

PITTSYLVANIA



COUNTY, VIRGINIA

PLANNING COMMISSION

FEBRUARY 4, 2020

**PLANNING COMMISSION
2020
LIST OF MEMBERS**

Richard Motley, Chairman 796 Woodlawn Academy Drive Chatham, VA 24531 Home: 434-432-1721 Cell: 434-203-3651 richardmotley@comcast.net	November 30, 2020	Chatham-Blairs District
H. F. Haymore, Jr., Vice-Chairman 2361 Afton Road Danville, VA 24540 Home: 434-836-6318 hfhaymorejr@gmail.com	March 23, 2020	Westover District
Nathan Harker 256 Peninsula Place Hurt, VA 24563 Cell: 434-546-6403 srtimberjack@gmail.com	October 31, 2021	Staunton River
Morris Stowe 776 Mosco Road Axton, VA 24054 Cell: 434-251-5192 Work: 434-793-5511 NO EMAIL	December 4, 2021	Tunstall District
Janet Mease 11495 West Gretna Road Sandy Level, VA 24161 Cell: 540-525-6344 Home: 540-927-5245 NO EMAIL	July 31, 2020	Callands-Gretna District
Colette Henderson 848 East Gretna Road Gretna, VA 24557 Cell: 434-710-3176 chenderson0052@gmail.com	November 30, 2023	Banister District
Brian K. Horne 356 Barker Road Ringgold, VA 24586 Home: 434-822-6991 bkcchorne@verizon.net	December 31, 2021	Dan River District
Timothy W. Dudley 284 Clover Road Hurt, VA 24563 Cell: 434-770-3692 tim.dudley@pittgov.org	January 4, 2021	Board of Supervisors Rep.

PITTSYLVANIA

COUNTY, VIRGINIA

PITTSYLVANIA COUNTY PLANNING COMMISSION REGULAR MEETING

February 4, 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 Commissioners and Staff to turn on and adjust microphones)
2. Roll Call
3. Moment of Silence
4. Pledge of Allegiance
5. Hearing of Citizens
6. Approval of Agenda
7. Approval of Minutes
 - a. January 7, 2020
8. Chairman's Report
9. **Public Hearing**

Case R-20-001

Suzy Q Etc., LLC – Banister Election District

R-1, Residential Suburban Subdivision District to A-1, Agricultural District

Case R-20-002

Jeffrey D. Compton – Banister Election District

M-1, Industrial District, Light Industry to M-2, Industrial District, Heavy Industry

Case S-20-002

Barbara Ann Warren – Dan River Election District

Special Use Permit for Placement of a Single-Wide Mobile Home for her Personal Residence

- 9A. **Public Hearing – Proposed Revision to Pittsylvania County Code, Chapter 35, DIVISION 10. BUSINESS DISTRICT GENERAL (B-2), SEC. 35-365. PERMITTED USES; SEC. 35-366. SPECIAL USE PERMITS.**
10. Old Business
11. New Business
12. Adjournment

PITTSYLVANIA COUNTY PLANNING COMMISSION

REGULAR MEETING

Tuesday, January 7, 2020

MINUTES

VIRGINIA: The Pittsylvania County Planning Commission met on Tuesday, January 7, 2020, in the General District Courtroom, Chatham, Virginia. Mrs. Hayes, Deputy Director of Community Development, called the meeting to order at approximately 7:00 p.m. Mrs. Hayes called the roll.

PRESENT

Richard Motley	Chatham-Blairs District
Morris Stowe	Tunstall District
Janet Mease	Callands-Gretna District
Colette Henderson	Banister District
H. F. Haymore, Jr.	Westover District
Brian Horne	Dan River District
Timothy Dudley	Board of Supervisors Representative
Karen N. Hayes	Deputy Director of Community Development
J. Vaden Hunt	County Attorney

ABSENT

Representative	Staunton River District
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APPOINTMENT OF CHAIRMAN AND VICE CHAIRMAN FOR THE YEAR 2020

Upon motion of Mr. Dudley, seconded by Mr. Stowe, and by a 7 to 0 vote (one (1) member, the Staunton River District representative, was absent), Mr. Motley was elected Chairman. Upon motion of Mr. Horne, seconded by Mr. Dudley, and by a 7 to 0 vote (one (1) member, the Staunton River District representative, was absent), Mr. Haymore was elected Vice Chairman for the year 2020. Mr. Motley thanked everyone for their continued support and congratulated Mr. Haymore.

HEARING OF THE CITIZENS

No citizens came forward to speak.

APPROVAL OF THE AGENDA

A motion was made by Mr. Horne, seconded by Mr. Stowe, and by a 7 to 0 vote (one (1) member, the Staunton River District representative, was absent), the agenda was approved as presented with the addition of Moment of Silence and Pledge of Allegiance which was erroneously omitted from the agenda.

APPROVAL OF THE MINUTES

A motion was made by Mr. Haymore, seconded by Mr. Stowe, and by a 7 to 0 vote, (one (1) member, the Staunton River District representative, was absent), the December 3, 2019, minutes were approved as presented.

CHAIRMAN'S REPORT

Mr. Motley welcomed Mr. Leon Griffith, Board of Zoning Appeals representative for the Tunstall Election District, to the meeting.

THE ZONING PRECEPTS WERE READ by Mr. Motley **TO OPEN THE PUBLIC HEARING** at approximately 7:06 p.m.

Case S-20-001, Rock Solid Hardscapes, LLC – Mr. Motley opened the public hearing at 7:06 p.m. Mrs. Hayes, Deputy Director of Community Development, reported that Rock Solid Hardscapes, LLC, had petitioned for a Special Use Permit on a total of 86.53 acres, located on Huntington Trail, in the Tunstall Election District for a campground containing 36 sites. Mr. Burt Lewis was present to represent the petition. He stated the petitioned site is located in the vicinity of the Berry Hill Mega Park and the Michaux Solar Facility, and he felt the campground would give the construction workers a place to live. The individuals who spoke in opposition to the petition were as follows: Lynwood Lunsford and Patti Rodriguez (Ms. Rodriguez presented a petition containing a total of 28 signatures in opposition to the petition). Their concerns included, but were not limited to, the following: did not feel this would have a positive effect on the community; decrease in the water table; disturbance of natural resources and wildlife; depreciation of property value, the potential increase in crime; and concerns about the roadway and its ability to sustain higher volumes of traffic. Mr. Lewis offered a rebuttal and stated he has no plans to expand the campground; he plans to keep it in operation; and his personal residence is located nearby. Following questioning from several of the Board members, Mr. Lewis stated if the Special Use Permit was granted with the stipulation for 36 sites, he would agree to this. He then stated overhead electrical service is already at the site, and a total of three (3) 200-amp services underground are also at the site; the road will be graveled; and there is currently an existing well at the site; however, he has not yet had the septic system installed. Mr. Motley closed the public hearing at 7:22 p.m. During the discussion, it was stated this will bring revenue to the community. A motion was made by Mr. Stowe, seconded by Mr. Dudley, to recommend to the Board of Zoning Appeals that the Special Use Permit request be **granted**. Motion passed by a 7 to 0 vote (one (1) member, the Staunton River District representative, was absent).

This concludes the Special Use Permit case.

OLD BUSINESS

Mrs. Hayes requested that a motion be made regarding approval of the 2019 Annual Report. A motion was made by Mr. Stowe, seconded by Mrs. Mease, that the 2019 Annual Report be approved as presented. Motion passed by a 7 to 0 vote (one (1) member, the Staunton River District representative, was absent).

NEW BUSINESS

Mrs. Hayes reported on a proposed revision to the Zoning Ordinance to remove Amusement Centers, Game Rooms, Electronic Games, Game Machines, Machine Arcades and Amusement Shops from Section 35-365, Permitted Uses, and add to Section 35-366, Special Use Permits. She also stated the USBC, Building Code

regulates assembly and number of occupants allowed per square footage of a building or space. The building also requires handicapped bathrooms, exit signs, certain widths of entrances, etc., and zoning regulates adequate parking. She then explained this proposed change would help in making sure these regulations are addressed and a change of use permit is issued. She then requested should the Planning Commission desire to pursue this matter, a motion be made to advertise and hold a public hearing for citizen input and to make a recommendation to the Board of Supervisors. A motion was made by Mr. Dudley, seconded by Mr. Haymore, to advertise for a public hearing to be held for citizen input and a recommendation be made to the Board of Supervisors for their review. Motion passed by a 7 to 0 vote (one (1) member, the Staunton River District representative, was absent).

CONSERVATION EASEMENT: OAK GROVE FARMS, LLC

Mrs. Hayes introduced Chris Holdren with the Blue Ridge Land Conservancy to the Board members. Mr. Holdren presented a brief summary of the conservation easement containing a total of 314 acres, three (3) connected parcels of land, bordering the Staunton River. Mrs. Hayes then requested a motion be made in support of the conservation easement as presented and that it is consistent with the Comprehensive Plan. A motion was made by Mr. Haymore, seconded by Mr. Stowe, that these properties support conservation and are consistent with the Comprehensive Plan. Motion passed by a 7 to 0 vote (one (1) member, the Staunton River District representative, was absent).

The meeting was adjourned at approximately 7:32 p.m.

