

1. Development Review Committee Meeting Packet

Documents:

[DEVELOPMENT REVIEW COMMITTEE MEETING PACKET JULY 27, 2016
\(PDF\).PDF](#)



**DEVELOPMENT REVIEW COMMITTEE
LOUISA COUNTY PLANNING COMMISSION**

****Wednesday, July 27, 2016****

4:00 – 6:00 p.m.

Louisa County Public Meeting Room

AGENDA

- I. WELCOME
- II. ACKNOWLEDGEMENT OF MEETING NOTES
- III. UNFINISHED BUSINESS
- IV. NEW BUSINESS
 - A. CUP2016-04; Ware Family LLC; Remax Finest (Lori Petrovitch; PRMI Inc. (Bette Moody), Applicant; R. T. Williams, Esquire, Agent; Ware Family LLC, Owner – Conditional Use Permit Request
 - B. CUP2016-05; Louisa Creative Counseling LLC, Kristy Bazzanella, Applicant; Ronald Apperson, Owner – Conditional Use Permit Request
- V. ANNOUNCEMENTS AND ADJOURNMENT

**DEVELOPMENT REVIEW COMMITTEE
NOTES**

**Wednesday, June 22, 2016
4:00 p.m. – 4:37 p.m.**

Members Present: John Hutcherson; Curtis Moore; Mark Wood; and Gordon Brooks.

Others Present: Allyson Finchum, Director of Community Development; Jerrell Timberlake, Planning Associate; and Kathrine Courchaine, Administrative Assistant.

Planning Commissioners Present:
Cy Weaver, Planning Commissioner.

Due to reorganization efforts, no quorum was present and members present were considered a committee of the whole.

WELCOME

The meeting was opened at approximately 4:15 p.m. Staff explained that the purpose of the Development Review Committee is to assist the applicants through the process by providing suggestions and comments.

ACKNOWLEDGMENT OF MEETING NOTES

Reviewed.

UNFINISHED BUSINESS

None.

NEW BUSINESS

REZ2016-03; BS09, LLC, c/o Donald Crockett, Applicant/Owner; Rea T. Williams, III, Esquire, Agent – Rezoning, Conditional Use Permit and Special Exception Requests

Mr. Timberlake presented the information for the request for rezoning of approximately 2.449 acres from General Commercial (C-2) to Residential General (R-2) and the issuance of a conditional use permit to allow for multi-family housing. The property is located on the west side of Route 650 (Pottiesville Road) between Route 618 (Fredericks Hall Road) and the CSX railroad. The building onsite was originally a school and the applicant would like to repurpose the 5000 square foot structure into a multi-family apartment building of up to 6 units. Conditions were prepared and given to the applicant.

Mr. Rae T. Williams, III, Esquire; Agent; briefly discussed the following information:

- Request to rezone a 5000 square foot building off of Pottiesville Road;
- Neighboring concerns of noise from Trey Fuels have been reviewed;
- Noise complaints have not been received from surrounding established residential properties;
- Addressed concerns regarding the danger of the railroad spur and current allowable uses of the property;
- Goal to salvage the historical value in its original character and repurpose to make the structure financially viable;

- Request for a 4 to 6 unit building;
- Approximately 700 to 1000 square foot units;
- Applicant welcomes onsite visits;
- Repairs made to the roof, floors and walls;
- Previous state of property is no longer a concern due to new management;
- Applicant is now sole owner;
- Repurpose of building will not have impact on surrounding area;
- Property is no longer in a growth area;
- Busy intersection with no additional impact to roads;
- No foreseen impact on schools; and
- Possibility to concentrate on elderly as residents for an economic place to reside.

Mr. Brooks inquired how long the property had been vacant. Mr. Williams stated there is one individual residing in the building as a night watchman. Mr. Williams also noted there were multiple people residing in the building previously which was in violation at that time. Mr. Williams further added the property had not been vacant for 5 to 7 years.

Mr. Brooks asked for clarification if the request for 4 to 6 units was based on the flexibility of demand. Mr. Williams stated it is for financial viability. Mr. Williams further explained 6 units would aid in bringing the building up to code and to give the Planning Commission (PC) and Board of Supervisors (BOS) room for input.

Mr. Hutcherson inquired what would be the potential number of residents. Mr. Williams stated a 4 unit building could hold approximately 3 to 4 people per unit and a 6 unit building could hold approximately 2 to 3 people per unit with a total of 16 to 18 residents.

Mr. Hutcherson asked if the Health Department had been contacted for inspection of the drain field. Mr. Williams noted the Health Department had been contacted and the applicant was advised to continue through the application process before incurring additional expenses to inspect the drain field.

Mr. Brooks asked if the applicant had the opportunity to review the conditions from staff. Mr. Williams stated the conditions were just received and the applicant would be happy to review them at this time.

Mr. Brooks asked for clarification regarding condition #9, if the screening buffer could be defined better and if the adjacent uses include one, two or three sides. Mr. Williams noted two of the sides buffer Trey Fuels and one side buffers a residential property. Ms. Finchum explained the condition refers to the residential side. Mr. Williams asked for confirmation that the condition would be to protect the residential side and not the commercial side. Ms. Finchum confirmed.

Mr. Wood inquired if the applicant would be utilizing the two 5000 square foot metal buildings on the property. Mr. Williams said no.

Mr. Wood stated the entrances have good site distance in both directions and Virginia Department of Transportation (VDOT) has no issues with this proposal with either 4 or 6 units.

Mr. Brooks asked if the other buildings will remain on the property. Mr. Williams stated that is the intention.

Mr. Williams asked for confirmation from Mr. Moore that the drain field had been discussed and the recommendation was to inspect the drain field further along in the application process. Mr. Moore confirmed.

Mr. Brooks asked the applicant to review the conditions and discuss any concerns with staff. Mr. Williams noted condition #6 states dumpsters shall be screened and asked if a dumpster was required on the premises. Ms. Finchum said no and staff will clarify that condition.

Mr. Moore inquired if the applicant was satisfied with the screening condition. Mr. Williams asked for clarification of what consisted as a screening buffer, a Leyland Cyprus or a 10 foot privacy fence. Ms. Finchum stated staff suggested the use of both as a buffer. Mr. Williams inquired if the applicant could seek out the opinion of the adjoining property owner for an agreement of a buffer. Ms. Finchum stated yes.

Mr. Moore asked if the applicant planned to screen the adjoining industrial property. Mr. Williams stated that not the intent at this time. Mr. Moore suggested modifying the condition to clarify if it had not already been requested to do so.

Mr. Wood asked if parking would be located on the concrete area south of the building and not in the loop road. Mr. Williams stated it is not the intention to have parking in the pull through. Mr. Wood inquired if parking would be stripped out as parking spaces or delineated with railroad ties. Mr. Williams asked if VDOT is requiring the applicant to do so. Mr. Wood said no.

Mr. Weaver stated there was no concern of noise and noted three or four citizens were concerned about ash fall and how it will affect the residents of the apartments. Mr. Williams said he is aware of ash falling onto specific properties and stated it does not affect that area.

A formal recommendation could not be forwarded to the Planning Commission for lack of a quorum, however those members present individually suggested a favorable recommendation with the modifications made by staff.

