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**COUNTY OF LOUISA**

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**COMMUNITY DEVELOPMENT DEPARTMENT**

[www.louisacounty.com](http://www.louisacounty.com)

**TO:** Members, Louisa County Board of Supervisors

**FROM:** Staff, Community Development Department

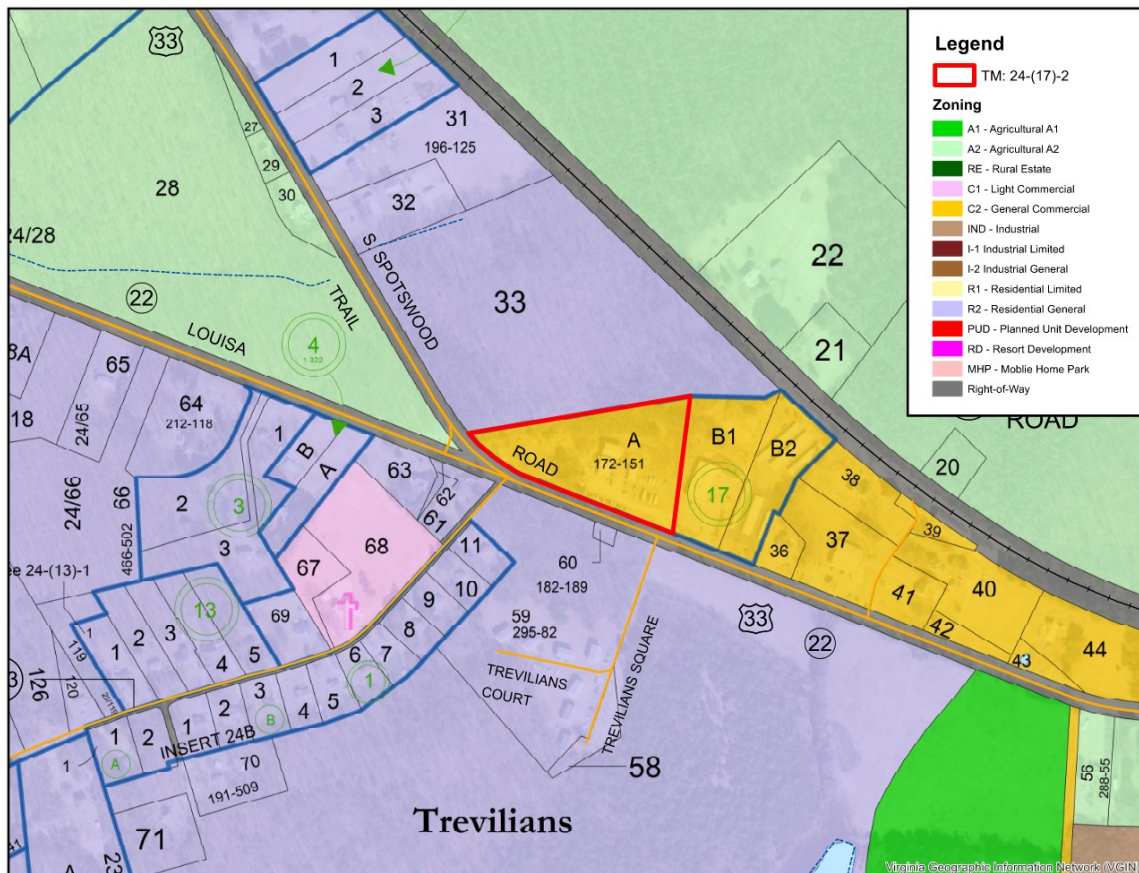
**REQUEST:** CUP2024-06, Issuance of a Conditional Use Permit to allow the operation of a construction yard

**OWNER & APPLICANT:** Reynolds, Ronald F TR – Owner JWC Enterprises LLC – Applicant

**DATE:** March 4, 2025

The Board of Supervisors will meet to review the application on Monday, March 17, 2025, at 6:00 P.M. in the Louisa County Public Meeting Room.

