



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

SUBJECT: REZ2023-04, Rezoning of approximately 3.03 acres of tax map parcel 52-2-2 from Industrial Limited (I-1 GAOD) to General Commercial (C-2 GAOD) to allow “recreational vehicle sales and service.”

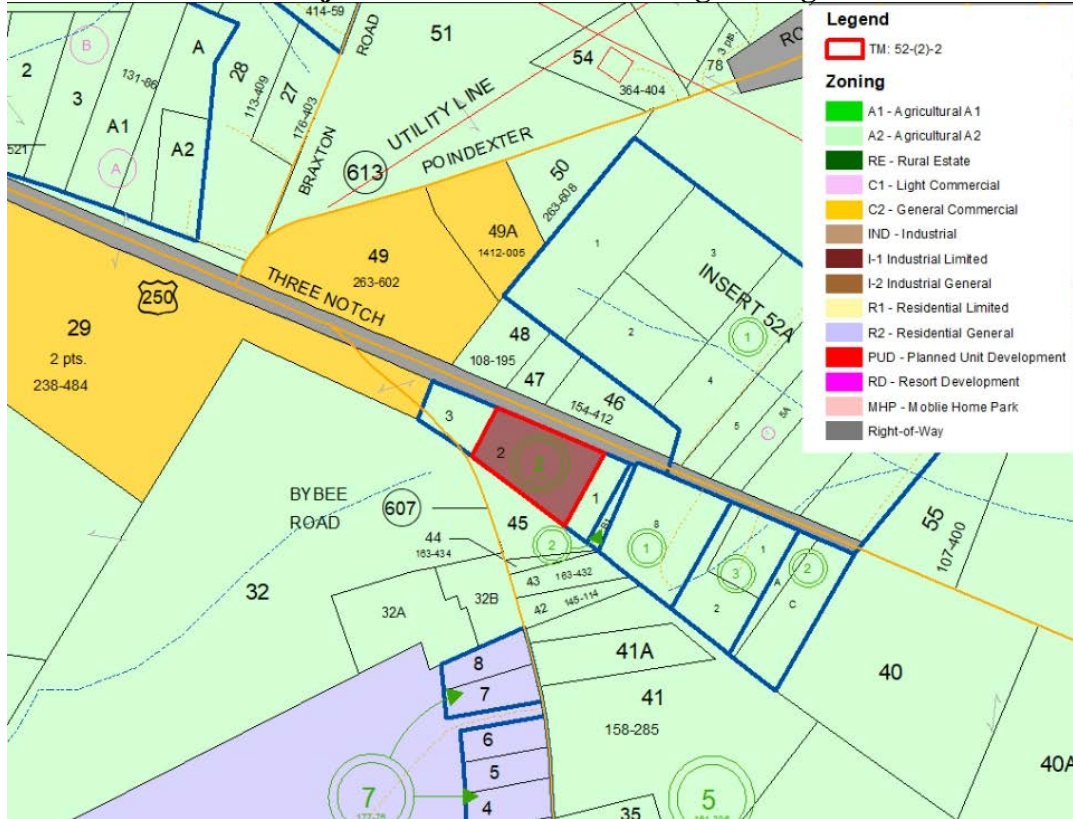
APPLICANT/OWNERS: Three Notch Road LLC

DATE: August 24, 2023

The Board of Supervisors will meet to review this request on Tuesday, September 5, 2023, at 6:00 P.M. in the Louisa County Public Meeting Room.

INFORMATION SUMMARY	
TAX MAP AND PARCEL #:	52-2-2
TOTAL ACREAGE:	3.03
ELECTION DISTRICT:	Patrick Henry
CURRENT ZONING:	Industrial Limited (I-1 GAOD) Exhibit A
SURROUNDING ZONING:	Agricultural (A-2 GAOD), Residential General (R-2 GAOD), General Commercial (C-2 GAOD).
EXISTING USE(S):	Commercial
FUTURE LAND USE	Mixed Use (Zion Crossroads)
REQUESTED USE(S):	Rezoning 3.03 acres to General Commercial (C-2 GAOD) to allow recreational vehicle sales and service.
EXISTING LAND USE PERMIT(S):	SP2015-18, CUP2015-07

**Exhibit A
Subject Parcel and Surrounding Zoning**



PROPERTY LOCATION:

The property is located in the southwestern portion of Louisa County near the intersection of Bybee Road and Three Notch Road within the Patrick Henry election district. The subject property is located approximately 1.31 miles from the closest parcel in the Green Springs National Historic District.

PROPERTY HISTORY:

In 2015, the subject property was issued a Conditional Use Permit for the establishment and operation of a surplus sales (Quinn & Farmer Auctions), with twelve (12) conditions (see enclosure 2). A minor site plan for Quinn & Farmer Auctions was approved in 2015 (see enclosure 3). Currently, the tenant’s operation has outgrown the Industrial Limited Growth Area Overlay District (I-1 GAOD) permitted uses to include recreational vehicle sales and service, which is a permitted use in the General Commercial Growth Area Overlay District (C-2 GAOD). This rezoning would allow the continuation of this use on this property as a permitted use.

