PITTSYLVANIA COUNTY, VIRGINIA

BOARD OF ZONING APPEALS

JANUARY 14, 2020

Board of Zoning Appeals
List of Members
2020

Kenneth Talbott	January 16, 2022
R. Allan Easley	January 16, 2021
Leon Griffith	January 16, 2020
Mrs. Helen Glass	January 16, 2021
Joseph A. Craddock	January 16, 2021
Ronald E. Merricks	January 14, 2020
Carroll Yeaman	January 14, 2020

For Information on the Board of Zoning Appeals

Please contact Karen Hayes at (434) 432-7752 or Karen.Hayes@pittgov.org

PITTSYLVANIA COUNTY, VIRGINIA

PITTSYLVANIA COUNTY BOARD OF ZONING APPEALS
REGULAR MEETING

Tuesday, January 14, 2020 - 7:00 p.m.

Pittsylvania County General District Courtroom
Edwin R. Shields Courthouse Addition, 11 Bank Street
Chatham, Virginia 24531

AGENDA

1. **Call to Order (Chairman remind Board Members and Staff to turn on and adjust Microphones)**

2. Roll Call

3. **Appointment of Chairman & Vice Chairman for the Year 2020**

4. Approval of Agenda

5. Approval of Minutes
   a. November 12, 2019

6. Old Business
   2019 Annual Report

7. New Business
   a. Cases For Next Month:
   Special Use Permit for a Single-Wide Mobile Home

8. Chairman's Report

9. **Public Hearing**

Case S-20-001 Rock Solid Hardscapes, LLC – Tunstall Election District
Special Use Permit for a Campground

10. Adjournment

PITTSYLVANIA COUNTY BOARD OF ZONING APPEALS

REGULAR MEETING

November 12, 2019

MINUTES

VIRGINIA: The Pittsylvania County Board of Zoning Appeals met on Tuesday, November 12, 2019, in the General District Courtroom, Chatham, Virginia. Mr. Talbott, Chairman, called the meeting to order at approximately 7:00 p.m. Mrs. Hayes called the roll.

PRESENT

Kenneth Talbott
R. Allan Easley
Leon Griffith
Helen Glass
Joseph "Jay" Craddock
Ronald Merricks
Carroll Yeaman
Karen N. Hayes
Christopher Dadak, Attorney

APPROVAL OF THE AGENDA

Prior to the approval of the agenda, Mr. Talbott stated since there will be no December meeting, he needed to appoint a Nominating Committee and he made a request for volunteers who would be willing to serve on this committee so new officers could be selected in January. Mr. Merricks and Mr. Yeaman volunteered to serve on the committee.

Upon motion of Mr. Yeaman, seconded by Mr. Griffith, and by a unanimous, the agenda was approved as presented.

APPROVAL OF THE MINUTES

Upon motion of Mr. Easley, seconded by Mr. Craddock, and by a unanimous vote, the October 8, 2019, minutes were approved as presented.

OLD BUSINESS

There was no old business.

NEW BUSINESS

Mrs. Hayes reported there are no cases for the month of December, 2019. She then stated there will be one (1) Special Use Permit in January for a campground.

CHAIRMAN'S REPORT

There was no Chairman's Report.

THE ZONING PRECEPTS WERE READ by Mr. Talbott **TO OPEN THE PUBLIC HEARING** at approximately 7:04 p.m.

Case S-19-013, Roger M. Winn, Jr., George Taylor Winn, III, & David T. Patterson – Mr. Talbott opened the public hearing at 7:04 p.m. Mrs. Hayes, Deputy Director of Community Development, reported that Caden Energix Axton, LLC, had petitioned for a Special Use Permit on a total of 365.31 acres (approximately 130 acres will be used), located on Centerville Road, in the Tunstall Election District for a large-scale solar energy facility. She then stated the Planning Commission recommended by a unanimous vote, with no opposition, that the petitioner's request be granted with the 17 Special Use Permit conditions provided in the Board Packet. John Ragone was present to represent the petition. He provided a brief summary of the solar facility and answered questions from the Board members. There was no opposition to the petition. Mr. Talbott closed the public hearing at 7:10 p.m. The Board discussed the petition as the Committee of the Whole. Upon motion of Mr. Griffith, seconded by Mr. Yeaman, the following motion was adopted: **Whereas**, Caden Energix Axton, LLC, has petitioned the Board of Zoning Appeals for a Special Use Permit for a utility-scale solar energy facility, **and, Whereas**, we find no substantial detriment to adjacent property, that the character of the zoning district will not be changed thereby, and that such use will be in harmony with the purpose and intent of the Ordinance, I move the Special Use Permit be **granted with the 17 Special Use Permit conditions provided in the Board Packet.** Motion passed unanimously.

Case S-19-014, Whitehorn Solar, LLC – Mr. Talbott opened the public hearing at 7:13 p.m. Mrs. Hayes, Deputy Director of Community Development, reported that Whitehorn Solar, LLC, had petitioned for an addendum to their existing Special Use Permit to add two (2) parcels totaling 9.75 acres, located on and off Taylors Mill Road and East Gretna Road in the Banister and Callands-Gretna Election Districts to meet the required setbacks. She then stated the Planning Commission recommended by a unanimous vote, with no opposition, that the petitioner's request be granted with the 17 Special Use Permit conditions provided in the Board Packet. Ben Lindermeier was present to represent the petition. He gave a brief overview of the proposed addendum to the existing Special Use Permit for the utility-scale solar energy project. There was no opposition to the petition. Mr. Talbott closed the public hearing at 7:16 p.m. The Board discussed the petition as the Committee of the Whole. Upon motion of Mr. Easley, seconded by Mr. Merricks, the following motion was adopted: **Whereas**, Whitehorn Solar, LLC, has petitioned the Board of Zoning Appeals for a Special Use Permit for a utility-scale solar energy facility addendum, **and, Whereas**, we find no substantial detriment to adjacent property, that the character of the zoning district will not be changed thereby, and that such use will be in harmony with the purpose and intent of the Ordinance, I move the Special Use Permit be **granted with the 17 Special Use Permit conditions provided in the Board Packet**. Motion passed unanimously.

This concludes the Special Use Permit cases.

The meeting was adjourned at approximately 7:20 p.m.

_____
Kenneth Talbott, Chairman

_____
Kathy H. Belton, Clerk

ZONING PRECEPTS

(To be read by Chairman prior to opening public hearing)

Ladies and Gentlemen:

Pursuant to Article V, Division 7 of the Pittsylvania County Zoning Ordinance, we the Board of Zoning Appeals have been empowered to hear and decide specific applications and appeals in support of said ordinance. In accomplishing this important task we are charged with promoting the health, safety, and general welfare of the citizens of Pittsylvania County. We must insure that all our decisions and recommendations be directed to these goals and that each be consistent with the environment, the comprehensive plan and in the best interest of Pittsylvania County, its citizens and its posterity. Anyone here to speak to the board, other than the applicant, regarding zoning cases will be limited to (3) three minutes.