CUP2016-03; William T. Hicks, Applicant/Owner – Conditional Use Permit Request

Mr. Timberlake presented to the members the request for a conditional use permit for a plumbing business. The property is located on the southeast side of Route 611 (Dongola Road) just south of the intersection with Route 633 (Owens Creek Road). The request is for a home occupation permit, Class B, to allow for the establishment and operation of a plumbing company out of the existing two car garage on the property. The garage will be used for storage related items for the business. Currently the company has approximately 5 employees with one that resides on the premises. The company is growing and the applicant would like to employ up to 10 employees which is the maximum number allowed on the premises under the home occupation, Class B. The applicant has indicated the employees will meet on site in the morning to pick up supplies and then will be dispatched out to various locations to perform work. Conditions were prepared by staff and given to the applicant.

Mr. Brooks inquired if the applicant had the opportunity to review the conditions that were given to them today. Mr. Hicks stated they have reviewed and are in agreement with all the conditions.

Mr. & Ms. Hicks gave a brief description of the company that included the following information:

- Location is an existing two car garage;

- Employees meet at location for supplies needed;
- Employees are paid hourly and do not stay onsite for any length of time;
- Deliveries average one per week;
- A large delivery is received approximately 4-5 times per year; and
- A dumpster is located onsite which is primarily used for personal use and is emptied weekly.

Mr. Hutcherson asked if a restroom was located in the garage. Mr. Hicks said no. Mr. Hicks further noted on occasion an employee will use the restroom located in the home.

Mr. Moore inquired if the home and garage was on the same parcel. Ms. Hicks said yes.

Mr. Wood asked what size trucks deliver 4-5 times per year. Ms. Hicks stated it is an 18-wheeler and depending on the order could be a lift gate truck.

Mr. Wood noted there is good site distance with a low volume commercial entrance and VDOT has no concerns.

Mr. Brooks asked what is required if the applicant goes beyond the 10 employee condition. Ms. Finchum stated the applicant would have to relocate to a site in a commercial zoning district. Mr. Hicks asked for clarification if that was 10 employees on the premises at one time or ten employees total. Mr. Timberlake confirmed 10 employees on the premises at one time.

A formal recommendation could not be forwarded to the Planning Commission for lack of a quorum, however those members present individually suggested a favorable recommendation.

Meeting adjourned at 4:37 p.m.



**COUNTY OF LOUISA
COMMUNITY DEVELOPMENT**

Phone (540) 967-343

Fax (540) 967-3486

TO: Development Review Committee
FROM: Staff, Community Development Department
SUBJECT: CUP2016-04; Remax Finest (Lori Petrovitch; PRMI Inc. (Bette Moody), Applicant; R.T. Williams, Esquire, Agent; Ware Family LLC, Owner – Conditional Use Permit Request
DATE: July 15, 2016

The Development Review Committee will meet to review this project on Wednesday, June 27, 2016 at 4:00 p.m. in the Louisa County Public Meeting Room.

Staff Report

REQUEST:

Issuance of a conditional use permit, in accordance with Section 86-61.3 of the Louisa County Zoning Ordinance, for the establishment and operation of a general office (real estate and mortgage services), in the Agricultural (A-1) zoning district.

GENERAL INFORMATION	
TAX MAP AND PARCEL #:	29-2
ACREAGE:	5 acre portion (115.87 ac)
VOTING DISTRICT:	Mineral
ZONING:	Agricultural (A-1)
SURROUNDING ZONING:	General Commercial (C-2), Agricultural (A-2) Resort Development (RD)
EXISTING USE(S):	Rental Property and Agricultural
REQUESTED USE(S):	General Office (Real estate and mortgage)

APPLICANT/ OWNER:

Ware Family LLC
446 New Bridge Road
Mineral, Virginia 23117

2891 Mosco Trail
Powhatan, Virginia 23139

LOCATION:

The property is located on the south side of Route 208 (New Bridge Road), east of the intersection with Route 522 (Zachary Taylor Highway).

APPLICATION SUMMARY:

This request is for the issuance of a conditional use permit for the establishment and operation of a *general office (real estate and mortgage services)* in the Agricultural (A-1) zoning district in accordance with Section 86-61.3 Permitted uses with a conditional use permit.

Based on discussions with the applicant and information provided to VDOT (see email attached), the office will not be open on the weekend and all client meetings are held off-site.

DISCUSSION:

The Louisa County Zoning Ordinance states the following:

Sec. 86-61. - Statement of intent; policy guidance.

The Agricultural (A-1) District is intended to accommodate farming, forestry, livestock maintenance and other related farm activities. Such uses are an essential part of the rural economy of the county and the agrarian character of the community. It comprises those areas dedicated to farming and agricultural use and is protected as a valuable part of the rural community. These activities shall not be compromised by development and shall be enhanced by the protection offered herein.

Sec. 86-61.3. - Permitted uses—With conditional use permit.

Commercial

General offices

Sec. 86-2. Definitions.

General office. Use of a site for business, professional, or administrative offices, excluding medical offices. Typical uses include real estate, insurance, management, travel, computer software or information systems research and development, or other business offices; organization and association offices; or law, architectural, engineering, accounting or other professional offices. Retail sales do not comprise more than an accessory aspect of the primary activity of a general office.

COMPREHENSIVE PLAN:

The 2012 Comprehensive Plan identifies this area of Louisa County as agricultural/low density residential.

NEIGHBORHOOD MEETING RESULTS:

The Neighborhood Meeting was held on July 13, 2016. There was no one present for the meeting other than the applicant/owner.

CONCLUSION:

The following draft conditions have been prepared for consideration by the Development

Review Committee. Other conditions may be warranted based on discussion at the meeting.

CONDITIONS

1. The general office will not be open on weekends.
2. All client meetings are to be held off-site, such as where a property is being listed.
3. There will be no signage advertising the operation on the premises, other than that allowed for an identification sign under the Louisa County Sign Regulations.
4. The permit is not transferable to another applicant or owner.
5. Existing entrance shall be reviewed and approved by the Virginia Department of Transportation.
6. Site plan submitted with Administrative Review.
7. Violation of any of the above conditions shall be grounds for revocation of this Conditional Use Permit.
8. The Louisa County Board of Supervisors or their designated representative reserves the right to inspect the premises at any time without prior notice.

Sign "A"

CUP

Reviewer: _____ Case # 2016-04
Fee Rcv'd: 630.00 Rcpt # 901-902
Date & Time Rcv'd: 6/14/16
Pre-App Meeting: 6/8/16

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: Conditional use permit to allow two commercial businesses to operate in a residential home. "general office"
- 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: Ware Family LLC, Remax Finest (Lori Petrovitch), PRMI Inc, (Bette Moody) c/o R.T. Williams III Esq.
If a corporation, name of agent: _____
- B: MAILING ADDRESS: c/o R.T. Williams PLC 202 West Main Street P.O. Box 1787 Louisa, VA. 23093
Telephone # (540)-967-8200
- C: NAME OF PRESENT OWNER OF PROPERTY ON WHICH THIS REQUEST WILL OCCUR:
Ware Family LLC.
- D. MAILING ADDRESS: 446 New Bridge Road. Mineral, VA. 23117
Telephone # _____

If the applicant is not the owner of the property in question, explain: _____

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: R. T. Williams III, Esq.

F. ADDRESS: P.O. Box 1787 Louisa Virginia 23093
Telephone #: 540-967-8200

3. **LOCATION OF PROPERTY** (Assistance will be given in obtaining the following information upon request).