CONFORMANCE REVIEW:

1. 2040 Louisa County Comprehensive Plan

The subject property is located in the Zion Crossroads Growth Area and designated for Mixed Use, as shown in the 2040 Louisa County Comprehensive Plan (Exhibit B). The Zion Crossroads growth area envisions low density residential and mixed-use development. Community consensus strives for controlled or managed growth, sufficient water supply, ensuring county roads can

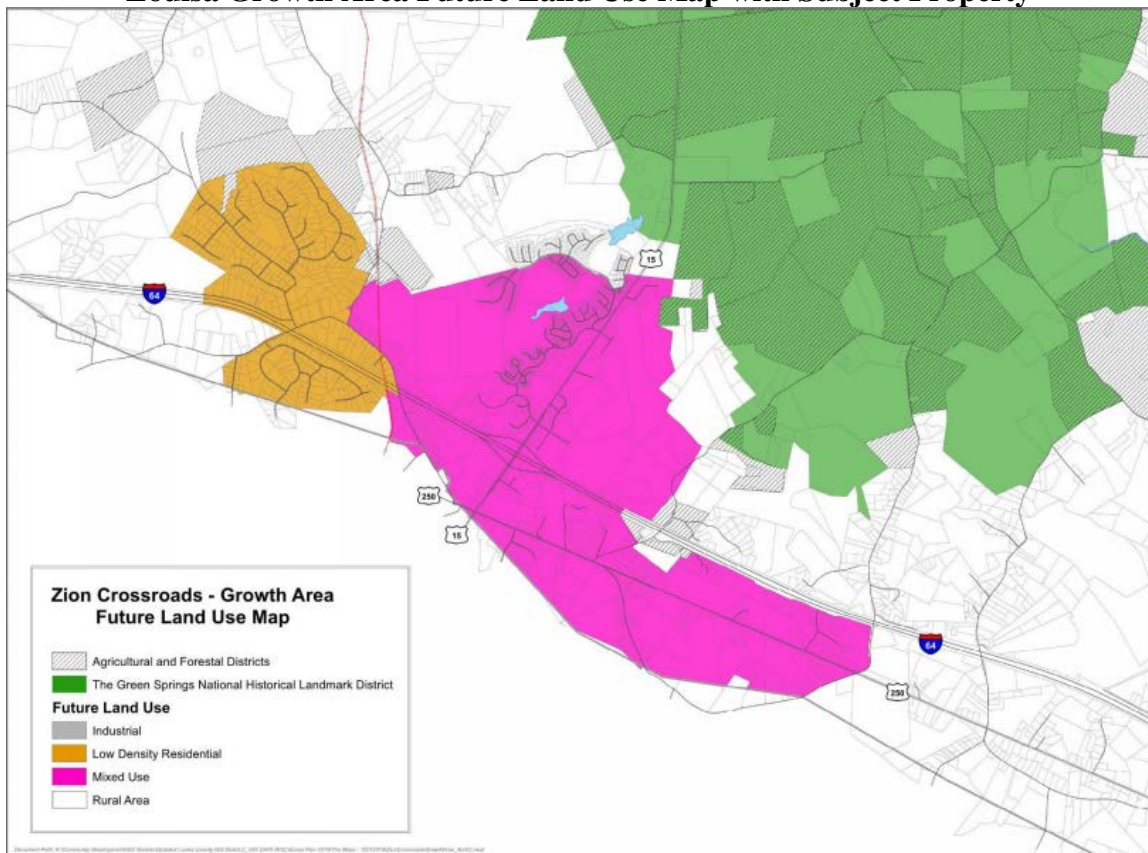
support further development, and protecting the Green Springs National Historical Landmark District.

The subject property is currently zoned Industrial Limited (I-1 GAOD) with immediate adjacent parcels zoned Agricultural (A-2 GAOD). Several commercial properties are located west of the project area including K & E Sprinkler INC, Bio-Cat, D & D Lawn Care, and Drillers Services LLC. Residential properties are adjacent to the subject property to the east, north, and south along Bybee Road. Rezoning this parcel is consistent with the 2040 Comprehensive Plan vision for a mixture of uses and is expected to be consistent with the character of the surrounding area.

2. Louisa County Land Development Regulations

The General Commercial (C-2 GAOD) district’s Statement of Intent states that the district “covers that portion the community intended for the conduct of general business to which the public requires direct and frequent access.” The applicant wishes to rezone their property to allow the permitted use “recreational vehicle sales and service” which is defined in Section 86-13 Definitions as “retail sales of recreational vehicles and boats, which may include service and storage of vehicles and parts related accessories.”

Exhibit B
Louisa Growth Area Future Land Use Map with Subject Property



NEIGHBORHOOD MEETING RESULTS:

A Neighborhood Meeting was held in the Louisa County Public Meeting Room on July 10, 2023, at 4:00PM, at which no citizens attended. The applicant explained the request and the reason for the application and was available to answer any questions.

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission voted 7-0 on August 10, 2023, to recommend approval to the Board of Supervisors on the requested rezoning as revised from the floor with the revised conditions proffered by the applicant during the meeting. Note: the applicant has since revised the proffered conditions, which are enclosed with the report (Enclosure 4).

STAFF RECOMMENDATION:

Staff recommends approval of the proposed rezoning of parcel 52-2-2 with the conditions proffered by the applicant August 24, 2023, as the proposal conforms with the Louisa County 2040 Comprehensive Plan and promotes increased economic diversity within the County by accommodating an existing and expanding commercial business in an area planned for a mix of uses.

Enclosures (4)

1. Application and attachments
2. CUP2015-07 Quinn & Farmer Auctions' Approval Letter
3. SP18-15 Minor Site Plan
4. Signed Proffers dated August 24, 2023