PUBLIC HEARING PROCEDURE

A. Prior to opening Hearing, Chairman reviews zoning law precepts for all present.

B. Open Hearing by Chairman.
"Public Hearing in zoning case (case number) is now open. The time is (time)."

C. Zoning staff presents case and makes staff recommendations.

D. Chairman calls on applicant to state case and present supporting documentation.

E. Chairman calls for any citizen input.

1. Each side proceeds without interruption.
2. Arguments are presented to the Board/Commission
3. No questioning or arguments between individuals.

The Board/Commission may direct questions to the applicant, to the citizens, or to the zoning staff in attendance.

F. Chairman closes Hearing.
"Public Hearing in zoning case (case number) is now closed at (time)."

G. Board/Commission commences internal discussions.

H. Board/Commission makes decision (votes) or delays as appropriate.

I. Chairman announces decision on case.

J. Chairman opens next Hearing.
"Public Hearing in zoning case (case number) is now open. The time is (time)."

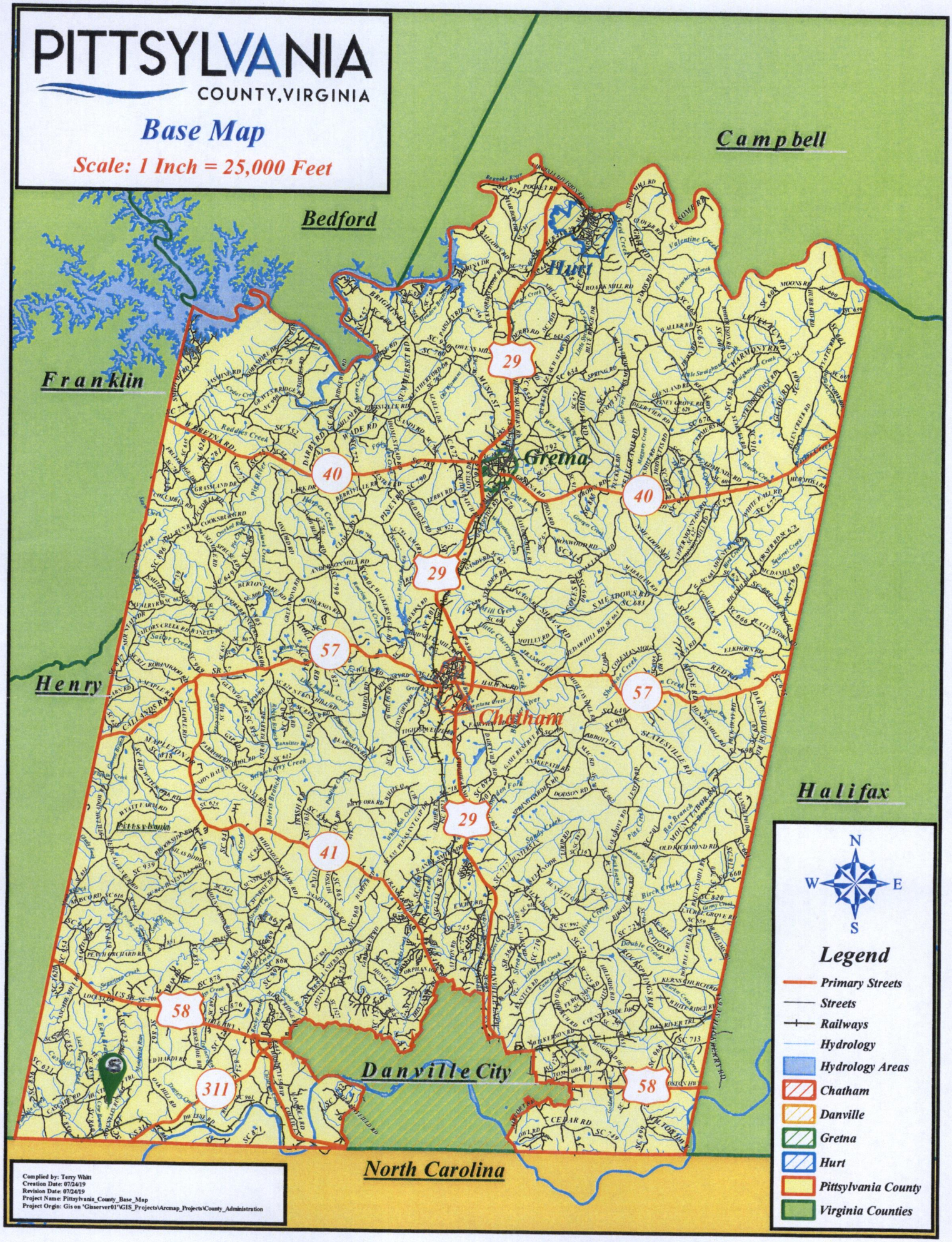
K. Continue as before - repeating procedure.

L. Chairman adjourns meeting at end of final case decision.

PITTSYLVANIA COUNTY, VIRGINIA

Base Map

Scale: 1 Inch = 25,000 Feet



Complied by: Terry Whitt
Creation Date: 07/24/19
Revision Date: 07/24/19
Project Name: Pittsylvania_County_Base_Map
Project Orgin: Gis on 'Ginserver01''GIS_Projects\Arcmap_Projects\County_Administration

PITTSYLVANIA COUNTY CITIZENS
NOTICE OF PUBLIC HEARING
PITTSYLVANIA COUNTY BOARD OF ZONING APPEALS

The Pittsylvania County Board of Zoning Appeals will hold a PUBLIC HEARING on Tuesday, January 14, 2020, beginning at 7:00 p.m., in the General District Courtroom, second floor, Edwin R. Shields Courthouse Addition, Chatham, Virginia, on the following ZONING matters:

Case S-20-001 – Requested by Rock Solid Hardscapes, LLC, for a Special Use Permit for a campground. The properties are a total of 86.53 acres, two (2) parcels of land, located off State Road 621/Huntington Trail, in the Tunstall Election District and shown on the Pittsylvania County Tax Map as GPIN#s 1347-70-1582 (77.65 acres) and 1347-70-9101 (8.88 acres). The Comprehensive Plan indicates the area is suitable for A-1, Agricultural District, R-1, Residential Suburban Subdivision District, RC-1, Residential Combined Subdivision District, B-2, Business District, General, M-1, Industrial District, Light Industry, and M-2, Industrial District, Heavy Industry, uses. Zoning conditions and Ordinance standards shall control the density of allowable development.