Richard G. Motley, 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 Planning Commission have been empowered to hear and decide specific applications in support of said ordinance and to make recommendations to the Board of Supervisors or the Board of Zoning Appeals. 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 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

Campbell

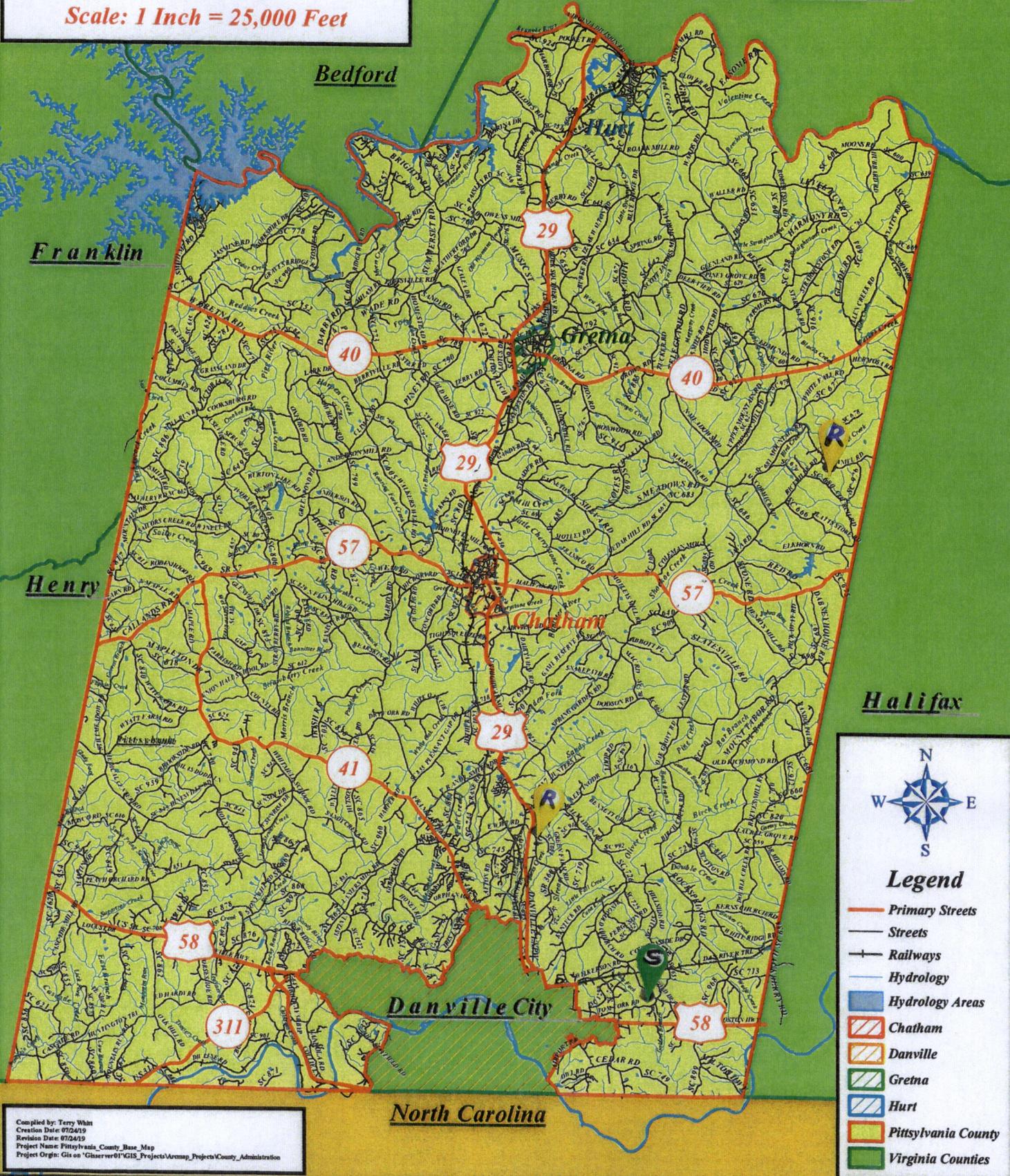
Bedford

Franklin

Henry

Halifax

North Carolina



Legend

- Primary Streets
- Streets
- Railways
- Hydrology
- Hydrology Areas
- Chatham
- Danville
- Gretna
- Hurt
- Pittsylvania County
- Virginia Counties

Compiled by: Terry Whit
 Creation Date: 07/24/19
 Revision Date: 07/24/19
 Project Name: Pittsylvania County_Base_Map
 Project Origin: G:\GIServer\01\GIS_Projects\Arcmap_Projects\County_Administration

**PITTSYLVANIA COUNTY CITIZENS
NOTICE OF PUBLIC HEARING
PITTSYLVANIA COUNTY PLANNING COMMISSION**

The Pittsylvania County Planning Commission will hold a PUBLIC HEARING on Tuesday, February 4, 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 R-20-001 – Requested by Suzy Q Etc., LLC, to rezone property located off State Road 702/McDaniel Road and off State Road 640/Riceville Road, in the Banister Election District and shown on the Tax Map as GPIN# 2488-84-5417. The applicant is requesting to rezone 18.14 acres from R-1, Residential Suburban Subdivision District to A-1, Agricultural District, for agricultural uses (horses). Once the property is rezoned to A-1, all uses listed under Pittsylvania County Code Section 35-178 are a Permitted Use. The Comprehensive Plan indicates the area is suitable for A-1, Agricultural District, R-1, Residential Suburban Subdivision District, and B-2, Business District, General, uses. Zoning conditions and Ordinance standards shall control the density of allowable development.

Case R-20-002 – Requested by Jeffrey D. Compton, to rezone properties located on Compton Road, in the Banister Election District and shown on the Tax Map as GPIN#s 2431-02-4426 (49.92 acres) and 2431-03-4210 (6.50 acres). The applicant is requesting to rezone a total of 56.42 acres, two (2) parcels of land, from M-1, Industrial District, Light Industry, to M-2, Industrial District, Heavy Industry, for a concrete plant. Once the properties are rezoned to M-2, all uses listed under Pittsylvania County Code Section 35-402 are a Permitted Use. 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-1, Business District, Limited, B-2, Business District, General, MHP, Residential Manufactured Housing Park District, 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.

Case S-20-002 – Requested by Barbara Ann Warren, for a Special Use Permit for placement of a single-wide mobile home for her personal residence. The property is 1.03 acres, located on State Road 726/Ringgold Depot Road, in the Dan River Election District and shown on the Pittsylvania County Tax Map as GPIN# 2357-37-6955. 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-1, Business District, Limited, B-2, Business District, General, M-1, Industrial District, Light Industry, and C-1, Conservation District, 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 applications are 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.

**PUBLIC HEARING NOTICE
PITTSYLVANIA COUNTY**

The Pittsylvania County Planning Commission will hold a public hearing on Tuesday, February 4, 2020, to receive citizen input and make a recommendation to the Board of Supervisors for a proposed revision to Pittsylvania County Code, Chapter 35, DIVISION 10. BUSINESS DISTRICT GENERAL (B-2), SEC. 35-365. PERMITTED USES; SEC. 35-366. SPECIAL USE PERMITS:

The proposed is to omit the following language: ~~SEC. 35-365. PERMITTED USES. amusement centers; game rooms; electronic games; game machines; machine arcades amusement shops~~ and add amusement centers; game rooms, electronic games; game machines; machine arcades amusement shops to SEC. 35-366. SPECIAL USE PERMITS.

The meeting will be at 7:00 p.m. in the General District Courtroom, second floor, of the Edwin R. Shields Courthouse Addition in Chatham, Virginia. A copy of the proposed change will be available for review in the Office of the County Administrator, 1 Center Street, Chatham, Virginia, and 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 R-20-001

SUZY Q ETC., LLC

CODE COMPLIANCE SUMMARY

<u>CASE</u> R-20-001	<u>ZONING REQUEST</u> R-1 to A-1	<u>CYCLE</u> February 2020
<u>SUBJECT/PROPOSAL/REQUEST</u> Suzy Q Etc., LLC, is requesting to rezone the property from R-1, Residential Suburban Subdivision District to A-1, Agricultural District.		PLANNING COMMISSION: February 4, 2020 BOARD OF SUPERVISORS: February 18, 2020 ADVERTISED: January 22 & 29, 2020 REVIEWED BY: KH
DISTRICT: Banister		

BACKGROUND/DISCUSSION

Suzy Q Etc., LLC, as Owner, petitioned the Planning Commission/Board of Supervisors on December 30, 2019, to rezone from R-1, Residential Suburban Subdivision District to A-1, Agricultural District on 18.14 acres, located off State Road 702/McDaniel Road and off State Road 640/Riceville Road in the Banister Election District. The parcel is shown on our records as GPIN # 2488-84-5417.

The petitioner would like to rezone the property for agricultural uses (horses). Future plans for this property include a wedding venue and trail rides, which will require a Special Use Permit for a recreational facility.

This case was first heard in January, 2019 (Case R-19-004). The Planning Commission recommended the petitioner's request be denied due to an insufficiency of information regarding the case (the petitioner was absent from the meeting due to illness). At the public hearing, the Board of Supervisors determined that the rezoning be withdrawn without penalty.

Once the property is rezoned to A-1, all uses listed under Section 35-178 are a permitted use.

DIRECTIONS

See Map Quest directions.

RELATIONSHIP TO THE SURROUNDING LAND USE AND NEIGHBORING AREAS

Adjacent to A-1, Agricultural District and R-1, Residential Suburban Subdivision District zoned properties.

ZONING OF SURROUNDING PROPERTIES

The Comprehensive Plan for the general area is A-1, Agricultural District, R-1, Residential Suburban Subdivision District, and B-2, Business District, General.

SITE DEVELOPMENT PLAN

N/A

RECOMMENDATION

Staff recommends Planning Commission review and make a recommendation to the Board of Supervisors.



A 53 N Main St, Chatham, VA 24531

B 509 McDaniel Rd, Java, VA 24565

21 min , 16.7 miles

Light traffic

Via Halifax Rd, Java Rd

· Local roads

THE PETITIONED PARCEL IS LOCATED TO THE REAR OF THIS SITE ADDRESS. THE ENTRANCE TO THIS PARCEL IS LOCATED ON THE PARCEL ADJACENT TO THIS SITE ADDRESS (PLEASE REFER TO GIS MAP).

A 53 N Main St, Chatham, VA 24531

↑	1.	Head southwest on US-29 BR toward Center St	0.4 mi
↶	2.	Turn left onto Halifax Rd	8.2 mi
↶	3.	Turn left onto Java Rd	5.7 mi
↑	4.	Road name changes to Riceville Rd	2.1 mi
↷	5.	Turn right onto McDaniel Rd	0.4 mi
<p>Arrive at McDaniel Rd</p> <p>6. The last intersection is Riceville Rd If you reach Coleman Rd, you've gone too far</p>			

B 509 McDaniel Rd, Java, VA 24565

December 30, 2019

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

Dear Mrs. Hayes:

Suzy Q Etc., LLC, as Owner, would like to apply to the Planning Commission/Board of Supervisors to rezone 18.14 acres, located off State Road 702/McDaniel Road and off State Road 640/Riceville Road, in the Banister Election District from R-1, Residential Suburban Subdivision District to A-1, Agricultural District. The property is shown on the records as GPIN # 2488-84-5417.

