

WHEREAS, Ryan Odom, Applicant; and Wayne R. Byrd, Owner; request a conditional use permit to operate an equipment sales and rental business in the General Commercial (C-2) zoning district; and

WHEREAS, the goal of this conditional use permit is to use an existing building to rent/lease automobiles, small tools, U-Haul trucks and supplies, and trailer rental; and

WHEREAS, the property is located on the northeast side of Jefferson Highway (Route 33), approximately 0.25 mile south of Pendleton Road (Route 522N) and is further identified as Tax Map Parcel 72-54A in the Cuckoo Election District; and

WHEREAS, at a regular meeting of the Louisa County Planning Commission held May 11, 2023, the Planning Commission voted that the public necessity, convenience, general welfare, or good zoning practice compels it to make a recommendation of approval to the Louisa County Board of Supervisors on the request of conditional use permit CUP2023-01, Sortie Inc., with the eight (8) conditions listed below:

1. This conditional use permit is an exceptionally unique instance involving very desirable land use on the subject property. The adjoining landowners (parcel 72-54) are aware and are approving of the lack of a buffer requirement placed on the subject property. This instance does not set a precedent with respect to using the existing trees located on the adjacent landowner's property for buffers. The subject site plan will be subject to approval by the zoning administrator.
2. The property owner or applicant will provide the name of the contact person, email, and phone number for citizen concerns and complaints to be addressed. The County may request a list of complaints and how they have been addressed by the applicant at any time.
3. All design and use of exterior lighting shall comply with the International Dark-Sky Association and shall be labeled as such on the site plan sketch.
4. Hours of operation shall be 8AM to 5PM Monday through Friday, with 8AM to 2PM occurring on Saturday, and closed Sunday. Hours of operation will vary for the moving trucks and trailers business with occasional after hours drop offs.
5. The applicant shall secure all necessary permits and approvals from the Louisa County Community Development Department, the Virginia Department of Transportation (VDOT), and the Virginia Department of Health (VDH).
6. The applicant will submit an administrative site plan for approval by Louisa County, with review by VDOT. Should land disturbance meet or exceed 10,000 square feet of area, an erosion and sediment control plan must be prepared and submitted to the County for review and approval, prior to any land disturbing activities commencing on-site.
7. The Board of Supervisors or their designated representative shall have the right to inspect

the site at any reasonable time without prior notice.

8. Violation of any conditions contained herein shall be grounds for revocation of the Conditional Use Permit; and

NOW, THEREFORE, BE IT RESOLVED, on this 17th day of July 2023, that the Louisa County Board of Supervisors hereby approves/denies the request for conditional use permit CUP2023-01, Sortie Inc.
