

REZ2024-08

Reviewer: KP Case # CUP2024-09
Fee Rcv'd: \$2,625 Rcpt # 09530
Date & Time Rcv'd: 12/12/24 - Revised 1/15/25
Pre-App Meeting: 12/02/2024 at 10:00 AM

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: To permit equipment sales and rental within existing C-2 district
- C: TEMPORARY CONDITIONAL USE: _____
- D: VARIANCE: _____
- E: PROFFER AMENDMENT: #7, #9, #8, #10 and #11 of REZ1989-06 {Updated 01-14-2025}
[SEE SEPARATE ATTACHMENT FOR PROFFERED CONDITIONS]
- F: COMP PLAN AMENDMENT: _____
- G: COMP PLAN REVIEW FOR CONFORMANCE: _____
- H: SPECIAL EXCEPTION: _____

2. APPLICANT, PROPERTY OWNER, AGENT

- A. NAME OF APPLICANT: Amos Equipment Repair LLC
If a corporation, name of agent: Earnest Amos Jr.
- B: MAILING ADDRESS: P.O. Box 330, Oilville VA 23129
Telephone # (804) 690-1708
- C: NAME OF PRESENT OWNER OF PROPERTY ON WHICH THIS REQUEST WILL OCCUR:
Land Lovers Enterprises LLC (Christina Baldwin)
- D. MAILING ADDRESS: 18064 Jefferson Highway, Montpelier, VA 23192
Telephone # _____

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

The applicant is the contract purchaser of the property pending conditional use permit

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: Anne Miller, Balzer and Associates

F. ADDRESS: 15871 City View Drive, Suite 200, Midlothian, VA 23113
Telephone #: (804) 707-7149

3. **LOCATION OF PROPERTY** (Assistance will be given in obtaining the following information upon request).

A. ELECTION DISTRICT Jackson; District Code 01 B. TAX MAP # 93 161

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

E. PROPERTY LOCATION 18064 Jefferson Highway
south side of Jefferson Highway; east of Spring Woods Road

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:**

[SEE SEPARATE ATTACHMENT FOR REQUEST]

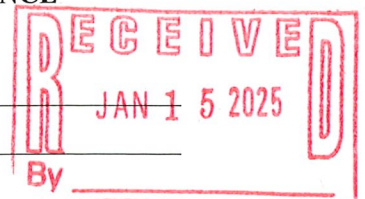
(Attach applicable plans, renderings, elevations, photographs.)

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.**

[SEE SEPARATE ATTACHMENT FOR COUNTY FACILITY IMPACT STATEMENT]

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:**

REZ1989-06



7.

- (Intended use, example: public water and/or sewer; individual well and/or septic tank; other source.)

8.

9.

*

MAILING ADDRESS: 18096 Jefferson Hwy, Montpelier, VA 23192

TAX MAP # 93 160

SUBDIVISIONNAME	LOT/PARCEL#
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ACREAGE 1.48 ac ZONING A2

*

MAILING ADDRESS: 18172 Jefferson Hwy, Montpelier, VA 23192

TAX MAP # 93 158

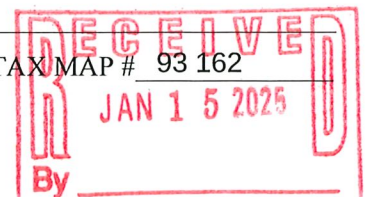
SUBDIVISION NAME: _____ LOT/PARCEL# _____

ACREAGE 1.29 ac ZONING A2

*

MAILING ADDRESS: 18004 Jefferson Hwy, Montpelier, VA 23192 RECEIVED

TAX MAP # 93 162



SUBDIVISION NAME: _____ LOT/PARCEL# _____
ACREAGE 23.31 ac ZONING A2
* PROPERTY OWNER'S NAME: Yvonne O Ellis ET ALS
MAILING ADDRESS: 1600 Roosevelt Ave, Hyattsville, MD 20785