A. VOTING DISTRICT Mineral Magisterial District B. TAX MAP # 29-2

C. SUBDIVISION NAME N/A D. LOT/PARCEL# N/A

E. PROPERTY LOCATION 446 New Bridge Road Mineral VA, 23117.

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:**

The applicants seek a conditional use permit from the county to allow them to run two small businesses out of the single family residential home structure currently on the property. As the property is currently situated, the applicants are in violation as the property is Zoned A1 and does not permit the property to be used for commercial purposes.

(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.**

The request will not be materially detrimental to adjacent properties, surrounding neighborhoods, and the county as a whole as the location is in an area that has been and will continue to experience constant growth. The area is currently labeled as a mixed-use area with a multitude of businesses, farms, and residential dwellings. There will be no concerns regarding utilities as the current utilities are sufficient for the requested use. There will be no impact on public schools as the property will not be a multi-family or subdivision resulting in bringing in more families to the area resulting in increased pupils. Additionally, traffic will not be a concern as the property is already situated on a busy road with lots of traffic and the applicants do not intend on having a large number of customers at the location as the main purpose is an administrative office with client meetings taking place off site.

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:**

There are no known existing or prior permits, special exceptions, conditional use permits, temporary conditional use permits, or variances that have been granted on this property.

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

- A. EXISTING LAND USE(S): Rental property and agricultural use
- B. EXISTING STRUCTURE(S): Single family residential building and agricultural out buildings and barns
- C. EXISTING ZONING: A1
- D. ACREAGE OF REQUEST: 115.87
- E. UTILITIES: private well and septic. no requirements for improved utilities.
(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? Not to applicants knowledge
- G. IS THIS PROJECT IN AN AG/FORESTAL DISTRICT? Located in a mixed use area.

8. IF REQUESTING A VARIANCE, EXPLAIN THE UNIQUE PHYSICAL HARDSHIP OR EXTRAORDINARY SITUATION THAT IS THE JUSTIFICATION FOR THE VARIANCE:

Not Applicable.

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: Central Virginia Investments LC
MAILING ADDRESS: 509 New Bridge Road, Mineral VA. 23117 ✓
5096 Zachary Taylor Highway, Mineral VA. 23117 TAX MAP # 16-60
SUBDIVISION NAME N/A LOT/PARCEL# N/A
ACREAGE 117.831 ZONING Commercial 2
- * PROPERTY OWNER'S NAME: Whitlock, E J JR & Robert A & W W Whitlock Agency INC
MAILING ADDRESS: 512 Mineral Ave, P.O. Box 130 Mineral, VA. 23117 ✓
TAX MAP # 17-7
SUBDIVISION NAME: N/A LOT/PARCEL# N/A
ACREAGE 132.331 ZONING A2

* PROPERTY OWNER'S NAME: Central Virginia Investments LC ✓
MAILING ADDRESS: 509 New Bridge Road, Mineral VA. 23117
5096 Zachary Taylor Highway, Mineral VA. 23117 TAX MAP # 2947-7 17-7
SUBDIVISION NAME: N/A LOT/PARCEL# N/A
ACREAGE 72.06 ZONING C2

* PROPERTY OWNER'S NAME: Dickinson Land & Properties LLC ✓
MAILING ADDRESS: 441 Lakeway Rd. Mineral, VA 23117
TAX MAP # 29-3
SUBDIVISION NAME: N/A LOT/PARCEL# N/A
ACREAGE 63.05 ZONING A2

* PROPERTY OWNER'S NAME: Snyder & Schneider Property Development LLC ✓
MAILING ADDRESS: 200 Lake Front Dr Ste 103 Mineral, VA. 23117
TAX MAP # 29-11-A
SUBDIVISION NAME: N/A LOT/PARCEL# N/A
ACREAGE 50.125 ZONING RD

* PROPERTY OWNER'S NAME: Snyder & Schneider Property Development LLC ✓
MAILING ADDRESS: 200 Lake Front Dr Ste 103 Mineral, VA. 23117
TAX MAP # 29-35
SUBDIVISION NAME: N/A LOT/PARCEL# N/A
ACREAGE 702.543 ZONING RD

* PROPERTY OWNER'S NAME: Dickinson Land & Properties ✓
MAILING ADDRESS: 441 Lakeway Rd. Mineral, VA. 23117
TAX MAP # 28-97-D
SUBDIVISION NAME: N/A LOT/PARCEL# N/A
ACREAGE 122.13 ZONING A2

* 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.

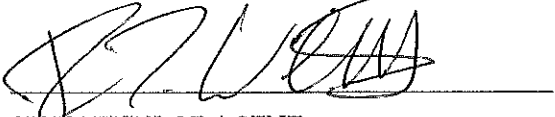
DATE: June 14, 2016.

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

APPLICANT'S NAME
(Typed or Printed)

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

OWNER'S NAME
(Typed or Printed)



Rea T. Williams HT

SIGNATURE OF AGENT
(Name of Person Other Than, but Acting for the Applicant, Responsible for this Application)

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.

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: June 14, 20 16.

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

Virginia Kay Watson

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

[Signature]

SIGNATURE OF AGENT
(Name of Person Other Than, but Acting for the Applicant, Responsible for this Application)

APPLICANT'S NAME
(Typed or Printed)

Virginia Kay Watson
OWNER'S NAME Ware Family LLC

(Typed or Printed)

Sean T. Williams III

AGENT'S NAME
(Typed or Printed)

NOTICE TO TEMPORARY CONDITIONAL USE PERMIT APPLICANTS

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(<http://www.louisacounty.com/>)



Linda Buckler

From: Wood, Mark, P.E., L.S (VDOT) <James.Wood@VDOT.virginia.gov>
Sent: Tuesday, June 07, 2016 5:11 PM
To: 'Lori Petrovitch'; Bette Moose
Cc: Allyson Finchum; Linda Buckler; Paul Snyder; Reed, James M. (VDOT); Wolfrey, Sharon A. (VDOT)
Subject: RE: 446 New Bridge Road (Rte. 208), Louisa County

Lori and Bette,

As a follow up to our meeting at 2:00 p.m. on Monday, June 6, 2016 at 446 New Bridge Road you advised me that the residence at 446 New Bridge Road has served as an office for Re/Max and Primary Residential Mortgage, Inc. (PRMI) since January/February 2016 and that the existing and proposed use and operation of the office would be in accordance with the following:

1. The current and proposed use of the office at 446 New Bridge Road will consist of one (1) Re/Max listing agent at the office for one (1) or two (2) days per week, one (1) Assistant that works at the office three (3) days or four (4) days per week and one (1) full time Primary Residential Mortgage, Inc. (PRMI) employee that works five (5) or days or less per week.
2. Meetings with clients are not and will not be held at 446 New Bridge Road. All meetings with clients will be held off site at other locations such as where a property is being listed.
3. Employees often times work at home and do not report to 446 New Bridge Road on a daily basis.
4. The office at 446 New Bridge Road will be closed on weekends and therefore the entrance will not generate traffic on Saturdays and Sundays when additional Lake Anna traffic is on Rte. 208.

