PITTSYLVANIA COUNTY, VIRGINIA

PLANNING COMMISSION

APRIL 7, 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

April 7, 2020 - 7:00 p.m.

Pittsylvania County Community Center
115 South Main 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. March 3, 2020
8. Chairman's Report
9. **Public Hearing**

Case R-20-005 Ricky Eugene Dillion & Debra Patterson Dillion – Chatham-Blairs Election District
R-1, Residential Suburban Subdivision District to A-1, Agricultural District

Case R-20-006 RE Blue Ridge, LLC – Banister, Callands-Gretna & Tunstall Election Districts
R-1, Residential Suburban Subdivision District to A-1, Agricultural District

Case R-20-007 Amos S. Wilson – Tunstall Election District
A-1, Agricultural District to R-1, Residential Suburban Subdivision District

Case R-20-008 Ralph D. Rosenbaum & Dolores M. Rosenbaum – Staunton River Election District
R-1, Residential Suburban Subdivision District to A-1, Agricultural District

Case R-20-009 Kimberly Wade – Staunton River Election District
R-1, Residential Suburban Subdivision District to A-1, Agricultural District

Case R-20-010 Douglas C. Rogers/RTOD – Staunton River Election District
R-1, Residential Suburban Subdivision District to A-1, Agricultural District

10. Old Business
11. New Business
12. Adjournment

PITTSYLVANIA COUNTY PLANNING COMMISSION

REGULAR MEETING

March 3, 2020

MINUTES

VIRGINIA: The Pittsylvania County Planning Commission met on Tuesday, March 3, 2020, in the General District Courtroom, Chatham, Virginia. Mr. Motley, Chairman, called the meeting to order at approximately 7:00 p.m. Mr. Motley called the roll.

PRESENT

Richard Motley	Chatham-Blairs District
H. F. Haymore, Jr.	Westover District
Nathan Harker	Staunton River District
Morris Stowe	Tunstall District
Janet Mease	Callands-Gretna District
Colette Henderson	Banister 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

MOMENT OF SILENCE

The Board observed a moment of silence.

PLEDGE OF ALLEGIANCE

The Board recited the Pledge of Allegiance.

HEARING OF THE CITIZENS

Jason Ball addressed the Board regarding campers being permitted by right in the C-1, Conservation District.

APPROVAL OF THE AGENDA

A motion was made by Mr. Stowe, seconded by Mr. Haymore, and by a unanimous vote, the agenda was approved as presented.

APPROVAL OF THE MINUTES

A motion was made by Mr. Horne, seconded by Mr. Stowe, and by a unanimous vote, the February 4, 2020, minutes were approved as presented.

CHAIRMAN'S REPORT

Mr. Motley thanked Mrs. Henderson for promoting Pittsylvania County and the Planning Commission during her recent interviews for the local newspaper and the local television station. He then reported the staff of the Federal Energy Regulatory Commission (FERC) has prepared a final environmental impact statement (EIS) for the Southgate Project proposed by Mountain Valley Pipeline, LLC, effective February 14, 2020.

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

Case R-20-003, Julie M. Owen – Mr. Motley opened the public hearing at 7:06 p.m. Mrs. Hayes, Deputy Director of Community Development, reported that Julie Owen had petitioned to rezone 19.88 acres, located on Chaney's Store Road, in the Dan River Election District from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District for agricultural uses. She then stated once the properties are rezoned to A-1, all uses listed under Section 35-178 are permitted. Ms. Julie Owen was present to represent the petition. She stated she had nothing to add. There was no opposition to the petition. Mr. Motley closed the public hearing at 7:07 p.m. A motion was made by Mr. Horne, seconded by Mr. Haymore, to recommend the Board of Supervisors grant the rezoning request. Motion passed unanimously.

Case R-20-004, Derek T. Maddox – Mr. Motley opened the public hearing at 7:09 p.m. Mrs. Hayes, Deputy Director of Community Development, reported that Derek Maddox had petitioned to rezone 22.69 acres, located on Shula Drive in the Staunton River Election District from RC-1, Residential Combined Subdivision District to A-1, Agricultural District, to allow for subdivision of the property for a family member and to raise cattle. Mr. Derek Maddox was present to represent the petition. He stated he had nothing to add. There was no opposition to the petition. Mr. Motley closed the public hearing at 7:10 p.m. A motion was made by Mr. Dudley, seconded by Mrs. Mease, to recommend the Board of Supervisors grant the rezoning request. Motion passed unanimously.

This concludes the Rezoning cases.

Case S-20-003, Charles Haden Harris & Kim D. Allen Harris – Mr. Motley opened the public hearing at 7:11 p.m. Mrs. Hayes, Deputy Director of Community Development, reported that Charles and Kim Harris had petitioned for a Special Use Permit on 6.66 acres, located on Telegraph Road, in the Staunton River Election District for a campground. She then stated the petitioners only want one (1) camper on their property. She also stated Mr. Harris had been cited, and the camper would not serve as a full-time use, but would only serve as a residence for Mrs. Harris' mother when she comes to visit her daughter. Mr. Charles Harris was present to represent the petition. He stated he had nothing to add. There was no opposition to the petition. A motion was made by Mr. Harker, seconded by Mr. Dudley, to recommend to the Board of Zoning Appeals that the Special Use Permit request be granted. Motion passed unanimously.

This concludes the Special Use Permit case.

OLD BUSINESS

There was no old business.

NEW BUSINESS

CONSERVATION EASEMENT: OAK GROVE FARMS, LLC
Mrs. Hayes presented a brief summary of the conservation easement that is consistent with the Comprehensive Plan containing a total of 314 acres, six (6) parcels of land, located in the Banister Election District, with a half mile of the property adjacent to the Roanoke River. She also stated restrictions to the easement included, but were not limited to, the following: (1) Two divisions are permitted (three permitted parcels); (2) Three dwellings are permitted, not to exceed 4,500 square feet each or 13,500 square feet in the aggregate. 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. Dudley, seconded by Mr. Haymore, to recommend the conservation easement be approved as presented and the conservation easement is consistent with the Comprehensive Plan. Motion passed unanimously.

The meeting was adjourned at approximately 7:16 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)."

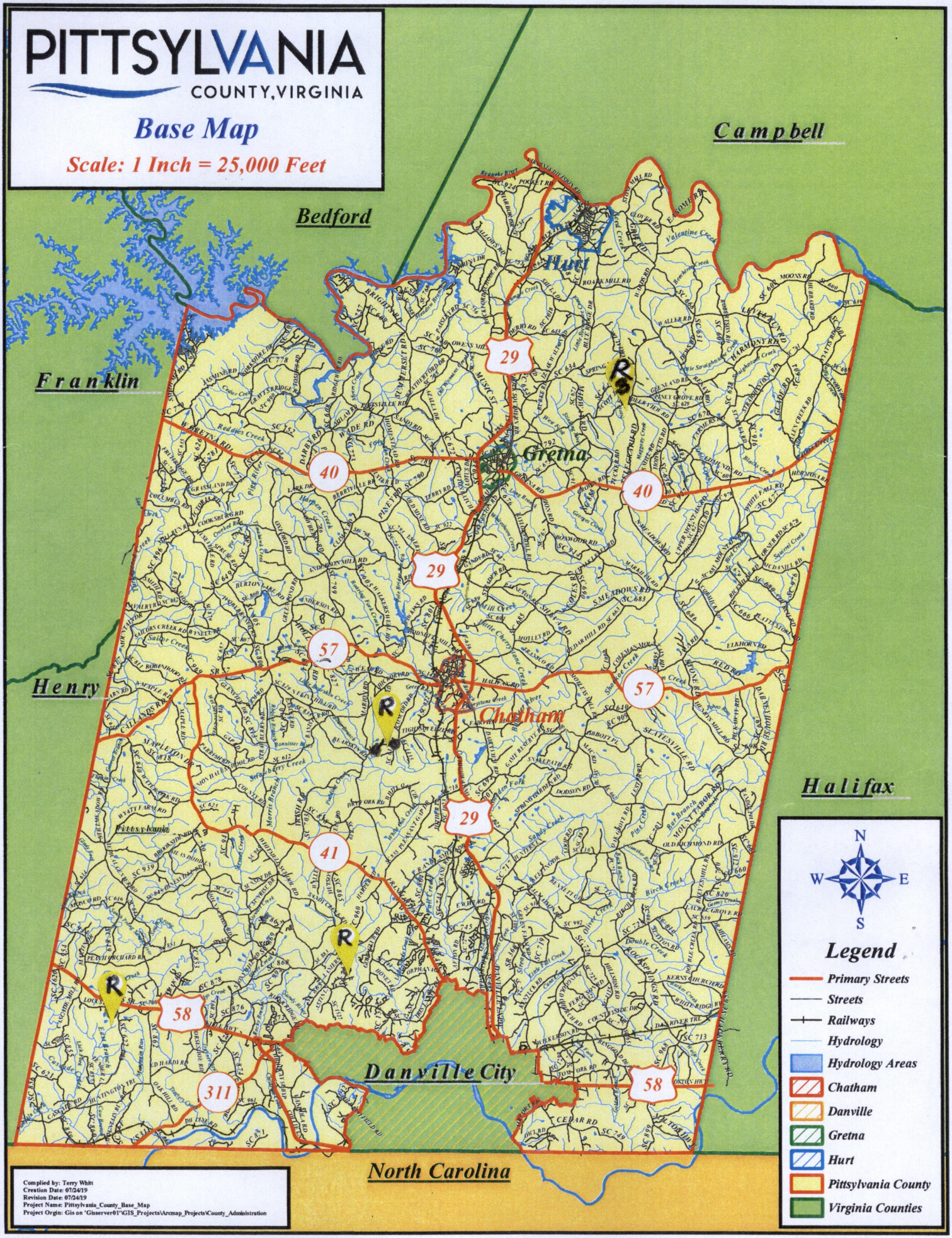
K. Continue as before - repeating procedure.

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

PITTSYLVANIA COUNTY, VIRGINIA

Base Map

Scale: 1 Inch = 25,000 Feet



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 PLANNING COMMISSION

The Pittsylvania County Planning Commission will hold a PUBLIC HEARING on Tuesday, April 7, 2020, beginning at 7:00 p.m., at the Community Center, Chatham, Virginia, on the following ZONING matters:

Case R-20-005 – Requested by Ricky Eugene Dillion and Debra Patterson Dillion, to rezone property located on State Road 747/Pinecroft Road, in the Chatham-Blairs Election District and shown on the Tax Map as part of GPIN# 1399-76-8387 (part of 1.87 acres). The applicants are requesting to rezone 0.603 acre from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, to combine with their adjacent parcel of land zoned A-1. 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, RC-1, Residential Combined Subdivision District, B-2, Business District, General, and M-1, Industrial District, Light Industry, uses. Zoning conditions and Ordinance standards shall control the density of allowable development.

Case R-20-006 – Requested by RE Blue Ridge, LLC, to rezone properties located off State Road 824/West Giles Road, on State Road 703/Irish Road, and on State Road 1435/Deep Run Road, in the Banister, Callands-Gretna, and Tunstall Election Districts and shown on the Tax Map as GPIN#s 2405-44-6135 (23.10 acres), 2404-45-2857 (6.85 acres), 2404-45-5996 (2.18 acres), 2404-46-4488 (9.78 acres), 2404-46-4975 (5.41 acres), 2404-46-8363 (4.64 acres), 2404-95-0672 (62.67 acres), and 2404-95-6589 (17.93 acres). The applicant is requesting to rezone a total of 132.56 acres, eight (8) parcels of land, from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, for a solar energy facility (which will require a Special Use Permit). Once the properties are 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, 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.

Case R-20-007 – Requested by Amos S. Wilson, to rezone property located on State Road 854/Locust Drive, in the Tunstall Election District and shown on the Tax Map as part of GPIN# 1348-66-1799 (part of 261.10 acres). The applicant is requesting to rezone 0.398 acre from A-1, Agricultural District, to R-1, Residential Suburban Subdivision District, to combine with his adjacent parcel of land zoned R-1. Once the property is rezoned to R-1, all uses listed under Pittsylvania County Code Section 35-222 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, RMF, Residential Multi-Family District, MHP, Residential Manufactured Housing Park District, and M-1, Industrial District, Light Industry, uses. Zoning conditions and Ordinance standards shall control the density of allowable development.