TAX MAP # 93 164
SUBDIVISION NAME: _____ LOT/PARCEL# _____
ACREAGE 4.18 ac ZONING A2
* PROPERTY OWNER'S NAME: Stuart Vance
MAILING ADDRESS: 32 Springs Woods Rd, Montpelier, VA 23192

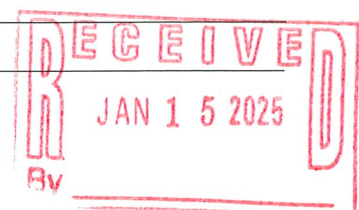
TAX MAP # 93 22 11
SUBDIVISION NAME: CO RD & JONES SPRING WOODS LOT/PARCEL# PB 8/951 LOT 11
ACREAGE 3 ac ZONING A2
* PROPERTY OWNER'S NAME: Victor A & Elena Gortman
MAILING ADDRESS: 18113 Jefferson Hwy, Montpelier, VA 23192

TAX MAP # 93 139A
SUBDIVISION NAME: _____ LOT/PARCEL# _____
ACREAGE 4.23 ac ZONING A2
* 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# _____

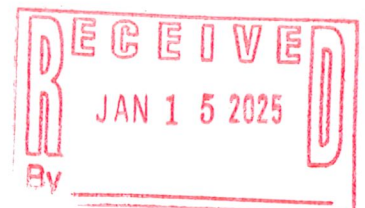
ACREAGE _____ ZONING _____

**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* |

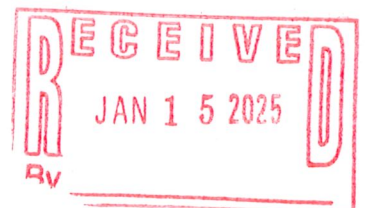
*IN ADDITION TO THE STANDARD FEE, AN ADDITIONAL \$75.00 WILL BE CHARGED FOR EACH REQUEST AS A DEPOSIT ON A ZONING SIGN AND WILL BE REFUNDED UPON THE RETURN OF THE SIGN BY THE APPLICANT ONCE THE REQUEST HAS BEEN ACTED UPON.

*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.



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.**



Request

The applicant is seeking a conditional use permit on an existing C-2 (General Commercial) zoned parcel to permit equipment sales and rental, specializing in farm and garden equipment, with incidental storage, maintenance, and servicing of such equipment. The existing building and parking area on the property is intended to remain with the proposed construction of a new building and required infrastructure in the rear of the property as generally shown on the enclosed concept plan. The proposed building and parking area would be set back at least fifty (50) feet from the property lines with existing vegetation set to remain around the perimeter. The anticipated maximum number of employees is ten (10) individuals, and the use will utilize a private well and septic/drain field system. There is an existing commercial entrance on the property with direct access to Jefferson Highway (Route 33) which will be utilized for this use.

County Facility Impact Statement

The applicant does not believe this request will be materially detrimental to its surroundings or the county in general because the property is already zoned C-2 (General Commercial) and has a commercial use on it today. The new use, equipment sales and rental, specializing in farm and garden equipment, with incidental storage, maintenance, and servicing of such equipment, will be an asset and serve the nearby community and agricultural zoned property by providing a place for individuals to purchase needed equipment and/or get their farm and agricultural equipment serviced.

Fire & EMS

The applicant is willing to coordinate with Fire & EMS to provide them access to the property by either installing a Knox box, Police/Fire-only keypad code, or other device for the building(s) and/or potential gate systems. The applicant is also offering an amended proffered condition to update and properly maintain the existing commercial entrance, to ensure adequate and safe access to the property, especially for Fire & EMS.

Law Enforcement

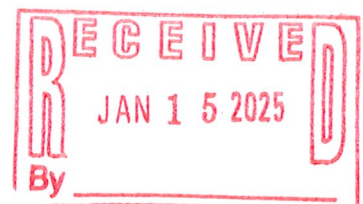
The applicant is willing to coordinate with Law Enforcement to provide them access to the property by either installing a Knox box, Police/Fire-only keypad code, or other device for the building(s) and/or potential gate systems.

