

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]

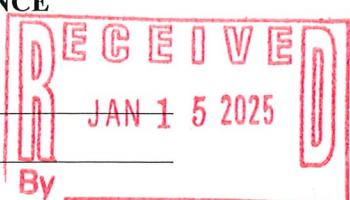
(Attach applicable plans, renderings, elevations, photographs.)

5. STATE HOW THIS REQUEST WILL NOT BE MATERIALLY DETERIMENTAL 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. INDICATE THE FOLLOWING WITH RESPECT TO THE SUBJECT PARCEL:

- A. EXISTING LAND USE(S): Commercial building (heating and cooling)
- B. EXISTING STRUCTURE(S): Yes, enclosed building with associated parking
- C. EXISTING ZONING: C-2
- D. ACREAGE OF REQUEST: 4.26 acres
- E. UTILITIES: individual well and 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? No

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: Jonathan Lucas Boyd
MAILING ADDRESS: 18096 Jefferson Hwy, Montpelier, VA 23192

TAX MAP # 93 160

SUBDIVISION NAME: _____ LOT/PARCEL# _____

ACREAGE 1.48 ac ZONING A2

* PROPERTY OWNER'S NAME: Tei & Thomas Vale II
MAILING ADDRESS: 18172 Jefferson Hwy, Montpelier, VA 23192

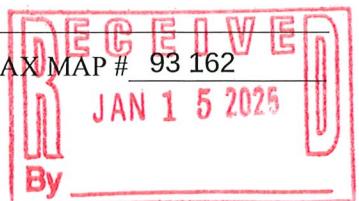
TAX MAP # 93 158

SUBDIVISION NAME: _____ LOT/PARCEL# _____

ACREAGE 1.29 ac ZONING A2

* PROPERTY OWNER'S NAME: Curtis Ellis, Thomas Ellis, Melvin Ellis, Patricia Ellis
MAILING ADDRESS: 18004 Jefferson Hwy, Montpelier, VA 23192

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: _____

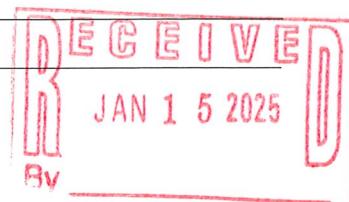
TAX MAP # _____

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# _____

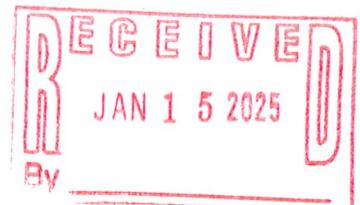
ACREAGE _____ ZONING _____

**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*

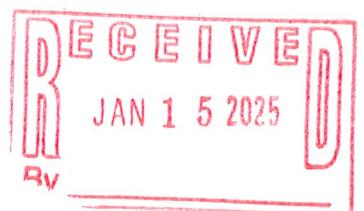
*IN ADDITION TO THE STANDARD FEE, AN ADDITIONAL \$75.00 WILL BE CHARGED FOR EACH
REQUEST AS A DEPOSIT ON A ZONING SIGN AND WILL BE REFUNDED UPON THE RETURN OF
THE SIGN BY THE APPLICANT ONCE THE REQUEST HAS BEEN ACTED UPON.

*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. ENCLOSURE WITH THIS APPLICATION IS A SITE PLAN OR TENTATIVE PLAN.
12. ENCLOSURE 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

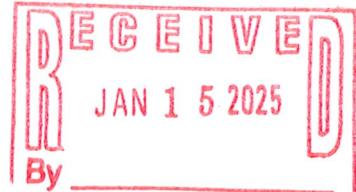
The applicant is willing to coordinate with Law Enforcement to provide them access to the property by either installing a Knox box, Police/Fire-only keypad code, or other device for the building(s) and/or potential gate systems.

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:

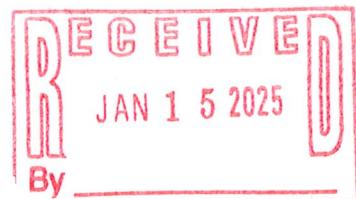
The sole commercial entrance serving the property, as referenced on Virginia Department of Transportation sketch dated May 23, 1989, will be maintained, and upgraded as required with any associated cost to be borne by the owner/applicant. Changes to this entrance will require Site Plan review and approval.

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.

