 10 commuter vehicles entering or exiting the facility on a daily basis.

Conditions Recommended:

- Vegetative buffer of at least 25', providing enough buffer to limit visibility to non or very minimal.
    - The intent of the delta between conditioned 25' and current proposed site plan showing 50' vegetative buffer is to allow for less than 50' buffer if needed based on final site plans and in-field development. An optional edit to this condition could be: 50' vegetative buffer required unless less than 50' is needed to support development so long as visibility is not increased.
- All lighting shall be in compliance with county regulations and ordinances and dark sky compliant.
- All noise shall be in compliance with county regulations and ordinances. In addition, quiet hours shall be observed between the hours of 10:00PM and 6:00AM.

Surrounding Community:
The proposed use has been designed to complement the existing agricultural use of the property and the rural nature of the community. The project incorporates appropriate setbacks and existing, established, natural vegetative buffers that will limit visibility to none or very minimal.

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The facility will be required to adhere to all state and county regulations and ordinances, including noise and lighting.

Additional traffic will include up to 10 self-contained recreational vehicles (RVs) entering or leaving the facility on an approximate monthly or semi-monthly basis and approximately 10 commuter vehicles entering or exiting the facility on a daily basis.

Conditions Recommended:

- Vegetative buffer of at least 25', providing enough buffer to limit visibility to non or very minimal.
- All lighting shall be in compliance with county regulations and ordinances and dark sky compliant.
- All noise shall be in compliance with county regulations and ordinances. In addition, quiet hours shall be observed between the hours of 10:00PM and 6:00AM.

Louisa County Public Schools:
The proposed facility is anticipated to have no negative impact on Louisa County Public Schools.

Conditions Recommended:

- Gridline Camp, LLC address cannot be used for purposes of enrolling students into Louisa County Public Schools, except by the property owner.

Louisa County Emergency Services (Fire, EMS, Sheriff):
The proposed facility is anticipated to have minimal to no negative impact on Louisa County Emergency Services. Potential emergency calls cannot be ruled out.

The proposed facility is within the North Anna Power Station 10-mile Emergency Planning Zone (EPZ).

Conditions Recommended:

- On-site signage to include emergency contact information including, at a minimum, campground owner contact information, fire, EMS, and sheriff's office contact information.

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Project Impacts

- In-service fire extinguisher and instructions for use shall be located on-site at all times. If the fire extinguisher is used, it shall be replaced with a new in-service fire extinguisher within a maximum of 48 hours.
- Address signage shall be visible from Bibb Store Road and entrance to site shall be easily distinguishable and accessible for emergency vehicles.

Louisa County Parks and Recreation:
The proposed facility is anticipated to have minimal to no negative impact on Louisa County Parks and Recreation.

Louisa Department of Health:
The proposed facility is anticipated to have minimal negative impact on Louisa Department of Health with impact being limited to potential septic inspections, as required by state and local regulatory requirements.

Louisa County Solid Waste:
The proposed facility is anticipated to have minimal negative impact on Louisa County Solid Waste facilities with impact being primarily limited to garbage disposal less than the average household.

Louisa County Administration:
The proposed facility is anticipated to have no negative impact on the Louisa County Administration, outside of standard permitting requirements.

Additional Recommended Conditions:

- No more than 10 self-contained recreational vehicles shall be allowed on-site at any given time.
- The length of stay for occupants of each self-contained recreational vehicle shall not be less than 12 total days or more than 365 total days. The maximum length of stay for each occupant of each self-contained recreational vehicle shall not exceed 150 consecutive days.
- No sub-leasing of self-contained recreational vehicles shall be permitted.

Attachment #2
Project Impacts

- No occupants may stay overnight in anything other than a self-contained recreational vehicle.

DRAFT AMENDMENT

Chapter 86. Land Development Regulations
Campgrounds and Temporary Workforce Lodging

The purpose of this draft is to establish separate regulations for recreational campgrounds and Temporary Workforce Lodging; establish density, setback, buffering, recreational amenity, health and safety, occupancy, reporting, and approval standards; clarify the use of recreational shelters; preserve existing lawful vested and nonconforming rights as provided by law; and amend the zoning districts in which these uses may be permitted.
THESE REGULATIONS APPLY THROUGHOUT ALL OF LOUISA COUNTY; and are proposed pursuant to Va. Code §§ 15.2-2285 and 15.2-2286.