Based on the current and proposed use of the residence at 446 New Bridge Road (see description above), VDOT is recommending the following conditions be included in the Conditional Use Permit:

1. The existing entrance at 446 New Bridge Road will be upgraded and serve as a low volume commercial entrance with a vehicle traffic count not to exceed 20 trips per day (10 vehicles in and 10 vehicles out).
2. The minimum entrance width will be 12 ft. and the entrance radii onto Rte. 208 will be a minimum of 20 ft. with 25 ft. preferred (adjust location of existing mailbox to accommodate increase in entrance radii and make sure that the new location does not block sight lines). The existing gravel entrance can be widened and improved using a minimum of 8" of VDOT #21A which shall be graded to promote positive drainage away from Rte. 208 and the VDOT #21A shall be compacted to provide a hard slip resistant surface.
3. A low volume commercial entrance requires a minimum of 495 ft. of Stopping Sight Distance at a speed limit of 55 mph. A section of the fence and vegetated fence row to the east of the existing entrance to 446 New Bridge Road shall be removed completely in able to provide the minimum 495 ft. of Stopping Sight Distance. VDOT will help mark the section of fence and fence row that needs to be removed prior to clearing operations and will be contacted to inspect the sight distance prior to the completion of sight line clearing activities along Rte. 208. Note: The ornamental metal fence in the front yard of 446 New Bridge Road is outside of the sight lines and does not have to be moved.

J. Mark Wood, P.E., L.S.
Area Land Use Engineer
Virginia Department of Transportation
Land Development – South

Linda Buckler

From: Paul Snyder
Sent: Tuesday, June 14, 2016 2:28 PM
To: R. T. Williams III
Cc: Allyson Finchum; Linda Buckler; Steve Osgood
Subject: Petrovitch inspection
Attachments: HC accessible and occupancy.doc

Mr. Williams,

I've attached the letter detailing the results of the inspection you requested for 446 New Bridge Road in Mineral. As per our discussion earlier today, there will be a notice of violation coming as well for occupancy of the structure without a certificate of occupancy.

If you have further questions, please contact me.

Respectfully,

Paul R. Snyder, M.C.P.
Building Official
Department of Community Development
County of Louisa, VA
1 Woolfolk Avenue
Louisa, VA 23093
540-967-3430



County of Louisa

Dept. of Comm. Development

Post Office Box 160
Louisa, Virginia 23093

Building Inspections Division

(540) 967-3430
FAX (540) 967-3486

June 14, 2016

Building Official

R. T. Williams III, Esquire
202 W. Main Street
Louisa, VA 23093

RE: Evaluation of structure located at **446 New Bridge Road, Mineral, VA** – Handicap Accessibility

Mr. Williams,

Per your request on Monday, June 13, 2016 Steve Osgood and I visited the referenced property to evaluate its status and compliance with handicap accessibility regulations. Steve Osgood is the Senior Plans Examiner for the Louisa County Department of Community Development.

For this evaluation I will reference the 2012 editions of the Virginia Uniform Statewide Building Code (USBC), which includes the 2012 Virginia Construction Code (VCC) and the 2012 Virginia Rehabilitation Code (VRC). The former USBC use group classification for this structure was "Residential Group R-5," generally a single-family dwelling. The proposed (desired) use group classification for this structure is "Business Group B."

In accordance with section 103.3 (2) of the USBC, the change of occupancy from "R-5" to "B" requires the structure to be evaluated and brought into conformance with the applicable requirements of the VRC regarding a possible greater degree of accessibility, structural strength, fire protection, means of egress, ventilation or sanitation. As defined in the VRC, a *Change of Occupancy* is, "A change in the purpose or level of activity within a building that involves a change in application of the requirements of this code."

VRC 1001.4 requires a new certificate of occupancy (c/o) shall be issued when the change of occupancy occurs that results in a different occupancy classification in accordance with the VCC. Per VCC 108.1(2) a permit shall be obtained and any required work shall be completed, inspected and approved prior to the issuance of the certificate of occupancy. VCC 116.1 states a certificate of occupancy shall be obtained prior to the occupancy of any building or structure. Occupancy prior to the issuance of the certificate of occupancy is a violation of section 115.1 of the USBC.

The following page details our findings during the investigation.

446 New Bridge Road, Mineral, VA

- HC parking is non-compliant
- HC route to building is non-compliant
- Ramp is non-compliant
- Door thresholds are too high
- Change in elevation between the ramp and the walkway exceeds allowable limits
 - See notes below for ramp landings and configurations
- Door widths, **both exterior and interior** are too narrow, and are non-compliant
- Bathroom is not HC accessible
 - Door too narrow, fixtures are not HC style, missing turning space, missing grab bars
- Per occupant, the front door will not be used for business. If the front entrance/door is to be used the following conditions are non-compliant.
 - Conformity of stair treads and risers
 - Landing at the bottom of the stairs
 - Stairs require a grippable handrail on both sides

Reference: Chapter 10 of the VRC, and various sections of the VCC.

- The floor system shall be evaluated by a Registered Design Professional to determine the load capacity. Lobby areas and common assembly areas shall have a minimum design live load of 100 psf. Office areas shall have a minimum design live load of 50 psf.
- There shall be one entrance/exit that meets VCC requirements for accessibility and means of egress.
- VRC section 1012.8.2 requires:
 - At least one accessible entrance
 - Openings without doors shall be minimum 3'0" wide
 - Openings with doors shall provide a minimum 32" clear opening when the door is open at a 90-degree angle.
 - All door hardware shall be lever-type
 - At least one accessible route from an accessible building entrance to the *primary function* areas.
 - Route shall be 36" wide minimum
 - Changes in elevation of walking surfaces or ramps shall not exceed 1/2".
 - Signage complying with Section 1110 of the VCC.
 - Accessible parking space signage
 - Accessible toilet room signage
 - Accessible parking
 - Single HC parking space shall be "van accessible." Width configuration shall be either 11' wide parking space with 5' wide access aisle, or 8' wide parking space with 8' wide access aisle.
 - At least one accessible route connecting the accessible parking to an accessible entrance.
 - Route shall be 36" wide minimum
 - The ramp shall have a landing at the top and the bottom. Bottom landing shall be the width of the ramp (minimum 36") X 5' in the direction of travel. Top landing shall be 5'0" X 5'0". There shall be 18" clear width on the latch side of the door.
 - The ramp shall have protection to prevent wheel chair wheels from dropping of edge.

446 New Bridge Road, Mineral, VA

- Compliance with VRC sections 705, 806 and 906, as applicable.
 - 705: (A) The toilet room shall be made accessible, or an accessible toilet room shall be constructed.
 - (B) Door thresholds shall be a maximum of ¾” in height and shall have beveled edges on both sides.
 - (C) Maximum ramp slope shall be 1:12
 - 806 & 906: No additional measures

Please contact me if you have further questions or concerns.

Respectfully,



Paul R. Snyder, M.C.P.

Cc: Ware Family, LLC, owners
Lori Petrovitch, Tenant
Allyson Finchum, Director of Community Development
Linda Buckler
Steve Osgood



**COUNTY OF LOUISA
COMMUNITY DEVELOPMENT**

Phone (540) 967-343

Fax (540) 967-3486

TO: Development Review Committee
FROM: Staff, Community Development Department
SUBJECT: CUP2016-05; Louisa Creative Counseling LLC, Kristy Bazzanella, Applicant;
Ronald Apperson, Owner – Conditional Use Permit Request
DATE: July 18, 2016

The Development Review Committee will meet to review this project on Wednesday, June 27, 2016 at 4:00 p.m. in the Louisa County Public Meeting Room.

Staff Report

REQUEST:

Issuance of a conditional use permit, in accordance with Section 86-64.3 of the Louisa County Zoning Ordinance, for the establishment and operation of a medical office (counseling services) in the Agricultural (A-2) zoning district.