Case R-20-008 – Requested by Ralph D. Rosenbaum and Dolores M. Rosenbaum, to rezone properties located off State Road 685/Telegraph Road (on Camellia Lane), in the Staunton River Election District and shown on the Tax Map as GPIN#s 2555-82-3723 (5.00 acres), 2553-82-6681 (5.00 acres), and 2553-92-3506 (5.01 acres). The applicants are requesting to rezone a total of 15.01 acres, three (3) parcels of land, from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, for agricultural uses. Once the properties are 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-20-009 – Requested by Kimberly Wade, to rezone properties located off State Road 685/Telegraph Road (on Camellia Lane), in the Staunton River Election District and shown on the Tax Map as GPIN#s 2563-02-0990 (5.04 acres), and 2563-03-3074 (5.05 acres). The applicant is requesting to rezone a total of 10.09 acres, two (2) parcels of land, from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, for agricultural uses. Once the properties are 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-20-010 – Requested by Douglas C. Rogers/RTOD, to rezone properties located off State Road 685/Telegraph Road (on Camellia Lane), in the Staunton River Election District and shown on the Tax Map as GPIN#s 2563-02-5468 (5.83 acres), 2555-83-0443 (10.22 acres), 2553-83-6326 (5.01 acres), 2553-83-8097 (5.07 acres), 2553-92-3931 (5.26 acres), 2553-83-7845 (5.15 acres), 2553-84-1091 (11.14 acres), 2555-84-1550 (10.00 acres), 2553-84-4737 (10.03 acres), 2553-84-9590 (5.04 acres), 2553-94-3132 (5.02 acres), and 2553-93-5746 (5.19 acres). The applicant is requesting to rezone a total of 82.96 acres, twelve (12) parcels of land, from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, for agricultural uses. Once the properties are 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.

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.

Case R-20-005

DILLION

CODE COMPLIANCE SUMMARY

CASE	ZONING REQUEST	CYCLE
R-20-005	R-1 to A-1	April 2020
SUBJECT/PROPOSAL/REQUEST Ricky Eugene Dillion and Debra Patterson Dillion are requesting to rezone the property from R-1, Residential Suburban Subdivision District to A-1, Agricultural District.		**PLANNING COMMISSION:** April 7, 2020 **BOARD OF SUPERVISORS:** April 21, 2020 **ADVERTISED:** March 25 & April 1, 2020
DISTRICT: Chatham-Blairs		**REVIEWED BY:** KNH

BACKGROUND/DISCUSSION

Ricky Eugene Dillion and Debra Patterson Dillion petitioned the Planning Commission/Board of Supervisors on February 27, 2020, to rezone from R-1, Residential Suburban Subdivision District to A-1, Agricultural District on 0.603 acre (part of 1.87 acre), located on State Road 747/Pinecroft Road in the Chatham-Blairs Election District. The parcel is shown on our records as part of GPIN # 1399-76-8387.

The petitioners would like to rezone to combine with their adjacent parcel of land zoned A-1. This will enable them to have a driveway to their home and access to underground power to their home.

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

DIRECTIONS

See Map Quest directions. The site address is 717 Pinecroft Road, Danville, VA 24540.

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, RC-1, Residential Combined Subdivision District, B-2, Business District, General, and M-1, Industrial District, Light Industry.

SITE DEVELOPMENT PLAN

N/A

RECOMMENDATION

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

bing maps

A 53 N Main St, Chatham, VA 24531
B 717 Pinecroft Rd, Danville, VA 24540

26 min , 15.7 miles
Light traffic
Via US-29 S, R and L Smith Dr

Type your route notes here

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**	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**	1.9 mi
↰	8.	Turn **left** onto **Pinecroft Rd**	0.6 mi
	9.	Arrive at **Pinecroft Rd** The last intersection is Laniers Mill Rd If you reach Stoneridge Dr, you've gone too far	

B 717 Pinecroft Rd, Danville, VA 24540

February 27, 2020

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

Dear Mrs. Hayes:

We, Ricky Eugene Dillion and Debra Patterson Dillion, as Owners, would like to apply to the Planning Commission/Board of Supervisors to rezone 0.603 acre, located on State Road 747/Pinecroft Road, in the Chatham-Blairs Election District from R-1, Residential Suburban Subdivision District to A-1, Agricultural District. The property is shown on the records as part of GPIN # 1399-76-8387.

We would like to rezone to combine with our adjacent parcel of land zoned A-1.

Sincerely,

Ricky Eugene Dillion

PITTSYLVANIA COUNTY
APPLICATION FOR REZONING

We, Ricky Eugene Dillion & Debra Patterson Dillion, as Owners of the below described property, hereby apply to the Pittsylvania County Board of Supervisors to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Property Owner's Names: Ricky Eugene Dillion & Debra Patterson Dillion
   Address: 689 Pinecroft Road, Danville, VA 24540

2. Location of Property: on State Road 747/Pinecroft Road Telephone: (434) 251-7170

3. Tax Map Number: Part of GPIN #1399-76-8387 (119887)

#9895
$162.60

4. Election District: Chatham-Blairs

Total Amount: $ 162.60
Taken By: K. Hayes

5. Size of Property: 0.603 Acre (Part of 1.87 Acres)

6. Existing Land Use: Vacant

   Existing Zoning: R-1, Residential Suburban Subdivision District

7. Proposed Land Use: To Combine With Their Adjacent Parcel Of Land Zoned A-1

   Proposed Zoning: A-1, Agricultural District

8. Are conditions being proffered: ____ Yes __X__ No

9. Check completed items:

_X_ Letter of Application	___ Site Development Plan or Waiver	
___ 11"x 17" Concept Plan	_X_ Application Fee	_X__ List of Adjoining Properties
_X_ Plat Map	_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.

Ricky Eugene Dillion

OFFICE USE ONLY
Application Deadline: 02/27/20
Received By: KNH
BOS Meeting Date: 04/21/20

Application No. R-20-005
P.C. Meeting Date: 04/07/20
Date Received: 02/27/20
Action: _____

TREASURER OF PITTSYLVANIA COUNTY
RCD MAR 03 2020

VIRGINIA:
BEFORE THE BOARD OF SUPERVISORS OF PITTSYLVANIA COUNTY

A 0.603 acre parcel of land, (part of 1.87 acre),	)	
generally located on State Road 747/Pinecroft Road	)	
within the Chatham-Blairs	)	**PETITION**
Election District, and recorded as	)	
part of parcel #1399-76-8387	)	
in the Pittsylvania County tax records	)	

TO THE HONORABLE SUPERVISORS OF PITTSYLVANIA COUNTY:

WHEREAS, your Petitioners, Ricky Eugene Dillion and Debra Patterson Dillion, respectfully file 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 Petitioners are the Owners of the above-referenced parcel of land, or are 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 to combine with their adjacent parcel of land zoned A-1.

WHEREFORE, your Petitioners respectfully request 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 Petitioners respectfully request 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,

Ricky Eugene Dillion

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-20-005 Applicant Philip Eugene Dillon Date 2-28-20

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 # 1399-76-8387 (119887)

Name: Ricky Eugene Dillion & Debra Patterson Dillion
Tax Map Number: 1399-86-5567 (119887)
Address: Same As Applicant

Name: April Daly, Et Als, Ryan Patterson, Et Als, Annelynn Patterson, Et Als, Jason Paul Patterson, Et Als
Tax Map Number: 1399-85-1043, 1399-75-2337 (239918)
Address: c/o April Daly
3540 Autumn Hills Drive
Summerfield, NC 27358

Name: Shawn L. Patterson & Kacee R. Patterson
Tax Map Number: 1399-76-5029, 1399-76-5593 (140934)
Address: 820 Pinecroft Road
Danville, VA 24540

Name: Vickie Lowe Elwart
Tax Map Number: 1399-76-5298 (62918)
Address: 716 Pinecroft Road
Danville, VA 24540

Name: Larry W. Patterson, Life Tenant, Et Als, Shawn Lee Patterson, Remainderman, Et Als, Ron Aaron Patterson, Remainderman, Et Als
Tax Map Number: 1399-76-1311 (228730)
Address: 820 Pinecroft Road
Danville, VA 24540

BK1489PG599

05-03072

This document was prepared by Mark Alan Harris, Attorney at Law, PC, 530 Patton Street, Danville, Virginia.

TITLE NOT EXAMINED.

PIN: 14900-04-00-0083-0

THIS DEED OF GIFT, made this 5th day of April, 2005, by and between CHARLES P. PATTERSON and LOUISE P. PATTERSON, husband and wife, Grantors, parties of the first part; and RICKY E. DILLION and DEBRA PATTERSON DILLION, husband and wife, or the survivor, Grantees, parties of the second part;

W I T N E S S E T H:

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

Beginning at an oak corner with Ernest Gatewood and Percy G. Patterson thence S. 1° 42' E. 226.3 feet to an iron; thence S. 5° 26' E. 391.1 feet to an iron; thence S. 16° 32' W. 127.7 feet to an iron; thence N. 76° 43' W. 275 feet to the center of State Road No. 747; thence N. 2° 09' E. 165.07 feet to a point; thence N. 7° 53' W. 191.77 feet to a point; thence N. 2° 48' W. 169.49 feet to a point; thence N. 8° 16' E. 196.7 feet to a point in the center of said State Road; thence S. 80° 19' E. 265.45 feet to an oak and the point of beginning, as set forth on map drawn by E. L. Wilmarth, March 17, 1956, for Charles P. Patterson, which map is duly recorded in the Clerk's Office of the Circuit Court of Pittsylvania County, Virginia, in Deed Book 379, at

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

page 179 **LESS AND EXCEPT** that certain tract or parcel of land conveyed to Jason P. Patterson from Charles P. Patterson and Louise P. Patterson, husband and wife, by deed dated January 31, 1992, recorded in the aforesaid Clerk's Office in Deed Book 962, at page 279 and BEING, IN FACT, a part of the same property conveyed to Charles P. Patterson and Louise P. Patterson, husband and wife, from Charles P. Patterson, (a/k/a Charles Paul Patterson), and Louise P. Patterson, his wife, by deed dated May 2, 1988, recorded in the aforesaid Clerk's Office in Deed Book 829, at page 617.

This conveyance is made subject to all easements, rights of way and restrictions of record affecting said property.

This conveyance is exempt from recordation tax as a Deed of Gift, pursuant to Section 58.1-811(D), Code of Virginia, 1950, as amended.

TO HAVE AND TO HOLD the above described property unto the said parties of the second part as tenants by the entireties with the right of survivorship as at common law.

WITNESS the following signatures and seals:

Charles P Patterson (SEAL)
CHARLES P. PATTERSON

Louise P. Patterson (SEAL)
LOUISE P. PATTERSON

STATE OF VIRGINIA

City of Danville, to-wit:

The foregoing instrument was acknowledged before me this 6th day of April, 2005, by Charles P. Patterson.

Notary Public

My Commission Expires: 12/31/2007

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

BK1489PG601

STATE OF VIRGINIA

City of Danville, to-wit:

The foregoing instrument was acknowledged before me this 6th day of April, 2005, by Louise P. Patterson.

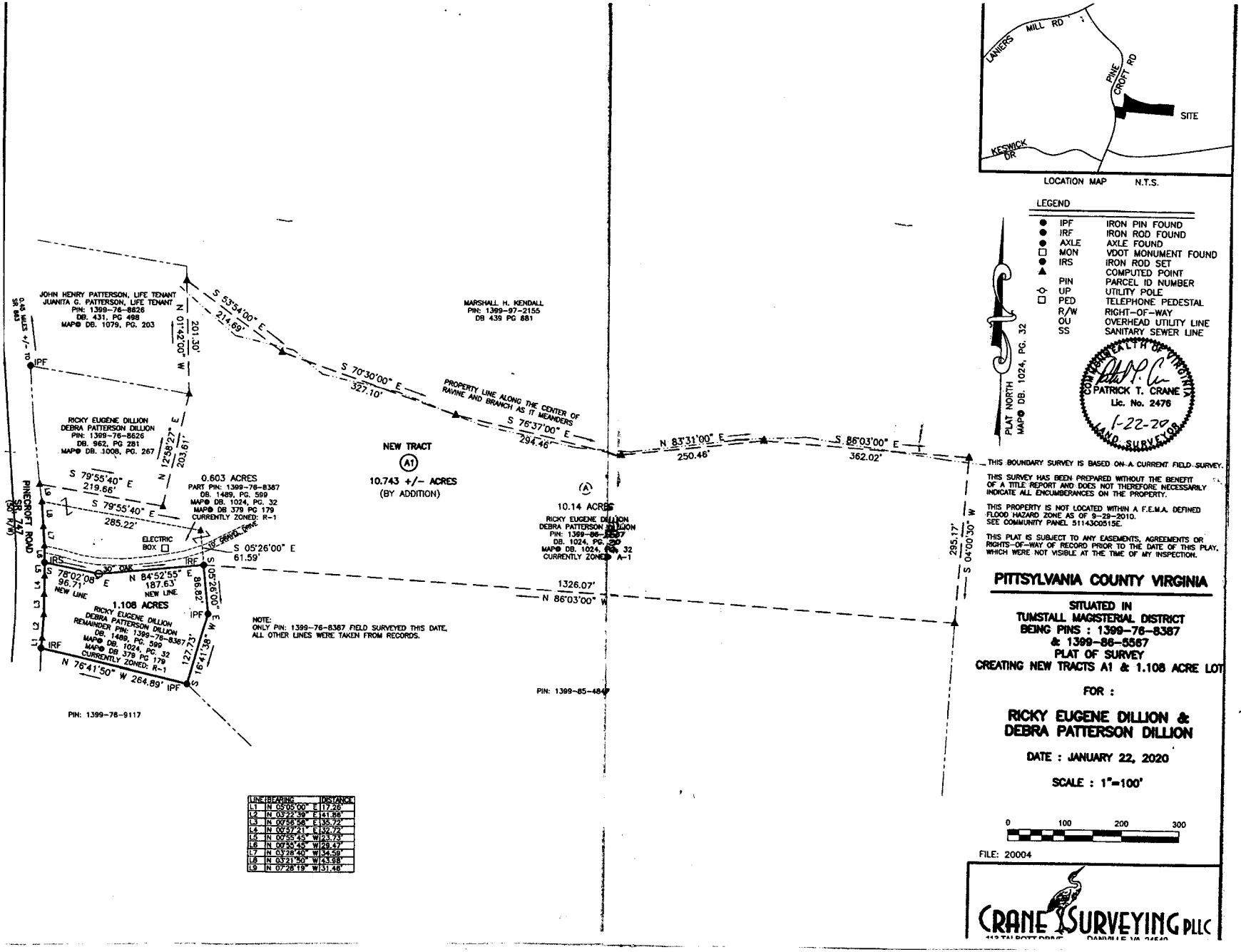
Notary Public

My Commission Expires: 12/31/2007

INSTRUMENT #050003072
RECORDED IN THE CLERK'S OFFICE OF
PITTSYLVANIA COUNTY ON
APRIL 8, 2005 AT 01:31PM
H. F. HAYMORE, CLERK

RECORDED BY: GBA

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



LOCATION MAP N.T.S.