Section 86-13 Definitions

~~*Campground.* Facilities providing camping or parking areas and incidental services for travelers in recreational vehicles and/or tents. The overnight parking of recreational vehicles shall be a permitted accessory use at parking facilities, and shall not be classified as a campground, provided that the following criteria is met:~~
~~(1) Recreational vehicles shall only be parked on a temporary overnight basis, and shall not be parked for more than 12 continuous hours at a time;~~
~~(2) Parking facilities shall not provide incidental services principally for recreational vehicles, and~~
~~(3) The parking of recreational vehicles shall not interfere with the movement of traffic or create a safety hazard.~~

Campground. **An area or parcel of land, managed as a unit, providing campsites and incidental services for temporary recreational occupancy in travel trailers, recreational vehicles, campers, motor homes, fifth-wheel trailers, and similar qualifying recreational shelters. Tent camping and tent trailers are prohibited. A conditional use permit shall be obtained in every case. At a minimum, a campground shall meet the following requirements:**

a) **Maximum density shall not exceed two (2) campsites per acre of total parcel area, equivalent to one (1) campsite per 0.5 acre. Minimum parcel acreage shall equal the number of proposed campsites divided by two (2). Campsites may be clustered; however, all setback, buffer, access, utility, septic, topographic, and other site requirements shall also be met and may reduce the number of campsites that can be developed.**
b) **No campsite shall be located within two hundred (200) feet of any property line or public right-of-way. A landscape plan shall provide at least one hundred fifty (150) feet of vegetative and/or landscaped buffer between the applicable property line or public right-of-way and the closest campsite. The buffer may be positioned within the**

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200-foot setback to respond to existing vegetation, terrain, utilities, and site conditions.

c) **The parcel shall have safe and adequate access to a public road. All fire apparatus access roads, internal roads, turnarounds, vertical clearances, load capacities, grades, approach and departure angles, and other emergency-access features. The internal travel ways and access points serving the campground shall be subject to review and approval by the County Fire and EMS Chief or their designee to ensure adequate access for emergency vehicles and apparatus. Such approval shall be obtained prior to the commencement of campground operations.**

d) **An onsite administrative office or main entrance signage shall provide a dedicated phone number for the manager on duty, the physical address of the campground, campground layout or directional information, and emergency procedures. Campground site and landscape plans shall comply with Article IV, Supplementary Regulations, Division 1, Site Plans, and at a minimum, show campsites; access and internal roads; auxiliary buildings and facilities; water, septic/sewer, and electrical utilities; trash facilities; setbacks; landscaping/buffers; and emergency access, including internal travel ways and access points, demonstrating review and approval by the County Fire and EMS Chief or their designee. At a minimum, an Administrative Site Plan is required.**

e) **The campground shall comply with all applicable Virginia Department of Health regulations, Statewide Building Code requirements, and other applicable state and local health and safety requirements. The owner shall provide the current Louisa County Code chapters relating to noise (51) and solid waste (62) as part of rental or occupancy materials.**

f) **Campground owners shall register with the Community Development Department and maintain current owner and/or authorized property manager contact information, along with copies of applicable approvals and inspections.**

g) **The campground shall not allow mobile/manufactured homes and shall provide recreational amenities appropriate to the size and character of the development. Amenities may include playgrounds, picnic or campfire areas, trails, swimming or boating facilities, recreation buildings, open space, or similar features approved through the Conditional Use Permit.**

h) **The campground address shall not be used to establish permanent residential occupancy inconsistent with the temporary recreational nature of the use or to register students with Louisa County Public Schools.**

i) **A violation under this section shall be enforced as provided in sections 86-11 and 86-11.1.**

j) **Existing Lawful Uses and Vested Rights. Nothing in this section shall be construed to impair any vested right or lawful nonconforming use existing on the effective date of this amendment. Existing lawful campground uses may continue to the extent permitted by applicable law and any prior approvals. Any expansion, enlargement,**

relocation, or material change in use shall be subject to the requirements of this chapter unless otherwise protected by law.

~~*Campsite.* A designated plot of ground within a campground intended or used for the exclusive occupancy by a tent, recreational vehicle, or a vacation cottage.~~

Campsite. **A designated plot of ground within an approved Campground intended or used for the exclusive occupancy of one qualifying recreational shelter.**

Overnight RV Parking **- The overnight parking of recreational vehicles shall be a permitted accessory use at approved parking facilities, and shall not be classified as a campground or Temporary Workforce Lodging, provided that the following criteria are met:**

1. **Recreational vehicles shall only be parked on a temporary overnight basis and shall not be parked for more than 12 continuous hours at a time;**
2. **Parking facilities shall not provide utilities for recreational vehicles; and**
3. **The parking of recreational vehicles shall not interfere with the movement of traffic or create a safety hazard.**
4. **Overnight parking may only be allowed with permission from the property owner, or authorized agent of the property owner.**

Recreational shelter. **A unit designed as temporary living quarters for recreational camping and travel, including travel trailers, recreational vehicles, campers, motor homes, fifth-wheel trailers, and similar qualifying units. Tents and tent trailers are not recreational shelters for purposes of this section.**

Temporary Workforce Campsite. **A designated plot of ground within an approved Temporary Workforce Lodging operation intended or used for the exclusive occupancy of one Temporary Workforce Shelter.**