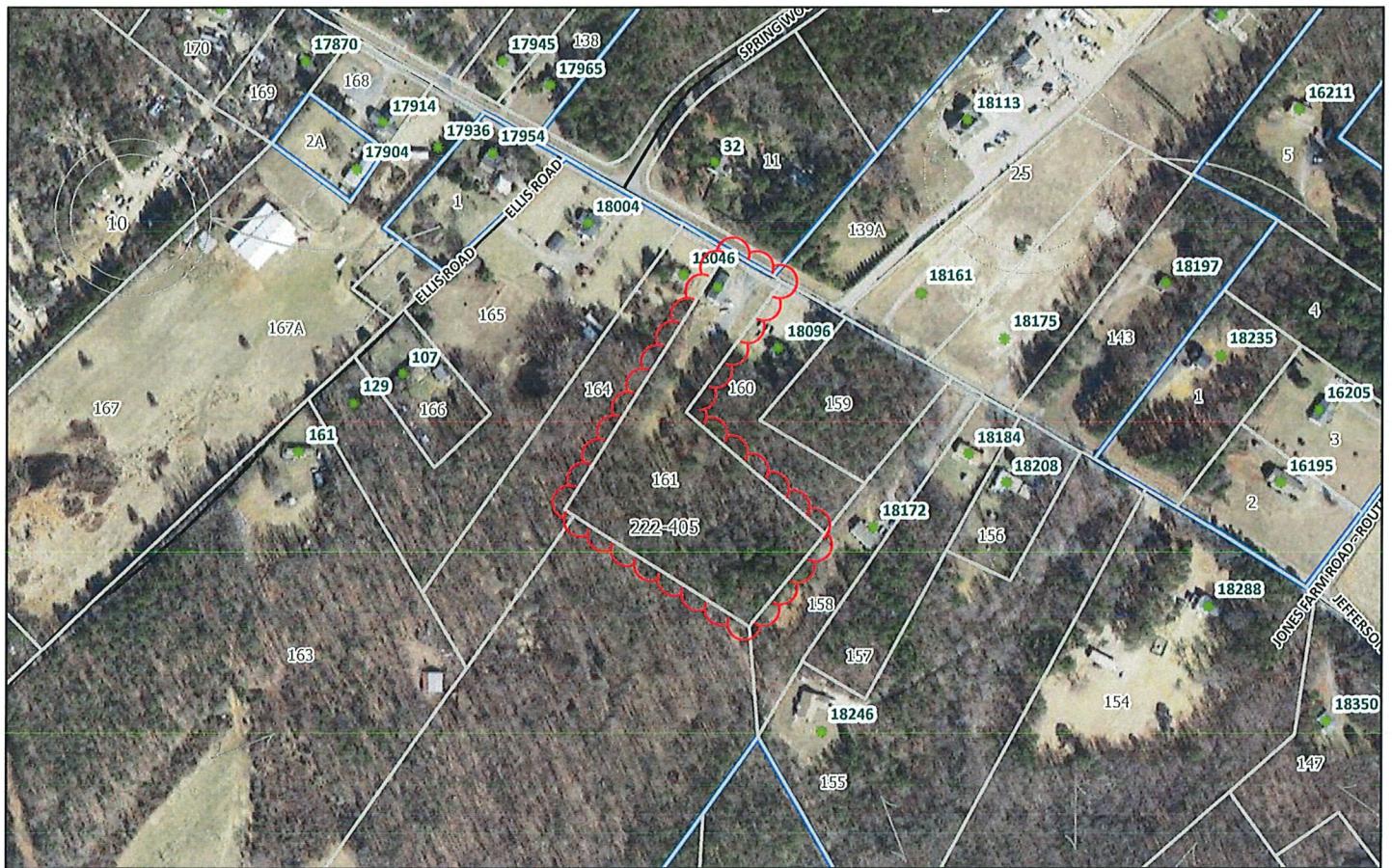
Proffered Condition 11 shall read as follows: [{Updated 01-09-2025}](#)

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.