LEGEND

●	IPF	IRON PIN FOUND
●	IRF	IRON ROD FOUND
●	AXLE	AXLE FOUND
□	MON	VDOT MONUMENT FOUND
●	IRS	IRON ROD SET
▲		COMPUTED POINT
	PIN	PARCEL ID NUMBER
◇	UP	UTILITY POLE
□	PED	TELEPHONE PEDESTAL
	R/W	RIGHT-OF-WAY
	OU	OVERHEAD UTILITY LINE
	SS	SANITARY SEWER LINE

COMMONWEALTH OF VIRGINIA
PATRICK T. CRANE
Lic. No. 2476
1-22-20
LAND SURVEYOR

THIS BOUNDARY SURVEY IS BASED ON A CURRENT FIELD SURVEY.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBERANCES ON THE PROPERTY.

THIS PROPERTY IS NOT LOCATED WITHIN A F.E.M.A. DEFINED FLOOD HAZARD ZONE AS OF 9-29-2010.
SEE COMMUNITY PANEL 5114300515E.

THIS PLAT IS SUBJECT TO ANY EASEMENTS, AGREEMENTS OR RIGHTS-OF-WAY OF RECORD PRIOR TO THE DATE OF THIS PLAT, WHICH WERE NOT VISIBLE AT THE TIME OF MY INSPECTION.

PITTSYLVANIA COUNTY VIRGINIA

SITUATED IN
TUMSTALL MAGISTERIAL DISTRICT
BEING PINS : 1399-76-8387
& 1399-86-5567
PLAT OF SURVEY
CREATING NEW TRACTS A1 & 1.108 ACRE LOT

FOR :

RICKY EUGENE DILLION &
DEBRA PATTERSON DILLION

DATE : JANUARY 22, 2020

SCALE : 1"=100'

0 100 200 300

FILE: 20004

CRANE SURVEYING PLLC
113 TALBOTT DRIVE DANVILLE VA 24540

PITTSYLVANIA COUNTY, VIRGINIA

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 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 50 100 150 200

Title: DILLION - CASE R-20-005 **Date: 3/2/2020**

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-20-006

RE BLUE RIDGE, LLC

CODE COMPLIANCE SUMMARY

CASE	ZONING REQUEST	CYCLE
R-20-006	R-1 to A-1	April 2020
SUBJECT/PROPOSAL/REQUEST RE Blue Ridge, LLC, is requesting to rezone the properties from R-1, Residential Suburban Subdivision District to A-1, Agricultural District. **DISTRICT:** Banister, Callands-Gretna & Tunstall		**PLANNING COMMISSION:** April 7, 2020 **BOARD OF SUPERVISORS:** April 21, 2020 **ADVERTISED:** March 25 & April 1, 2020 **REVIEWED BY:** KNH

BACKGROUND/DISCUSSION

RE Blue Ridge, LLC, petitioned the Planning Commission/Board of Supervisors on February 27, 2020, to rezone from R-1, Residential Suburban Subdivision District to A-1, Agricultural District on a total of 132.56 acres, eight (8) parcels of land, located off State Road 824/West Giles Road, on State Road 703/Irish Road, and on State Road 1435/Deep Run Road in the Banister, Callands-Gretna, and Tunstall Election Districts. The parcels are shown on our records as GPIN #s 2405-44-6135 (23.10 acres), 2404-45-2857 (6.85 acres), 2404-45-5996 (2.18 acres), 2404-46-4488 (9.78 acres), 2404-46-4975 (5.41 acres), 2404-46-8363 (4.64 acres), 2404-95-0672 (62.67 acres) and 2404-95-6589 (17.93 acres).

If rezoned, the petitioners intend to include these parcels in with other properties zoned A-1 and apply for a Special Use Permit for a 150 MW (AC) photovoltaic (PV) solar energy conversion facility.

Once the properties are rezoned to A-1, all uses listed under Section 35-178 are permitted.

DIRECTIONS

See Map Quest directions.

RELATIONSHIP TO THE SURROUNDING LAND USE AND NEIGHBORING AREAS

Adjacent to A-1, Agricultural District, R-1, Residential Suburban Subdivision District, and RC-1, Residential Combined 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, RC-1, Residential Combined Subdivision District, B-2, Business District, General, 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. If the rezoning is approved a concept plan, along with documentation, will be required when applying for a Special Use Permit for a solar facility.

RECOMMENDATION

Staff recommends Planning Commission review and make a recommendation to the Board of Supervisors. If approved, an approved Special Use Permit will be required for a solar facility along with a Decommissioning Plan and bond, and Erosion and Sediment Control Plan and bond, vegetation management plan, and a operations and maintenance plan.

bing maps

A 53 N Main St, Chatham, VA 24531
B 1390 W Giles Rd, Chatham, VA 24531

10 min , 4.2 miles
Light traffic
Via VA-57, Hickory Rd
· Local roads

PARCEL #2405-44-6135 IS LOCATED ACROSS THE HIGHWAY FROM 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	0.2 mi
↱	2.	Turn **right** onto **VA-57 / Depot St**	1.4 mi
↰	3.	Turn **left** onto **Hickory Rd**	1.1 mi
↑	4.	Keep **left** to stay on **Hickory Rd**	0.5 mi
↰	5.	Turn **left** onto **W Giles Rd**	1.0 mi
	6.	Arrive at **W Giles Rd** The last intersection is Green Rock Branch Rd If you reach Concord Rd, you've gone too far	

B 1390 W Giles Rd, Chatham, VA 24531

bing maps

A 53 N Main St, Chatham, VA 24531
B 1300 Irish Rd, Chatham, VA 24531

10 min , 6.2 miles
Light traffic
Via US-29 BR, Tight Squeeze Rd

PARCEL #S 2404-45-2857, 2404-45-5996, 2404-46-4488, 2404-46-4975, & 2404-46-8363 ARE LOCATED 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	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**	1.3 mi
↱	4.	Turn **right** onto **Tight Squeeze Rd** Hardee's on the corner	2.4 mi
↑	5.	Road name changes to **Irish Rd**	1.0 mi
	6.	Arrive at **Irish Rd** The last intersection is Newby Ln If you reach Creek Bottom Rd, you've gone too far	

B 1300 Irish Rd, Chatham, VA 24531

bing maps

A 53 N Main St, Chatham, VA 24531
B 165 Irish Rd, Chatham, VA 24531

9 min , 5.2 miles
Light traffic
Via US-29 BR, Tight Squeeze Rd

PARCEL #S 2404-95-0672 AND 2404-95-6589 ARE LOCATED 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	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**	1.3 mi
↱	4.	Turn **right** onto **Tight Squeeze Rd** Hardee's on the corner	2.4 mi
↑	5.	Road name changes to **Irish Rd**	404 ft
	6.	Arrive at **Irish Rd** The last intersection is Tight Squeeze Rd If you reach Newby Ln, you've gone too far	

B 165 Irish Rd, Chatham, VA 24531

RECURRENT ENERGY
A subsidiary of Canadian Solar

3000 Oak Road, Ste. 300
Walnut Creek, CA 94597

P + 1 415.675.1500
F + 1 415.675.1501

www.recurrentenergy.com

RE Blue Ridge LLC
3000 Oak Road, Ste. 300
Walnut Creek, CA 94597

December 23, 2019

Ms. Karen Hayes
Director of Code Compliance/Zoning Administrator
Pittsylvania County
53 N. Main Street
Chatham, Virginia 24531

Subject: Letter of Intent – Rezoning Application
RE Blue Ridge LLC – Blue Ridge Solar Project

Dear Ms. Hayes,

RE Blue Ridge LLC (Applicant), a wholly owned subsidiary of Recurrent Energy (RE), proposes to rezone 8 parcels from R-1, Residential Suburban Subdivision District to A-1, Agricultural District in an unincorporated area of Pittsylvania County. The land is currently used for residential, agricultural row crops, and pastureland. Applicant is seeking the rezoning in order to meet the Pittsylvania County Ordinance Section 35-141.(C) requirement to develop and install the Blue Ridge Solar Project (Project), a 150 MW (AC) photovoltaic (PV) solar energy conversion facility ("Facility") on privately-owned land.

The proposed rezoning for the future use will have a minimal impact on the surrounding community and only requires maintenance employees to be on site periodically once in operation. The Facility will not require services such as schools, recreational facilities, refuse disposal, or water and sewer. The passive nature of solar facilities generate minimal sound during daylight hours which is not audible at the project perimeter while the facility generates no noise at night. Light impacts are de minimus and will not cause nuisance.

No hazardous materials are associated with the process and therefore do not create chemical or toxic by-products that threaten air, soil, ground water, or surface water resources. Use of the land by an unobtrusive solar facility prevents alternative uses of the land that could otherwise create nuisances. Furthermore, solar use protects the ground and surface waters and air quality from the uses that could otherwise be developed on the property.

Inconclusion, the project will not have any adverse effect upon nor will be incompatible with the use of adjacent and surrounding area.

RE Blue Ridge LLC, a wholly owned subsidiary of Recurrent Energy, is a leading utility-scale solar and energy storage project developer, delivering competitive, clean electricity to large energy buyers. Based in the U.S., Recurrent Energy is a wholly owned subsidiary of Canadian Solar Inc. and functions as Canadian Solar's U.S. project development arm.

Founded in 2006, we have developed, originated and constructed projects ranging from commercial rooftop installations to large utility-scale ground-mounted power plants. We have in-house experts across all stages of the project development lifecycle, from siting, design, interconnection, permitting and procurement to power marketing, financing, construction, and asset management.

With 4 GWp of executed power contracts, over $9 billion in capital secured to date, and a project pipeline of 7 GWp across the United States, we have the resources and capabilities to deliver customized products and project configurations for a variety of customers.

Recurrent Energy is committed to being a good neighbor, a beneficial contributor to the Pittsylvania County community, and operate in full compliance with all applicable federal, state, and local laws and regulations.

Sincerely,

Kala Berg Laughlin
Permitting Manager

PITTSYLVANIA COUNTY
APPLICATION FOR REZONING

I/(We) **Samuel and Myrtie Giles**, as (Owner)/Contract Purchaser (circle one) of the below described property, hereby apply to the Pittsylvania County Board of Supervisors to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Current Owner of Property **Samuel and Myrtie Giles** Telephone **(434) 251-3609**

   Address **673 West Giles Rd., Chatham, VA** Zip **24531**

CK#215

2. Location of Property: **East of Intersection of Hickory Rd and Marion Rd.** Total Amount: $ 315.23

   Taken By: KNB

3. GPIN: **2405-44-6135**

4. Election District: **Banister District 03 & Callands-Gretna District 02**

5. Size of Property **23.1 acres** acres/square feet

6. Existing Land Use: **Agriculture**

   Existing Zoning: **R-1**

7. Proposed Zoning: **A-1**

TREASURER OF PITTSYLVANIA COUNTY
PAID MAR 03 2020

8. Are Conditions being Proffered: Yes (No)

9. Check-completed items:

X Letter of Application	X 11" x17" Concept Plan	X Legal Forms
___ Site Development Plan	X Application Form	X Plat Map
X List of Adjoining Properties		

10. Any materials relating to a particular case, including a staff recommendation or report furnished to a member of the board, shall be made available without cost to such applicant, appellant or other person aggrieved. Such materials will be sent to the following email address, unless otherwise requested.
    Kala.Laughlin@RecurrentEnergy.com, (Email)
    Perry@FontanaEnergy.com, APeterson@Kleinfelder.com

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.