**Exhibit A  
Zoning Map**



INFORMATION SUMMARY	
TAX MAP AND PARCEL #:	24-17-A
ACREAGE:	5
ELECTION DISTRICT:	Louisa
ZONING:	General Commercial (C-2)
SURROUNDING ZONING:	Agricultural (A-2), General Commercial (C-2), & Residential General (R-2)
EXISTING USE(S):	Automobile Repair Service
REQUESTED USE(S):	Construction Yard
EXISTING LAND USE PERMIT(S):	Not Applicable
FUTURE LAND USE:	Rural

**OWNERS/APPLICANTS:**

Reynolds, Ronald F TR – Owner  
Holly Reynolds - Agent  
2176 E Green Springs Road  
Louisa, VA. 23093

JWC Enterprises LLC (On Demand Concrete) – Applicant  
Joseph Cutright – Agent  
678 Spotswood Trail  
Louisa, Virginia 23093

**PROPERTY LOCATION:**

The property is located on the northside of Louisa Rd (Route 22) at the intersection with S. Spotswood Trail (Route 33) and is further identified as tax map parcel 24-17-A, in the Louisa Election District.

**REQUEST:**

The request is for Issuance of a Conditional Use Permit for a Construction Yard for the operation of the business (On Demand Concrete) in accordance with Section 86-224 Permitted uses with a conditional use permit, in General Commercial (C-2) of Chapter 86 Land Development Regulations.

**CONFORMANCE REVIEW:**

**1. 2040 Louisa County Comprehensive Plan**

The primary goal of the Louisa County 2040 Comprehensive Plan (the “2040 Plan”) is to “Preserve Louisa County’s Rural Character, Beautify Its Gateways and Roadways.” This is accomplished in part by directing industrial and commercial uses to the growth areas with parcels planned and zoned for those uses. Staff has determined that the conditional use permit is consistent with the planned Future Land Use for this area of the County. There are other businesses nearby such as an auto repair shop, dollar general, and self-storage units.

**2. 2024 Public Facilities Impacts Review**

The Board of Supervisors adopted a Public Facilities plan on February 20, 2024, as an amendment to the 2040 Comprehensive Plan adopted August 5, 2019. Implementation of the Public Facilities plan allows the County to deliver the planned quality of life and service standards at current and planned levels by identifying the impacts of proposed development and offering the means to

consider proposed mitigation(s). The Plan aims to ensure that development impacts are adequately assessed and mitigated, to promote sustainable growth and to preserve the community's well-being. As Louisa County grows, the pressure on public facilities and services intensifies. The county expects proposed developments to consider the impacts on Public Facilities and to mitigate the impacts of the development. This mitigation can take various forms, such as impact fees, infrastructure improvements, land dedication, and other items, ensuring that the burden of growth does not disproportionately fall on existing residents and businesses in the County.

This application has therefore been evaluated to determine if it impacts the following areas:

### **Administration**

Staff believes there would be a minimum level of impact to Administration. Community Development Department staff is currently involved in the Conditional Use Permitting Process. Community Development Department staff would also be involved in future site plan reviews, development permit reviews, and inspections.

### **Fire & EMS**

Staff does not believe the issuance of the Conditional Use Permit will require any additional services by fire and EMS personnel. The applicant stated in their application they have had a positive impact on Fire & EMS by providing concrete to the new Lake Anna fire station and helping with fundraising events.

### **Law Enforcement**

Staff does not believe the issuance of the Conditional Use Permit will require any additional service by the Sheriff's Office. The applicant stated in their application they have delivered concrete to the sheriff's office and the task force building.

### **Parks and Recreation**

Staff does not believe the issuance of the Conditional Use Permit will have an impact to parks and recreation. The applicant stated in their application they hope to have the opportunity to work with them in the future.

### **Schools**

Staff does not believe the issuance of the Conditional Use Permit will impact schools. The applicant stated in their application they have provided concrete to multiple schools within the County and has made contributions to the Louisa County High School football team.

### **Solid Waste**

Staff does not believe the issuance of the Conditional Use Permit will increase any impacts to solid waste facilities.

