



Phone (540) 967-3430 **COUNTY OF LOUISA** Fax (540) 967-3486
COMMUNITY DEVELOPMENT DEPARTMENT
www.louisacounty.com

TO: Louisa County Board of Supervisors

FROM: Staff

REQUEST: REZ2023-02, Rezoning of approximately 10.848 acres of tax map parcel 40-22-C from General Commercial (C-2) to Agricultural (A-2), in order to allow the owners to complete a family subdivision.

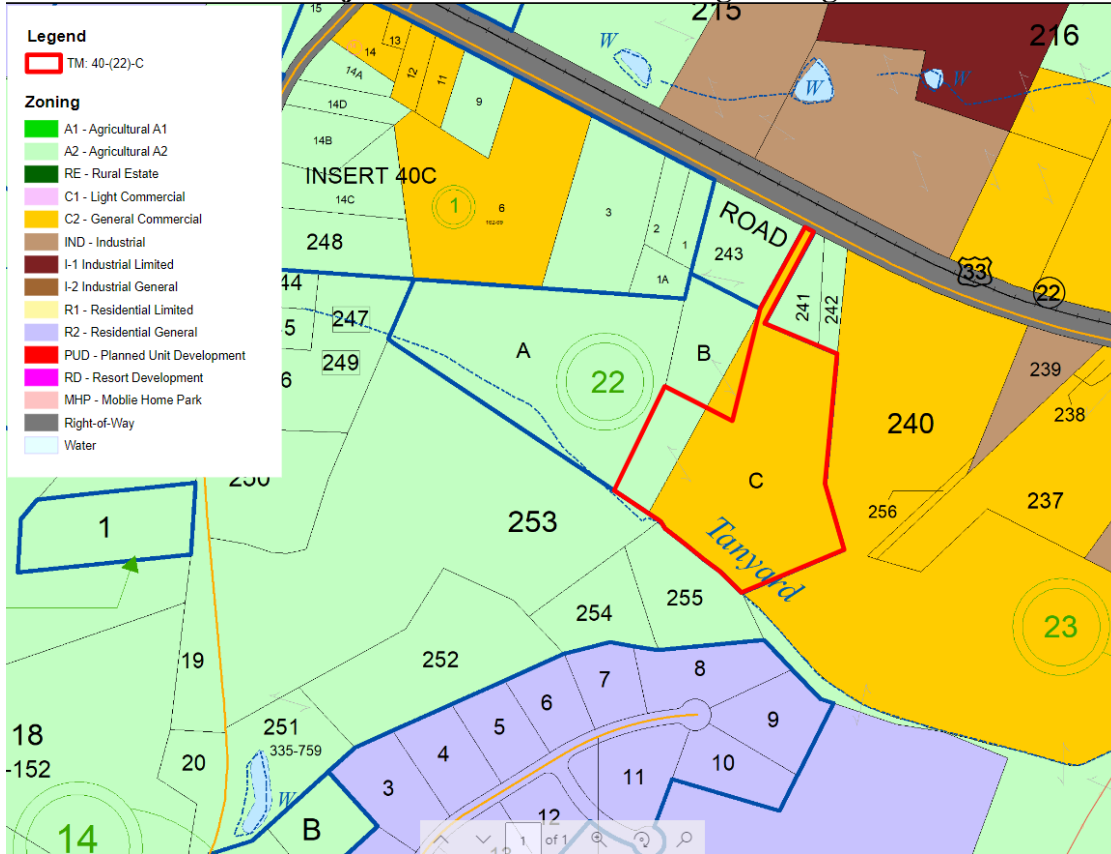
APPLICANTS/OWNERS: Thomas and Mary Johnson

DATE: July 14, 2023

The Board of Supervisors will meet to review this request on Monday, August 7, 2023, at 6:00 P.M. in the Louisa County Public Meeting Room.

