

Enclosure 1

Reviewer: DJ Case # CUP2024-06
Fee Rcv'd: \$940.00 Rept # 281
Date & Time Rcv'd: 9/19/24
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: Construction material yard
- C: TEMPORARY CONDITIONAL USE: _____
- D: VARIANCE: _____
- E: PROFFER AMENDMENT: _____
- F: COMP PLAN AMENDMENT: _____
- G: COMP PLAN PUBLIC FACILITIES: _____
- H: SPECIAL EXCEPTION: _____

2. APPLICANT, PROPERTY OWNER, AGENT

- A. NAME OF APPLICANT: JWC Enterprises LLC
If a corporation, name of agent: Joseph Outright
- B. MAILING ADDRESS: 678 S. Spotswood Trl.
Louisa, VA 23093 Telephone # 540-500-1801
- C. NAME OF PRESENT OWNER OF PROPERTY ON WHICH THIS REQUEST WILL OCCUR:
Ronald F Reynolds
- D. MAILING ADDRESS: 2176 E Green Springs Rd
Louisa, VA 23093 Telephone # _____

If the applicant is not the owner of the property in question, explain: Joseph Outright rents
a portion of the land from Ronald Reynolds

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 202 Louisa # 2 B. TAX MAP # _____
C. SUBDIVISION NAME _____ D. LOT/PARCEL# 24 17 A
E. PROPERTY LOCATION Intersection 22 and 33 beside Dollar General at Trevilians
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:**

A piece of the land will be used to store gravel, sand, concrete trucks, silo, loader and a water truck. It will also be used to load materials onto concrete truck.

(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.**

Use same entrance/exit as Haymaker Auto Repair with little traffic. Business is not louder than Haymaker Auto. Beneficial to the county because I supply concrete for the schools, county, and local businesses. I also purchase water from county.

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:**

7. INDICATE THE FOLLOWING WITH RESPECT TO THE SUBJECT PARCEL:

- A. EXISTING LAND USE(S): Mechanic Shop, Haymaker Auto Repair
B. EXISTING STRUCTURE(S): 3 buildings
C. EXISTING ZONING: C-2
D. ACREAGE OF REQUEST: 5
E. UTILITIES: Use private water/bathroom as listed in rental agreement
(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:

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: Delta Papa Holdings LLC
MAILING ADDRESS: 1140 A Old Peachtree Rd
Duluth, GA 30097 TAX MAP # _____
SUBDIVISION NAME _____ LOT/PARCEL# 24 17 B1
ACREAGE 2.511 ZONING C2
- * PROPERTY OWNER'S NAME: Trevilian Station Battlefield Foundation
MAILING ADDRESS: P.O. Box 124 Trevilians, VA 23170
TAX MAP # _____
SUBDIVISION NAME: _____ LOT/PARCEL# 24 33
ACREAGE 17.086 ZONING R2

* PROPERTY OWNER'S NAME: Steven and Rebecca Wnetzel

MAILING ADDRESS: 9939 Pointexter Rd Louisa, VA 23093

TAX MAP # _____

SUBDIVISION NAME: _____ LOT/PARCEL# 24 61

ACREAGE .854 ZONING R2

* PROPERTY OWNER'S NAME: Trevilians Square LLC

MAILING ADDRESS: 200 Falls Circle Tappahannock, VA 22560

TAX MAP # _____

SUBDIVISION NAME: _____ LOT/PARCEL# 24 59

ACREAGE 10 ZONING R2

* 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: _____

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 _____

* 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	\$1000 + \$10/Acre*
B. CONDITIONAL USE PERMIT	\$500.00*
C. TEMPORARY CONDITIONAL USE PERMIT	\$250.00*
Temporary Housing*	
Extension or Amendment*	
Other*	
D. VARIANCE	\$500.00*
E. PROFFER AMENDMENT	\$500.00*
F. COMP PLAN AMENDMENT	\$500.00*

*IN ADDITION TO THE STANDARD FEE, AN ADDITIONAL \$50.00 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 \$20.00 FEE CHARGED PER ADJACENT/ADJOINING PROPERTY OWNER FOR NOTIFICATION AND ADVERTISEMENT. THERE WILL ALSO BE AN ADDITIONAL \$250.00, PLUS A

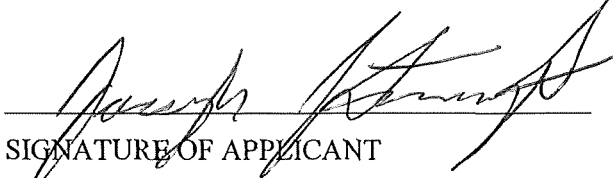
\$20.00 FEE CHARGED PER ADJACENT/ADJOINING PROPERTY OWNER FOR RENOTIFICATION AND RE-ADVERTISEMENT EACH TIME AN APPLICATION IS DELAYED OR POSTPONED AT THE REQUEST OF THE APPLICANT OR NECESSARY DUE TO SOME FAILURE TO ACT ON THE PART OF THE APPLICANT.