During the Public Hearing, concerns from interested citizens supporting or opposing these matters will be solicited. The application is on file and can be viewed in the Pittsylvania County Community Development Office, 53 North Main Street, Chatham, Virginia, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

Case S-20-001

ROCK SOLID HARDSCAPES, LLC

POSITIVE MOTION: CASE S-20-001

****

Whereas, Rock Solid Hardscapes, LLC, has petitioned the Board of Zoning Appeals for a Special Use Permit for a campground, **and,**

Whereas, we find no substantial detriment to adjacent property, that the character of the zoning district will not be changed thereby, and that such use will be in harmony with the purpose and intent of the Ordinance, **and**

Whereas, (there are no significant adverse effects upon adjacent property that cannot be mitigated through conditions)

I move the Special Use Permit be **granted.**

With the following conditions:

NEGATIVE MOTION: CASE S-20-001

****

Whereas, Rock Solid Hardscapes, LLC, has petitioned the Board of Zoning Appeals for a Special Use Permit for a campground, **and,**

Whereas, we find substantial detriment to adjacent property, that the character of the zoning district will be changed thereby, and that such use will not be in harmony with the purpose and intent of the Ordinance, **and**

Whereas, (there are significant adverse effects upon adjacent property that cannot be mitigated through conditions)

I move the Special Use Permit be **denied.**

CODE COMPLIANCE SUMMARY

CASE	ZONING	CYCLE
S-20-001	A-1	January 2020
SUBJECT/PROPOSAL/REQUEST Rock Solid Hardscapes, LLC, is requesting a Special Use Permit for a campground.		**PLANNING COMMISSION:** January 7, 2020 **BOARD OF ZONING APPEALS:** January 14, 2020
DISTRICT: Tunstall		**ADVERTISED:** December 25, 2019 & January 1, 2020 **REVIEWED BY:** KHH

BACKGROUND/DISCUSSION

Rock Solid Hardscapes, LLC, petitioned the Planning Commission/Board of Zoning Appeals on November 26, 2019, requesting a Special Use Permit on a total of 86.53 acres, shown on the Pittsylvania County Tax Maps as GPIN#s 1347-70-1582 and 1347-70-9101, located on State Road 621/Huntington Trail, in the Tunstall Election District.

The applicant would like a Special Use Permit for a campground.

DIRECTIONS

See Map Quest Directions. The petitioned parcels are located on Huntington Trail (please refer to GIS map).

RELATIONSHIP TO THE SURROUNDING LAND USE AND NEIGHBORING AREAS

Mostly surrounded by A-1, Agricultural District, R-1, Residential Suburban Subdivision District, RC-1, Residential Combined Subdivision District, B-2, Business District, General, M-1, Industrial District, Light Industry, and M-2, Industrial District, Heavy Industry, zoned properties.

ZONING OF SURROUNDING PROPERTIES

No change to the zoning.

SITE DEVELOPMENT PLAN

A Site Development Plan is enclosed in the Board packet.

RECOMMENDATION

Staff recommends Planning Commission review and make a recommendation to the Board of Zoning Appeals. On January 7, 2020, the Planning Commission recommended by a 7 to 0 vote (one member, the Staunton River District Representative, was absent), with opposition, that the petitioner's request be granted. During the discussion, it was stated this will bring revenue to the community.

bing maps

A 53 N Main St, Chatham, VA 24531
B 1733 Huntington Trail, Cascade, VA 24069

49 min , 28.3 miles
Light traffic
Via US-29 S, R and L Smith Dr

TURN RIGHT ONTO FARM ROAD DIRECTLY ACROSS THE HIGHWAY FROM THIS SITE ADDRESS; THE PETITIONED CAMPGROUND SITE IS LOCATED ON THE LEFT SIDE OF THE ROAD (REFER TO GIS MAP).

A 53 N Main St, Chatham, VA 24531

↑	1.	Head **southwest** on **US-29 BR** toward Center St	1.3 mi
↑	2.	Keep **straight** onto **S Main St**	0.1 mi
29	3.	Take ramp **left** and follow signs for **US-29 South** Pass Exxon in 1.3 mi	6.3 mi
↱	4.	Turn **right** onto **R and L Smith Dr**	3.7 mi
↰	5.	Turn **left** onto **VA-41 / Franklin Tpke**, and then immediately turn **right** onto **Robertson Ln**	1.2 mi
↱	6.	Turn **right** onto **Golf Club Rd**	0.7 mi
↱	7.	Turn **right** onto **Laniers Mill Rd**	3.3 mi
↑	8.	Road name changes to **Moorefield Bridge Rd**	3.0 mi
↱	9.	Turn **right** onto **VA-51 / Westover Dr**	0.5 mi
↑	10.	Keep **straight** onto **US-58 W BR**	0.9 mi
↑	11.	Keep **straight** onto **US-58 W / Martinsville Hwy**	1.1 mi
↰	12.	Turn **left** onto **Horseshoe Rd**	2.8 mi
↰	13.	Turn **left** onto **Ed Hardy Rd**	1.7 mi
↰	14.	Turn **left** onto **Oak Hill Rd**	0.3 mi

↱	15. Turn **right** onto **Huntington Trail**	1.5 mi
	Arrive at **Huntington Trail** 16. The last intersection is Valhalla Ln If you reach Leaksville Junction Rd, you've gone too far	

B **1733 Huntington Trail, Cascade, VA 24069**

November 26, 2019

Mrs. Karen Hayes
Deputy Director of Community Development
P. O. Box 426
Chatham, VA 24531

Dear Mrs. Hayes:

Rock Solid Hardscapes, LLC, as Owner, would like to apply to the Planning Commission/ Board of Zoning Appeals for a Special Use Permit on a total of 86.53 acres, located on State Road 621/Huntington Trail, in the Tunstall Election District. The property is shown on the Tax Maps as GPIN #s 1347-70-1582 and 1347-70-9101.

Rock Solid Hardscapes, LLC, would like a Special Use Permit for a campground.

Sincerely,

William H. Lewis III

William Herbert Lewis, III, President
Rock Solid Hardscapes, LLC

PITTSYLVANIA COUNTY
APPLICATION FOR SPECIAL USE PERMIT

Rock Solid Hardscapes, LLC, as Owner of the below described property, hereby applies to the Pittsylvania County Board of Zoning Appeals to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Property Owner's Names: Rock Solid Hardscapes, LLC
   Address: P. O. Box 90, 352 Leaksville Junction Road, Cascade, VA 24069

2. Location of Property: off State Road 621/Huntington Trail

3. Tax Map Number 1347-70-1582, 1347-70-9101 (223323)

   Telephone: (434) 203-3795 (Bert Lewis)

4. Election District: Tunstall

   Total Amt: $ 150.00

5. Size of Property: A Total of 86.53 Acres

   Taken By: KNB CK#6365

6. Existing Land Use: 1347-70-1582 = Single Family Dwelling, Tenant House, Tobacco Barn, Log Stable, (5) Frame/Log Miscellaneous Buildings, Covered Deck at Pond
   1347-70-9101 = Vacant

   Existing Zoning: A-1, Agricultural District

7. Proposed Land Use: Campground

8. Check completed items:

_X_ Letter of Application	_X_ Site Development Plan	_X_ Legal Forms
___ 11"x 17" Concept Plan	_X_ Application Fee	_X_ List of Adjoining Properties
_X_ Copy of Plat	_X_ Copy of Deed	___ Copy of Deed Restrictions Or Covenants

Through application for this permit, the owner authorizes a right-of-entry to the designated personnel of Pittsylvania County for the purpose of site evaluation and monitoring for compliance with the Pittsylvania County Zoning Ordinance.