## **I. Louisa County Land Development Regulations**

**Sec. 86-221. - General commercial (C-2) district—Statement of intent; policy guidance, states the following:**

*Generally, the general commercial district (C-2) covers that portion of the community intended for the conduct of general business to which the public requires direct and frequent access. In the rural areas of the county, commercial uses should be limited and allowed by conditional use permits only. Future development should align more appropriately with the rural character of the county.*

**The General Commercial (C-2) district allows for a Construction Yard with a Conditional Use Permit:**

*“Construction Yard. Establishment or place of business primarily engaged in construction activities, including outside storage of materials and equipment. Typical uses are building contractor's yards.”*

**II. Section 86-43 Intent, requirements, conditions, and procedures for Conditional Use Permit:**

In determining imposed conditions, the governing body shall take into consideration the intent of this chapter and may impose reasonable conditions that:

**(1) Abate or restrict noise, smoke, dust, or other elements that may affect surrounding property.**

Staff Analysis: The Louisa County Land Development Regulations and proposed conditions set standards for these items.

**(2) Establish setback, side, and front yard requirements necessary for orderly development and to prevent traffic congestion.**

Staff Analysis: The Louisa County Land Development Regulations set standards for these items. VDOT is responsible for reviewing and commenting on entrances.

**(3) Provide for adequate parking and ingress and egress to public streets or roads.**

Staff Analysis: The Louisa County Land Development Regulations and VDOT set standards for these items.

**(4) Provide adjoining property with a buffer or shield from view of the proposed use if such use is considered detrimental to adjoining property.**

Staff Analysis: The Louisa County Land Development Regulations and proposed conditions set standards for these items. Condition number 4 (four) also addresses a required buffer.

**(5) Tend to prevent such use from changing the character and established pattern of development of the community.**

Staff Analysis: The proposed use would not hinder the Commercial or Residential development pattern of the parcels in this area. There are existing businesses and residences nearby and would not be affected by this Conditional Use Permit.

**NEIGHBORHOOD MEETING RESULTS:**

A neighborhood meeting was held in the Louisa County Public Meeting Room September 11<sup>th</sup>, 2024. The applicant was the only individual who appeared for this item.

**PLANNING COMISSION MEETING RESULTS:**

The Planning Commission voted on November 14, 2024 to defer CUP2024-06 to give the applicant time to discuss and provide buffer details.

Staff met with the applicant and VDOT on January 24<sup>th</sup> on the site to discuss buffer options, which is shown in the recommended conditions. A buffer proposal has been submitted (Enclosure 3).

## **SECOND PLANNING COMMISSION MEETING RESULTS:**

The Planning Commission voted on February 13, 2025, to recommend approval to the Board of Supervisors with conditions.

### **STAFF RECOMMENDATION:**

The following six (6) conditions are recommended for consideration for the Conditional Use Permit to allow for the establishment of a Contractor Yard:

1. Approvals. The applicant shall secure all necessary permits and approvals from the Louisa County Community Development Department, the Virginia Department of Transportation (VDOT), Virginia Department of Health (VDH) and other state agencies as necessary.
2. Lighting. All design and use of exterior lighting shall comply with the International Dark-Sky Association and shall be labeled as such on the site plan sketch.
3. Land Disturbance. The applicant or owner will submit the appropriate Site plan application for approval by Louisa County. Should land disturbance meet or exceed 10,000 square feet of area, an erosion and sediment control plan must be prepared and submitted to the County for review and approval, prior to any land disturbing activities commencing on-site.
4. Buffers. A 150' 8-foot-tall wooden privacy fence must be installed and be properly managed and maintained as long as the property is used for a construction yard, to create a visual screening buffer for adjacent property owners at the intersection of Poindexter Road (RT 613) & Louisa Road (RT22). A vegetative buffer of 4-5 trees must be planted along with intersection of Jefferson Highway (RT 33) and Louisa Road (RT 22).
5. Inspection. The Board of Supervisors or their designated representative shall have the right to inspect the site at any reasonable time without prior notice.
6. Violation. Violation of any conditions contained herein shall be grounds for revocation of the Conditional Use Permit.

### **ENCLOSURES (2):**

Enclosure 1. Application

Enclosure 2. Plat

Enclosure 3. Buffer Proposal