Parks and Recreation

The applicant has no impact on Parks and Recreation but is hoping to have the opportunity to work with the department in the future by providing sales, rental and maintenance services for equipment used by the Parks, Recreation & Tourism Department.

Schools

The applicant is interested in partnering with the school system, especially through career and technical education (CTE) opportunities to provide hands-on learning within the equipment sales and rental business. The applicant has already reached out to the Director of CTE & Workforce Development and will continue that relationship. The applicant is also hoping to have the opportunity to work with the department in the future by providing sales, rental and maintenance services for equipment used by the school system.



Solid Waste

The applicant does not believe the issuance of the CUP for this use will increase impacts on the solid waste facilities because the property already has a commercial use. Solid waste is handled by a dumpster service and the applicant will use a company to pick up waste oils.

Proffered Conditions

With the approval of this request, Proffered Conditions 7, 9, and 10, as well as 8 and 11 {Updated 01-14-2025} of REZ1989-06 shall be amended as outlined below. All other conditions of REZ1989-06 shall remain in effect.

Proffered Condition 8 shall read as follows: {Updated 01-14-2025}

All exterior lighting will be directed to fall inwardly on the subject property and comply with dark sky standards. Every effort will be made to minimize adverse impacts to adjacent properties. Exact design and location of lighting will be reviewed and approved during the site plan review process.

Proffered Condition 7 shall read as follows:

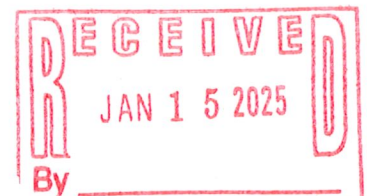
The sole commercial entrance serving the property, as referenced on Virginia Department of Transportation sketch dated May 23, 1989, will be maintained, and upgraded as required with any associated cost to be borne by the owner/applicant. Changes to this entrance will require Site Plan review and approval.

Proffered Condition 9 and 10 shall be combined to read as follows:

No operations shall be conducted on the premises between the hours of 6:00 p.m. and 8:00 a.m., Monday through Saturday, and no operations shall occur on Sundays. Any maintenance and/or servicing of equipment shall occur within an enclosed building to minimize impact on adjacent properties in terms of noise, smoke or dust. During hours of operation, noise levels shall not exceed 65dB, as measured at the property lines.

Proffered Condition 11 shall read as follows: {Updated 01-09-2025}

The property shall be landscaped and well maintained at all times. In no case shall lighting, landscape, signage, or similar features interfere with public safety issues such as sight lines or easements.



<u>SITE SUMMARY</u>	
PROPERTY ADDRESS	11054 JEFFERSON HIGHWAY MONTPELIER, VA, 23102
PARCEL NUMBER	81 111
LAND IN ACRES	4.28 AC
ZONING	C1 GENERAL COMMERCIAL DISTRICT
PROPOSED USE	EQUIPMENT SALES AND RENTAL
<u>MINIMUM OFF-STREET PARKING</u>	
PARKING REQUIRED	2 PER EMPLOYEE ON THE PREMISES (GENERAL SERVICE OR REPAIR ESTABLISHMENT)
MAXIMUM EMPLOYEES	10 NON-RESIDENTS