Suzy Q Etc., LLC, would like to rezone the property for agricultural uses (horses).

Sincerely,

A handwritten signature in black ink that reads "Susan Brown". The signature is written in a cursive style with a large, looping initial "S".

Susan Brown
For Suzy Q Etc., LLC

**VIRGINIA:
BEFORE THE BOARD OF SUPERVISORS OF PITTSYLVANIA COUNTY**

An 18.14 acre parcel of land,)
generally located off State Road 702/McDaniel Road)
and off State Road 640/Riceville Road)
within the Banister) **PETITION**
Election District, and recorded as)
parcel # 2488-84-5417)
in the Pittsylvania County tax records)

TO THE HONORABLE SUPERVISORS OF PITTSYLVANIA COUNTY:

WHEREAS, your Petitioner, Suzy Q Etc., LLC, respectfully files this petition pursuant to Sections 35-806 and 35-807 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 parcel of land, or is filing with the owner's consent.
- (2) The property is presently zoned under the provisions of the Pittsylvania County Zoning Ordinance as R-1, Residential Suburban Subdivision District.
- (3) Your petitioner now desires to have the property rezoned to A-1, Agricultural District for agricultural uses (horses).

WHEREFORE, your Petitioner respectfully requests that the Zoning Ordinance of Pittsylvania County be amended and that the above-referenced parcel of land be rezoned 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,



Susan Brown
For Suzy Q Etc., 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 R-20-001 Applicant Susan Brown Date 12-30-2019

Bachelors Hall/Whitmell (434) 797-9550

Gretna/Hurt (434) 656-6211

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.

GPIN # 2488-84-5417 (241062)

Name: Charlie H. Coleman

Tax Map Number: 2488-74-4558, 2488-74-4657 (86352)

Address: 4575 Logan Road
Java, VA 24565

Name: Patricia K. Pierre

Tax Map Number: 2488-74-4774, 2488-74-4881 (206873)

Address: 2312 Riceville Road
Java, VA 24565

Name: Eunice Irby Starkey

Tax Map Number: 2488-75-6047 (12465)

Address: 2380 Riceville Road
Java, VA 24565

Name: Derrick B. Chavis & Deborah A. Chavis

Tax Map Number: 2488-84-5932 (223590)

Address: 2400 Riceville Road
Java, VA 24565

Name: Crystal Ann West

Tax Map Number: 2488-96-5008, 2488-93-4846 (232872)

Address: 2112 Laurel Lane
Altavista, VA 24517

Name: Ronnie Mae Barbour

Tax Map Number: 2488-84-4169 (67271)

Address: 509 McDaniel Road
Java, VA 24565

Name: Sherri Monique Jones

Tax Map Number: 2488-84-9035 (146976)

Address: 501 McDaniel Road
Java, VA 24565

Name: Loretta Murphy

Tax Map Number: 2488-74-8421 (228339)

Address: 3991 Lyndhurst Drive, #102
Fairfax, VA 22031

REC-0017 OCT 10 2
18-04711

PIN: 2488-84-5417

Tax Mailing Address:
20950 Timberlake Road, Suite 4
Lynchburg, VA 24502

THIS DEED OF GIFT, made pursuant to Virginia Code Section 58.1-811 (D), this 26th day of September, 2018, by and between **MICHAEL E. EANES**, unmarried, party of the first part, GRANTOR; and **Suzy Q, etc., LLC**, a Virginia Limited Liability Company, party of the second part, GRANTEE;

WITNESSETH

THAT for and in consideration of the mutual promises and covenants between the parties hereto, the said party of the first part does hereby give, grant and convey with General Warranty and English Covenants of Title, unto the said party of the second part, all of that certain lot or parcel of land, together with improvements thereon and appurtenances thereunto belonging, situate in Pittsylvania County, Virginia, and more particularly described as follows:

ALL of that 18.138 acre Tract located off of McDaniel Road (State Route 702) as shown on Plat of Survey for Riceville Baptist Church, Evelyn Tucker Whittler, life tenant, Derrick Bernard Chavis, remainderman, and Michael E. Eanes, dated April 27, 2016 and prepared by Fred O. Shanks, III, land surveyor, and recorded in the Clerk's Office of the Circuit Court of Pittsylvania County, Virginia in Map Book 44, at page 209K, said Plat showing the access road easement connecting McDaniel Road (State Route 702) to and from the 18.138 acre Tract; and being, in fact, the same property conveyed to Michael E. Eanes by Special Commissioner's Deed dated December 12, 2013, from N. Reid Broughton, Esq., Special Commissioner, on behalf of Banks Adams, recorded as Instrument No. 13-07572, said deed incorrectly stating the 18.138 acres as being 15 acres of land; and also being the same property conveyed to Banks Adams from Samuel Logan, subject to a reserved life estate, by deed dated December 28, 1955, recorded in Deed Book 364, at

Joe Garrett
Allan Garrett-founder
(1925-2004)

✓GARRETT & GARRETT
Attorney At Law
A Professional Corporation

770 Main Street
Danville, Virginia 24541

TITLE NOT EXAMINED

180018 OCT 10 2018

page 216, to which map and deed reference is hereby made for a more particular description of the property herein conveyed.

This conveyance is made subject to all easements, conditions, restrictions, and agreements of record affecting the real estate hereby conveyed or any part thereof.

TO HAVE AND TO HOLD the above described property unto the said Suzy Q, etc., LLC, a Virginia Limited Liability Company, in fee simple absolute.

WITNESS the following signature and seal:

Michael E. Eanes (SEAL)
MICHAEL E. EANES

COMMONWEALTH OF VIRGINIA,
CITY OF DANVILLE, to-wit:

I, MARTIN GARRETT, a Notary Public for the City and Commonwealth aforesaid, do hereby certify that the foregoing Deed of Gift dated September 26, 2018, was duly acknowledged by, **MICHAEL E. EANES**, unmarried, on this 3rd day of October, 2018.

My commission expires 8-31-21. Notarial Reg. No. 199614.

Martin Garrett
Notary Public (SEAL)



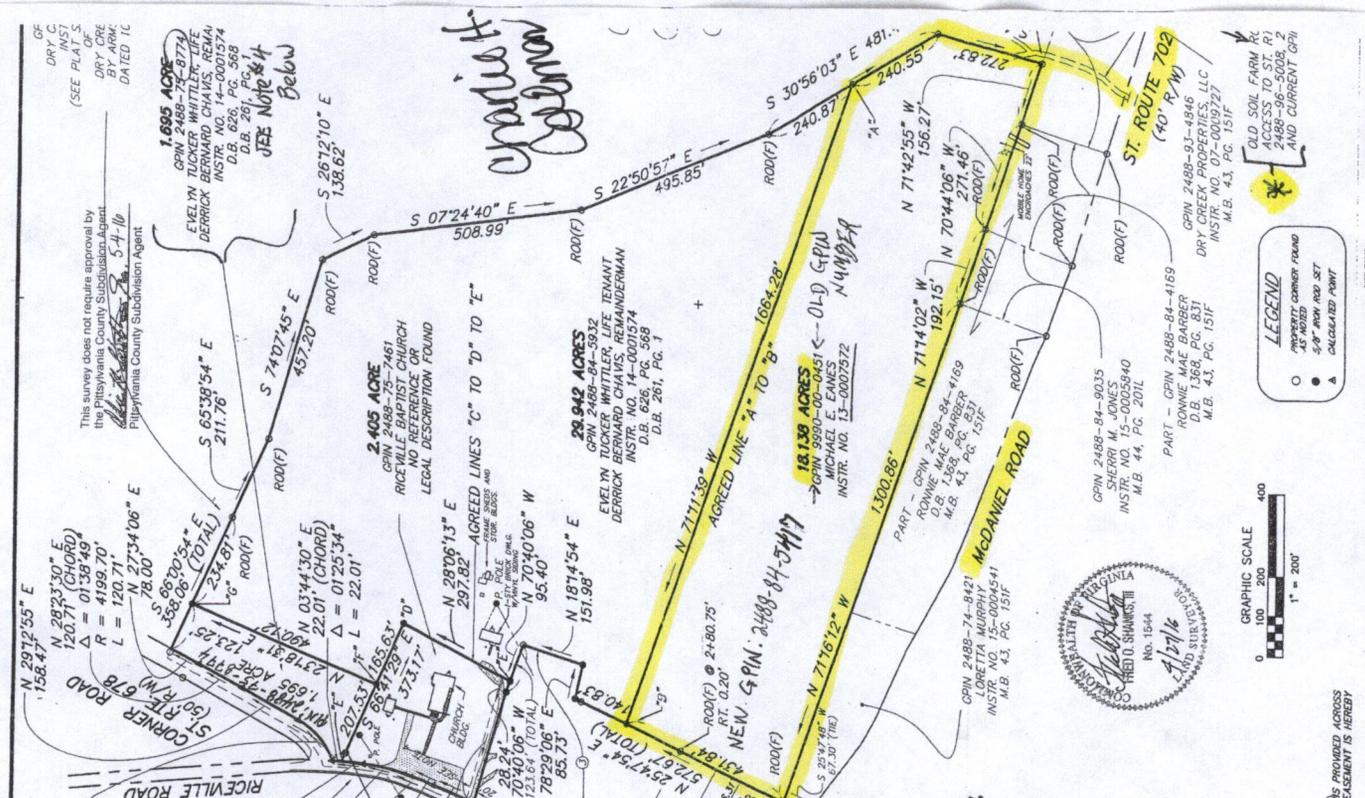
Joe Garrett
Allan Garrett-founder
(1925-2004)

GARRETT & GARRETT
Attorney At Law
A Professional Corporation

INSTRUMENT 180004711
RECORDED IN THE CLERK'S OFFICE OF
PITTSYLVANIA COUNTY CIRCUIT ON
October 10, 2018 AT 10:19 AM
MARK W. SCARCE, CLERK
RECORDED BY: JSM