William Herbert Lewis, III, President
Rock Solid Hardscapes, LLC

OFFICE USE ONLY
Application Deadline: 11/26/19
Received By: KNH
B.Z.A. Meeting Date: 01/14/20

Application No. S-20-001
P.C. Meeting Date: 01/07/20
Date Received: 11/26/19
Action: _____

TREASURER OF PITTSYLVANIA COUNTY

VIRGINIA:
BEFORE THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY

A total of 86.53 acres, two parcels of land generally located on State Road 621/Huntington Trail within the Tunstall Election District, and recorded as parcel # 1347-70-1582 & 1347-70-9101 in the Pittsylvania County tax records.	)	**PETITION**

TO THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY:

WHEREAS, your Petitioner, Rock Solid Hardscapes, LLC, respectfully files this petition pursuant to Sections 35-713 of the Pittsylvania County Zoning Ordinance and in accordance with the Code of Virginia, 1950, as amended, and would respectfully show the following:

(1) The Petitioner is the owner of the above-referenced parcels of land, or is filing with the owner's consent.

(2) The properties are presently zoned under the provisions of the Pittsylvania County Zoning Ordinance as A-1, Agricultural District.

(3) Your petitioner now desires to have a Special Use Permit issued for a campground.

WHEREFORE, your Petitioner respectfully requests that the above-referenced parcels of land be issued a Special Use Permit as set out in Number 3.

FURTHER, your Petitioner respectfully requests that this petition be referred by the Deputy Director of Community Development to the Pittsylvania County Planning Commission for its consideration and recommendation.

Respectfully submitted,

William Herbert Lewis, III, President
Rock Solid Hardscapes, LLC

OFFICE OF ZONING/CODE
COMPLIANCE
P.O. DRAWER D,
Chatham, Virginia 24531

(434)432-1771
(434)432-7919 FAX

SIGN AFFIDAVIT

Sec. 35-817. POSTING OF PROPERTY - PLANNING COMMISSION HEARING-
At least fourteen (14) days preceding the Commission's public hearing on a zoning map amendment, there shall be erected on the property proposed to be rezoned, a sign or signs provided by the Zoning Administrator indicating the date, time, and place of the public hearing. The sign shall be erected within ten (10) feet of whatever boundary line of such land abuts a public road and shall be so placed as to be clearly visible from the road with the bottom of the sign not less than two and one-half (2 1/2) feet above the ground. If more than one (1) such road abuts the property, then a sign shall be erected in the same manner as above for each such abutting road. If no public road abuts thereon, then signs shall be erected in the same manner as above on at least two (2) boundaries of the property abutting land not owned by the applicant.

Sec. 35-818. POSTING OF PROPERTY - BOARD OF SUPERVISORS HEARING-
When a public hearing has been scheduled before the Board of Supervisors for a Zoning Map amendment, there shall be erected, at least fourteen (14) days preceding such hearing, a sign or signs provided by the Zoning Administrator indicating the date, time and place of the public hearing. Such sign or signs shall be erected in the same manner as prescribed in Section 35-817 above.

Sec. 35-819. MAINTENANCE AND REMOVAL OF SIGNS.
Any sign erected in compliance with this section shall be maintained at all times by the applicant up to the time of the hearing. It shall be unlawful for any person, except the applicant or the Zoning Administrator or an authorized agent of either, to remove or tamper with any sign furnished during the period it is required to be maintained under this Section. All signs erected under this Section shall be removed by the applicant within fourteen (14) days following the public hearing for which it was erected.

I have read and understand Sections 35-817, 35-818, and 35-819 of the Pittsylvania County Zoning Ordinance. I understand it is my responsibility to post, maintain and remove this/these sign or signs, according to Section 35-817, Section 35-818, and 35-819. If this sign is removed or destroyed, I understand it is my responsibility to obtain another sign from the Zoning office, post the property and maintain the sign(s), according to the above Sections of the Pittsylvania County Zoning Ordinance.

Should the property not be posted and the sign(s) maintained as required above, I understand the board may defer the case.

Case S-20-001 Applicant William H Lewis Date 12-4-19

William Herbert Lewis, III, President
Rock Solid Hardscapes, LLC

ADJACENT PROPERTY OWNERS

Adjacent property owners are mailed a notice of the request. Please provide each owner's name and mailing address plus zip code for every Property adjacent to the site and directly across from any public right-of-way adjoining this site. Names and addresses are available in the County Tax Commissioners office in the Courthouse.

Tax Map Number: 1347-70-1582, 1347-70-9101 (223323)

Name: Rock Solid Hardscapes, LLC
Tax Map Number: 1346-69-5345, 1347-73-7075, 1347-70-9101 (223323)
Address: Same As Applicant

Name: John Faulkner & Joann Faulkner
Tax Map Number: 1347-61-1535 (202882)
Address: 12820 Honeybrook Drive
Hudson, FL 34669

Name: Jennifer V. Lampkin, Et Als, Jason L. Lampkin, Et Als, William M. Lampkin, Et Als, Keith M. Lampkin, Et Als
Tax Map Number: 1347-61-9933, 1347-72-4210 (173430)
Address: P. O. Box 191
Cascade, VA 24069

Name: Hancock Timberland XII, Inc.
Tax Map Number: 1347-93-2652 (237083)
Address: 197 Clarendon Street
Boston, MA 02116

Name: Johnny D. Robertson & Lori J. Robertson
Tax Map Number: 1347-92-3287, 1347-91-2922 (185713)
Address: 701 Valhalla Lane
Cascade, VA 24069

Name: John E. Robinson, III, & Samantha R. Joyce
Tax Map Number: 1347-91-9537 (186144)
Address: 595 Valhalla Lane
Cascade, VA 24069

Name: Edwin Rodriguez & Pattie D. Rodriguez
Tax Map Number: 1347-81-9264, 1346-99-3466 (173151)
Address: 1500 Huntington Trail
Cascade, VA 24069

Name: Arthur F. Crisp & Shirley M. Crisp
Tax Map Number: 1347-90-0508, 1347-90-1041 (162958)
Address: 517 Valhalla Lane
Cascade, VA 24069

Name: Carlene B. Stewart, Et Als, Eugene W. Bailey, Et Als, Evelyn Bailey Wilson, Et Als, Peggy Bailey Haley, Et Als
Tax Map Number: 1346-99-7168 (219924)
Address: c/o Peggy Haley
1501 Huntington Trail
Cascade, VA 24069

Name: John S. Jones, Jr.
Tax Map Number: 1346-98-1364, 1346-88-6293 (4691)
Address: 1733 Huntington Trail
Cascade, VA 24069

Name: Larry R. Gray & Sandra L. Gray
Tax Map Number: 1346-87-8849 (195508)
Address: 1785 Huntington Trail
Cascade, VA 24069

Name: Melvin Lee Haymore
Tax Map Number: 1346-88-7130 (214017)
Address: 1801 Huntington Trail
Cascade, VA 24069

To: Pittsylvania County Community Development
P.O. Drawer D 53 N. Main Street
Chatham, Virginia 24531
Karen N. Hayes (Deputy Director)
Planning Commission

Subject: Special Use Permit Application # S-20-001 for the construction of a campground adjacent to or across the street from some homeowners property on State Road 621, containing a total of 86.53 acres.

