



COUNTY OF LOUISA COMMUNITY DEVELOPMENT

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TO: Area Property Owners and Residents
FROM: Staff, Community Development Department
SUBJECT: **Neighborhood Meeting – Thursday, February 15, 2024 – 4:00 P.M.**

This is to advise that the Louisa County Community Development Department has received the following applications for review and consideration:

REZ2023-01, SEP2023-03, SEP2023-04, W.W. Whitlock Agency, Inc., Owner; Rick Shuffield, Loves Travel Stop, Applicant; Sara Harville, CESO, Agent - Rezoning Request:

W.W. Whitlock Agency, Inc., Owner and Applicant; and Sara Harville of CESO, Agent; request to rezone parts of three (3) parcels together approximately 23.4 acres of the total 50.9 +/- acres comprised of the following tax map parcels 100-87 (pt), 100-88 (pt), and 100-90 (pt) from Agricultural (A-2 GAOD) to General Commercial (C-2 GAOD) for the following proposed uses: Car Wash, Gasoline Station, Automobile Repair Service, General Store, Restaurant, and Parking Facility. Parcels 100-87, 100-88, and 100-90 are currently split zoned with the front portion of the properties being zoned General Commercial (C-2 GAOD) and the rear portions of the properties are zoned Agricultural (A-2 GAOD). The Owner/Applicant/Agent also requests two (2) modifications by special exception in accordance with the following: (1) Section 86-125-Modification Requests to 86-123 Landscaping Buffering and Screening to allow for decrease in the required landscaping of trees and bushes, and to not require parking islands within the truck parking area. (2) Special Exceptions to Section 86-687 for business signs, canopy signs, directional signs, and wall signs. The property is located 1.2 miles south of the Gum Springs exit on Interstate 64. The property is located in the Mountain Road Election District. The 2040 Louisa County Comprehensive Plan designates this area of Louisa County as the Gum Spring Growth Area designated for mixed use.

Neighborhood Meeting: The Neighborhood Meeting will take place on **Thursday, February 15, 2024, beginning at 4:00 p.m. at the Gum Spring United Methodist Church located at 191 Cross County Road, Gum Spring, VA 23065.** This is an informal meeting giving the applicant the opportunity to present their plan, and residents the opportunity to ask questions and express their views regarding the application prior to the Planning Commission and Board of Supervisors public hearings.

This meeting will not extend beyond 6:00 p.m. – and will adjourn prior to 6:00 p.m. once all persons present have been heard, or if there are no persons present.

Louisa County Planning Commission Public Hearing: The Planning Commission’s Public Hearing is scheduled for **Thursday, March 14, 2024, at 7:00 PM in the Public Meeting Room, Main Level** of the Louisa County Office Building. The Planning Commission will hold a public hearing and there will be an opportunity for public comment.

Louisa County Board of Supervisors Public Hearing: The Louisa County Board of Supervisor’s Public Hearing will be scheduled once the Planning Commission has held their public hearing and made a recommendation. There will be an opportunity for public comment. If you have further questions, or need additional information, please contact the Louisa County Community Development Department at (540) 967-3430.

**YOUR NEIGHBORS MAY NOT HAVE RECEIVED THIS MAILING.
PLEASE SHARE THIS INFORMATION.**