GENERAL INFORMATION	
TAX MAP AND PARCEL #:	43-73
ACREAGE:	1.5
VOTING DISTRICT:	Mineral
ZONING:	Agricultural (A-2)
SURROUNDING ZONING:	Agricultural (A-2)
EXISTING USE/STRUCTURE:	Single family dwelling
REQUESTED USE(S):	General Office (Medical)

APPLICANT/ OWNER:

Louisa Creative Counseling LLC, Kristy Bazzanella
C/o Ronald Apperson
7036 Zachary Taylor Hwy
Mineral, Virginia 23117

LOCATION:

The property is located on the northeast side Route 770 (Johnny Hall Road), east of the

intersection with Route 522 (Zachary Taylor Highway).

APPLICATION SUMMARY:

The applicant's request is for the issuance of a conditional use permit for the establishment and operation of a medical office (counseling services) out of an existing building on the property. The parcel is zoned Agricultural (A-2), and the proposed use is allowed with the issuance of a CUP in this district.

The company currently has one employee. The company will see one client per hour, with at most eight clients per day, five days per week. The applicant has indicated no additional structures will be added with minimal impact on traffic.

DISCUSSION:

The Louisa County Zoning Ordinance states the following:

Sec. 86-64. - Statement of intent; policy guidance.

(a) The Agricultural (A-2) 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 density 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. Zoning standards are also included to ensure the co-existence of these uses with each other. The creation of lots fronting on existing state roads or federal highways is strongly discouraged.

(b) Agricultural (A-2) District uses range from agricultural to neighborhood oriented commercial and community services. The use of development setbacks, shared access, reverse-front lots and roadside buffers are encouraged to retain the rural character of the county along-side the open farm activities prevalent in the county.

Sec. 86-64.3. - Permitted uses—With conditional use permit.

Commercial

Medical office

Sec. 86-2. Definitions.

Medical office. Use of a site for facilities which provide diagnoses, minor surgical care and outpatient care on a routine basis, but which does not provide overnight care or serve as a base for an ambulance service. Medical offices are operated by doctors, dentists, or similar practitioners licensed by the Commonwealth of Virginia. Emergency treatment is not the dominant type of care provided at this facility.

COMPREHENSIVE PLAN:

The 2012 Louisa County Comprehensive Plan designates this area of Louisa County as Agricultural/Very Low Density Residential.

NEIGHBORHOOD MEETING RESULTS:

The Neighborhood Meeting was held on July 13, 2016. There was no one present for the meeting other than the applicant/owner.

CONCLUSION:

The following draft conditions have been prepared for consideration by the Development Review Committee. Other conditions may be warranted based on discussion at the meeting.

CONDITIONS

1. The medical office will not be open on weekends.
2. There will be no signage advertising the operation on the premises, other than that allowed for an identification sign under the Louisa County Sign Regulations.
3. The permit is not transferable to another applicant or owner.
4. Existing entrance shall be reviewed and approved by the Virginia Department of Transportation.
5. Site plan submitted with Administrative Review.
6. Violation of any of the above conditions shall be grounds for revocation of this Conditional Use Permit.
7. The Louisa County Board of Supervisors or their designated representative reserves the right to inspect the premises at any time without prior notice.

"J"

Reviewer: _____ Case # CWP2016-05
Fee Rcv'd: 670.00 Rcpt # 970
Date & Time Rcv'd: 6/21/16
Pre-App Meeting: 6/21/16

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 A2 () to _____ ()
- B: CONDITIONAL USE: Counseling Office (medical office)
- 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: Louisa Creative Counseling, LLC
 If a corporation, name of agent: Kristy Bazzanella
- B: MAILING ADDRESS: 7036 Zachary Taylor Hwy., Mineral, VA 23117
 Telephone # 540-604-3267
- C: NAME OF PRESENT OWNER OF PROPERTY ON WHICH THIS REQUEST WILL OCCUR:
Ronald Apperson
- D. MAILING ADDRESS: 7036 Zachary Taylor Hwy., Mineral, VA 23117
 Telephone # 540-223-0876

If the applicant is not the owner of the property in question, explain: applicant is wife of property owner

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 Mineral B. TAX MAP # _____

C. SUBDIVISION NAME _____ D. LOT/PARCEL# 43 73

E. PROPERTY LOCATION 315 Johnny Hall Rd., Mineral, VA 23117

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:**

Counseling Office

(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.**

This is a small private practice that only sees one client per hour, with at most 8 clients per day, 5 days per week. This will not cause any visual or auditory disruptions to adjacent landowners. No additional structures will be added and minimal traffic will be created (one to two cars per hour)

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): 2
- B. EXISTING STRUCTURE(S): Home
- C. EXISTING ZONING: A2
- D. ACREAGE OF REQUEST: 1.5 acres
- E. UTILITIES: private well and septic tank and drain field
(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:**

This is a new private practice with a sole practitioner who cannot afford to pay rent and maintain low fees for clients for mental health services.

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: Thomas and Nancy Johnson ✓

MAILING ADDRESS: 273 Johnny Hall Rd., Mineral, VA 23117

TAX MAP # _____

SUBDIVISION NAME _____ LOT/PARCEL# 43 72

ACREAGE 1.1 acres ZONING A2

* PROPERTY OWNER'S NAME: Steven Hurst ✓

MAILING ADDRESS: 367 & 369 Johnny Hall Rd., Mineral, VA 23117

TAX MAP # _____

SUBDIVISION NAME _____ LOT/PARCEL# 43 74

ACREAGE 8.22 ZONING A2

* PROPERTY OWNER'S NAME: Andrew & Carolyn Seay ✓

MAILING ADDRESS: 284 Johnny Hall Rd., Mineral, VA 23117

TAX MAP # _____

SUBDIVISION NAME: _____ LOT/PARCEL# 43 16 6 & 6A

ACREAGE 1.5 ZONING A2

* PROPERTY OWNER'S NAME: Denise Shepard ✓

MAILING ADDRESS: 366 Johnny Hall Rd., Mineral, VA 23117

TAX MAP # _____

SUBDIVISION NAME: _____ LOT/PARCEL# 43 16 7A

ACREAGE 4.024 ZONING A2

* PROPERTY OWNER'S NAME: Henry E. Staundinger ✓

MAILING ADDRESS: 93 Chopping Rd., Mineral, VA 23117

TAX MAP # _____

SUBDIVISION NAME: _____ LOT/PARCEL# 43 16 4

ACREAGE 5.07 ZONING A2

* PROPERTY OWNER'S NAME: Justin & Nicole Gatlin ✓

MAILING ADDRESS: 165 Johnny Hall Rd., Mineral, VA 23117

TAX MAP # _____

SUBDIVISION NAME: _____ LOT/PARCEL# 43 71

ACREAGE 10 ZONING A2

* 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: June 14 _____, 2016 _____.