Samuel M. Giles
Myrtie P. Giles
Applicant

Christine Tosh Haskins Notary Public Reg. #7528785 My Commission Expires 06/30/2020 Commonwealth of Virginia

Sworn to and subscribed before me in my presence this 21st *day of* January, 2020, *in my City and State Aforesaid, by* Christine Tosh Haskins *Notary Public. My commission Expires:* June 30, 2020

OFFICE USE ONLY:

Application Deadline: 02/27/2020
Received By: KNH
BOS Meeting Date: 04/21/2020

Application No.: R-20-006
P.C. Meeting Date: 04/07/2020
Date Received: 02/27/2020
Action:

PITTSYLVANIA COUNTY

APPLICATION FOR REZONING

I/(We), **Richard and Janet Stickel**, as (Owner)/Contract Purchaser (circle one) of the below described property, hereby apply to the Pittsylvania County Board of Supervisors to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Current Owner of Property **Richard and Janet Stickel** Telephone **(434) 675-1500**

   Address **740 Creek Bottom Road, Chatham, VA** Zip **24531**

2. Location of Property: **Northeast of Intersection of Creekbottom Rd & Irish Rd.** Total Amount $ 315.23

   Taken By: _____

3. GPIN: **2404-45-2857**

4. Election District: **Callands-Gretna District 02**

5. Size of Property **6.85 acres** acres/square feet

6. Existing Land Use: **Agriculture, Silviculture**

   Existing Zoning: **R-1**

7. Proposed Zoning: **A-1**

8. Are Conditions being Proffered: Yes (No)

9. Check-completed items:

X Letter of Application	X 11" x17" Concept Plan	X Legal Forms
_____ Site Development Plan	X Application Form	X Plat Map
X List of Adjoining Properties		

10. Any materials relating to a particular case, including a staff recommendation or report furnished to a member of the board, shall be made available without cost to such applicant, appellant or other person aggrieved. Such materials will be sent to the following email address, unless otherwise requested.
    Kala.Laughlin@RecurrentEnergy.com, (Email)
    Perry@FontanaEnergy.com, APeterson@Kleinfelder.com

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.

Richard Stickel
Janet Stickel

Applicant

KATIE H. KISER
Notary Public
Commonwealth of Virginia
Reg. #7304019
My Commission Exps. 12/31/21

Sworn to and subscribed before me in my presence this 22nd *day of* January, 2020, *in my City and State Aforesaid, by* Katie H Kiser *Notary Public. My commission Expires:* December 31, 2021

OFFICE USE ONLY:

Application Deadline: 02/27/2020
Received By: KNH
BOS Meeting Date: 04/21/2020

Application No.: R-20-006
P.C. Meeting Date: 04/07/2020
Date Received: 02/27/2020
Action: _____

PITTSYLVANIA COUNTY

APPLICATION FOR REZONING

I/(We), **Richard and Janet Stickel**, as (Owner)/Contract Purchaser (circle one) of the below described property, hereby apply to the Pittsylvania County Board of Supervisors to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Current Owner of Property **Richard and Janet Stickel** Telephone **(434) 675-1500**

   Address **740 Creek Bottom Road, Chatham, VA** Zip **24531**

2. Location of Property: **Northeast of Intersection of Creekbottom Rd & Irish Rd.** Total Amount: $ 315.23

   Taken By: _____

3. GPIN: **2404-45-5996**

4. Election District: **Callands-Gretna District 02**

5. Size of Property **2.18 acres** acres/square feet

6. Existing Land Use: **Agriculture, Silviculture**

   Existing Zoning: **R-1**

7. Proposed Zoning: **A-1**

8. Are Conditions being Proffered: Yes (No)

9. Check-completed items:

X Letter of Application	X 11" x17" Concept Plan	X Legal Forms
_____ Site Development Plan	X Application Form	X Plat Map
X List of Adjoining Properties		

10. Any materials relating to a particular case, including a staff recommendation or report furnished to a member of the board, shall be made available without cost to such applicant, appellant or other person aggrieved. Such materials will be sent to the following email address, unless otherwise requested.
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    Perry@FontanaEnergy.com, APeterson@Kleinfelder.com

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.

Richard Stickel
Janet Stickel

Applicant

KATIE H. KISER
Notary Public
Commonwealth of Virginia
Reg. #7304019
My Commission Exps. 12/31/21

Sworn to and subscribed before me in my presence this 22nd *day of* January, 2020, *in my City and State Aforesaid, by* Katie N Kiser *Notary Public. My commission Expires:* December 31, 2021

OFFICE USE ONLY:

Application Deadline: 02/27/2020
Received By: KNH
BOS Meeting Date: 04/21/2020

Application No.: R-20-006
P.C. Meeting Date: 04/07/2020
Date Received: 02/27/2020
Action: _____

PITTSYLVANIA COUNTY

APPLICATION FOR REZONING

I/(We) **Richard and Janet Stickel**, as (Owner)/Contract Purchaser (circle one) of the below described property, hereby apply to the Pittsylvania County Board of Supervisors to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Current Owner of Property **Richard and Janet Stickel** Telephone **(434) 675-1500**

   Address **740 Creek Bottom Road, Chatham, VA** Zip **24531**

2. Location of Property: **Northeast of Intersection of Creekbottom Rd & Irish Rd.** Total Amount: $ 315.23

   Taken By: _____

3. GPIN: **2404-46-4488**

4. Election District: **Callands-Gretna District 02**

5. Size of Property **9.78 acres** acres/square feet

6. Existing Land Use: **Agriculture, Silviculture**

   Existing Zoning: **R-1**

7. Proposed Zoning: **A-1**

8. Are Conditions being Proffered: Yes (No)

9. Check-completed items:

X Letter of Application	X 11" x17" Concept Plan	X Legal Forms
_____ Site Development Plan	X Application Form	X Plat Map
X List of Adjoining Properties		

10. Any materials relating to a particular case, including a staff recommendation or report furnished to a member of the board, shall be made available without cost to such applicant, appellant or other person aggrieved. Such materials will be sent to the following email address, unless otherwise requested.
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Janet Stickel

Applicant

KATIE H. KISER
Notary Public
Commonwealth of Virginia
Reg. #7304019
My Commission Exps. 12/31/21

Sworn to and subscribed before me in my presence this 22nd *day of* January, 2020, *in my City and State Aforesaid, by* Katie H. Kiser *Notary Public. My commission Expires:* December 31, 2021

OFFICE USE ONLY:

Application Deadline: 02/27/2020
Received By: KNH
BOS Meeting Date: 04/21/2020

Application No.: R-20-006
P.C. Meeting Date: 04/07/2020
Date Received: 02/27/2020
Action: _____

PITTSYLVANIA COUNTY

APPLICATION FOR REZONING

I (We) **Richard and Janet Stickel**, as (Owner)/Contract Purchaser (circle one) of the below described property, hereby apply to the Pittsylvania County Board of Supervisors to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Current Owner of Property **Richard and Janet Stickel** Telephone **(434) 675-1500**

   Address **740 Creek Bottom Road, Chatham, VA** Zip **24531**

2. Location of Property: **Northeast of Intersection of Creekbottom Rd & Irish Rd.** Total Amount: $315.23

   Taken By: _____

3. GPIN: **2404-46-4975**

4. Election District: **Callands-Gretna District 02**

5. Size of Property **5.41 acres** acres/square feet

6. Existing Land Use: **Agriculture, Silviculture**

   Existing Zoning: **R-1**

7. Proposed Zoning: **A-1**

8. Are Conditions being Proffered: Yes (No)

9. Check-completed items:

X Letter of Application	X 11" x17" Concept Plan	X Legal Forms
_____ Site Development Plan	X Application Form	X Plat Map
X List of Adjoining Properties		

10. Any materials relating to a particular case, including a staff recommendation or report furnished to a member of the board, shall be made available without cost to such applicant, appellant or other person aggrieved. Such materials will be sent to the following email address, unless otherwise requested.
    Kala.Laughlin@RecurrentEnergy.com, (Email)
    Perry@FontanaEnergy.com, APeterson@Kleinfelder.com

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.

Janet Stickel

Applicant

KATIE H. KISER
Notary Public
Commonwealth of Virginia
Reg. #7304019
My Commission Exps. 12/31/21

Sworn to and subscribed before me in my presence this 22nd *day of* January 2020, *in my City and State Aforesaid, by* Katie H Kiser *Notary Public. My commission Expires:* December 31, 2021

OFFICE USE ONLY:

Application Deadline: 02/27/2020
Received By: KNH
BOS Meeting Date: 04/21/2020

Application No.: R-20-006
P.C. Meeting Date: 04/07/2020
Date Received: 02/27/2020
Action: _____

PITTSYLVANIA COUNTY

APPLICATION FOR REZONING

I/(We), **Richard and Janet Stickel**, as (Owner)/Contract Purchaser (circle one) of the below described property, hereby apply to the Pittsylvania County Board of Supervisors to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Current Owner of Property **Richard and Janet Stickel** Telephone **(434) 675-1500**

   Address **740 Creek Bottom Road, Chatham, VA** Zip **24531**

2. Location of Property: **Northeast of Intersection of Creekbottom Rd & Irish Rd.** Total Amount: $315.23

   Taken By: _____

3. GPIN: **2404-46-8363**

4. Election District: **Callands-Gretna District 02**

5. Size of Property **4.64 acres** acres/square feet

6. Existing Land Use: **Agriculture, Silviculture**

   Existing Zoning: **R-1**

7. Proposed Zoning: **A-1**

8. Are Conditions being Proffered: Yes (No)

9. Check-completed items:

X Letter of Application	X 11" x17" Concept Plan	X Legal Forms
_____ Site Development Plan	X Application Form	X Plat Map
X List of Adjoining Properties		

10. Any materials relating to a particular case, including a staff recommendation or report furnished to a member of the board, shall be made available without cost to such applicant, appellant or other person aggrieved. Such materials will be sent to the following email address, unless otherwise requested.
    Kala.Laughlin@RecurrentEnergy.com, (Email)
    Perry@FontanaEnergy.com, APeterson@Kleinfelder.com

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.

Richard Stickel
Janet Stickel

Applicant

KATIE H. KISER
Notary Public
Commonwealth of Virginia
Reg. #7304019
My Commission Expires 12/31/21

Sworn to and subscribed before me in my presence this 22nd *day of* January, 2020 *in my City and State Aforesaid, by* Katie H Kiser *Notary Public. My commission Expires:* December 31, 2021

OFFICE USE ONLY:

Application No.: R-20-006

Application Deadline: 02/27/2020

P.C. Meeting Date: 04/07/2020

Received By: KNH

Date Received: 02/27/2020

BOS Meeting Date: 04/21/2020

Action: _____

PITTSYLVANIA COUNTY

APPLICATION FOR REZONING

(I)/We, **Malinda Newby**, as (Owner)/Contract Purchaser (circle one) of the below described property, hereby apply to the Pittsylvania County Board of Supervisors to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Current Owner of Property **Malinda Newby** Telephone **(434) 432-0659**

   Address **165 Irish Road, Chatham, VA** Zip **24531**

2. Location of Property: **Southwest of Intersection of Tightsqueeze Rd & Deep Run Rd**

   Total Amount: $ 315.23

   Taken By: _____

3. GPIN: **2404-95-0672**

4. Election District: **Tunstall District 06**

5. Size of Property **62.67 acres** acres/square feet

6. Existing Land Use: **Agriculture, Silviculture, Residential**

   Existing Zoning: **R-1**

7. Proposed Zoning: **A-1**

8. Are Conditions being Proffered: Yes (No)

9. Check-completed items:

X Letter of Application	X 11" x17" Concept Plan	X Legal Forms
_____ Site Development Plan	X Application Form	X Plat Map
X List of Adjoining Properties		

10. Any materials relating to a particular case, including a staff recommendation or report furnished to a member of the board, shall be made available without cost to such applicant, appellant or other person aggrieved. Such materials will be sent to the following email address, unless otherwise requested.
    Kala.Laughlin@RecurrentEnergy.com, (Email)
    Perry@FontanaEnergy.com, APeterson@Kleinfelder.com

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.

MORGAN BLAIR ALDRIDGE
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES SEPT. 30, 2022
COMMISSION # 7776891

Malinda Newby

Applicant

Sworn to and subscribed before me in my presence this 22nd *day of* January 2020 *in my City and State Aforesaid, by* Morgan Blair Aldridge *Notary Public. My commission Expires:* 09/30/2022

OFFICE USE ONLY:

Application No.: R-20-006

Application Deadline: 02/27/2020

P.C. Meeting Date: 04/07/2020

Received By: KNH

Date Received: 02/27/2020

BOS Meeting Date: 04/21/2020

Action: _____

PITTSYLVANIA COUNTY

APPLICATION FOR REZONING

(I)We, **Malinda Newby**, as (Owner)/Contract Purchaser (circle one) of the below described property, hereby apply to the Pittsylvania County Board of Supervisors to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Current Owner of Property **Malinda Newby** Telephone **(434) 432-0659**

   Address **165 Irish Road, Chatham, VA** Zip **24531**

2. Location of Property: **Southwest of Intersection of Tightsqueeze Rd & Deep Run Rd**

   Total Amount: $ 315.23

   Taken By: _____

3. GPIN: **2404-95-6589**

4. Election District: **Tunstall District 06**

5. Size of Property **17.93 acres** acres/square feet

6. Existing Land Use: **Agriculture, Silviculture**

   Existing Zoning: **R-1**

7. Proposed Zoning: **A-1**

8. Are Conditions being Proffered: Yes (No)

9. Check-completed items:

X Letter of Application	X 11" x17" Concept Plan	X Legal Forms
_____ Site Development Plan	X Application Form	X Plat Map
X List of Adjoining Properties		

10. Any materials relating to a particular case, including a staff recommendation or report furnished to a member of the board, shall be made available without cost to such applicant, appellant or other person aggrieved. Such materials will be sent to the following email address, unless otherwise requested.
    Kala.Laughlin@RecurrentEnergy.com, (Email)
    Perry@FontanaEnergy.com, APeterson@Kleinfelder.com

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.