BALZER
& ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

Rumson / Richmond
New River Valley
Shenandoah Valley

www.balzer.cc

11671 City View Drive
Suite 200
Millhousen, VA 22113
804.794.2371

PRELIMINARY
NOT FOR CONSTRUCTION

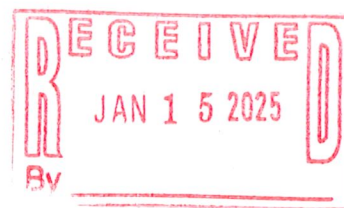
AMOS EQUIPMENT

CONCEPT PLAN

CONTACT CODE ON
the right margin

DEFINITION	AGE
DESIGNED BY	AGE
DRAWN BY	CH
DATE	11/05/02
SCALE	1" = 50'
REVISION	
NO. 001	

EX-A



STATE OF VIRGINIA

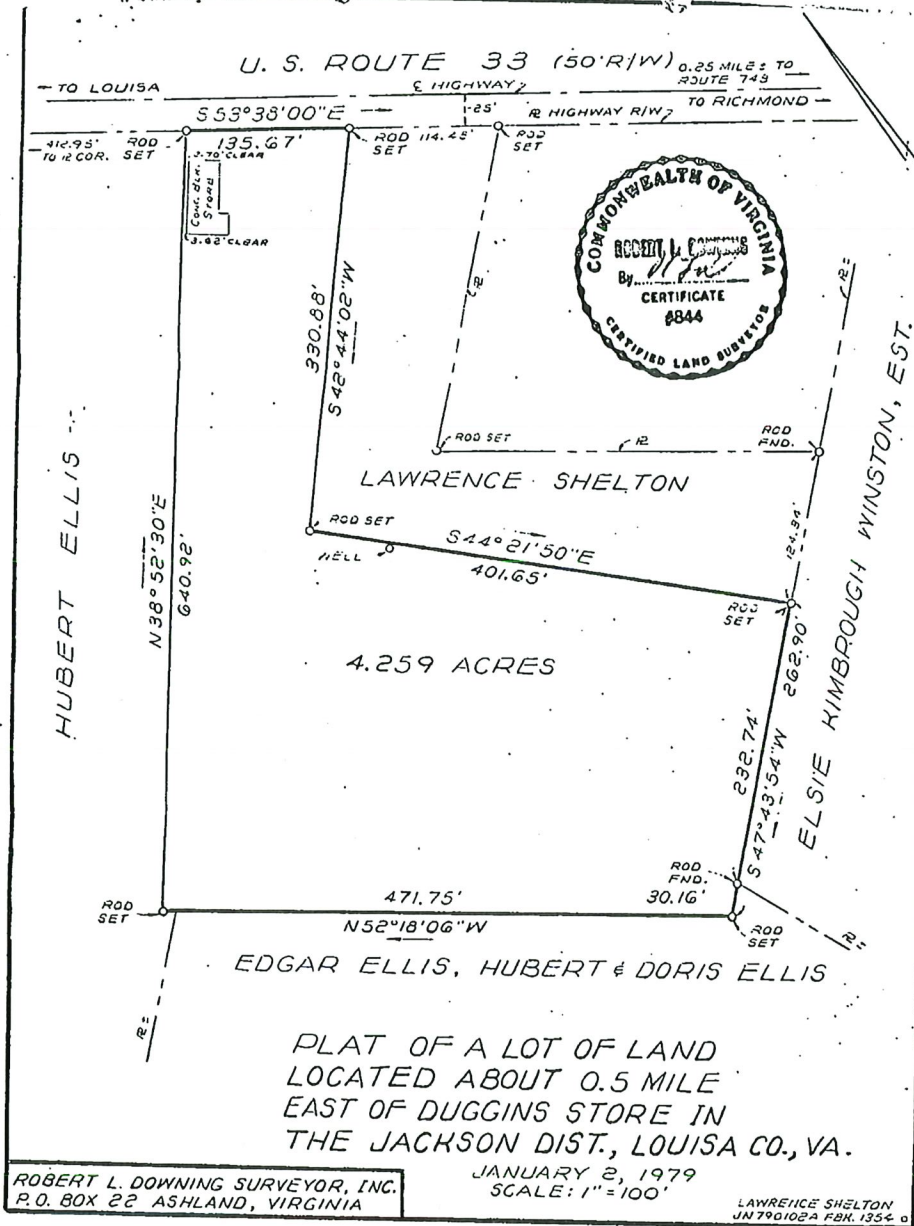
CITY/COUNTY OF Henrico, to-wit:

BOOK 222 PAGE 405

The foregoing deed was acknowledged before me this 31st day of January, 1979, by Lawrence M. Shelton and Sylvia W. Shelton, his wife.