770 Main Street
Danville, Virginia 24541

GPIN	2 488 - 75 - 7 461
GPIN	2 488 - 75 - 8 774
GPIN	2 488 - 84 - 5 932
& GPIN	9 990 - 0 - 0 - 0 451
N 05°27'11" E	N 50°22'39" E
74.81' (CHORD - TOTAL)	129.36' (CHORD)
Δ = 04°50'56"	Δ = 42°19'29"
R = 884.25'	R = 179.16'
L = 74.83'	L = 132.35'
N 08°09'58" E (CHORD - CHURCH)	
Δ = 03°25'22"	
L = 52.82'	
N 137°17'0" E	
106.15' (CHORD)	
Δ = 10°49'03"	
R = 563.08'	
L = 106.31'	
N 20°56'23" E	
59.42' (CHORD)	
Δ = 04°29'22"	
R = 758.55'	
L = 59.44'	
N 74°38'06" W	
284.82'	
GPIN 2488-75-6047	
EUNICE (BRY) STARKEY	
D.B. 395, PG. 422	
D.B. 382, PG. 398 (PLAT)	
GPIN 2488-74-6881	
(LOT 2)	
PATRICIA K. PIERRE	
INSTR. NO. 10-0003287	
D.B. 382, PG. 398 (PLAT)	
D.B. M.B. 44, PG. 113	
GPIN 2488-74-4774	
(LOT 1A)	
PATRICIA K. PIERRE	
INSTR. NO. 10-0003287	
D.B. 382, PG. 398 (PLAT)	
D.B. M.B. 44, PG. 113	
GPIN 2488-74-4657	
(PART OF LOT 1)	
CHARLIE H. COLEMAN	
INSTR. NO. 12-0005958	
D.B. 382, PG. 398 (PLAT)	
D.B. M.B. 44, PG. 113	
GPIN 2488-74-4558	
CHARLIE H. COLEMAN	
INSTR. NO. 12-0005958	
D.B. 615, PG. 674 (PLAT)	
D.B. M.B. 44, PG. 113	



GPIN 2 488 - 75 - 7 461
 GPIN 2 488 - 75 - 8 774
 GPIN 2 488 - 84 - 5 932
 & GPIN 9 990 - 0 - 0 - 0 451

N 05°27'11" E
 74.81' (CHORD - TOTAL)
 Δ = 04°50'56"
 R = 884.25'
 L = 74.83'

N 20°56'23" E
 59.42' (CHORD)
 Δ = 04°29'22"
 R = 758.55'
 L = 59.44'

N 74°38'06" W
 284.82'

GPIN 2488-75-6047
 EUNICE (BRY) STARKEY
 D.B. 395, PG. 422
 D.B. 382, PG. 398 (PLAT)

GPIN 2488-74-6881
 (LOT 2)
 PATRICIA K. PIERRE
 INSTR. NO. 10-0003287
 D.B. 382, PG. 398 (PLAT)
 D.B. M.B. 44, PG. 113

GPIN 2488-74-4774
 (LOT 1A)
 PATRICIA K. PIERRE
 INSTR. NO. 10-0003287
 D.B. 382, PG. 398 (PLAT)
 D.B. M.B. 44, PG. 113

GPIN 2488-74-4657
 (PART OF LOT 1)
 CHARLIE H. COLEMAN
 INSTR. NO. 12-0005958
 D.B. 382, PG. 398 (PLAT)
 D.B. M.B. 44, PG. 113

GPIN 2488-74-4558
 CHARLIE H. COLEMAN
 INSTR. NO. 12-0005958
 D.B. 615, PG. 674 (PLAT)
 D.B. M.B. 44, PG. 113

1.895 ACRES
 GPIN 2488-75-8774
 EVELYN TUCKER WHITTIER, LIFE
 DERRICK BERTHOLD CHAVIS, REMA
 INSTR. NO. 14-0001574
 D.B. 626, PG. 588
 D.B. 261, PG. 588

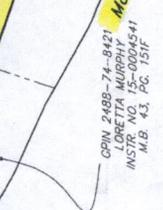
2.405 ACRES
 GPIN 2488-75-7461
 RICEVILLE BAPTIST CHURCH
 NO REFERENCE OR
 LEGAL DESCRIPTION FOUND

29.942 ACRES
 GPIN 2488-84-5932
 EVELYN TUCKER WHITTIER, LIFE TENANT
 DERRICK BERTHOLD CHAVIS, REMA
 INSTR. NO. 14-0001574
 D.B. 626, PG. 588
 D.B. 261, PG. 1

18.138 ACRES
 GPIN 9990-00-0451 ← OLD GPIN
 MICHAEL E. EANES
 INSTR. NO. 13-0007572

1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.
 2. THE SUBJECT PROPERTY IS NOT WITHIN A F.E.M.A. DEFINED FLOOD HAZARD ZONE AS OF 9/29/2010. F.E.M.A. STUDIES, COMMUNITY PANEL NO. 5143A0208E, AND "X" AS SHOWN ON F.E.M.A. 4. ALL ENCUMBRANCES, IF ANY, ARE ACROSS EXISTING PROPERTY LINES.
 5. INGRESS AND EGRESS FROM STATE ROUTE 640 TO GPIN 2488-75-8774 IS PROVIDED ACROSS THE RICEVILLE BAPTIST CHURCH PROPERTY. A NEW 20' WIDE ACCESS EASEMENT IS HEREBY GRANTED AND AGREED TO AS IT IS WITNESSED BY OUR SIGNATURES ABOVE.

PLAT OF SURVEY FOR
 RICEVILLE BAPTIST CHURCH,
 EVELYN TUCKER WHITTIER, LIFE TENANT,
 DERRICK BERTHOLD CHAVIS, REMAINDERMAN,
 AND
 MICHAEL E. EANES
 OF 4 PROPERTIES LYING EAST OF
 STATE ROUTE 640 AND STATE ROUTE 678
 AND LYING NORTH OF STATE ROUTE 702
 INCLUDING
 BOUNDARY LINE AGREEMENTS BETWEEN
 ALL PARTIES NOTED ABOVE AND
 A FORMALIZED ACCESS EASEMENT
 ACROSS RICEVILLE BAPTIST CHURCH
 BLAIRMONT DISTRICT
 PITTSYLVANIA COUNTY, VIRGINIA



LEGEND
 ○ PROPERTY CORNER FOUND
 ● 5/8" IRON ROD SET
 ▲ CALCULATED POINT

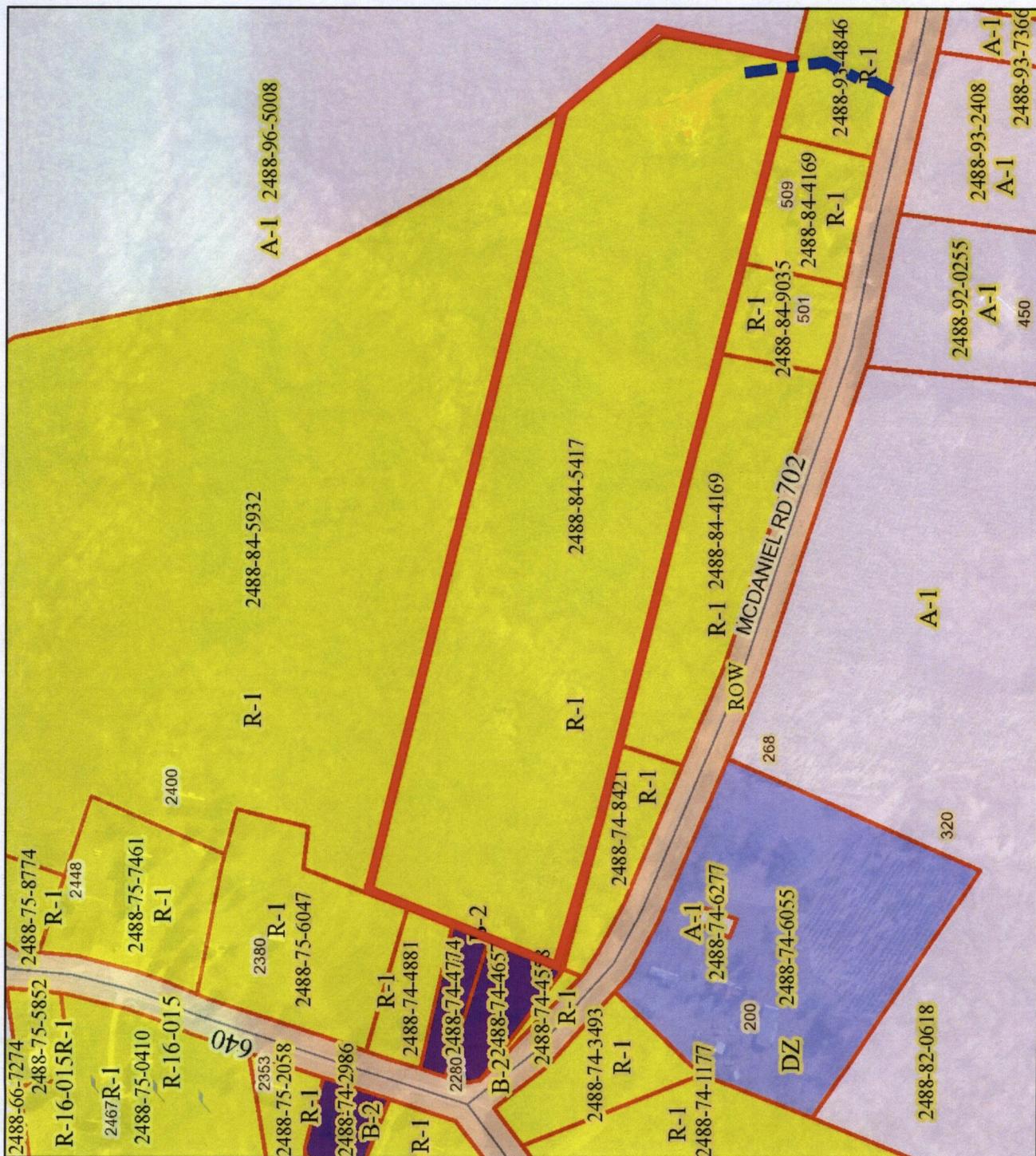
ST. ROUTE 640
 ST. ROUTE 702
 MEDANIEL ROAD
 CORNER ROAD
 RICEVILLE ROAD

Shawby Assoc, PC 666 315041-4-27-16

Legend

-  Assessed Parcels
-  Parcel ID Number
-  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 District
-  RE = Residential Estates District
-  RMF = Residential Multi-Family Subdivision District
-  RPD = Residential Planned Development District
-  TZ = Town Zoning
-  UK = Unknown
-  County Boundary

Feet



Title: SUZY Q ETC., LLC - CASE R-20-001

Date: 12/23/2019

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.