Malinda Newby

Applicant

MORGAN BLAIR ALDRIDGE
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES SEPT. 30, 2022
COMMISSION # 7776891

Sworn to and subscribed before me in my presence this 22nd *day of* January, 2020 *in my City and State Aforesaid, by* Morgan Blair Aldridge *Notary Public. My commission Expires* 09/30/2022

OFFICE USE ONLY:

Application Deadline: 02/27/2020
Received By: KNH
BOS Meeting Date: 04/21/2020

Application No.: R-20-006
P.C. Meeting Date: 04/07/2020
Date Received: 02/27/2020
Action: _____

VIRGINIA:

BEFORE THE BOARD OF SUPERVISORS OF
PITTSYLVANIA COUNTY

A 23.1 acre parcel of land,	)
generally located on Hickory Rd/Marion Rd	)
within the Banister & Callands-Gretna	) **PETITION**
Election District, and recorded as	)
parcel # 2405-44-6135 in the	)
Pittsylvania County tax records.	)

TO THE HONORABLE SUPERVISORS OF PITTSYLVANIA COUNTY

WHEREAS, your Petitioner **Samuel and Myrtie Giles** 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 the contract purchaser 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 this property rezoned to **A-1, Agricultural** District.

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 Zoning Administrator to the Pittsylvania County Planning Commission for its consideration and recommendation.

Respectfully submitted,

Samuel M. Giles
Myrtie P. Giles
Petitioner

Christine Tosh Haskins Notary Public Reg. #7528785 My Commission Expires 06/30/2020 Commonwealth of Virginia

Sworn to and subscribed before me in my presence this 21st *day of* January, 2020, *in my City and State aforesaid, by* Christine Tosh Haskins *Notary Public. My commission Expires:* June 30, 2020

VIRGINIA:

BEFORE THE BOARD OF SUPERVISORS OF
PITTSYLVANIA COUNTY

A 6.85 acre parcel of land,	)	
generally located on Creekbottom Rd/Irish Rd	)	
within the Callands-Gretna	)	**PETITION**
Election District, and recorded as	)	
parcel # 2404-45-2857 in the	)	
Pittsylvania County tax records.	)	

TO THE HONORABLE SUPERVISORS OF PITTSYLVANIA COUNTY

WHEREAS, your Petitioner **Richard and Janet Stickel** 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 the contract purchaser 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 this property rezoned to **A-1, Agricultural** District.

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 Zoning Administrator to the Pittsylvania County Planning Commission for its consideration and recommendation.

Respectfully submitted,

Petitioner

Sworn to and subscribed before me in my presence this 22nd *day of* January, 2020, *in my City and State aforesaid, by* Katie H. Kiser *Notary Public. My commission Expires:* December 31, 2021

KATIE H. KISER
Notary Public
Commonwealth of Virginia
Reg. #7304019
My Commission Exps. 12/31/21

VIRGINIA:

BEFORE THE BOARD OF SUPERVISORS OF
PITTSYLVANIA COUNTY

A 2.18 acre parcel of land,	)	
generally located on Creekbottom Rd/Irish Rd	)	
within the Callands-Gretna	)	**PETITION**
Election District, and recorded as	)	
parcel # 2404-45-5996 in the	)	
Pittsylvania County tax records.	)	

TO THE HONORABLE SUPERVISORS OF PITTSYLVANIA COUNTY

WHEREAS, your Petitioner **Richard and Janet Stickel** 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 the contract purchaser 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 this property rezoned to **A-1, Agricultural** District.

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 Zoning Administrator to the Pittsylvania County Planning Commission for its consideration and recommendation.

Respectfully submitted,

Richard & Janet Stickel

Petitioner

Sworn to and subscribed before me in my presence this 22nd *day of* January, 2020, *in my City and State aforesaid, by* Katie H. Kiser *Notary Public. My commission Expires:*

KATIE H. KISER
Notary Public
Commonwealth of Virginia
Reg. #7304019
My Commission Exps. 12/31/21

VIRGINIA:

BEFORE THE BOARD OF SUPERVISORS OF
PITTSYLVANIA COUNTY

A 9.78 acre parcel of land,	)	
generally located on Creekbottom Rd/Irish Rd	)	
within the Callands-Gretna	)	**PETITION**
Election District, and recorded as	)	
parcel # 2404-46-4488 in the	)	
Pittsylvania County tax records.	)	

TO THE HONORABLE SUPERVISORS OF PITTSYLVANIA COUNTY

WHEREAS, your Petitioner **Richard and Janet Stickel** 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 the contract purchaser 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 this property rezoned to **A-1, Agricultural** District.

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 Zoning Administrator to the Pittsylvania County Planning Commission for its consideration and recommendation.

Respectfully submitted,

Richard Stickel
Janet Stickel

Petitioner

Sworn to and subscribed before me in my presence this 22nd *day of* January, 2020, *in my City and State aforesaid, by* Katie H. Kiser *Notary Public. My commission Expires:* December 31, 2021

KATIE H. KISER
Notary Public
Commonwealth of Virginia
Reg. #7304019
My Commission Exps. 12/31/21

VIRGINIA:

BEFORE THE BOARD OF SUPERVISORS OF
PITTSYLVANIA COUNTY

A 5.41 acre parcel of land,	)	
generally located on Creekbottom Rd/Irish Rd	)	
within the Callands-Gretna	)	**PETITION**
Election District, and recorded as	)	
parcel # 2404-46-4975 in the	)	
Pittsylvania County tax records.	)	

TO THE HONORABLE SUPERVISORS OF PITTSYLVANIA COUNTY

WHEREAS, your Petitioner **Richard and Janet Stickel** 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 the contract purchaser 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 this property rezoned to **A-1, Agricultural** District.

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 Zoning Administrator to the Pittsylvania County Planning Commission for its consideration and recommendation.

Respectfully submitted,

Richard Stickel
Janet Stickel

Petitioner

Sworn to and subscribed before me in my presence this 22nd *day of* January, 2020 *in my City and State aforesaid, by* Katie H. Kiser *Notary Public. My commission Expires:* December 31, 2021

KATIE H. KISER
Notary Public
Commonwealth of Virginia
Reg. #7304019
My Commission Exps. 12/31/21

VIRGINIA:

BEFORE THE BOARD OF SUPERVISORS OF
PITTSYLVANIA COUNTY

A 4.64 acre parcel of land,	)	
generally located on Creekbottom Rd/Irish Rd	)	
within the Callands-Gretna	)	**PETITION**
Election District, and recorded as	)	
parcel # 2404-46-8363 in the	)	
Pittsylvania County tax records.	)	

TO THE HONORABLE SUPERVISORS OF PITTSYLVANIA COUNTY

WHEREAS, your Petitioner **Richard and Janet Stickel** 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 the contract purchaser 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 this property rezoned to **A-1, Agricultural** District.

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 Zoning Administrator to the Pittsylvania County Planning Commission for its consideration and recommendation.

Respectfully submitted,

Richard & Janet Stickel

Petitioner

Sworn to and subscribed before me in my presence this 22nd *day of* January, 2020, *in my City and State aforesaid, by* Katie H Kiser *Notary Public. My commission Expires:* December 31, 2021

KATIE H. KISER
Notary Public
Commonwealth of Virginia
Reg. #7304019
My Commission Exps. 12/31/21

VIRGINIA:

BEFORE THE BOARD OF SUPERVISORS OF
PITTSYLVANIA COUNTY

A 62.67 acre parcel of land,	)	
generally located on Tightsqueeze Rd/Deep Run Rd	)	
within the Tunstall	)	**PETITION**
Election District, and recorded as	)	
parcel # 2404-95-0672 in the	)	
Pittsylvania County tax records.	)	

TO THE HONORABLE SUPERVISORS OF PITTSYLVANIA COUNTY

WHEREAS, your Petitioner **Malinda Newby** 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 the contract purchaser 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 this property rezoned to **A-1, Agricultural** District.

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 Zoning Administrator to the Pittsylvania County Planning Commission for its consideration and recommendation.

Respectfully submitted,

Malinda Newby
Petitioner

Sworn to and subscribed before me in my presence this 22nd *day of* January, 2020, *in my City and State aforesaid, by* Morgan Blair Aldridge *Notary Public. My commission Expires:* 09/30/2022

MORGAN BLAIR ALDRIDGE
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES SEPT. 30, 2022
COMMISSION # 7776891

VIRGINIA:

BEFORE THE BOARD OF SUPERVISORS OF
PITTSYLVANIA COUNTY

A 17.93 acre parcel of land,	)	
generally located on Tightsqueeze Rd/Deep Run Rd	)	
within the Tunstall	)	**PETITION**
Election District, and recorded as	)	
parcel # 2404-95-6589 in the	)	
Pittsylvania County tax records.	)	

TO THE HONORABLE SUPERVISORS OF PITTSYLVANIA COUNTY

WHEREAS, your Petitioner **Malinda Newby** 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 the contract purchaser 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 this property rezoned to **A-1, Agricultural** District.

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 Zoning Administrator to the Pittsylvania County Planning Commission for its consideration and recommendation.

Respectfully submitted,

Malinda Newby

Petitioner

Sworn to and subscribed before me in my presence this 22nd *day of* January, 2020 *in my City and State aforesaid, by* Morgan Blair Aldridge *Notary Public. My commission Expires:* 09/30/2022

MORGAN BLAIR ALDRIDGE
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES SEPT. 30, 2022
COMMISSION # 7776891

OFFICE OF ZONING/CODE COMPLIANCE
P.O. Drawer D,
Chatham, Virginia 24531
(434) 432-1771

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'/Z) 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. 25-819. 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 with 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-20-006 Applicant _____ Date 2/27/2020

~~*Sworn to and subscribed before me in my presence this* _____ *day of* _____, _____, *in my City and State aforesaid,*~~
PLEASE SEE CALIFORNA COMPLIANT JURAT ATTACHED
by _____ *Notary Public. My commission Expires:* _____

CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☒ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Contra Costa

Subscribed and sworn to (or affirmed) before me on this 19th day of December, 2019,
Date *Month* *Year*
by
(1) Timothy Allen
(~~and~~ (2) _____),
Name(~~s~~) of Signer(~~s~~)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

ODESSA K. COOPER
Notary Public - California
San Francisco County
Commission # 2208217
My Comm. Expires Jul 31, 2021

Signature _____
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Pittsylvania County Rezoning Affidavit Document Date: N/A
Number of Pages: 1 (w/o attachments) Signer(s) Other Than Named Above: None

©2014 National Notary Association • www.NationalNotary.org • 1-800-US NOTARY (1-800-876-6827) Item #5910

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: 2405-44-6135, 2404-45-2857, 2404-45-5996, 2404-46-4488, 2404-46-4975, 2404-46-8363, 2404-95-0672, 2404-95-6589 (1409) (5329) (98401)

Name: George Leon Mitchell, Life Tenant, Et Als, Hugh T. Mitchell, Jr., Life Tenant, Et Als, Roger L. Mitchell, Life Tenant, Et Als, Elizabeth Mitchell Inge, Life Tenant, Et Als
Tax Map Number: 2405-45-2621 (120178)
Address: P. O. Box 684 Chatham, VA 24531

Name: Samuel M. Giles & Billy Lee Giles, Jr.
Tax Map Number: 2405-55-2459 (162987)
Address: 1424 West Giles Road Chatham, VA 24541

Name: Samuel M. Giles & Myrtie P. Giles
Tax Map Number: 2405-43-7393 (1409)
Address: Same As Applicant

Name: Beatrice K. Giles, Life Tenant, Gayle G. Thomson, Remainderman, Jack V. Thomson, II, Remainderman
Tax Map Number: 2405-43-5406 (160999)
Address: 1633 West Giles Road Chatham, VA 24531

Name: Brian H. Simmons
Tax Map Number: 2405-33-3970 (199397)
Address: 226 Beach Blvd. Hamilton Ontario, Canada L8H6V9

Name: Maxey Properties, LLC
Tax Map Number: 2404-55-1139 (194373)
Address: 1353 Jones Mill Road Chatham, VA 24531

Name: Kevin Thomas Baker
Tax Map Number: 2404-45-0329 (245099)
Address: 1300 Irish Road Chatham, VA 24531

Name: Jonathan Lee Byrd
Tax Map Number: 2404-35-7765 (223543)
Address: 6868 Callands Road Chatham, VA 24531

Name: Patti Jo Howlett
Tax Map Number: 2404-36-8141 (113524)
Address: 244 Creek Bottom Road Chatham, VA 24531