SIGNATURE OF APPLICANT

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

Kristy Bazzanella

APPLICANT'S NAME

(Typed or Printed)



SIGNATURE OF OWNER

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

Ronald Apperson

OWNER'S NAME

(Typed or Printed)

SIGNATURE OF AGENT

(Name of Person Other Than, but Acting for the Applicant, Responsible for this Application)

AGENT'S NAME

(Typed or Printed)

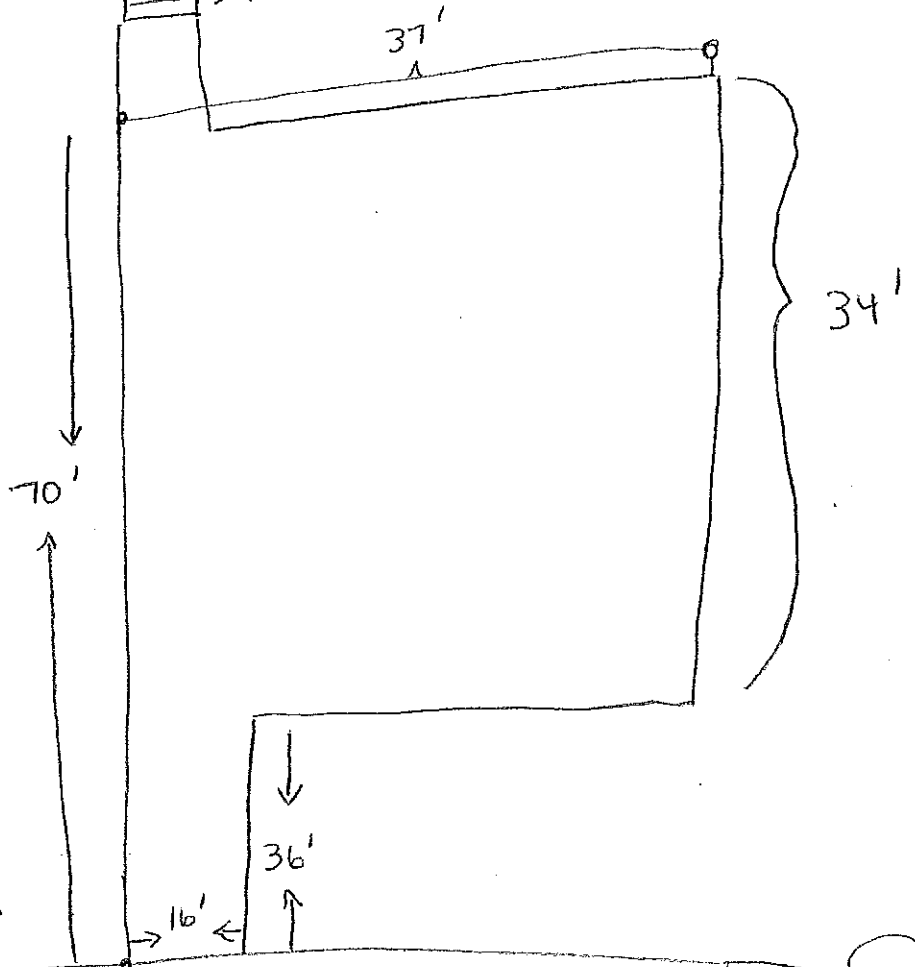
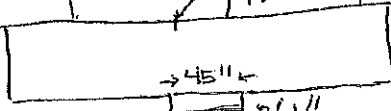
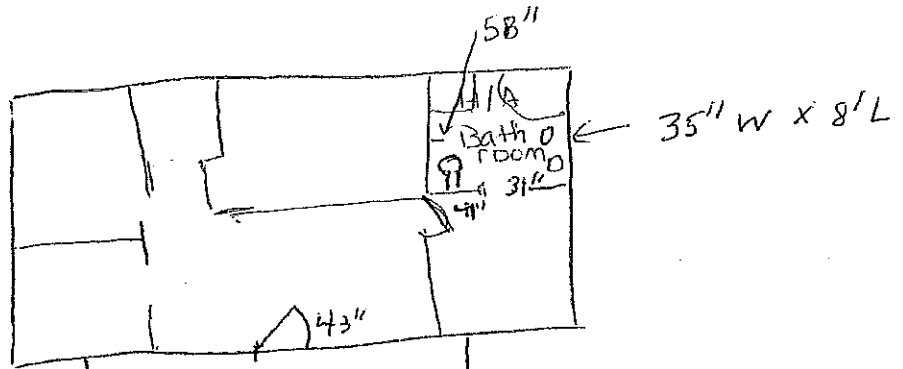
NOTICE TO TEMPORARY CONDITIONAL USE PERMIT APPLICANTS

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.

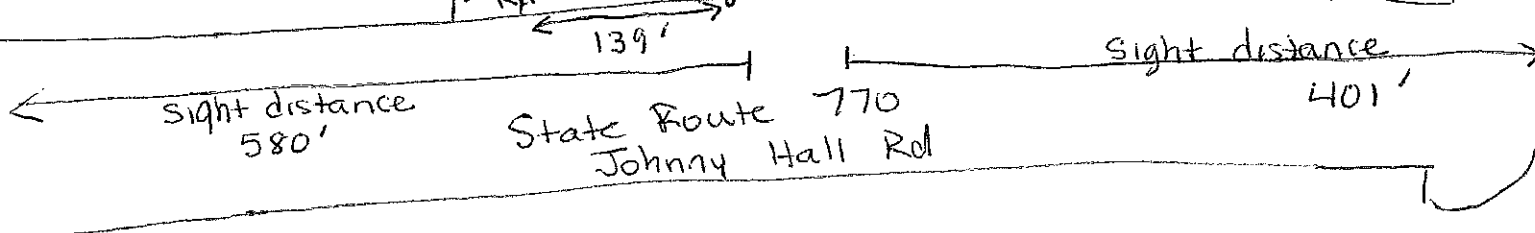
315 Johnny Hall Rd

Outside door opening
32"

Walkspace in
waiting room
63" w x 16'6" L



*
273
Johnny Hall
Rd



Linda Buckler

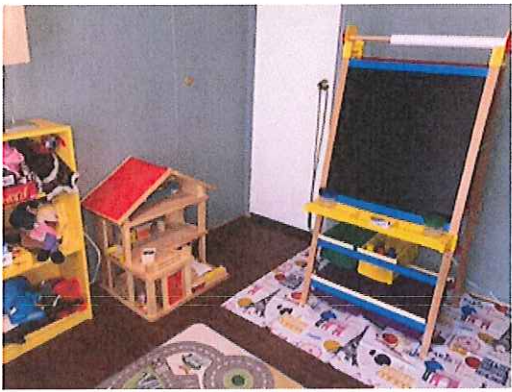
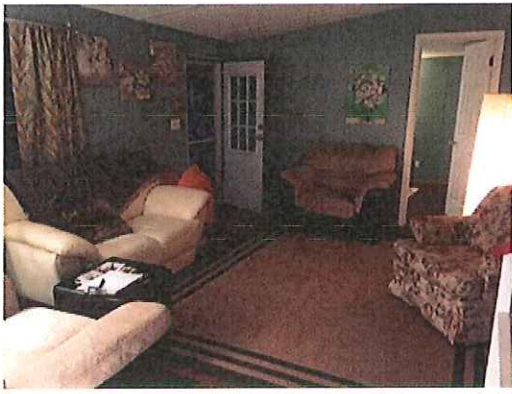
From: Kristy Bazzanella <klbazz@cvalink.com>
Sent: Tuesday, June 21, 2016 9:30 AM
To: Linda Buckler
Subject: Fwd: Pics

Sent from my iPhone

Begin forwarded message:

From: "Kristy L. Bazzanella" <klbazz@me.com>
Date: June 19, 2016 at 8:50:15 AM EDT
To: Kristy Lynn Bazzanella <klbazz@cvalink.com>
Subject: Pics