RECEIVED
JAN 15 2025
By



November 19, 2024



SUBJECT PROPERTY
18064 JEFFERSON HIGHWAY

1:4,514
0 0.03 0.06 0.12 mi
0 0.05 0.1 0.19 km
Virginia Geographic Information Network (VGIN)

RECEIVED
JAN 15 2025
By _____

STATE OF VIRGINIA

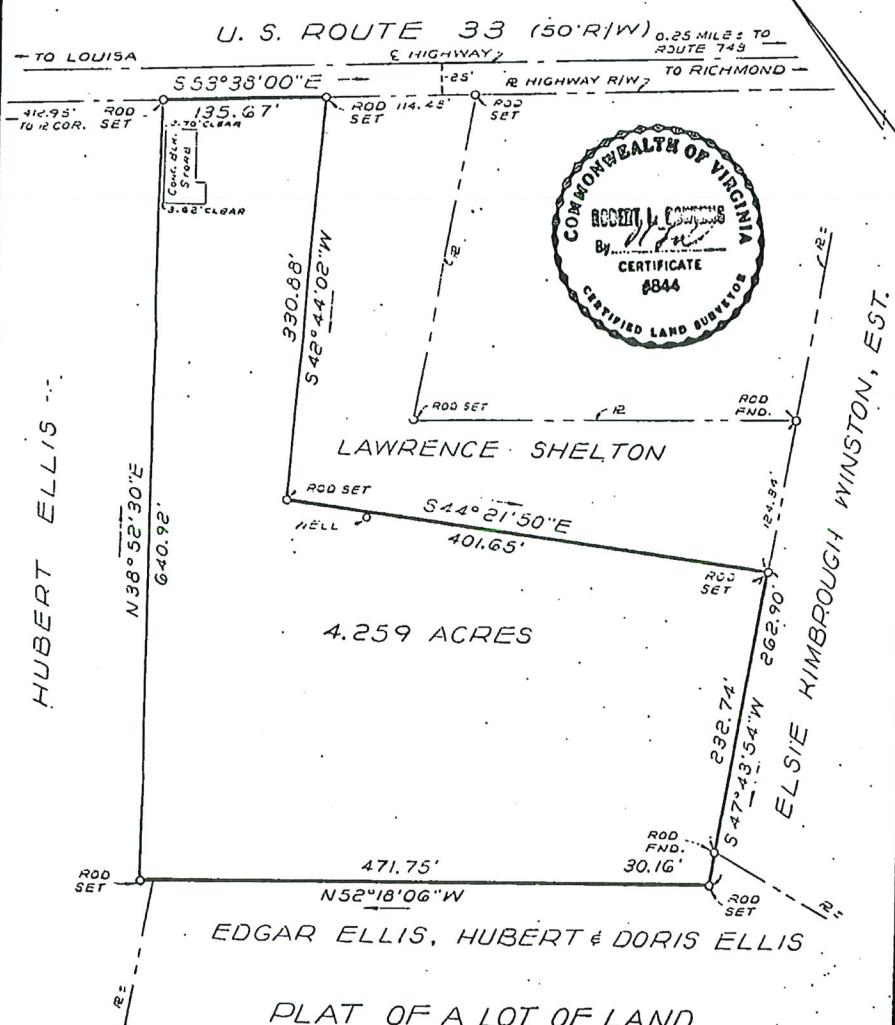
BOOK 222 PAGE 405

CITY/COUNTY OF Verde Valley , to-wit:

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

Joyce M. Robertson
Notary Public



PLAT OF A LOT OF LAND
LOCATED ABOUT 0.5 MILE
EAST OF DUGGINS STORE IN
THE JACKSON DIST., LOUISA CO., VA.

ROBERT L. DOWNING SURVEYOR, INC.
P.O. BOX 22 ASHLAND, VIRGINIA

JANUARY 2, 1979
SCALE: 1" = 100'

LAWRENCE SHELTON
M7201081 100-0001

VIRGINIA: In the Clerk's Office of the Circuit Court of Louisa County, February 1, 19⁷⁷ This deed was this day received in said office, and, upon the certificate of acknowledgment thereto annexed, admitted to record, at 9⁵⁰ o'clock A. M., after payment of \$15.00, tax imposed by Sec. 58-54 (b).

Witness: Anne C. Long Deputy, Clerk

A rectangular red ink stamp. The word "RECEIVED" is printed in a bold, sans-serif font, with "R" on the left and "D" on the right. Below it, the date "JAN 15 2025" is stamped in a smaller font. At the bottom left, the initials "By" are followed by a blank rectangular box.

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 MADISON, 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: REZ2024-08 Date Accepted: December 2, 2024
CUP2024-09

**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

EFSA R
SIGNATURE OF APPLICANT

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

Chel P Belak

SIGNATURE OF OWNER

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

Anne Miller

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	Original Due		2625.00
12/12/2024	380	Paid	Check Trans #09530	(-) 2625.00

Total Paid	2,625.00
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