Case R-20-002

COMPTON

CODE COMPLIANCE SUMMARY

<p><u>CASE</u> R-20-002</p>	<p><u>ZONING REQUEST</u> M-1 to M-2</p>	<p><u>CYCLE</u> February 2020</p>
<p><u>SUBJECT/PROPOSAL/REQUEST</u> Jeffrey D. Compton is requesting to rezone the properties from M-1, Industrial District to M-2, Industrial District, Heavy Industry.</p> <p>DISTRICT: Banister</p>	<p>PLANNING COMMISSION: February 4, 2020</p> <p>BOARD OF SUPERVISORS: February 18, 2020</p> <p>ADVERTISED: January 22 & 29, 2020</p> <p>REVIEWED BY: <i>KCN</i></p>	

BACKGROUND/DISCUSSION

Jeffrey D. Compton petitioned the Planning Commission/Board of Supervisors on January 6, 2020, to rezone from M-1, Industrial District, Light Industry to M-2, Industrial District, Heavy Industry on a total of 56.42 acres, two (2) parcels of land, located on Compton Road in the Banister Election District. The parcels are shown on our records as GPIN #s 2431-02-4426 (49.92 acres) and 2431-03-4210 (6.50 acres).

The petitioner would like to rezone for future development. These properties are located in the Enterprise Zone.

Once the properties are rezoned to M-2, all uses listed under Section 35-402 are a permitted use.

DIRECTIONS

See Map Quest directions.

RELATIONSHIP TO THE SURROUNDING LAND USE AND NEIGHBORING AREAS

Adjacent to A-1, Agricultural District and M-1, Industrial District, Light Industry zoned properties.

ZONING OF SURROUNDING PROPERTIES

The Comprehensive Plan for the general area is A-1, Agricultural District, R-1, Residential Suburban Subdivision District, RC-1, Residential Combined Subdivision District, B-1, Business District, Limited, B-2, Business District, General, MHP, Residential Manufactured Housing Park District, M-1, Industrial District, Light Industry and M-2, Industrial District, Heavy Industry.

SITE DEVELOPMENT PLAN

The Deputy Director of Community Development, in accordance with Section 35-772, has waived the requirement of a site development plan for this rezoning; however, the Board may require one if needed to make a decision regarding this rezoning case. The owner will need an approved plan prior to any permits being issued for development.

RECOMMENDATION

Staff recommends Planning Commission review and make a recommendation to the Board of Supervisors.



A 53 N Main St, Chatham, VA 24531
B 333 Compton Rd, Blairs, VA 24527

15 min , 10.8 miles
 Light traffic
 Via US-29 BR, US-29 S

PLEASE REFER TO GIS MAP FOR LOCATION OF SITE ADDRESS.

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
⬇️	3.	Take ramp left and follow signs for US-29 South	7.7 mi
↑	4.	Keep right onto US-29 S BR	1.1 mi
↶	5.	Turn left onto Lawless Creek Rd	0.4 mi
↶	6.	Turn left onto Compton Rd	0.2 mi
	7.	Arrive at Compton Rd The last intersection is Lawless Creek Rd	

B 333 Compton Rd, Blairs, VA 24527

January 6, 2020

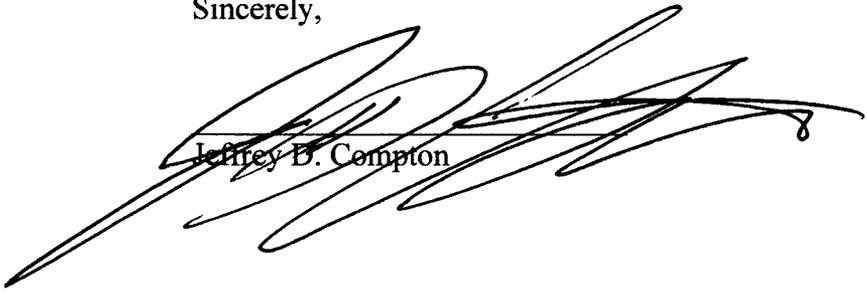
Mrs. Karen N. Hayes
Deputy Director of Community Development
P. O. Box 426
Chatham, VA 24531

Dear Mrs. Hayes:

I, Jeffrey D. Compton, would like to apply to the Planning Commission/Board of Supervisors to rezone a total of 56.42 acres, two (2) parcels of land, located on Compton Road, in the Banister Election District from M-1, Industrial District, Light Industry to M-2, Industrial District, Heavy Industry. The property is shown on the records as GPIN #s 2431-02-4426 and 2431-03-4210.

I would like to rezone for future development.

Sincerely,


Jeffrey D. Compton

**VIRGINIA:
BEFORE THE BOARD OF SUPERVISORS OF PITTSYLVANIA COUNTY**

An total of 56.42 acres, two (2) parcels of land,)
generally located on Compton Road)
within the Banister) **PETITION**
Election District, and recorded as)
parcel #s 2431-02-4426 & 2431-03-4210)
in the Pittsylvania County tax records)

TO THE HONORABLE SUPERVISORS OF PITTSYLVANIA COUNTY:

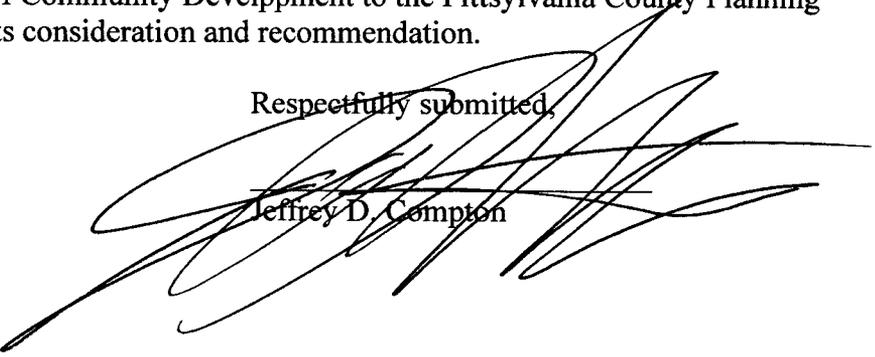
WHEREAS, your Petitioner, Jeffrey D. Compton, respectfully files this petition pursuant to Sections 35-806 and 35-807 of the Pittsylvania County Zoning Ordinance and in accordance with the Code of Virginia, 1950, as amended, and would respectfully show the following:

- (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 M-1, Industrial District, Light Industry.
- (3) Your petitioner now desires to have the properties rezoned to M-2, Industrial District, Heavy Industry for future development.

WHEREFORE, your Petitioner respectfully requests that the Zoning Ordinance of Pittsylvania County be amended and that the above-referenced parcels of land be rezoned 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,


Jeffrey D. Compton

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 R-20-002 Applicant [Signature] Date 1-6-20

Bachelors Hall/Whitmell (434) 797-9550

Gretna/Hurt (434) 656-6211

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: 2431-02-4426, 2431-03-4210 (4675)

Name: Robert C. Gregory Living Trust Dated 7/24/15, Et Als, Sue M. Gregory Living Trust Dated 7/24/15, Et Als, Robert C. Gregory, Sr., Trustee, Et Als, Sue M. Gregory, Trustee, Et Als
Tax Map Number: 2431-05-5320 (228289)

Address: 1060 Henrys Mill Road
Java, VA 24565

Name: Kenneth Wayne McNichols & Christopher Wayne McNichols
Tax Map Number: 2431-24-2420 (236132)

Address: 1057 Malmaison Road
Blairs, VA 24527

Name: Rufus Howard Adkins, Jr.
Tax Map Number: 2431-23-3355 (101712)

Address: P. O. Box 262
Blairs, VA 24527

Name: Justin Rufus Adkins, Et Als, Rufus H. Adkins, Jr., Et Als, Jacqueline W. Adkins, Et Als
Tax Map Number: 2431-33-0337 (245377)

Address: 11 Spirit Trail
Asheville, NC 28805

Name: Catherine Carter Bendall
Tax Map Number: 2431-20-0635 (194629)

Address: 107 Hawthorne Drive
Danville, VA 24541

Name: Larry J. Merricks, Et Als, John C. Merricks, Et Als, Kenneth H. Merricks, Et Als
Tax Map Number: 2421-91-8425 (211404)

Address: 4170 South Boston Highway
Ringgold, VA 24586

Name: Gammon Investments, LLC
Tax Map Number: 2431-02-0640 (202604)

Address: 175 Macken Lane
Blairs, VA 24527

Name: Walden Enterprises, LLC
Tax Map Number: 2431-03-0351 (176099)

Address: 2501 Climax Road
Chatham, VA 24531

Kathy H. Belton

From: Craddock, Joseph <joseph.craddock@vdot.virginia.gov>
Sent: Wednesday, January 8, 2020 2:15 PM
To: Kathy H. Belton
Subject: Re: Rezoning Case R-20-002 - Jeffrey D. Compton

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Kathy,

From a VDOT perspective, I do not see any issues with this rezoning request. Please let me know if you have any questions or need any additional information.

Thanks,

Jay

On Wed, Jan 8, 2020 at 9:31 AM Kathy H. Belton <kathy.belton@pittgov.org> wrote:

Jay,

Please find attached copy of application and GIS map for rezoning Case R-20-002 for your review. The applicant is petitioning to rezone from M-1, Industrial District, Light Industry, to M-2, Industrial District, Heavy Industry, for future development.

Please disregard the previous message sent to you on January 6, 2020.

Thank you for your assistance with this.