Temporary Workforce Lodging. **An area or parcel of land, managed as a unit, providing temporary short-term accommodations for persons employed in a verified temporary work assignment in Louisa County using approved Temporary Workforce Shelters. Temporary Workforce Lodging is not permanent or indefinite housing. An initial conditional use permit shall be obtained in every case. Following initial approval, continued operation may be reviewed and renewed administratively through required reporting, annual information updates, and verification of continued compliance. At a minimum, Temporary Workforce Lodging shall meet the following requirements:**

a) **A Temporary Workforce Lodging operation shall contain no more than three (3) Temporary Workforce Campsites. No fixed minimum acreage or acreage-per-campsite requirement applies; practical site capacity is determined by compliance with setbacks, buffers, water and septic/sewer requirements, access, internal roads, utilities, parking, trash facilities, and all other applicable standards.**

b) **No Temporary Workforce Campsite shall be located within two hundred (200) feet of any property line or public right-of-way. A landscape plan shall provide at least one hundred fifty (150) feet of vegetative and/or landscaped buffer between the applicable property line or public right-of-way and the closest Temporary Workforce Campsite. The buffer may be positioned within the 200-foot setback, allowing up to 50 feet of flexibility to respond to existing vegetation, terrain, utilities, and site conditions.**

k) **The parcel shall have safe and adequate access to a public road. All fire apparatus access roads, internal roads, turnarounds, vertical clearances, load capacities, grades, approach and departure angles, and other emergency-access features. The internal travel ways and access points serving the campground shall be subject to review and approval by the County Fire and EMS Chief or their designee to ensure adequate access for emergency vehicles and apparatus. Such approval shall be obtained prior to the commencement of campground operations.**

c) **Temporary Workforce Lodging site and landscape plans shall comply with Article IV, Supplementary Regulations, Division 1, Site Plans, and at a minimum, show campsites; access and internal roads; auxiliary buildings/facilities; well or other approved water source; septic lines and drainfield or sewer; electrical utilities; trash facilities; setbacks; landscaping/buffers; and emergency access, including internal travel ways and access points, demonstrating review and approval by the County Fire and EMS Chief or their designee. At a minimum, an Administrative Site Plan is required.**

d) **The owner/operator shall verify each occupant's employer and the beginning and ending dates of the temporary employment assignment before occupancy and submit occupant and employment information to the County at the beginning of each stay. A qualifying temporary employment assignment shall not exceed six (6) months. Occupancy may begin no earlier than fourteen (14) days before verified employment begins and shall end no later than fourteen (14) days after verified employment ends.**

e) **Each occupant shall provide their own Temporary Workforce Shelter. The landowner, employer, neighbor, friend, or other third party shall not provide a recreational vehicle, travel trailer, camper, motor home, fifth-wheel trailer, or similar shelter for rental or as part of the lodging arrangement. The shelter may remain during the approved stay, including short absences, but shall be removed no later than the end of the fourteen (14)-day post-employment period and shall not remain for future reuse or long-term storage.**

f) **Tents and tent trailers are prohibited. Temporary Workforce Shelters shall be limited to qualifying travel trailers, recreational vehicles, campers, motor homes, fifth-wheel trailers, and similar units subject to recognized state or federal safety, registration, certification, inspection, or licensing requirements.**

g) **The operation shall comply with all applicable Virginia Department of Health regulations, Statewide Building Code requirements, and other applicable state and local health and safety requirements. Adequate animal-resistant trash receptacles or**

dumpsters shall be provided based on the number of campsites and frequency of collection, and the owner shall provide the current Louisa County Code chapters relating to noise (51) and solid waste (62) as part of each occupancy or rental agreement.

h) The owner/operator shall register with the Community Development Department and maintain current owner and/or authorized property manager contact information and applicable VDH and Building approvals. The owner/operator shall regularly report information sufficient to verify the number of occupants, employer information, employment dates, and arrival/departure information, and shall provide a biannual operational report and updated contact information.

i) Transient occupancy tax shall be collected when legally applicable. The Temporary Workforce Lodging address shall not be used to establish permanent residential occupancy inconsistent with the temporary nature of the use or to register students with Louisa County Public Schools.

j) Failure to provide required reporting, maintain required approvals, remove shelters when required, or otherwise comply with applicable standards or Conditional Use Permit conditions may result in zoning enforcement and loss of eligibility for administrative continuation or renewal.

k) A violation under this section shall be enforced as provided in sections 86-11 and 86-11.1.

Temporary Workforce Shelter. **A travel trailer, recreational vehicle, camper, motor home, fifth-wheel trailer, or similar temporary living unit supplied by the occupant and subject to recognized state or federal safety, registration, certification, inspection, or licensing requirements. Tents, tent trailers, and similar non-qualifying shelters are not Temporary Workforce Shelters.**

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