This letter, along with a signed petition, is being presented because there is much opposition to this campground being placed in this community for many reasons.

We are not opposed to progress, however this campground should be placed in a different location, preferably away from family homes with many elderly adults and young children.

We are also concerned about the depreciation of property value, the potential increase in crime, environmental concerns such as the decrease in the water table, along with the disturbance of natural resources and wildlife.

Another concern is the roadway and its ability to sustain higher volumes of traffic.

The community has been consistent in being supportive for items that benefit our county and our area. We are asking that we receive the same respect and response. Refrain from granting a special use permit for a campground.

Thank you for your time and consideration.
Respectfully Submitted,
Residents of Huntington Trail and connecting roads.

Petition Signatures

Signature	Address	Date
[illegible]	1500 Huntington Trail	01/03/2020
David J. Denny	1376 Huntington Trail	01/03/2020
Robert Denny	1376 Huntington Trail	01/03/2020
Cathy Denny	1376 Huntington TH.	01/03/2020
Stacy Haley	1401 Huntington Trl.	01/03/2020
Tommy Haley	1401 Huntington Trl.	01/03/2020
Jacob Haley	1401 Huntington Trl.	01/03/2020
James T Eanes	1437 Huntington Trl.	01/03/20
Peggy Eanes	1437 Huntington Trl	01/03/20
Patti Rodriguez	575 Valhalla Lane	1/04/20
Jimmy Harrell	595 Valhalla Lane	01/4/20
[illegible]	572 Valhalla Ln	
Drew Madison	1440 Huntington Trail	01/04/2020
Rebecca Madison	1440 Hunting Trail	01/04/2020
John S. Jones J	1733 HUNTINGTON Tr	01/05/20
Stafford C. Denny J	1356 Huntington Tr.	01/05/20
[illegible]	261 Hat Run Rd.	01/05/20
Peggy Haley	1501 Huntington Trail	1/5/20
Larry L Gray	1785 Huntington Trl	1/5/20
Sandra S. Gray	1785 Huntington	1-5-20

Uncle

Petition Signatures

Signature	Address	Date
Bridget a Deal	1865 Huntington Trl	1/5/2020
[illegible]	1765 Huntington Trl	1/5/2020
Steven C Jarrell	1865 Huntington Trl	1/5/2020
Marcus F Deal	1865 Huntington Trl	1/5/2020
Jonathan A Deal	1865 Huntington trl	1/5/20
Evan Jones	2862 Huntington trl	1/6/20
Nathan Soppes	2862 Huntington trl.	1/6/20
Neil E Johnson	2937 Oakhill Rd	1/7/20

PG 0128 JAN 15
14-00260

Tax Account 1347-70-1582 and 1347-70-9101

Prepared by: Robert T. Vaughan, Jr., VSB No. 18722

Title Insurer: Unknown

Grantee's Address: P. O. Box 90, Cascade, VA 24069

Return to: Robert T. Vaughan, Jr., P.C.
772 Main Street
Danville, VA 24541

THIS DEED, made this 14th day of January, 2014, by and between **JOHN S. JONES, JR.**, Grantor, party of the first part; and **ROCK SOLID HARDSCAPES, LLC, a Virginia limited liability company**, Grantee, party of the second part;

WITNESSETH

THAT for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby grant and convey with General Warranty and English Covenants of Title, unto Rock Solid Hardscapes, LLC, a Virginia limited liability company, Grantees, all those certain tracts or parcels of land, together with improvements thereon and appurtenances thereunto belonging, situate in Pittsylvania County, Virginia, and more particularly described as follows:

PARCEL NO. 1: ALL that certain tract of land about three miles east of Cascade, adjoining the lands formerly belonging to Mrs. P. P. Ross on the east (now owned by Claude Cross); the lands formerly belonging to D. A. Still on the west (now owned by Bennie Cross); the lands of J. D. Estes and Mrs. P. P. Ross on the north; and the lands of J. D. Estes and the lands formerly belonging to John Lewis (now owned by Burley L. Jones) on the south; on both sides of the public road leading from Cascade to Danville, and containing 166 acres, more or less; and

BEING, in fact, a part of the property conveyed to John S. Jones by Deed from Bank of Virginia Trust Company, Trustee under the Will of B. L. Jones, dated June 14, 1985, recorded in the Clerk's Office of the Circuit Court of Pittsylvania County, Virginia, in Deed Book 761, at page 459, to which map and deed reference is here made for a more particular description of the property herein conveyed.

SAVE AND EXCEPT the following three parcels of land previously conveyed away by Burley L. Jones and Jennie O. Jones, his wife, by deed dated March 5, 1947, recorded in Deed Book 281, page 35 to David C. Hunt; by deed dated April 10, 1958, recorded in Deed Book 380, page 306 to Stanford C. Denny and wife, Virginia J. Denny, and deed dated April 22, 1966, recorded in Deed Book 469, page 608, to Dewey L. Jones.

SAVE AND EXCEPT a strip of land 30 feet in width designated as "farm road" as shown on map dated March 17, 1966, recorded in Deed Book 469, at page 610, conveyed by Deed dated May 28, 1969 to Dewey L. Jones, recorded in Deed Book 511, at page 569.

SAVE AND EXCEPT Tract B containing 27.54 acres situate off the northerly side of State Road No. 621, as shown on map dated April 11, 1986, recorded in Map Book 39, at page 1, conveyed by Deed dated May 5, 1986, to William H. Hopkins and Reba C. Hopkins, husband and wife, recorded in Deed Book 778, at page 451.

SAVE AND EXCEPT Tract A containing 85.22 acres fronting on State Road No. 621, shown as Tract A on survey for John S. Jones dated April 11, 1986, revised November 10, 1987, made by E. L. Wilmarth, C.L.S., conveyed by Deed dated August 16, 1988, to Clarence P. Shatto and Patricia A. Shatto recorded in Deed Book 836, at page 92.