Kathy H. Belton
Administrative Assistant
Community Development

PREPARED BY: Jesse W. Overbey, Attorney at Law
YEATTS, OVERBEY & RAMSEY
4 N. Main Street
Chatham, Virginia 24531

THIS DEED, made and entered into this 10th day of April, 1997, by and between C. M. HAWKER, JANE W. WHITE, and JACQUELINE W. ARBERG, (the latter two (2) being the devisees under the Last Will and Testament of JAMERSON C. WHITE, Deceased) (Grantors) parties of the first part, and J. D. COMPTON, (Grantee) party of the second part.

W I T N E S S E T H:

THAT for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid by the party of the second part unto the parties of the first part, the receipt and sufficiency of which is hereby acknowledged, the said parties of the first part do hereby grant, bargain, sell and convey with General Warranty of Title and with English Covenants of Title, unto the said party of the second part, the following described tracts or parcels of realty situate, lying and being in the County of Pittsylvania, State of Virginia:

PARCEL ONE: ALL OF Tract A containing 11.24 acres, as shown on plat of survey of the "Cardwell Place", dated August 7, 1974, revised August 28, 1974 and September 10, 1974, a copy of which plat is recorded in the Clerk's Office of the Circuit Court of Pittsylvania County, Virginia in Map Book 17, at page 13, to which plat reference is hereby made for a more particular description of the realty hereby conveyed.

PARCEL TWO: ALL OF Tract D containing 8.41 acres, as shown on the above-described plat of survey recorded in Map Book 17, at page 13, to which plat reference is hereby made for a more particular description of the realty hereby conveyed.

PARCEL THREE: ALL OF Tract E, containing 19.50 acres, as shown on the heretofore above-described plat recorded in Map Book 17, at page 13, to which plat reference is hereby made for a more particular description of the realty hereby conveyed. LESS, HOWEVER, so much thereof as was embraced in a resubdivision of lots 20A, 22A and 24A, as shown on map thereof entitled, "Plat Showing Change in Lot Lines for Jamerson C. White and C. M. Hawker dated October 14, 1992, a copy of which plat is recorded in the Clerk's Office of the Circuit Court of Pittsylvania County, Va., in Map Book 43, at page 76 N.

PARCEL FOUR: ALL OF Tract F, containing 14.47 acres, as shown on the heretofore above-described plat recorded in Map Book 17, at page 13, to which plat reference is hereby made for a more particular description of the realty hereby conveyed.

PARCEL FIVE: ALL OF Tract G, containing 17.60 acres, as shown on the heretofore above-described plat recorded in said Clerk's Office in Map Book 17, at page 13, to which plat reference is hereby made for a more particular description of the realty hereby conveyed.

PARCEL SIX: ALL OF Tract H, containing 16.09 acres, as shown on the heretofore above-described plat recorded in said Clerk's Office in Map Book 17, at page 13, to which plat reference is hereby made for a more particular description of the realty hereby conveyed.

PARCEL SEVEN: ALL OF Tract I, containing 9.30 acres, as shown on the heretofore above-described plat recorded in said Clerk's Office in Map Book 17, at page 13, to which plat reference is hereby made for a more particular description of the realty hereby conveyed.

PARCEL EIGHT: ALL OF Tract J, containing 10.08 acres, as shown on the heretofore above-described plat recorded in said Clerk's Office in Map Book 17, at page 13, to which plat reference is hereby made for a more particular description of the realty hereby conveyed.

PARCEL NINE: ALL OF Tract K, containing 13.37 acres, as shown on the heretofore above-described plat recorded in said Clerk's Office in Map Book 17, at page 13, to which plat reference is hereby made for a more particular description of the realty hereby conveyed.

PARCEL TEN: ALL OF Tract L, containing 11.27 acres, as shown on the heretofore above-described plat recorded in said Clerk's Office in Map Book 17, at page 13, to which plat reference is hereby made for a more particular description of the realty hereby conveyed.

PARCEL ELEVEN: ALL OF Tract M containing 12.77 acres, as shown on the above-described plat of survey recorded in Map Book 17, at page 13, to which plat reference is hereby made for a more particular description of the realty hereby conveyed.

PARCEL TWELVE: ALL of Lots 16, 17 and 18 as shown on Map No. 2 "Cardwell Oaks", dated August 5, 1974, as revised August 28, 1974, a copy of which is of record in the Clerk's Office of the Circuit Court of Pittsylvania County, Virginia in Map Book 17, at page 14, each fronting 100 feet on the northeastern side of State Road 719, to which plat reference is hereby made for a more particular description of the realty hereby conveyed.

BEING, in fact, realty acquired by C. M. Hawker and Jamerson C. White from John L. Cardwell and his Wife, and Annie Cardwell Gosney, by Deed dated July 24, 1973, recorded in the Clerk's Office of the Circuit Court of Pittsylvania County, Virginia in Deed Book 584, at page 625, and by Deed of Correction regarding same dated October 8, 1974, recorded in Deed Book 595, at page 591, and by Deed dated February 14, 1977 from Artie M. Tompkins and wife, recorded in Deed Book 631, at page 249, and by Deed for the one (1) acre old "Cardwell School Lot" dated July 9, 1974 from Beulah A. Oakes and Husband, in Deed Book 592, at page 433. The said

Jamerson C. White having departed this life seised and possessed of a one-half undivided interest in said realty, March 6, 1996, testate, and by the terms of his Last Will and Testament recorded in the Clerk's Office of the Circuit Court of Pittsylvania County, Virginia in Will Book 49, at page 633, probated March 13, 1996, devised same therein, the said Jane W. White and Jacqueline W. Arberg being the only interested parties in the residue of said estate, thus they are the only interested parties in the one-half undivided interest of said realty in which the said Jamerson C. White died seised and possessed of as aforesaid.

LESS, HOWEVER, the following offconveyances of record in the Clerk's Office of the Circuit Court of Pittsylvania County, Virginia:

a) 21.36 acres, more or less, as conveyed the Commonwealth of Virginia by Deed from Jamerson C. White and C. M. Hawker, dated November 25, 1992, recorded in Deed Book 941, at page 364, for Route 265, a limited access highway, as shown on State Highway Plat Book 14, pages 481 thru 483, outlined in red, together with the permanent right and easements to use the additional areas shown as being reserved for the proper installation and maintenance of a drainage ditch containing 0.03 acre, more or less, the lands taken being shown in red, and the drainage easement being shown in green, and any and all easements of access, light, or air incident to the lands of the Grantor abutting same, but with ingress and egress to access or service roads.

b) Also less to the Commonwealth of Virginia lands outlined in red as shown in State Highway Plat Book 14, at pages 516 thru 521, acquired by original Certificate in Deed Book 960, at page 727, but correctly shown with maps recorded with an amended Certificate recorded in Deed Book 982, at page 428, as per maps in State Highway Plat Book 14, at pages 573 thru 578, confirmed to the Commonwealth by Order entered April 11, 1994, recorded in Deed Book 982, at page 425, but together with the right of access reserved in favor of the land owner to access to frontage road No. 15 for ingress and egress set forth therein, the lands offconveyed containing approximately 1.5 acres.

c) Less 5 acres, as shown on plat thereof recorded in Map Book 38, at page 24, (being a portion of Tracts D and H), as was conveyed the Industrial Development Authority of Pittsylvania County, Virginia, by Deed dated October 1, 1985, from Jamerson C. White and Wife, and C. M. Hawker and Wife, recorded in Deed Book 767, at page 367, to which map and Deed reference is hereby made for a more particular description thereof, BUT SUBJECT to the joint 60-foot wide easement therein described from State Road 719 thereto, but together with joint use of so much thereof as is embraced within the 60-foot wide joint easement.

d) 6.161 acres as per plat thereof recorded in Map Book 43, at page 148N, dated October 27, 1995, as was conveyed L.K.X., Inc., etc., by Deed dated March 15, 1996, recorded in Deed Book 1039, at page 45, from C. M. Hawker and others, to which Deed and plat reference is hereby made.

LEAVING, HOWEVER, after the deduction of the above-described offconveyances, an aggregate of 110 acres, more or less, plus

BK 1073PG728

Lots 16, 17 and 18, being conveyed herein.

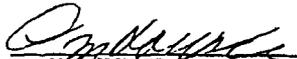
SUBJECT, HOWEVER, to all easements and rights of way of record or in place and affecting said realty, and SPECIFICALLY SUBJECT TO:

a) The Declaration of Restrictive Covenant dated March 21, 1996, recorded in the Clerk's Office of the Circuit Court of Pittsylvania County, Virginia in Deed Book 1041, at page 114, to which express reference is made and incorporated herein as if more particularly set forth herein.

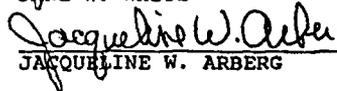
b) The 50-foot wide City of Danville high voltage electric transmission easement acquired by the City of Danville by Deeds recorded in Deed Book 534, at page 619, and in Deed Book 572, at page 281, shown crossing Lots 16, 17, and 18 on the aforesaid plats recorded in Map Book 17, at page 14, and Map Book 43, at page 148N, and shown crossing a portion of the residue of the aforesaid realty on the aforesaid plat recorded in Map Book 17, at page 13.

TOGETHER WITH a joint permanent non-exclusive easement of ingress and egress 60-feet in width by means of two (2) 60-foot wide roadways shown on the above-described plat recorded in Map Book 17, at page 13, continuing through two (2) future streets to State Road 719 and U. S. Highway 29, as ingress and egress to and from property hereby conveyed as applicable, but JOINTLY, HOWEVER, with others having like rights, all as reserved and/or granted in Deeds of record in the local Clerk's Office, which easements and rights of way shall be non-exclusive and shall inure to the benefit of the parties of the second part hereto, their heirs, successors, executors and/or assigns.

WITNESS the following signatures and seals:


C. M. HAWKER (SEAL)

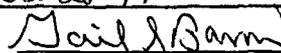

JANE W. WHITE (SEAL)


JACQUELINE W. ARBERG (SEAL)

STATE OF VIRGINIA

COUNTY OF PITTSYLVANIA, to-wit:

The foregoing instrument was acknowledged before me this 17th day of April, 1997, by C. M. HAWKER, in my jurisdiction aforesaid.

My Commission Expires: 02-28-99

Notary Public

STATE OF VIRGINIA

COUNTY OF PITTSYLVANIA, to-wit:

The foregoing instrument was acknowledged before me this 17th day of April, 1997, by JANE W. WHITE, in my jurisdiction aforesaid.