Sent from my iPhone

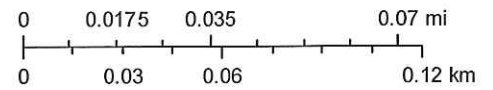
TMP 43-73



June 21, 2016

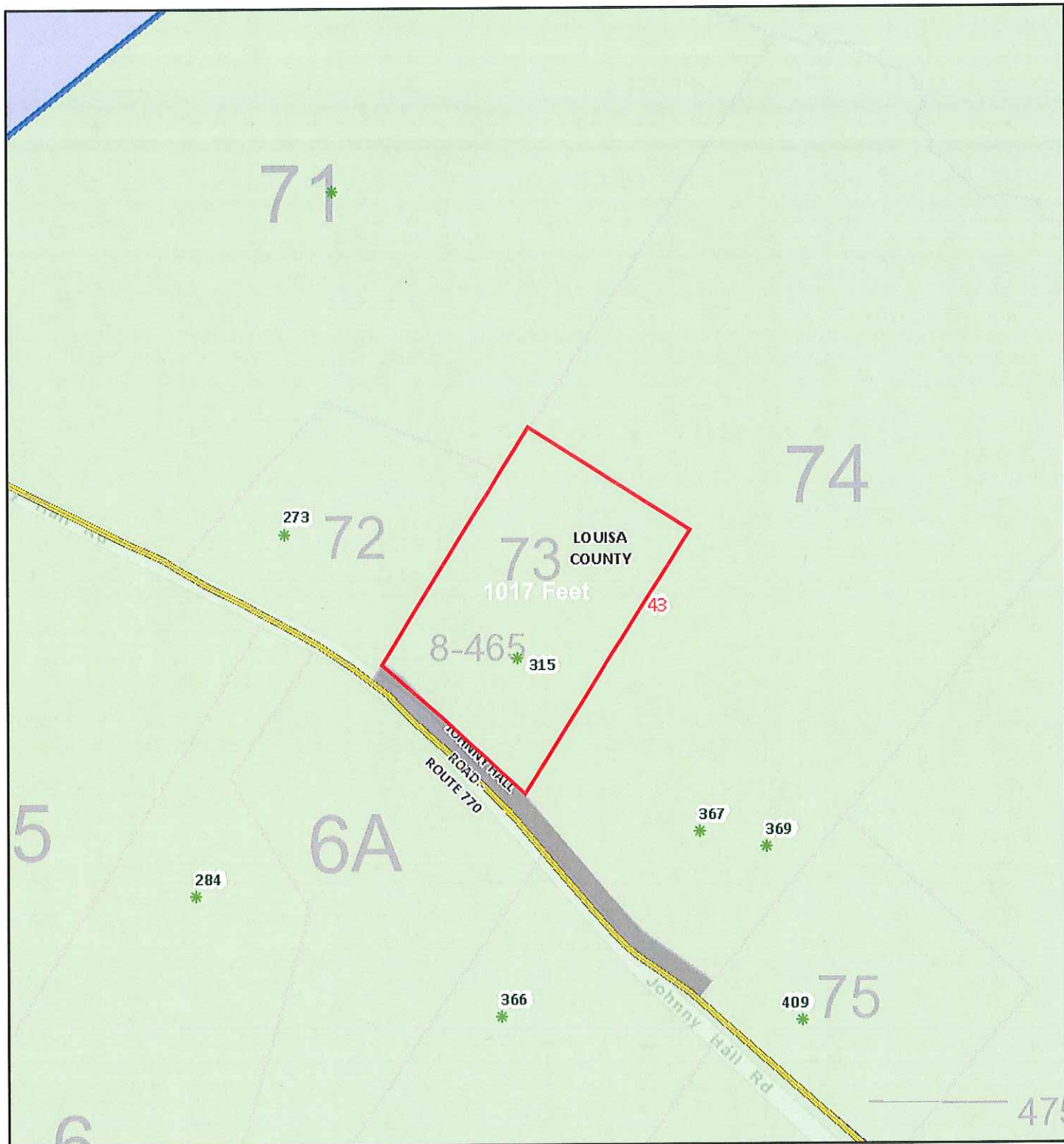
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|----------------------|---------------------------|--------------------|
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| Override 1 | Landhooks | Tax Map Grid |
| Parcels | Parcel Leaderline | County |
| Addresses | Double Circle Leader Line | |
| Bridge | Double Circle | |
| Roads | Block | |



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

TMP 43-73, Zoned A-2

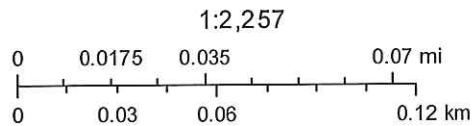


June 21, 2016

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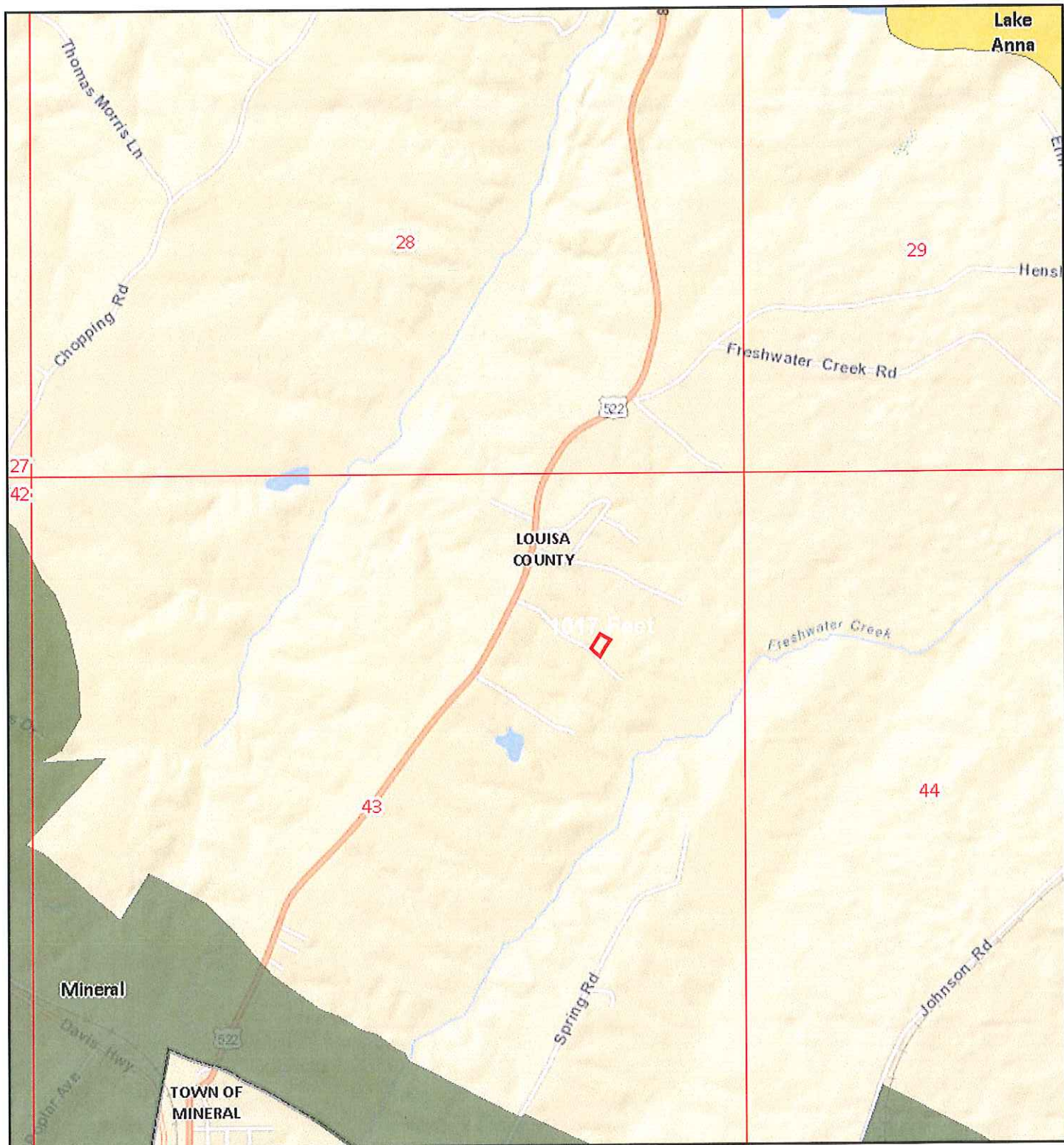
— Override 1