PARCEL NO. 2: BEGINNING at Cedar on north margin of the Cascade and Danville Road; thence along said road South 88° 15' West 1275.5 feet; thence North 78° 45' West 447 feet to stone near wire fence; thence North 5° 15' East 814 feet to stake; thence North 16° 45' East 183 feet to stake and pointers on branch; thence up said branch North 8° West 135 feet to willow corner; thence North 40° West 126 feet to a large willow on west margin of branch; thence North 11° 30' West 160.5 feet to a large poplar; thence North 1° 15' West 126 feet to a sycamore; thence North 35° 30' West 156 feet to poplar tree; thence North 27° 15' West 573 feet to corner stake in D. A. Still's line; thence with said line North 24° East 927 feet to hickory stump corner; thence North 63° East 229 feet to black gum; thence east 475 feet to stake and pointer on branch; thence South 10° West 871 feet to pointer; thence South 20° East 1029.5 feet; thence South 22° East 924 feet to the beginning, containing 77.65 acres, as per survey made by C. G. Watson, March 23rd and 24th, 1920; and

BEING, in fact, a part of the property conveyed to John S. Jones by Deed from Bank of Virginia Trust Company, Trustee under the Will of B. L. Jones, dated June 14, 1985, recorded in

the aforesaid Clerk's Office in Deed Book 761, at page 459, to which map and deed reference is here made for a more particular description of the property herein conveyed.

John S. Jones (one and the same person as John Stanley Jones, Sr.) died testate August 1, 1992. By his Last Will and Testament dated January 4, 1988, recorded in the aforesaid Clerk's Office in Will Book 45, at page 156, he devised the above described property unto his wife, Claudine Roberts Jones.

Claudine Roberts Jones (one and the same person as Claudine R. Jones) died testate October 10, 2012. By her Last Will and Testament dated January 7, 2011, recorded in the aforesaid Clerk's Office as Will Instrument No. 12-958, at page 12, she devised the above described property unto her son, John S. Jones, Jr.

This conveyance is further made **SUBJECT** to all recorded easements, conditions, restrictions and agreements as they may lawfully apply to the real estate hereby conveyed or any part thereof.

WITNESS the following signature and seal:

John S. Jones, Jr. (SEAL)
JOHN S. JONES, JR.

STATE OF Virginia

CITY/~~COUNTY~~ OF Danville, to-wit:

The foregoing instrument was acknowledged before me this 15th day of January, 2013, by John S. Jones, Jr.

My commission expires: July 31, 2017.

Joyce S. Kelly
NOTARY PUBLIC

JOYCE S. KELLY
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #199139
My Commission Expires 7/31/2017

Robert T. Vaughan, Jr.
Law Office
P. O. Box 1704
Danville, Virginia 24543

INSTRUMENT #140000260
RECORDED IN THE CLERK'S OFFICE OF
PITTSYLVANIA COUNTY ON
JANUARY 15, 2014 AT 03:45PM
$242.50 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: $121.25 LOCAL: $121.25

H. F. HAYMORE, CLERK
RECORDED BY: DLJ

Virginia Department of Health
Office of Environmental Health Services
109 Governor St
Richmond, Virginia 23219

APPLICATION FOR A CAMPGROUND OPERATION PERMIT

$40.00 FEE

Attach a site map of campground showing all campsites, sanitary facilities, and other amenities

Name of Campground: LOBLOLLY LAKE RV PARK

☐Physical Address of Campground: 1680 HUNTINGTON TRAIL CASCADE VA 24069

Please place a ✓ next to the address where you would like VDH to send correspondence

Owner Name: BERT LEWIS Phone: 434-203-3795

☐ Owner Mailing Address: PO BOX 90 CASCADE VA 24069 Email: BERT@LEWISNURSERYINC.COM

Operator Name: SAME Phone

☐Operator Mailing Address: Email:

select one:

PERMANENT CAMPGROUND

Total number of campsites: 36 Number of primitive campsites: 0

Will this campground allow Recreational Vehicles (RVs)? ✓Yes ___No

Number of RV-only sites with direct sewer connections: 36

Number of toilet seats and urinals: 2 Number of privy seats:

Number of showers: 0 Number of lavatories (sinks):

Number of dump stations: 1

Greywater disposal method:

WATER SUPPLY: ✓private well(s) ___public water

SEWAGE DISPOSAL: ✓onsite sewage disposal system(s) ___public sewer ___ discharge system

TEMPORARY CAMPGROUND

Total number of campsites: 0 Maximum number of campers:

Will this campground allow Recreational Vehicles (RVs)? ___Yes ___No

Number of portable toilets: Greywater disposal method:

Portable toilet/RV service provider name: Phone #:

Portable toilet service schedule:

RV holding tank service schedule/availability:

WATER SUPPLY: ___private well(s) ___public water ___commercially bottled

Water hauler name and phone (if water will be hauled in from off-property):

Dates of permit period(maximum 60 days):

Dates of campground operation (maximum 14 days in permit period):

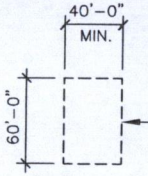
I understand this form contains information subject to disclosure under §2.2-3700 of the Code of Virginia.

A separate plan review is required for all permanent campgrounds prior to any construction, renovation, or addition. No plan review for temporary campgrounds is required in addition to the operation permit application.

Applicant Signature BERT Date: 12-2-19

PROPOSED SCOPE OF WORK:

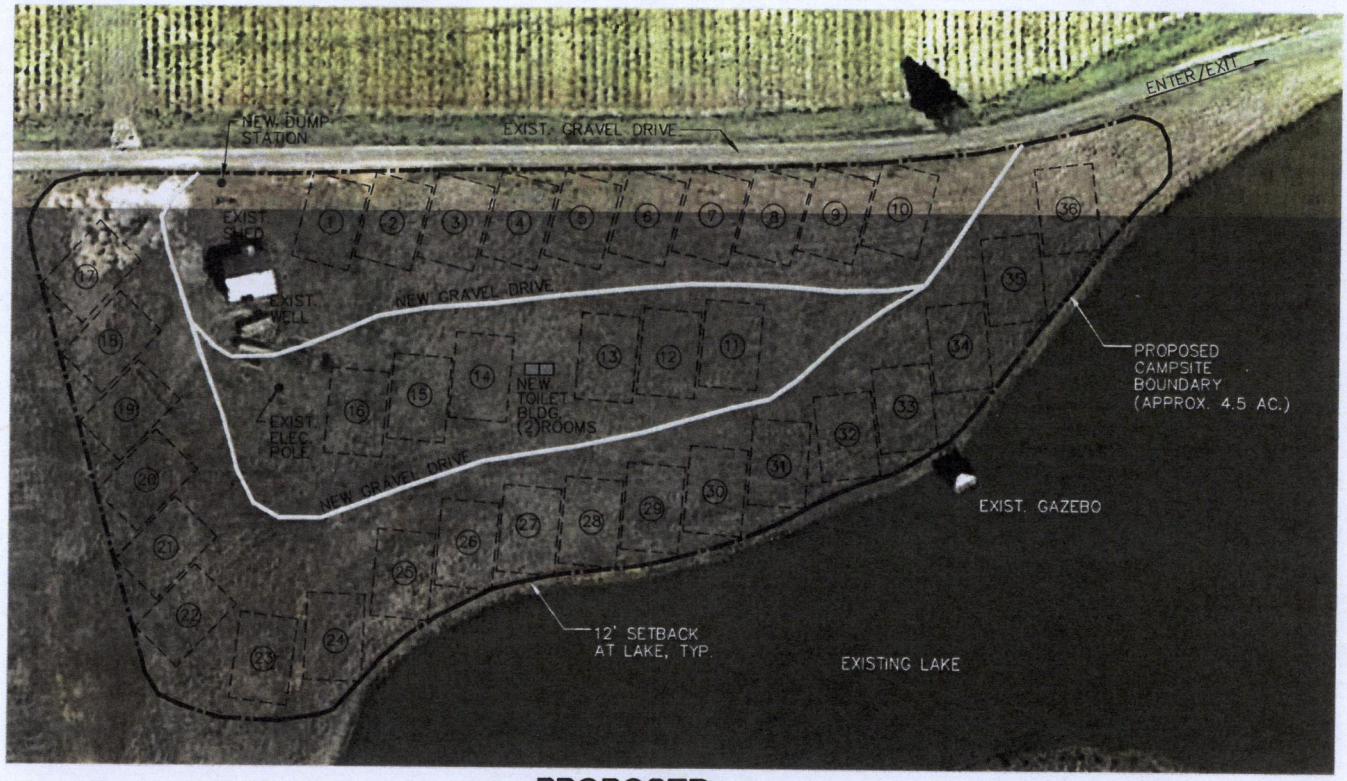
DEVELOPMENT OF (36) CAMP SITES ON EXISTING PROPERTY OWNED BY ROCK SOLID HARDSCAPES LLC. EACH SITE WILL HAVE HOOK-UPS FOR ELECTRICITY AND WATER. NEW DEVELOPMENT AREA WILL BE ON APPROXIMATELY 4.5 ACRES OF THE OVERALL 115 ACRE TRACT.



TYPICAL CAMPSITE SIZE

(1) CAMPSITE DESIGNATION (TOTAL OF 36)

CAMPSITE BOUNDARY (APPROX. 4.5 AC.)



PROPOSED CAMPSITE LAYOUT PLAN

NOT TO SCALE

NOTE: AERIAL IMAGE PROVIDED BY THE PITTSYLVANIA COUNTY GIS WEBSITE.

Wendy Bryant-Cook
DRAFTING BY DESIGN
PHONE: 434-489-4781
wendy.draftingbydesign@gmail.com

PROPOSED CAMPSITE LAYOUT FOR:

LOBLOLLY LAKE RV PARK

PARCEL ID - 1347-70-9101

1680 HUNTINGTON TRAIL
CASCADE VIRGINIA 24069

SHEET	SK-1 OF 2
DATE	12/2/2019
FILE	2019-51
SCALE	N.T.S.

PROPOSED CAMPSITE VICINTY MAP

NOT TO SCALE

ZONING DESIGNATION: A-1 AGRICULTURAL

NOTE: AERIAL IMAGE PROVIDED BY THE PITTSYLVANIA COUNTY GIS WEBSITE.

Wendy Bryant-Cook
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PHONE: 434-489-4781
wendy.draftingbydesign@gmail.com

PROPOSED CAMPSITE LAYOUT FOR:

LOBLOLLY LAKE RV PARK

PARCEL ID - 1347-70-9101

1680 HUNTINGTON TRAIL
CASCADE VIRGINIA 24069

SHEET	SK-2 OF 2
DATE	12/2/2019
FILE	2019-51
SCALE	N.T.S.

PITTSYLVANIA COUNTY, VIRGINIA

Legend

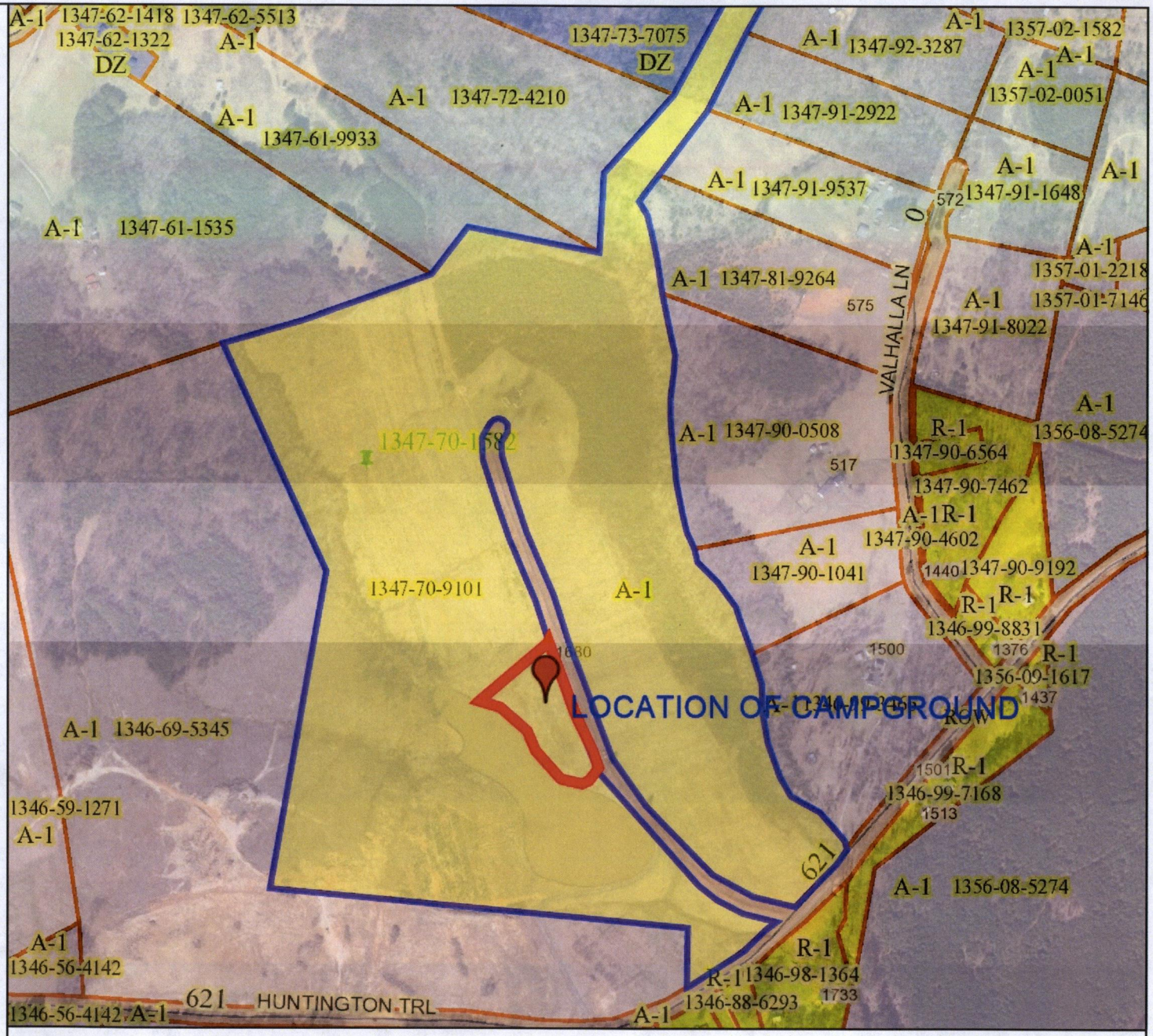
- Assessed Parcels
  - Parcel ID Number
- Parcels
- General Location Parcels
- Route Numbers
- Appeals
- Rezoning
- Signs
- Special Uses
- Variances