My Commission Expires: 02-28-99

Maile S. Gann
Notary Public

STATE OF NEVADA

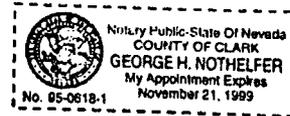
CITY/COUNTY OF CLARK, to-wit:

The foregoing instrument was acknowledged before me this 12th day of April, 1997, by JACQUELINE W. ARBERG, in my jurisdiction aforesaid.

My Commission Expires: NOV. 21, 1999

George H. Nothelfer
Notary Public

(NOTARY SEAL)

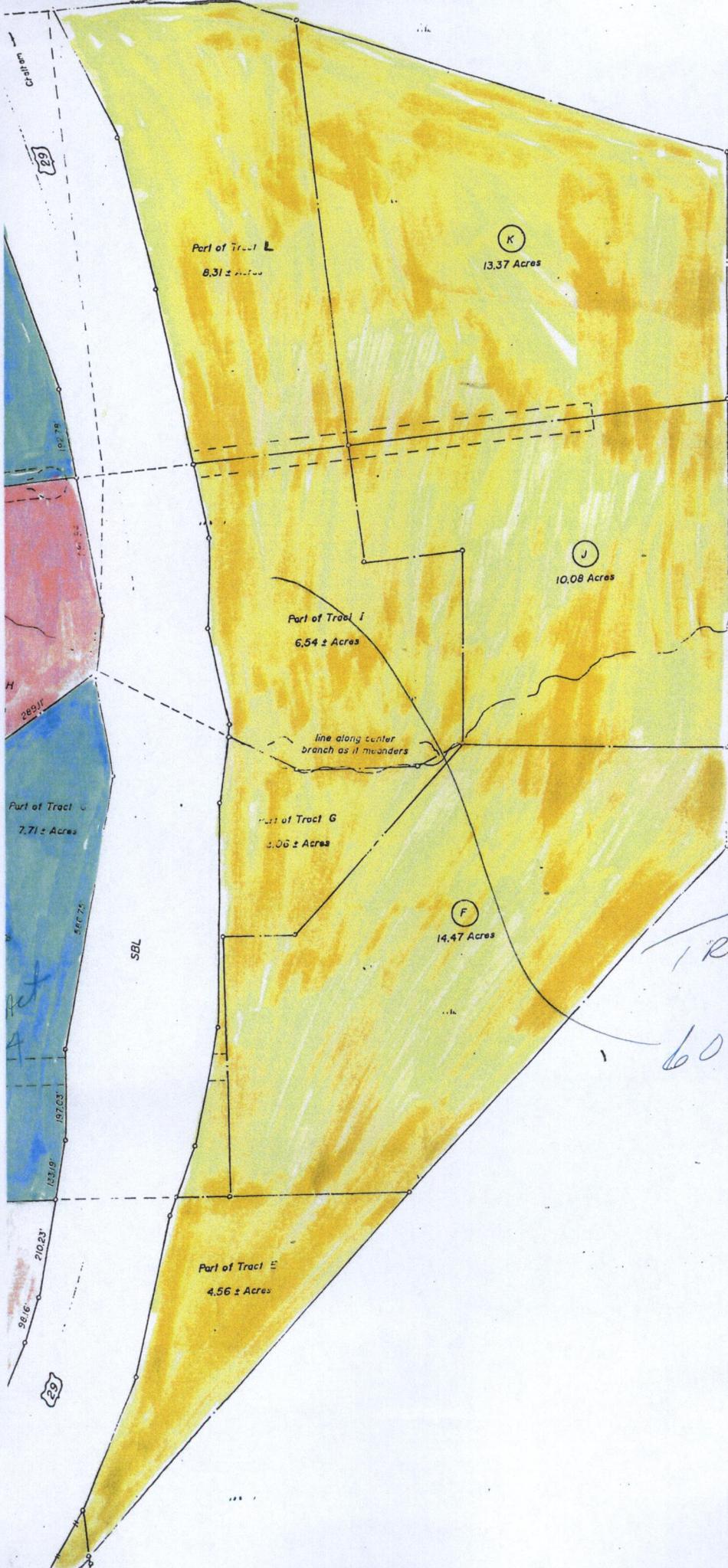


VIRGINIA:

Clerk	301	13100
St. R. Tax	039	222.45
Co. R. Tax	213	74.15
Grantor Tax	038/220	148.80
VSLF	145	\$1.00
Transfer	212	1.00
Tech Fee	106	3.00
Total		\$ 462.10

CLERK'S OFFICE OF THE CIRCUIT COURT OF PITTSYLVANIA COUNTY

The foregoing instrument with acknowledgement was admitted to record on April 17 19 97 at 1:55 P M. in D.B. 1073 Page 725 Inst. No. 97-2719
Teste: H.F. BAYMORE, JR., CLERK
By: Maile S. Gann Deputy Clerk



Part of Tract L
8.31 ± Acres

(K)
13.37 Acres

Part of Tract I
6.54 ± Acres

(J)
10.08 Acres

line along center
branch as it meanders

Part of Tract G
2.06 ± Acres

(F)
14.47 Acres

Part of Tract E
4.56 ± Acres

TRACT
10
60+Ac

SBL

20

20

H

Part of Tract
7.71 ± Acres

Part
A

58.16

210.23

123.19

197.03

487.75

289.11

154.22

102.78

Crash on



SITE ADDRESS:

333 COMPTON RD.
BLAIRS, VIRGINIA 24527
BLAIRS MAGISTERIAL DISTRICT

PARCEL INFORMATION

OWNER OF BOTH PARCELS: JEFFREY D. COMPTON

① 6.5 AC. - PARCEL NO. 2431-03-4210

② 50 AC. - PARCEL NO. 2431-02-4426

PROPOSED SCOPE OF WORK:

DEVELOPMENT OF APPROXIMATELY 1 AC. OF EXISTING 56.5 AC. SITE TO BE USED FOR STORAGE AND MIXING OF CONCRETE MATERIALS.

ZONING:

EXISTING: (M-1) INDUSTRIAL DISTRICT, LIGHT INDUSTRY
CODE CHANGE REQUEST: (M-2) INDUSTRIAL DISTRICT, HEAVY INDUSTRY

CONCEPT PLAN

(SEE SK-2 FOR VICINITY MAP)

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 CONCEPT PLAN FOR:
JEFFREY D. COMPTON

PARCEL ID - 2431-03-4210 AND 2431-02-4426

BLAIRS, VIRGINIA 24527
434-251-3333

SHEET

SK-1 of 2

DATE 1/4/2020

FILE 2020-02

SCALE

N.T.S.

SITE ADDRESS:

333 COMPTON RD.
BLAIRS, VIRGINIA 24527
BLAIRS MAGISTERIAL DISTRICT

PARCEL INFORMATION

OWNER OF BOTH PARCELS: JEFFREY D. COMPTON

- ① 6.5 AC. - PARCEL NO. 2431-03-4210
- ② 50 AC. - PARCEL NO. 2431-02-4426

PROPOSED SCOPE OF WORK:

DEVELOPMENT OF APPROXIMATELY 1 AC. OF EXISTING 56.5 AC. SITE TO BE USED FOR STORAGE AND MIXING OF CONCRETE MATERIALS.

ZONING:

EXISTING: (M-1) INDUSTRIAL DISTRICT, LIGHT INDUSTRY
CODE CHANGE REQUEST: (M-2) INDUSTRIAL DISTRICT, HEAVY INDUSTRY



VICINITY MAP

NOT TO SCALE

(SEE SK-1 FOR ENLARGED CONCEPT PLAN)

Wendy Bryant-Cook
DRAFTING BY DESIGN

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

PROPOSED CONCEPT PLAN FOR:
JEFFREY D. COMPTON

PARCEL ID - 2431-03-4210 AND 2431-02-4426
BLAIRS, VIRGINIA 24527
434-251-3333

SHEET

SK-2 of 2

DATE 1/4/2020

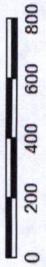
FILE 2020-02

SCALE N.T.S.

Legend

- Assessed Parcels
- Parcel ID Number
- 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 District
- RE = Residential Estates District
- RMF = Residential Multi-Family
- Subdivision District
- RPD = Residential Planned
- Development District
- TZ = Town Zoning
- UK = Unknown
- County Boundary

Feet



Title: COMPTON - CASE R-20-002

Date: 12/17/2019

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.

Case S-20-002

WARREN

CODE COMPLIANCE SUMMARY

<u>CASE</u> S-20-002	<u>ZONING</u> R-1	<u>CYCLE</u> February 2020
<u>SUBJECT/PROPOSAL/REQUEST</u> Barbara Ann Warren is requesting a Special Use Permit to allow for placement of a single-wide mobile home for her personal residence.		PLANNING COMMISSION: February 4, 2020 BOARD OF ZONING APPEALS: February 11, 2020 ADVERTISED: January 22 & 29, 2020 REVIEWED BY: <i>KNH</i>
DISTRICT: Dan River		

BACKGROUND/DISCUSSION

Barbara Ann Warren petitioned the Planning Commission/Board of Zoning Appeals on December 17, 2019, requesting a Special Use Permit on 1.03 acres, shown on the Pittsylvania County Tax Maps as GPIN # 2357-37-6955, located on State Road 726/Ringgold Depot Road, in the Dan River Election District.

The applicant would like a Special Use Permit to allow for placement of a 2000 single-wide mobile home to be used for her personal residence. There are other single-wide mobile homes in the general area.

DIRECTIONS

See Map Quest Directions. The property is located directly across the highway from 1428 Ringgold Depot Road.

RELATIONSHIP TO THE SURROUNDING LAND USE AND NEIGHBORING AREAS

Mostly surrounded by A-1, Agricultural District, R-1, Residential Suburban Subdivision District, and C-1, Conservation District zoned properties.

ZONING OF SURROUNDING PROPERTIES

No change to the zoning.

SITE DEVELOPMENT PLAN

N/A

RECOMMENDATION

Staff recommends Planning Commission review and make a recommendation to the Board of Zoning Appeals.