▭ Parcels



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

TMP 43-73, Not in Growth Area

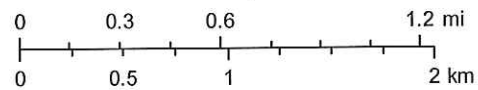


June 21, 2016

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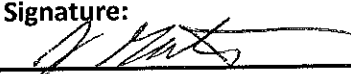
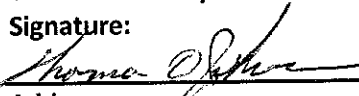


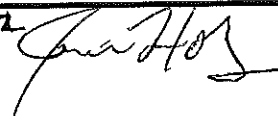



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Petition of Adjoining Property Owners

We the undersigned, being property owners within 300 feet of the property located at 315 Johnny Hall Rd., Mineral, VA 23117, have no objections to the presence of a counseling office operating on said lot by Ronald Apperson and Kristy Bazzanella.

I understand that by affixing my signature, hereto, I am granting permission for this counseling office to operate on this lot. I also understand that this application may result in the rezoning of said property by the issuance of a Conditional Use Permit.

Printed Name: Justin & Nicole Gatlin Signature: 	Printed Name: Thomas & Nancy Johnson Signature: 
Address: 165 Johnny Hall Rd., Mineral, VA 23117 Phone: 540-894-7742	Address: 273 Johnny Hall Rd., Mineral, VA 23117 Phone:
Printed Name: Steven Hurst & Carolyn Signature: 	Printed Name: Steven Hurst Signature: 
Address: 367 Johnny Hall Rd., Mineral, VA 23117 Phone: 894 4483-14	Address: 369 Johnny Hall Rd., Mineral, VA 23117 Phone:
Printed Name: Jim Hall Eric Hall Signature: 	Printed Name: unoccupied Andrew & Carolyn Seay Signature:
409 Johnny Hall Rd., Mineral, VA 23117 Phone: 540 223 1562	284 Johnny Hall Rd., Mineral, VA 23117 Phone:
Printed Name: Denise Shepard Signature: 	Printed Name: James & Linda Olson Signature:
Address: 366 Johnny Hall Rd., Mineral, VA 23117 Phone:	Address: 436 Johnny Hall Rd., Mineral, VA 23117 Phone:



Louisa Creative Counseling, LLC
Let's Get to the Root of the Problem

June 20, 2016

Henry Staundinger
93 Chopping Rd.
Mineral, VA 23117

Dear Mr. Staundinger,

Thank you for speaking to me today. I am writing to you to inform you of my desire to open a mental health, counseling practice in my husband's home, in the neighborhood where you own property. This practice is a sole practitioner, mental health, counseling practice. At most, I will have seven (7) clients visit me per day for one (1) hour sessions, on five (5) days per week. I do not work with sex offenders or violent offenders, so no dangerous people will be introduced to this community. I will not generate much traffic, nor will I introduce any noise or disruption to the neighborhood. I simply wish to provide a much needed service to the community.

If you do not have any objection to this proposed business, please sign the enclosed petition for adjoining landowners and return it to me in the self-addressed, stamped envelope. Thank you in advance for reading this communication.

If you have any questions, please feel free to contact me.

Sincerely,

Kristy Bazzanella, LPC
540-604-3267





Louisa Creative Counseling, LLC
Let's Get to the Root of the Problem

June 20, 2016

James and Linda Olson
436 Johnny Hall Rd.
Mineral, VA 23117

Dear Mr. and Mrs. Olinger,

I have been unable to find you at home and am instead writing to you to inform you of my desire to open a mental health, counseling practice in my husband's home, in your neighborhood. This practice is a sole practitioner, mental health, counseling practice. At most, I will have seven (7) clients visit me per day for one (1) hour sessions, on five (5) days per week. I do not work with sex offenders or violent offenders, so no dangerous people will be introduced to this community. I will not generate much traffic, nor will I introduce any noise or disruption to the neighborhood. I simply wish to provide a much needed service to the community.

If you do not have any objection to this proposed business, please sign the enclosed petition for adjoining landowners and return it to me in the self-addressed, stamped envelope. Thank you in advance for reading this communication. I look forward to getting to know you and being your neighbor.

If you have any questions, please feel free to contact me.

Sincerely,

Kristy Bazzanella LPC

Kristy Bazzanella, LPC
540-604-3267

515 Johnny Hall Rd
Mineral, VA 23117

phone: (540) 604-3267
fax - (544) 480-1755

kristy@louisacreativecounseling.com



Petition of Adjoining Property Owners

We the undersigned, being property owners within 300 feet of the property located at 315 Johnny Hall Rd., Mineral, VA 23117, have no objections to the presence of a counseling office operating on said lot by Ronald Apperson and Kristy Bazzanella.

I understand that by affixing my signature, hereto, I am granting permission for this counseling office to operate on this lot. I also understand that this application may result in the rezoning of said property by the issuance of a Conditional Use Permit.

Printed Name: James and Linda Olson Signature:
Address: 436 Johnny Hall Rd., Mineral, VA 23117 Phone:
Printed Name: Henry Staundinger Signature:
Address: 93 Chopping Rd., Mineral, VA 23117 Phone: 540-894-4036

Linda Buckler

From: Wood, Mark, P.E., L.S (VDOT) <James.Wood@VDOT.virginia.gov>
Sent: Friday, June 24, 2016 4:48 PM
To: Linda Buckler
Cc: 'kristy@louisacreativecounseling.com'; Allyson Finchum
Subject: Creative Counseling, LLC at 315 Johnny Hall Road (Rte. 770), Louisa County

Linda,

I spoke to Kristy Bazzanella yesterday and learned that her business will have around 8 customers per day (16 vehicle trips per day plus staff) and she is the sole practitioner. I made a site visit this morning to the referenced location and made an inspection of the existing entrance that serves 315 Johnny Hall Lane. The existing entrance has excellent sight distance and it is approximately 14 ft. wide with small entrance radii and there is an existing gravel parking lot that should park 3 or 4 passenger vehicles.

Given the low volume of traffic that is proposed to be generated by Kristy Bazzanella's entrance (approximately 20 vehicle trips per day) the existing entrance is fine. If the business grows or expands in the future and the traffic exceeds 30 vehicle trips per day, VDOT recommends extending the existing culvert under the entrance and increasing the entrance radii to a minimum of 25 ft. Under either scenario a gravel entrance is fine and the entrance does not have to be paved.

J. Mark Wood, P.E., L.S.
Area Land Use Engineer
Virginia Department of Transportation
Land Development – South
P.O. Box 2194
Louisa, VA 23093
Phone: (540) 967-3708
Cell: (540) 223-5240
Email: Mark.Wood@VDOT.Virginia.gov