Zoning

- Unknown
- A-1 = Agricultural District
- B-1 = Business District, Limited
- B-2 = Business District, General
- C-1 = Conservation District
- DZ = Double Zoned Parcels
- M-1 = Industrial District, Light Industry
- M-2 = Industrial District, Heavy Industry
- MHP = Residential Manuf. Housing Park District
- R-1 = Residential Suburban Subdivision District
- RC-1 = Residential Combined Subdivision Distric
- RE = Residential Estates District
- RMF = Residential Multi-Family Subdivision Distric
- RPD = Residential Planned Development District
- TZ = Town Zoning
- UK = Unknown
- County Boundary

Feet

0 200 400 600 800



Title: ROCK SOLID - CASE S-20-001 **Date: 12/5/2019**

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and Pittsylvania County is not responsible for its accuracy or how current it may be.

VIRGINIA:

BEFORE THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY

A total of 86.53 acres, two (2) parcels of land, generally located on State Road 621/Huntington Trail within the Tunstall Election District and recorded as parcel #s 1347-70-1582 & 1347-70-9101 in the Pittsylvania County tax records	)	**RECOMMENDATION (S-20-001)**

TO THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY

WHEREAS, your Petitioner, Rock Solid Hardscapes, LLC, has filed with the Secretary to the Deputy Director of Community Development a petition to obtain a Special Use Permit for a campground.

WHEREAS, the petition was referred to the Planning Commission which, considered this petition in a public hearing on January 7, 2020; and

WHEREAS, at that public hearing all parties in interest were afforded an opportunity to be heard; and

WHEREAS, the Planning Commission, after due consideration has recommended to the Pittsylvania County Board of Zoning Appeals that the Special Use Permit be **granted**.

NOW, THEREFORE BE IT RESOLVED that the Planning Commission recommends to the Pittsylvania County Board of Zoning Appeals that the above-referenced parcel of be **granted** the Special Use Permit.

The above action was adopted on motion of Mr. Stowe and upon the following recorded vote:

AYES: 7
NAYS: 0
ABSENT: 1
ABSTAIN: 0

Richard G. Motley, Chairman
Planning Commission
01-07-20
Date

2019

ANNUAL REPORT

2019 ANNUAL REPORT

Total Revenue:	**$9,606.09**			***Total Amount of Expenditures:***			**$25,322.20**						
Total Cases:	**50**			***Cost of Advertisement:***			**$21,678.21**	*(Calculated into Expenditures)*					
	January	***February***	***March***	***April***	***May***	***June***	***July***	***August***	***September***	***October***	***November***	***December***	***Totals***
Rezoning													
Fees	$515.83		$732.80	$564.90	$782.50	$181.50	$349.40	$397.00	$834.00	$682.80	$209.80	$358.40	$5,608.93
Certified	$94.36		$170.00	$142.80	$360.40	$40.80	$68.00	$115.60	$231.20	$142.80	$74.80	$88.40	$1,529.16
Registered	$46.47		$62.80	$47.10	$47.10	$15.70	$31.40	$31.40	$62.80				$344.77
Granted	3		7	3	3	3	2	2	4	4	1	2	34
Denied	0		0	0	0	0	0	0	0	0	0	0	0
Withdrawn	1		0	0	0	0	0	0	0	0	0	0	1
Total Cases	4		7	3	3	3	2	2	4	4	1	2	35
Special Use													
Fees	$187.67	$645.99			$601.00	$412.70	$694.10	$517.40	$300.00	$150.00	$300.00		$3,808.86
Certified	$47.18	$505.50			$319.60	$47.60	$272.00	$374.00					$1,565.88
Registered	$15.49	$15.49			$31.40	$15.70	$47.10	$15.70					$140.88
Granted	0	1			1	1	3	1	2	1	2		12
Denied	1	0			0	0	0	0	0	0	0		1
Withdrawn	0	1			0	0	0	0	0	0	0		1
Total Cases	1	2			1	1	3	1	2	1	2		14
Variance													
Fees				$188.30									$188.30
Certified				$47.60									$47.60
Registered				$15.70									$15.70
Granted				1									1
Denied				0									0
Withdrawn				0									0
Total Cases				1									1

2019 ANNUAL REPORT

	January	February	March	April	May	June	July	August	September	October	November	December	Totals
Sign													
Fees													
Certified													
Registered													
Granted													
Denied													
Withdrawn													
Total Cases													
Appeal													
Fees													
Certified													
Registered													
Upheld													
Denied													
Withdrawn													
Total Cases													

PITTSYLVANIA COUNTY
ZONING CASES FOR THE PAST 19 YEARS

	MH R-1	SIGN	SPECIAL USE	VARIANCE	REZONING	APPEAL	CASES	REVENUE
2001	0	0	22	8	56	0	**86**	**$12,296.35**
2002	0	2	23	3	50	0	**78**	**$11,834.41**
2003	0	4	19	5	54	0	**82**	**$12,614.85**
2004	0	3	24	2	70	0	**99**	**$14,941.92**
2005	0	1	16	3	62	0	**82**	**$13,322.32**
2006	0	0	7	3	72	2	**84**	**$13,790.00**
2007	0	0	19	4	71	0	**94**	**$15,557.13**
2008	0	2	19	3	76	2	**102**	**$16,159.68**
2009	0	1	16	1	49	0	**67**	**$10,511.26**
2010	0	5	14	2	54	0	**75**	**$12,010.44**
2011	0	1	16	2	44	1	**64**	**$10,472.98**
2012	0	4	19	1	52	0	**76**	**$12,844.24**
2013	0	0	11	2	65	1	**79**	**$13,469.52**
2014	0	2	16	3	47	0	**68**	**$12,330.14**
2015	0	1	14	6	41	1	**63**	**$11,085.01**
2016	0	2	14	2	32	2	**52**	**$10,054.57**
2017	0	0	17	4	48	1	70	**$11,548.34**
2018	0	3	14	1	31	0	49	**$8,595.13**
2019	0	0	14	1	35	0	50	**$9,606.09**