INFORMATION SUMMARY	
TAX MAP AND PARCEL #:	40-22-C
TOTAL ACREAGE:	10.848
ELECTION DISTRICT:	Patrick Henry
CURRENT ZONING:	Split Zoned - General Commercial (C-2) and Agricultural (A-2) Exhibit A
SURROUNDING ZONING:	Agricultural (A-2), Residential General (R-2), General Commercial (C-2) and Industrial (IND)
EXISTING USE(S):	Mostly wooded, vacant
FUTURE LAND USE	Mixed Use (Louisa Growth Area)
REQUESTED USE(S):	Rezoning 10.848 acres to A-2 to allow a family subdivision of the property to be created
EXISTING LAND USE PERMIT(S):	RES 2007-20

Exhibit A
Subject Parcel and Surrounding Zoning



APPLICANT/OWNERS:

Thomas and Mary Johnson
PO Box 1661
Louisa, VA 23093

PROPERTY LOCATION:

The property is located approximately 0.28 miles west from the Town of Louisa limits on the south side of Route 22, within the Patrick Henry election district.

CONFORMANCE REVIEW:

1. 2040 Louisa County Comprehensive Plan

The subject property is located in the Louisa Growth Area and designated for Mixed Use, as shown in the 2040 Louisa County Comprehensive Plan (Exhibit B).

The primary goal of the Comprehensive Plan (the “2040 Plan”) is to preserve and protect its rural heritage. The Town of Louisa’s community consensus also strives to

follow that direction by ensuring an adequate and quality water supply, utilizing growth areas to manage growth, and preserving the rural area from new development.

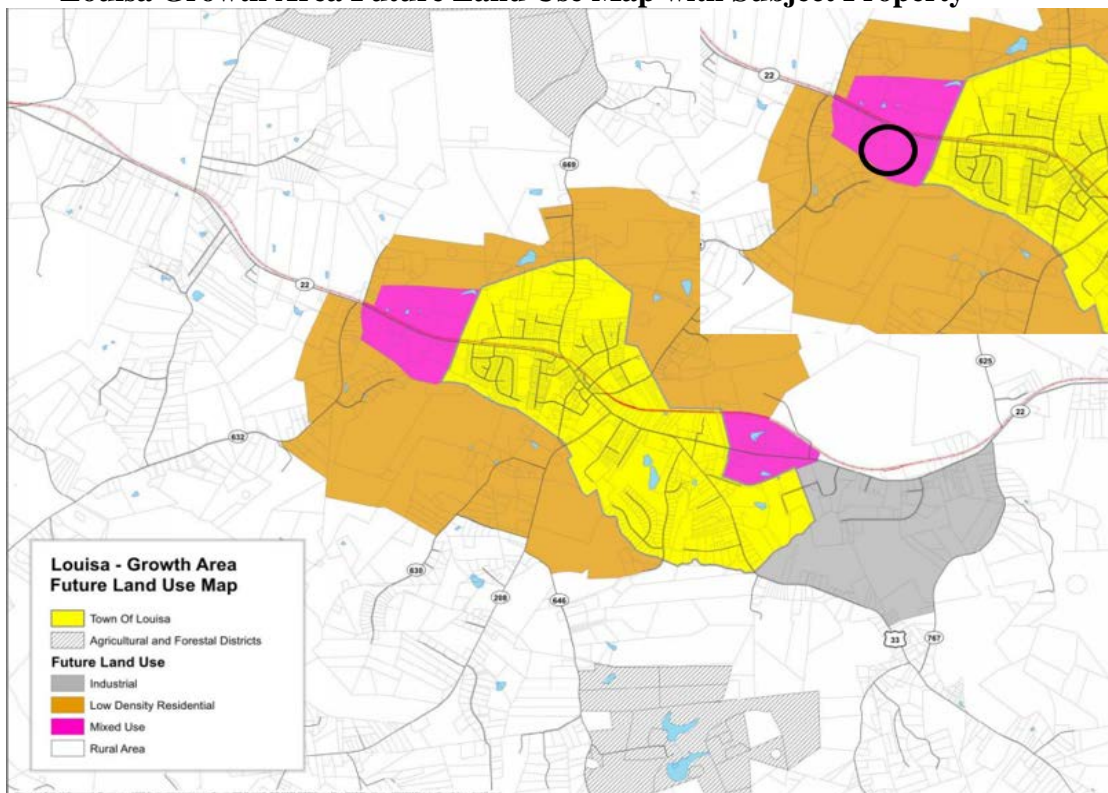
The subject property is currently zoned General Commercial (C-2); however, the surrounding area is primarily rural in character and uses. Industrial (IND) zoned properties on the north side of Route 22 are undeveloped and vacant, and the General Commercial (C-2) property adjoining the subject property does not currently have a commercial operation. Vawters Store Mini Storage LLC, a major commercial operation, is located to the west (Exhibit A). Rezoning the subject property from General Commercial (C-2) to Agricultural (A-2) would have little effect on the character of the surrounding area.