A 53 N Main St, Chatham, VA 24531

29 min , 20.8 miles

B 1428 Ringgold Depot Rd, Ringgold, VA 24586

Light traffic
Via US-29 S, Ringgold Church Rd

THE PETITIONED PARCEL IS LOCATED DIRECTLY ACROSS THE HIGHWAY FROM THIS SITE ADDRESS.

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	7.7 mi
I↑	4. Keep right onto US-29 S BR	0.5 mi
↶	5. Turn left onto Malmaison Rd	3.4 mi
↑	6. Road name changes to Kentuck Church Rd	2.0 mi
↑	7. Road name changes to Ringgold Church Rd	4.3 mi
↑	8. Keep straight onto Ringgold Depot Rd	1.3 mi
	<p>Arrive at Ringgold Depot Rd</p> <p>9. The last intersection is Ringgold Depot Ln If you reach Bennie Dr, you've gone too far</p>	

B 1428 Ringgold Depot Rd, Ringgold, VA 24586

December 26, 2019

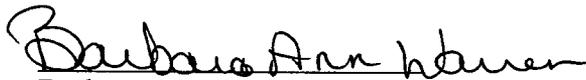
Mrs. Karen Hayes
Deputy Director of Community Development
P. O. Box 426
Chatham, VA 24531

Dear Mrs. Hayes:

I, Barbara Ann Warren, as Owner, would like to apply to the Planning Commission/Board of Zoning Appeals for a Special Use Permit on 1.03 acres, located on State Road 726/Ringgold Depot Road, in the Dan River Election District. The property is shown on the Tax Maps as GPIN # 2357-37-6955.

I would like a Special Use Permit to allow for placement of a single-wide mobile home to be used for my personal residence.

Sincerely,


Barbara Ann Warren

**PITTSYLVANIA COUNTY
APPLICATION FOR SPECIAL USE PERMIT**

I, Barbara Ann Warren, as Owner of the below described property, hereby apply to the Pittsylvania County Board of Zoning Appeals to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Property Owner's Names: Barbara Ann Warren
Address: 1600 Kentuck Church Road, Lot 1, Ringgold, VA 24586 Telephone: (434) 728-4619
2. Location of Property: on State Road 726/Ringgold Depot Road Total Amt: \$ 150.00 *Att. Cash*
Taken By: K. Haygo
3. Tax Map Number 2357-37-6955 (115390)
4. Election District: Dan River
5. Size of Property: 1.03 Acres
6. Existing Land Use: Vacant

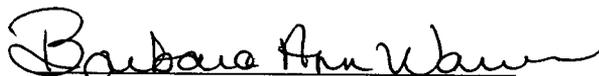
Existing Zoning: R-1, Residential Suburban Subdivision District

7. Proposed Land Use: Placement of a Single-Wide Mobile Home for Her Personal Residence

8. Check completed items:

<input checked="" type="checkbox"/> Letter of Application	<input type="checkbox"/> Site Development Plan	<input checked="" type="checkbox"/> Legal Forms
<input type="checkbox"/> 11"x 17" Concept Plan	<input checked="" type="checkbox"/> Application Fee	<input checked="" type="checkbox"/> List of Adjoining Properties
<input checked="" type="checkbox"/> Copy of Plat	<input checked="" type="checkbox"/> Copy of Deed	<input checked="" type="checkbox"/> 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.


Barbara Ann Warren

OFFICE USE ONLY
Application Deadline: 12/26/19
Received By: KNH
B.Z.A. Meeting Date: 02/11/20

Application No. S-20-002
P.C. Meeting Date: 02/04/20
Date Received: 12/17/19
Action: _____

TREASURER OF PITTSYLVANIA COUNTY

PAID JAN 07 2020

**VIRGINIA:
BEFORE THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY**

A 1.03 acre parcel of land)
generally located on State Road 726/Ringgold Depot Road)
within the Dan River) **PETITION**
Election District, and recorded as)
parcel # 2357-37-6955)
in the Pittsylvania County tax records.)

TO THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY:

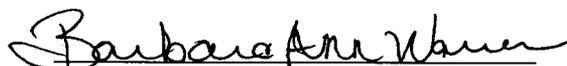
WHEREAS, your Petitioner, Barbara Ann Warren, respectfully files this petition pursuant to Sections 35-713 of the Pittsylvania County Zoning Ordinance and in accordance with the Code of Virginia, 1950, as amended, and would respectfully show the following:

- (1) The Petitioner is the owner of the above-referenced parcel of land, or is filing with the owner's consent.
- (2) The property is presently zoned under the provisions of the Pittsylvania County Zoning Ordinance as R-1, Residential Suburban Subdivision District.
- (3) Your petitioner now desires to have a Special Use Permit issued to allow for placement of a single-wide mobile home for her personal residence.

WHEREFORE, your Petitioner respectfully requests that the above-referenced parcel 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,


Barbara Ann Warren

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-20-002 Applicant Barbara W. Wain Date 2-17-19

Bachelors Hall/Whitmell (434) 797-9550

Gretna/Hurt (434) 656-6211

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: 2357-37-6955 (115390)

Name: Linda L. Preston

Tax Map Number: 2357-38-6104 (194278)

Address: 1397 Ringgold Depot Road
Ringgold, VA 24586

Name: Ronald S. Ransom

Tax Map Number: 2357-38-9374 (9852)

Address: P. O. Box 3
Ringgold, VA 24586

Name: Jose Barreiro

Tax Map Number: 2357-37-7844 (195085)

Address: 1453 Ringgold Depot Road
Ringgold, VA 24586

Name: Wilbert Garland & Alverta Garland

Tax Map Number: 2357-37-4755 (956)

Address: 1448 Ringgold Depot Road
Ringgold, VA 24586

Name: Ernest L. Smith & Arnell Barley

Tax Map Number: 2357-37-4804 (219581)

Address: P. O. Box 773
Rahway, NJ 07065

Name: Robin Denise Myers & Willie Myers

Tax Map Number: 2357-37-3963 (177058)

Address: P O. Box 73
Ringgold, VA 24586

Name: Marvin Willard McDowell, Jr., & Ray Allen McDowell

Tax Map Number: 2357-38-2130 (203254)

Address: 1124 Ringgold Depot Road
Ringgold, VA 24586

PG 0073 OCT 30 2

19-05277

This document was prepared by Mark Alan Harris, Attorney At Law, PC, 530 Patton Street, Danville, Virginia, 24541. Bar #51005. TITLE NOT EXAMINED BY DRAFTSMAN.

PIN:2357-37-6955

ASSESSED VALUE:\$14,000.00

CONSIDERATION:\$6,500.00

ADDRESS FOR TAX BILL:1600 Kentuck Ch RD #1 Ringgold VA 24586

THIS DEED OF BARGAIN AND SALE made this the 10th day of October, 2019, by and between JOSE BARREIRO, __married, Grantor, party of the first part, and BARBARA ANN WARREN, Grantee, party of the second part:

W I T N E S S E T H

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

LOT A containing 1.025 Acres northeastern margin of SR No. 726 as shown on Plat of Survey Creating Lots A, B, & C For: Barbara Ann Warren, dated July 4, 2016, prepared by William M. Burgess, Land Surveyor, a copy of which plat is recorded in the Clerk's office of the Circuit Court of Pittsylvania County, Virginia, in Map Book 44, at page 218J; and BEING, in fact, a portion of the realty conveyed to JOSE BARREIRO from Wanda T. Pryor-Jones recorded in the aforesaid Clerk's Office as Instrument No. 10-04995, to

Return To:

Mark Alan Harris
Attorney At Law, PC
530 Patton Street
Danville VA 24541

PG 0074 OCT 30 2019

which map and deed reference is hereby made for a more particular description of the property conveyed.

The real estate herein conveyed is granted subject to all easements and rights of way, cemeteries, or other encumbrances of record or affecting said property.

TO HAVE AND TO HOLD the above described property herein conveyed unto the said party of the second part in fee simple absolute.

WITNESS the following signature and seal:

Jose Barreiro (SEAL)
JOSE BARREIRO

STATE OF Virginia,
CITY/COUNTY of Danville to-wit:

The foregoing instrument was acknowledged before me this 29th day of October, 2019, by JOSE BARREIRO.

Laura S. Fugate
Notary Public

My Commission Expires: 9/30/2020

Laura S. Fugate
Notary Public
Registration # 239809
Commonwealth of Virginia
My Commission Expires:
September 30, 2020

INSTRUMENT 190005277
RECORDED IN THE CLERK'S OFFICE OF
PITTSYLVANIA COUNTY CIRCUIT ON
OCTOBER 30, 2019 AT 01:23 PM
\$14.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$7.00 LOCAL: \$7.00
MARK W. SCARCE, CLERK
RECORDED BY: TBC

Mark Alan Harris
Attorney At Law, PC
530 Patton Street
Danville VA 24541

PUBLIC HEARING

**PROPOSED REVISION TO
PITTSYLVANIA COUNTY CODE**

**CHAPTER 35
DIVISION 10. BUSINESS DISTRICT
GENERAL (B-2)
SEC. 35-365. PERMITTED USES;
SEC. 36-366. SPECIAL USE
PERMITS**

**PUBLIC HEARING NOTICE
PITTSYLVANIA COUNTY**

The Pittsylvania County Planning Commission will hold a public hearing on Tuesday, February 4, 2020, to receive citizen input and make a recommendation to the Board of Supervisors for a proposed revision to Pittsylvania County Code, Chapter 35, DIVISION 10. BUSINESS DISTRICT GENERAL (B-2), SEC. 35-365. PERMITTED USES; SEC. 35-366. SPECIAL USE PERMITS:

The proposed is to omit the following language: ~~SEC. 35-365. PERMITTED USES. amusement centers; game rooms, electronic games; game machines; machine arcades amusement shops~~ and add amusement centers; game rooms, electronic games; game machines; machine arcades amusement shops to SEC. 35-366. SPECIAL USE PERMITS.

The meeting will be at 7:00 p.m. in the General District Courtroom, second floor, of the Edwin R. Shields Courthouse Addition in Chatham, Virginia. A copy of the proposed change will be available for review in the Office of the County Administrator, 1 Center Street, Chatham, Virginia, and 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.