Name: Gertrude Osborne Owen, Life Tenant, Virgil Leon Owen, Remainderman
Tax Map Number: 2404-36-5374 (223732)
Address: 429 Creek Botton Road Chatham, VA 24531

Name: Richard C. Stickel & Janet M. Stickel
Tax Map Number: 2404-37-8775 (5329)
Address: Same As Applicant

Name: Joseph Henry Davis, Jr., Et Als, Lisa Ann Davis, Et Als, Steven Craig Davis, Et Als, Gerald N. Davis, Et Als, Mark J. Davis, Et Als, Derrick C. Gonzalez, Et Als, Trevor Carter, Et Als, Craig A. Davis, Et Als, Tressy Peterson, Et Als, Melanie J. Davis, Et Als, George Tray Davis, Et als, Lorraine M. Davis, Et Als, Jo Ann Davis, Et Als Tax Map Number: 2404-66-2945 (228377)	Address:	c/o Gerald N. Davis 660 Irish Road Chatham, VA 24531
Name: Kenneth Lee Gallier, Jr. Tax Map Number: 2404-84-4128 (176899)	Address:	515 Oleander Drive Florence, SC 29501
Name: Garland Mason Cowan & Nancy F. Cowan Tax Map Number: 2404-86-5352, 2404-86-6742 (19685)	Address:	313 Irish Road Chatham, VA 24531
Name: Harry Garland Demott, Life Tenant, Et Als, Harry Lee Demott, Remainderman, Et Als, Garry Lynn Demott, Remainderman, Et Als, Rodney G. Demott, Remainderman, Et Als, Tina Louise Demott, Remainderman, Et Als Tax Map Number: 2404-78-1791 (191237)	Address:	202 Market Street Bridgeville, DE 19933
Name: Concord United Methodist Church Tax Map Number: 2404-87-7611, 2404-87-7673, 2404-87-8623, 2404-97-0527, 2404-97-2416, 2404-97-3415 (19538)	Address:	2597 Tightsqueeze Road Chatham, VA 24531
Name: Malinda Chumley Newby Tax Map Number: 2404-96-1874 (98401)	Address:	Same As Applicant
Name: Henry Moore Easley & Susan B. Easley Tax Map Number: 2414-06-2742, 2414-05-2236 (21199)	Address:	561 Deep Run Road Chatham, VA 24531
Name: James I. Giles & James E. Giles Tax Map Number: 2414-06-0232 (178678)	Address:	405 Deep Run Road Chatham, VA 24531
Name: Judith M. Riggins Tax Map Number: 2404-94-9979 (199643)	Address:	592 Deep Run Road Chatham, VA 24531
Name: Benjamin K. Easley & J. Cheryelle Jackson Easley Tax Map Number: 2414-02-4627 (232648)	Address:	1000 Deep Run Road Chatham, VA 24531

BK 1222PG354

00-10238

Tax I. D. No. - Part of 97-A-27

THIS DEED, made and entered into this the 14th day of December, 2000, by and between **NELSON P. GILES**, divorced, acting by and through **SANDRA W. PAYNE**, his Attorney-in-Fact, duly authorized hereunto, party of the first part, Grantor; and **SAMUEL M. GILES** and **MYRTIE P. GILES**, husband and wife, parties of the second part, Grantees.

--WITNESSETH--

That for and in consideration of the sum of $10.00 and other good and valuable consideration, cash in hand paid by the parties of the second part to the party of the first part, at and before the sealing and delivery of this deed, receipt of which is hereby acknowledged, the said party of the first part does hereby grant, bargain, sell and convey, with General Warranty of Title and English Covenants of Title, unto the parties of the second part, the said Samuel M. Giles and Myrtie P. Giles, husband and wife, as tenants by the entirety with right of survivorship as at common law, all of those certain lots or parcels of land, together with all improvements thereon and appurtenances thereunto belonging, lying and being in Chatham Magisterial District of Pittsylvania County, Virginia, near State Road 824, and more particularly described as follows:

BEGINNING at an old iron at the northeastern corner of the 23.1 acre tract as shown on the above described map; thence along an old fence line, S 0° 40' 10" E 646.2 feet to a fence post; thence S 54° 15' 40" W 747.96 feet to an iron; thence N 40° 41' W 568.28 feet to an iron in the old Dalton Road; thence with the old Dalton Road, N 6° 51' 40" W 363.29 feet; thence leaving the road N 72° 43' W 290.97 feet to an old iron; thence along the accepted boundary line with Dr. Jones, N 56° 44' W 448.11 feet to an iron; thence S 88° 35' 30" E 1,666.72 feet to the point and place of beginning. BEING the 23.1 acre tract shown on a survey of the Estate of Harold L. Giles by Alfred H. Carter, C.LS., dated October 23, 1972, recorded in the Clerk's Office of the Circuit Court of Pittsylvania County, Virginia, in Map Book 13, page 60, together with the right of ingress and egress over the access road to State Road No. 824 as shown on said map.

This Document Prepared By:

Henry A. Davis, Jr.
Attorney at Law
P. O. Box 827
Chatham, Virginia
24531

BK 1222PG355

The above-described tract or parcel of realty being, in fact, the exact same property conveyed to Nelson P. Giles by deed dated April 13, 1988, from himself and Sandra P. Giles, his wife, recorded in the aforesaid Clerk's Office in Deed Book 828, page 41, and reference to said deed is hereby made.

The conveyance of the above described land is hereby made subject to all easements and rights of way of record or in place and affecting said land.

For authority of Sandra W. Payne to act herein, see power of attorney dated November 20, 2000, from Nelson P. Giles, Sr., the same person as Nelson P. Giles, recorded in the aforesaid Clerk's Office in Deed Book 1218, page 623.

Furthermore, after being duly sworn the said Sandra W. Payne, attorney-in-fact, states as follows: that she has not, or had not, at the time of doing any act pursuant to the power of attorney, received actual knowledge or actual notice of the revocation or termination of the power of attorney, by death, disability or otherwise, or notice of any fact indicating the same.

WITNESS the following signature and seal.

Nelson P. Giles

BY Sandra W. Payne (SEAL)
Sandra W. Payne, Attorney-in-Fact for Nelson P. Giles

STATE OF VIRGINIA

AT LARGE, to-wit: County of Pittsylvania

The foregoing instrument was acknowledged before me on the 20th day of Dec. 2000, by SANDRA W. PAYNE, Attorney-in-Fact for NELSON P. GILES, divorced.

My Commission expires 11/30/02

Henry A. Dawson
Notary Public

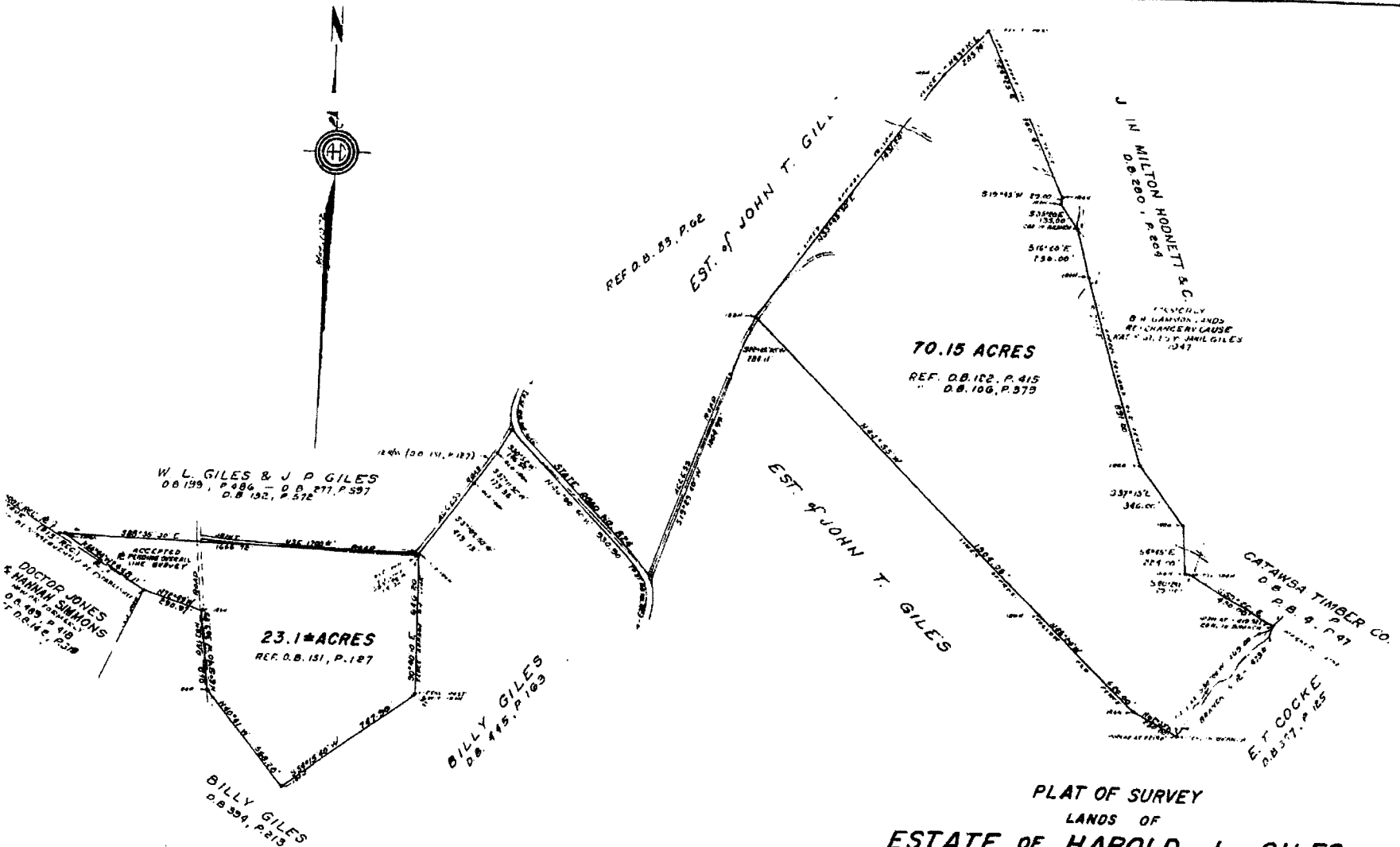
VIRGINIA: CLERK'S OFFICE OF THE CIRCUIT COURT OF PITTSYLVANIA COUNTY

Clerk	301	12 00
St. R. Tax	039	70 50
Co. R. Tax	213	23 50
Grantor Tax	038/220	47 00
VSLF	145	$1.00
Transfer	212	1 00
Tech Fee	106	3 00
Total		$ 158 00

The foregoing instrument with acknowledgement was admitted to record on Dec. 21 19 2000 at 12:39 P M. in D.B. 1222 Page 354 Inst. No. 00-10238

Teste: H.F. HAYMORE, JR., CLERK

By: Brenda S. Rowland Deputy Clerk



I HEREBY CERTIFY: THAT THE HEREON SHOWN PLAT HAS BEEN PREPARED FROM THE NOTES OF A CLOSED TRANSIT SURVEY, PERFORMED TO STANDARDS AS PRESCRIBED BY THE VIRGINIA ASSOCIATION OF SURVEYORS, INC., AND THAT SAME IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE AND CORRECT.

OCTOBER 23, 1972

ALFRED H. CARTER
CERT. LAND SURVEYOR No. 552
COMM. OF VIRGINIA

FILED IN THE PUBLIC RECORDS OF PITTSYLVANIA COUNTY, VIRGINIA THIS

COMMONWEALTH OF VIRGINIA
ALFRED H. CARTER
CERTIFICATE No.
552

PLAT OF SURVEY
LANDS OF
ESTATE OF HAROLD L. GILES
CHATHAM DISTRICT, PITTSYLVANIA CO., VA.
SURVEYED FOR
NELSON GILES

SCALE IN FEET

THE HEREON SHOWN PARCELS OF REAL PROPERTY, LOCATED ABOUT 5 AIR MILES WEST OF THE TOWN OF CHATHAM IN CHATHAM DISTRICT OF PITTSYLVANIA COUNTY, VA., ARE LANDS OF WHICH HAROLD L. GILES DIED SEIZED

PG 0052 JAN 27 20
20-00378

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO: Old Republic Title

SiteCo, LLC
c/o Recurrent Energy Development Holdings, LLC
3000 Oak Road, Suite 300
Walnut Creek, CA 94597
Attn: Office of the General Counsel I

(Space above this line for Recorder's use only)

Consideration: $ 100

COUNTY OF PITTSYLVANIA - Parcel Number: 2404-37-8775, 2404-46-4975, 2404-46-4488, 2404-45-2857, 2404-45-5996, and 2404-46-8363

MEMORANDUM OF
OPTION TO LAND LEASE AND DEED OF LEASE AGREEMENT

THIS MEMORANDUM OF OPTION TO LAND LEASE AND DEED OF LEASE AGREEMENT ("Memorandum") is made and entered into as of December 17, 2019, by and between Richard C. Stickel and Janet L. Stickel, a married couple (together, "Owner"), having an address at 740 Creek Bottom Road, Chatham, VA 24531, and SiteCo, LLC, a Delaware limited liability company ("Lessee"), having an address at 3000 Oak Road, Suite 300, Walnut Creek, CA 94597.