2. Louisa County Land Development Regulations

Section 86-151 Agricultural (A-2) district’s Statement of Intent states the district “is provided to allow for the compatible mixture of agricultural uses and limited residential development in rural areas and protect and retain the rural open character of the countryside. Very low residential uses are allowed along with agricultural uses that are compatible with residential activity to provide for community cohesion in the rural areas and encourage land use interdependence.” While the intended family subdivision of the subject property would limit the area’s commercial inventory, the proposed rezoning aligns with the current character of adjacent residential and agricultural properties (Exhibit A).

Exhibit B

Louisa Growth Area Future Land Use Map with Subject Property

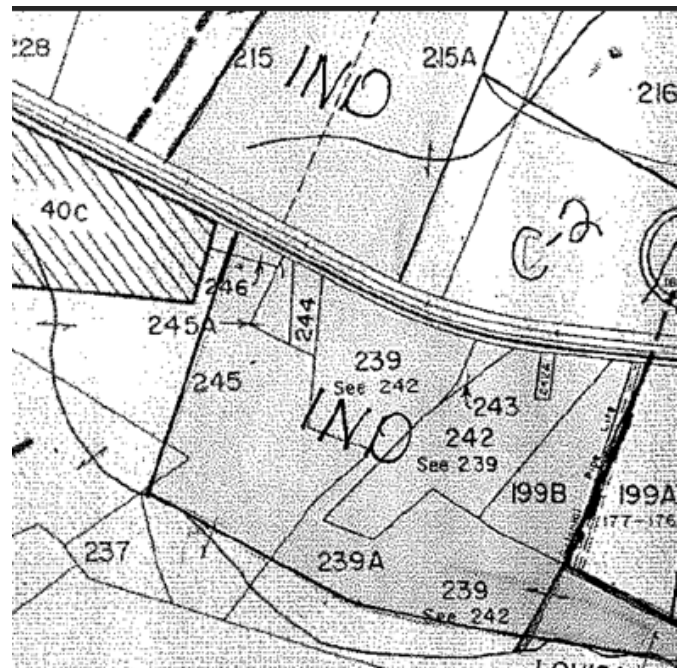


REZONING HISTORY:

The subject property and the adjacent parcels were once zoned Industrial (IND) according to the original 1969 rezoning map (Exhibit C). Much of the industrial land shown in Exhibit C remained agricultural for decades until the applicant's father, Thomas K Johnson Sr, would apply to rezone his property from IND to Agricultural. The 1989 rezoning was passed, and tax map numbers 40-245 & 246 were rezoned to Agriculture (Enclosure 2).

In 2007, the Board of Supervisors voted 7-0 for a resolution to decide on the request for rezoning of 91 properties from Industrial (IND) to alternative zoning districts (Enclosure 3). This resolution led to multiple surrounding IND zoned properties to change their zoning districts. However, the resolution left out three (3) properties including the subject property (Enclosure 4). Which at that time, the applicants were the property owners and decided to rezone their property to commercial.

Exhibit C
1969 Zoning Map Left, 1989 Tax Map Rezoning File Right



NEIGHBORHOOD MEETING RESULTS:

A Neighborhood Meeting was held in the Louisa County Public Meeting Room on June 7, 2023, at 4:00PM, at which no citizens attended. The applicant made an address on the reason for the application and was available to answer any questions.

PLANNING COMMISSION MEETING RESULTS:

The Planning Commission voted on July 13, 2023, to recommend approval to the Board of Supervisors on the requested rezoning by a vote of 5 to 0.

STAFF RECOMMENDATION:

This proposed rezoning is in conformance with the Louisa County 2040 Comprehensive Plan by creating community cohesion through rezoning commercial property to Agricultural (A-2). Staff recommends approval of the rezoning from Commercial General (C-2) to Agricultural (A-2).

Enclosures (4)

1. Application
2. REZ1989-01
3. RES2007-18
4. RES2007-20