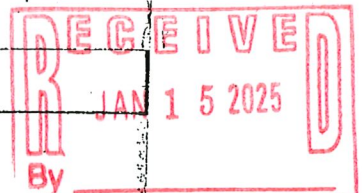
My commission expires: 5-17-80

Joseph M. Reardon
Notary Public



VIRGINIA: In the Clerk's Office of the Circuit Court of Louisa County, February 1, 1979 This deed was this day received in said office, and, upon the certificate... of acknowledgment... thereto annexed, admitted to record, at 9:50 o'clock P. M., after payment of \$15.00, tax imposed by Sec. 58-54 (b).

Weste: Anne C. Long Deputy, Clerk



SPECIAL POWER OF ATTORNEY AFFIDAVIT

COMMONWEALTH OF VIRGINIA
COUNTY OF LOUISA

This 25th day of November, 2024, I,
Christina Baldwin dba Land Lover Enterprises, LLC, the owner of
93 161 (describe land by tax map number) make,
constitute, and appoint Earnest Amos Jr. and Anne Miller, my
true and lawful attorney-in-fact, and in my name, place and stead giving unto said
attorney-in-fact full power and authority to do and perform
all acts and make all representation necessary, without any limitation whatsoever, to
make Application for said Rezoning or Conditional Use Permit Application. This includes the
authority to execute and amend proffers or conditions.

The right, powers, and authority of said attorney-in-fact herein granted shall commence and be
in full force and effect on November 25, 2024, and shall remain in full force
and effect thereafter until actual notice, by certified mail, return receipt requested is received by
the Community Development Department of Louisa County stating that the terms of this
power have been revoked or modified.

Given under our hands this 25 day of November, 2024.

Christina Baldwin dba Land Lover Enterprises, LLC
Owner/Contract Purchaser/Authorized Agent (Circle One)

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF LOUISA, to wit:

The foregoing instrument was acknowledged before me by
CHRISTINA BALDWIN dba LAND LOVER ENTERPRISES, LLC, the Owner of
said property, this 25 day of NOV, 2024.

My commission expires:

DEC 31, 2027 Notary Public

7851663 Registration Number

OFFICE USE ONLY

File/Case Number: REL2024-08
CUP2024-09 Date Accepted: December 2, 2024

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: Nov. 25, 2024.

[Signature]

SIGNATURE OF APPLICANT

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

[Signature]

SIGNATURE OF OWNER

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

[Signature]

SIGNATURE OF AGENT

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

Ernest S Amos JR

APPLICANT'S NAME

(Typed or Printed)

Christina Baldwin dba Land Lover Enterprises LLC

OWNER'S NAME

(Typed or Printed)

Anne Miller

AGENT'S NAME

(Typed or Printed)

NOTICE TO TEMPORARY CONDITIONAL USE PERMIT APPLICANTS

In accordance with Section 86-22, 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.



County of Louisa
1 Woolfolk Ave, P.O. Box 160
Louisa, VA 23093

Phone: 540-967-3430 540-967-0401
Fax: 540-967-3486

Paid Invoice Summary

Page 1 of 1

DATE	12/12/2024
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ACCOUNT:

Amos Equipment Repair LLC
P.O. Box 330
Oilville VA 23129

Phone:

Date	Reference Number	Invoice Number	FeeCat	Description	Status	Amount
12/12/2024		380	3100-013030-0003	Zoning/App Fees for CUP	Paid	(-) 2625.00

Date	InvoiceNum	Status	Payment	Amount
12/12/2024	380	OriginalDue		2625.00
12/12/2024	380	Paid	Check Trans #09530	(-) 2625.00

Total Paid

2,625.00