WHEREAS:

A. On the date hereof (the "Effective Date"), the Parties have entered into an Option to Land Lease and Land Lease Agreement (the "Agreement") which by its terms grants to Lessee an option to lease a portion of that certain real property which is more particularly described in Exhibit A attached to this Memorandum and incorporated by this reference (the "Property"), for the following uses: renewable energy development and related rights; transmission lines and facilities; monitoring and studying of solar radiation, solar energy and gathering of other meteorological data; access on, over, and across the Property; and to engage in certain other activities related to such uses.

B. The term of the option commences on the Effective Date and continues for a period of up to four (4) years following the Effective Date (unless earlier terminated) (the "Option Period"). If Lessee exercises the option to lease the Property under the Agreement, the lease shall automatically commence upon such exercise and shall continue for a period of up to 21.5 years from the date Lessee's facility is in operation. Lessee shall have the right to extend the term of the Agreement for four (4) additional periods of five (5) years each.

C. Owner and Lessee desire to enter into this Memorandum which is to be recorded in order that third parties may have notice of the interests of Lessee in the Property and of the existence of the option to lease and rights granted to Lessee in the Property as part of the Agreement.

NOW, THEREFORE, in consideration of the payments and covenants provided in the Agreement

to be paid and performed by Lessee, Owner hereby grants to Lessee an option to lease the Property on the terms and conditions set forth in the Agreement. Without limiting the generality of the foregoing, Owner hereby grants to Lessee the exclusive right to evaluate, develop and use solar energy found on, over, and across the Property (such energy sources herein, the "Energy Resources"), together with the exclusive right to the free and unobstructed insolation and flow of the Energy Resources over the entirety of the Property and the entirety of the vertical air space lying above the surface of the Property as set forth in the Agreement, including, without limitation, the exclusive right to: (i) evaluate, develop, use, convert, maintain and capture energy from the Energy Resources on, over, above and across the Property ("Renewable Energy"); (ii) develop the Renewable Energy; (iii) collect, store, distribute, transmit and sell the energy output from the Renewable Energy; and (iv) engage in any other uses of the Property related to the development of the Renewable Energy. All of the terms, conditions, provisions and covenants of the Agreement are hereby incorporated into this Memorandum by reference as though fully set forth herein, and the Agreement and this Memorandum shall be deemed to constitute a single instrument or document. The Agreement also contains a right of first offer to purchase the Property.

All capitalized terms used but not defined herein shall have the meanings assigned to them in the Agreement. This Memorandum is subject to all of the terms, covenants and conditions provided in the unrecorded Agreement and in no way modifies the provisions of the Agreement. Should there be any inconsistency between the terms of this Memorandum and the Agreement, the terms of the Agreement shall prevail.

This Memorandum may be executed in any number of counterparts, each of which when executed and delivered shall be an original, and each such counterpart shall, when combined with all other such counterparts, constitute one agreement binding on the parties hereto.

IN WITNESS WHEREOF, the Parties have executed this Memorandum as of the date set forth above.

[the remainder of this page has been intentionally left blank; signature pages to follow]

Owner:

RICHARD C. STICKEL

JANET L. STICKEL

STATE/COMMONWEALTH OF Virginia

CITY/~~COUNTY~~ OF Danville

The foregoing instrument was acknowledged before me this 5th day of December 2019, by Richard C. Stickel, on his/her own behalf.

[Notarial Seal] KATIE H. KISER Notary Public Commonwealth of Virginia Reg. #7304019 My Commission Exps. 12/31/21

Katie H. Kiser
Notary Public

My commission expires: December 31, 2021
Notarial Registration Number: 7304019

STATE/COMMONWEALTH OF Virginia

CITY/~~COUNTY~~ OF Danville

The foregoing instrument was acknowledged before me this 5th day of December 2019, by Janet L. Stickel, on his/her own behalf.

[Notarial Seal] KATIE H. KISER Notary Public Commonwealth of Virginia Reg. #7304019 My Commission Exps. 12/31/21

Katie H. Kiser
Notary Public

My commission expires: December 31, 2021
Notarial Registration Number: 7304019

Lessee:

SITECO, LLC,
a Delaware limited liability company

By: _____

Name: Jeffrey Kalikow

Title: Associate General Counsel

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF San Francisco

On December 17, 2019, before me, Meaghan Slack, a Notary Public, personally appeared Jeffrey Kalikow, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Meaghan Slack
SIGNATURE OF THE NOTARY PUBLIC

[SEAL]

MEAGHAN SLACK
Commission # 2143565
Notary Public - California
San Francisco County
My Comm. Expires Feb 21, 2020

Exhibit A to Memorandum of Option Agreement

DESCRIPTION OF PROPERTY

That certain real property located in Pittsylvania County, Commonwealth of Virginia identified by Assessor's Parcel Nos. 2404-37-8775, 2404-46-4975, 2404-46-4488, 2404-45-2857, 2404-45-5996, and 2404-46-8363, described as follows:

Tract 1:

First: Beginning at an iron on the northern right of way margin of State Highway No. 703 at the southernmost corner of Tract No. 5 as shown on the aforesaid map dated January 31, 1976, recorded in Map Book 21, page 73 as aforesaid, thence leaving said highway right of way N 44° 40' W 307.77 feet to an iron; thence N 43°31'E 97.86 feet to an iron; thence N 43° 32' E 86.59 feet to an iron; thence S 47° 34' E 304.95 feet to an iron on the northern right of way margin of State Highway No.703; thence with said highway right of way margin as it meanders, general calls and distances, as follows: S 42° 26' W 137.86 feet to an iron and S 43° 26' W 62.14 feet to the beginning.

Second: Beginning at an iron on the northern right of way margin of State Highway No. 703 at the southernmost corner of Tract No. 5 as shown on the aforesaid map dated January 31, 1975, recorded in May Book 21, Page 73 as aforesaid, thence leaving said highway right of way N 44° 40' W 307.77 feet to an iron; thence N 43° 31' E 97.86 feet E 304.95 feet to an iron on the northern right of way margin of State Highway No. 703; thence with said highway right of way margin as it meanders, general calls and distances, as follow: S 42° 26' W 137.86 feet to an iron and S 43° 26' W 62.14 feet to the beginning.

Both the aforesaid Parcels Third and Fourth, being part of Tracts No. 4 and 5 shown on the aforesaid map dated January 31, 1976, recorded in Map Book 21, Page 73 aforesaid and being part of the land described and conveyed as Parcel First in a deed to Frances H. Lacey by deed dated February 24, 1977 from David Alvin Huggett, Jr. and Susan B. Huggett, husband and wife, of record in the aforesaid Clerk's Office in Deed Book 631, page 589, and reference to said map and deed is hereby made.

Tax ID No. 2404-45-5996 and 2404-46-8363

Tract 2:

Tract 2, Parcel 1:

BEGINNING at an iron at the southernmost corner of Tract 4A1 located N 44 deg. 40' W 307.77 feet from the northwestern right of way margin of State Highway No. 703 as shown on the hereinafter mentioned map; thence N 43 deg. 32' E 744.17 feet to an iron; thence N11 deg. 13' W 300 feet to an iron; thence S 75 deg. 52' W 821.19 feet to an iron; thence S 13 deg. 27' W 229.48 feet to an iron, thence S 20 deg. 00' W 115.95 feet to an iron; thence S 44 deg. 40' E 527.52 feet to the beginning, being Tract 4A1 as shown on a map of lands for Col Melvin Lacey, dated February 24, 1977, from David Alvin Huggett, Jr. and Susan B. Huggett, recorded in the aforesaid Clerk's Office in Deed Book 631, Page 591, and reference to said deed and map is hereby expressly made.

Tract 2, Parcel 2:

Beginning at an iron on the northwestern right of way margin of State Highway No. 703, corner between Tract 5A1 and 5A2 as shown on the aforesaid map dated February 12, 1977, revised April 21, 1977, thence leaving said highway and with dividing line between said Tracts 5A1 and 5A2 N 47 deg. 34' W 304.95 feet to an iron; thence N 43 deg. 32' E 100.02 feet to an iron; thence S 47 deg. 34' E 303.03 feet to an iron on the northwestern right of way margin of State Highway No. 703; thence with said right of way margin S 42 deg. 26' W 100 feet to the point of beginning, being Tract 5A2 as shown is hereby expressly made and being in fact the exact same realty conveyed to the United States of America by Trustee's deed dated April 4, 1986 and recorded in the aforesaid Clerk's Office in Deed Book 777, Page 382, on April 23, 1986.

Tax ID No. 2404-46-4488

Tract 3:

FIRST: BEGINNING at iron located at the southeasternmost corner of the tract or parcel of realty hereby conveyed, said iron also marking the northeastern- most corner of Lot 4Al as shown on the hereinafter referred to map; thence S 75° 52' W 821.19 feet to iron, common corner of Tract 4A2, Tract 4Al and Tract 4A3; thence N 45° 20' E 982.93 feet to iron; thence S 11° 13' E 500 feet to iron, the point and place of beginning, and being, in fact, all of Lot 4A3, containing 4.7 acres, more or less, as shown on "Map of Lands for Col. Melvin Lacey," dated February 12, 1977, as revised April 21, 1977, a copy of which said plat is recorded along with, incorporated in and made a part of this deed for a more particular description of the realty hereby conveyed.

SECOND: BEGINNING at iron marking the common corner of Tract 4A2, Tract 4A3, and Tract 4Al, as shown on the hereinafter referred to map; thence with the line of Tract 4Al S 13° 27' W 229.48 feet to iron; thence S 66° 09' W 341.03 feet to iron, thence N 45° 20' E 513.63 feet to iron, the point and place of beginning, and being, in fact, all of Lot 4A2, containing 0.71 acre, more or less, as shown on the above referred to map, revised April 21, 1977, recorded along- with, incorporated in and made a part hereof for a more particular description of the realty hereby conveyed.

Tax ID No. 2404-46-4975

Tract 4:

Beginning at an oak on the western margin of a farm road which road is used as an access to the land herein conveyed, thence N 58° 57' W 573.60 feet to an iron; thence N 16°15' E 230.07 feet to an iron; thence N 12° 55' E 287.92 feet to an iron; thence N 6° 58' E 400.63 feet to an iron; thence N 16° 47' W 266.92 feet to an iron; thence N 8° 48' E 610.42 feet to an iron; thence N 11° 16' W 299.06 feet to an iron at a maple; thence N 62° 36' E 334.09 feet to an iron in a fence; thence N 74° 12' E 659.68 feet to an iron; thence S 39° 57' E 288.0 feet to an iron; thence S 12° 57' E 1457.0 feet to an iron; thence S 45° 20' W 1497.10 feet to an iron; thence N 61° 07' W 25.09 feet crossing a farm road to the point of beginning, and containing 65.22 acres, more or less, as shown on a map of survey dated October 25, 1975, by E. Stokes Daniels, Jr., C.L.S., a copy of which map is to be recorded herewith, and specific reference to said map is hereby made for a further description, and being part of the land conveyed to David Alvin Huggett, Jr. and Susan B. Huggett, husband and wife, by deed from Melvin G. Lacey and Frances H. Lacey, husband and wife, dated April 13, 1973, of record in the Clerk's Office of the Circuit Court of Pittsylvania County, Virginia, in Deed Book 572, Page 66, and reference to said deed is hereby made.

Tax ID No. 2404-37-8775

Tract 5:

BEGINNING at an iron on the northwestern right of way margin of State Highway No. 703, corner with Tracts No.6 and 7, as shown on the hereinafter mentioned map, thence leaving said highway and with the dividing line between Tracts No. 6 and 7, N 44° 40' W 654.60 feet to an iron; thence N 20° 00' E 442.35 feet to an iron corner between Tracts No. 5 and 6; thence with the dividing line between Tracts No. 5 and 6, S 44° 40' E 835.29 feet to an iron on the northwestern right of way margin of State Highway No. 703; thence with said right of way margin as it meanders, general calls and distances as follows: S 43° 26' W 318.15 feet to an iron and S 46° 40'w 81.85 feet to the point of beginning, and being Tract No. 6, containing 6.85 acres, more or less, as shown on a map of property for Col. Melvin Lacey, dated January 31, 1976, a copy of which map is recorded in the Clerk's Office of the Circuit Court of Pittsylvania County, Virginia, in Map Book 21, Page 73, and specific reference to said map is hereby made for a further description; and being, in fact, the exact same realty conveyed Charles Humphries, Jr. by deed dated April 4, 1986, from Margaret Ann Houser, widow, recorded in Deed Book 776, Page 583.

