

PROFFER STATEMENT
REZ2024-08 Amos Equipment Repair LLC

Date of Proffer: February 28, 2025
Project Name: REZ2024-08 Amos Equipment Repair LLC
Owner: Land Lover Enterprises LLC
Existing Zoning: General Commercial (C-2)
Zoning Requested: General Commercial (C-2)
Acreage of Parcel(s): 4.26 Acres
Voting District(s): Jackson
Tax Map #(s): 93-161
Exhibit(s)/References: REZ1989-06

The Term "Owner" as referenced within this document shall include within its meaning the owner, or owners, of record of the Property, or properties, and their successors in interest.

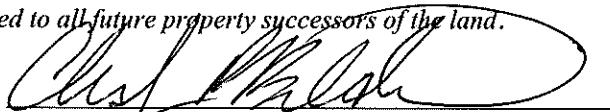
The Owner hereby voluntarily proffers the conditions listed herein which shall be applied to the above-referenced property owned by Land Lover Enterprises, LLC, provided that the Louisa County Board of Supervisors accepts these proffers and approves the rezoning of the land to the General Commercial (C-2) district.

1. The following General Commercial (C-2) permitted uses will be excluded from the subject rezoning:

Armories, Bottling Plants, Bowling Alleys, Billiard, Bagatelle and Poolrooms, Public Dance Halls, similar forms of public amusement, Dyeing Plants, Storage warehouses and yards (but not including sand and gravel yards, automobile recking yards, or automobile graveyards), Automobile sales, service, and rental-automobile service centers.
2. The owner/applicant shall obtain necessary building permits for renovation of the existing building;
3. The proposed operation shall meet all State Health Department regulations with regard to the existing well;
4. All parking shall be on site and shall be located a minimum of 50' from right of way, with curb on left being extended back to the building in accordance with Virginia Department of Transportation sketch dated May 23, 1989;
5. A notice of completion form certifying that the requirements of the Virginia Department of Transportation entrance permit have been completed with same being submitted to the Planning Office prior to an occupancy permit being issued;
6. Loading/unloading space shall be provided to the rear of the building;

7. 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.
8. 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.
9. No external operations shall be conducted on the premises between the hours of 6:00 PM and 8:00 A.M. Monday through Saturday, and no external 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 business hours of operation, noise levels shall not exceed 65 dB, as measured at the property lines.
10. 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.
11. An advertising sign shall be placed which will be in keeping with the character of the area.
12. Permission is hereby granted to the Board of Supervisors, or their designated representative, and they shall reserve the right to inspect the subject site at any reasonable time without prior notice.

The undersigned Owner hereby proffers that the use and development of the Property shall be in conformance with the proffers and conditions herein above. This document shall supersede all other agreements, proffers or conditions that may be found to be in conflict. The Owner agrees that all proffers shall be binding to the property, which means the proffers shall be transferred to all future property successors of the land.



Owner, Christina P. Baldwin

11 Mar 2025

Date

NAJIA NAWABE
Notary Public
Commonwealth of Virginia
Registration No. 8111289
My Commission Expires Apr 30, 2028

City/County of Orange Commonwealth/State of Virginia
 Sworn to and subscribed before me this 11 day of March, 2025, by
Najia Nawabe

Witness my hand and official seal.

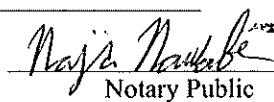
Apr 30, 2028

8111289

My Commission Expires

Notary Registration Number

Agreed and Accepted: The County of Louisa, Virginia:



Najia Nawabe

Notary Public

Louisa County Board of Supervisors

By _____, Chairperson