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: September 19, 2024.



SIGNATURE OF APPLICANT

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

Joseph Curtright

APPLICANT'S NAME

(Typed or Printed)

SIGNATURE OF OWNER

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



SIGNATURE OF AGENT

(Name of Person Other Than, but Acting for the

~~Applicant~~, Responsible for this Application)
owner

OWNER'S NAME

(Typed or Printed)

Holly S Reynolds

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 Department Impacts

On Demand Concrete has no negative impacts on County Departments. In fact, it helps the county departments by providing concrete at a faster rate than competitors. Most of the time, there is a wait of at least a week or two when On Demand can get to it within days. It works with a few contractors that does work throughout the county that we have worked with and plan to work with in the future. The only department that it does have an impact on is Administration, due to filing of the Special Use Permit. Below we have outlined the different departments and the impact the business has on them.

1. Administration- The only reason On Demand Concrete affects Louisa County Administration is due to having to get a Special Use Permit. Other than going through the process of getting the permit, because it is using commercial property to hold construction materials, the business would not affect it.
2. Fire & EMS- The only impact the business had on Fire & EMS was a fundraiser and when it provided concrete to the fire department (Lake Anna). Joey (business owner) donated his time to help Tracy Clark host a karaoke contest for Lake Anna Rescue to raise money for their new boat. Other than that occasion and maybe future fundraising events and concrete needs, On Demand Concrete is not going to affect Fire & EMS.
3. Law Enforcement- On Demand Concrete does not affect law enforcement at all. It has been beneficial for law enforcement because the business has delivered concrete to the administrative building and the task force building. The business does not have any other affects on law enforcement, besides providing concrete for certain projects and hopefully future projects. There has been a few police officers reaching out for quotes and availability for their own personal concrete needs.
4. Parks and Recreation- On Demand Concrete has no impact on Parks and Recreation but is hoping we get the opportunity to be able to work with them in the future. The business has participated in their first Labor Parade for businesses.
5. Schools- The business has no affects on the schools except for providing them with concrete as well. It has provided Thomas Jefferson Elementary, Trevilians Elementary,

and the Middle School with concrete to install the new signs outside of their school. It has also provided concrete for the baseball field and works with local contractors that will be doing future work for the school as well. The business has also made contributions to Louisa County High School Football Team this first year being in business. It has donated \$1750 to support Coach Patrick and his football team.

6. Solid Waste- On Demand Concrete has no impact on Solid Waste. The business does not have any excess trash/waste that it has to dispose of nor does it anticipate having any in the future.

Overall, On Demand Concrete has no negative impacts on the county. If anything, it has been beneficial for the county departments to be able to have the option to have volumetric concrete trucks in the area that are readily available and not having to wait weeks for a concrete delivery. The business is looking forward to being able to work more with the County and to be able to give back to the community and having a positive impact.



SPECIAL POWER OF ATTORNEY AFFIDAVIT

COMMONWEALTH OF VIRGINIA
COUNTY OF LOUISA

This 10th day of Sept., 2024, I,
Ronald F. Reynolds, the owner of
24 17 A (describe land by tax map number) make,
constitute, and appoint Holly S Reynolds, my
true and lawful attorney-in-fact, and in my name, place and stead giving unto said
Holly S Reynolds 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 Sept. 10th, 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 10th day of Sept, 2024.

Owner/Contract Purchaser/Authorized Agent (Circle One)

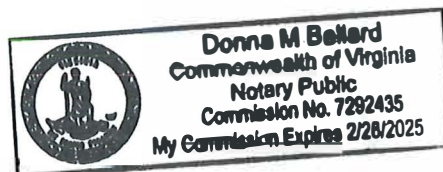
COMMONWEALTH OF Virginia
CITY/COUNTY OF Louisa, to wit:

The foregoing instrument was acknowledged before me by
Ronald F Reynolds, the Owner of
said property, this 10th day of Sept, 2024

My commission expires: 2/28/25

Donna M Ballard Notary Public

7292435 Registration Number



OFFICE USE ONLY

File/Case Number : _____ Date Accepted: _____, 20____



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

9/20/2024

ACCOUNT:

JWC Enterprises LLC
678 S Spotswood Trl
Louisa VA 23093

Phone:

Date	Reference Number	Invoice Number	FeeCat	Description	Status	Amount
9/20/2024		281	3100-013030-0003	Zoning /CUP2024-06 App Fees	Paid	(-) 940.00

Date	InvoiceNum	Status	Payment	Amount
9/19/2024	281	Original Due		940.00
9/20/2024	281	Paid	Check Trans #50664	(-) 940.00

Total Paid

940.00