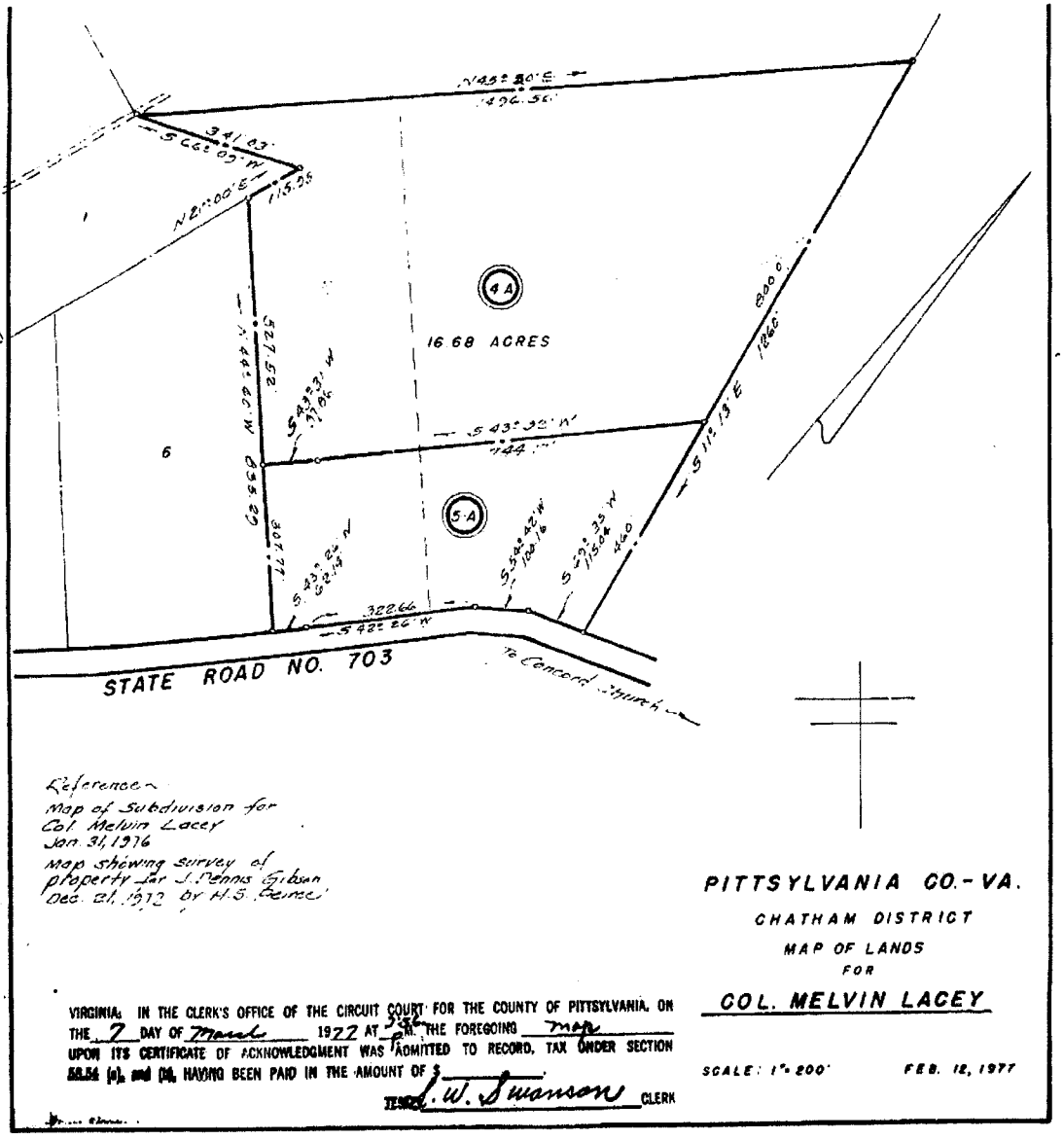
The above property is being conveyed SUBJECT to all easements, rights of way and restrictive covenants now of record and affecting said property.

SAVE AND EXCEPT that portion of the above described property, if any, conveyed to the Commonwealth of Virginia for the improvement of State Road No, 703, by document dated April. 2, 1981, recorded in the Clerk's Office aforesaid in Deed Book 700, Page 299.

Tax ID No. 2404-45-2857

INSTRUMENT 200000378
RECORDED IN THE CLERK'S OFFICE OF
PITTSYLVANIA COUNTY CIRCUIT ON
JANUARY 27, 2020 AT 03:10 PM
MARK W. SCARCE, CLERK
RECORDED BY: JSM

2 302B
MB 21 P 74



Reference -
Map of subdivision for
Col Melvin Lacey
Jan 31, 1976
Map showing survey of
property for J. Dennis Gibson
Dec. 21, 1972 by H.S. Gainer

PITTSYLVANIA CO. - VA.

CHATHAM DISTRICT

MAP OF LANDS

FOR

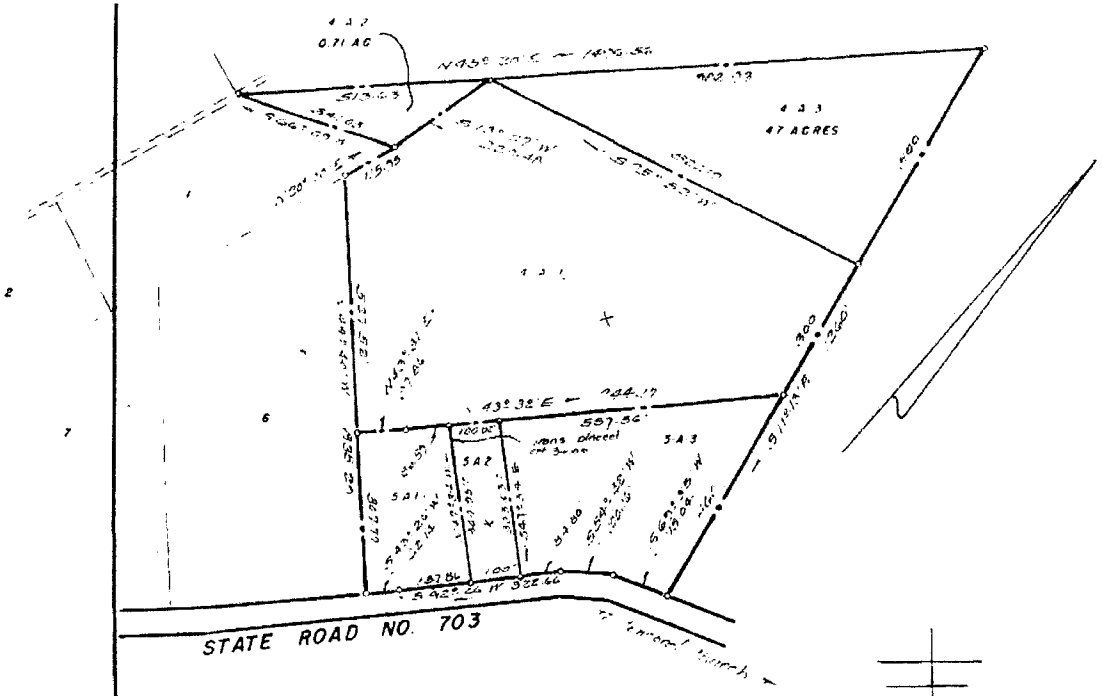
COL. MELVIN LACEY

SCALE: 1" = 200' FEB. 12, 1977

VIRGINIA: IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF PITTSYLVANIA, ON THE 7 DAY OF March 1977 AT 3:52 P.M. THE FOREGOING Map UPON ITS CERTIFICATE OF ACKNOWLEDGMENT WAS ADMITTED TO RECORD. TAX UNDER SECTION 58.54 (a), and (b), HAVING BEEN PAID IN THE AMOUNT OF $

TESTE: J. W. Swanson CLERK

MB 23 p 20



Reference –
Map of Subdivision for
Col Melvin Lacey
Jan 31, 1976
Map showing survey of
property for J. Dennis Gibson
Dec 21, 1972 by H.S. Pence.

PITTSYLVANIA CO.-VA.

CHATHAM DISTRICT

MAP OF LANDS
FOR

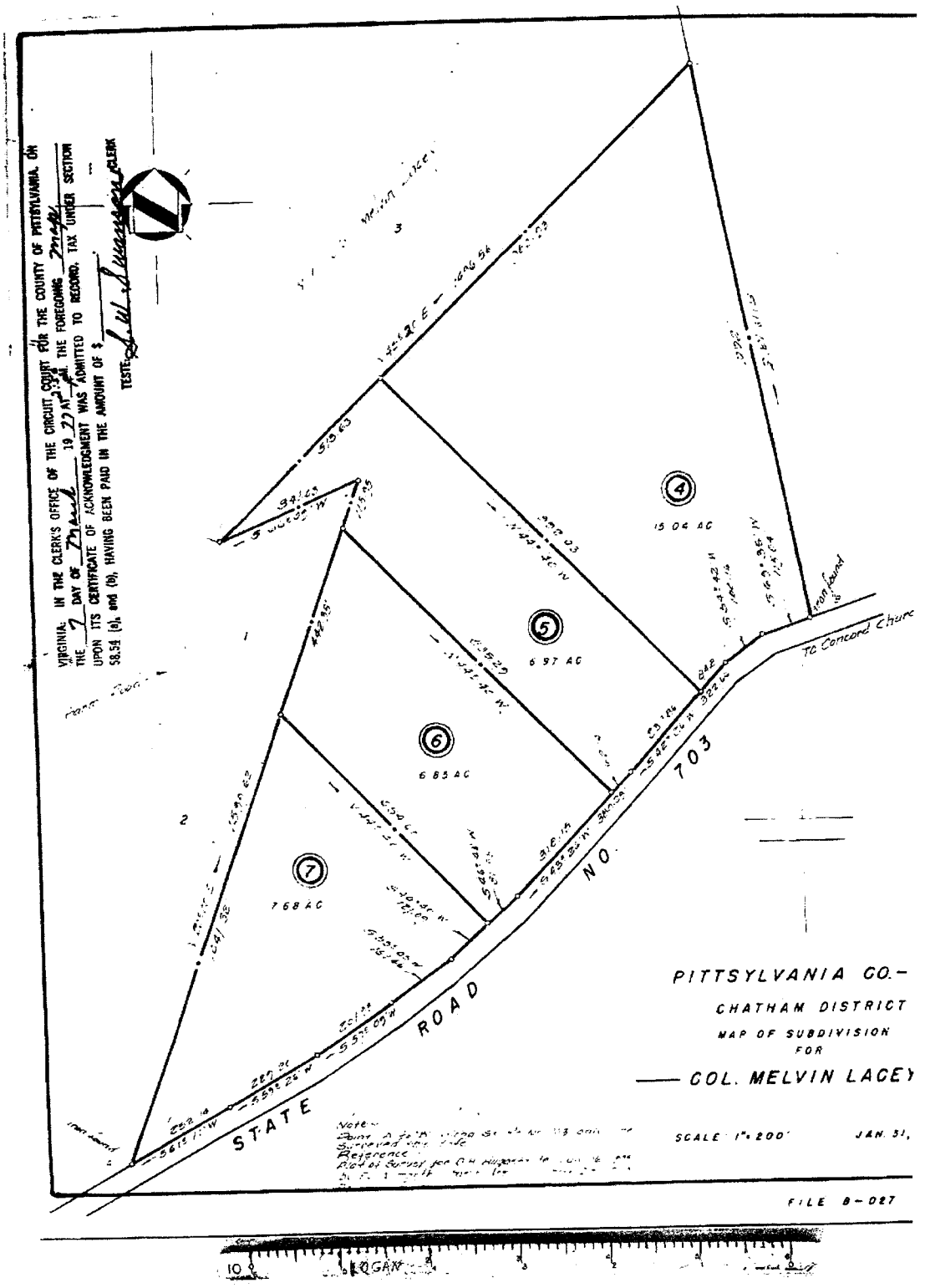
COL. MELVIN LACEY

SCALE: 1" = 200' FEB. 12, 1977

REVISED: APR. 21, 1977

VIRGINIA: IN THE CLERK'S OFFICE OF THE CIRCUIT COURT, FOR THE COUNTY OF PITTSYLVANIA, ON THE 15 DAY OF December 1977 AT 11:24 AM THE FOREGOING Map UPON ITS CERTIFICATE OF ACKNOWLEDGMENT WAS ADMITTED TO RECORD. TAX UNDER SECTION 58.54 (a), and (b), HAVING BEEN PAID IN THE AMOUNT OF $

TESTE S. W. Swanson CLERK


VIRGINIA: IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF PITTSYLVANIA, ON THE 7 DAY OF March 19 77 AT 2:30 PM THE FOREGOING Map UPON ITS CERTIFICATE OF ACKNOWLEDGMENT WAS ADMITTED TO RECORD, TAX UNDER SECTION 58.54 (a), and (b), HAVING BEEN PAID IN THE AMOUNT OF $
TESTE: J. W. Swanson CLERK
4
15 04 AC
5
6 97 AC
6
6 85 AC
7
7 68 AC
To Concord Church
STATE ROAD NO. 703
PITTSYLVANIA CO.-
CHATHAM DISTRICT
MAP OF SUBDIVISION
FOR
COL. MELVIN LACEY
SCALE 1" = 200'
JAN. 31,
FILE B-027
LOGAN

PG0166 OCT 15 2019-04974

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

SiteCo, LLC
c/o Recurrent Energy Development Holdings, LLC
3000 Oak Road, Suite 300
Walnut Creek, CA 94597
Attn: Office of the General Counsel I

(Space above this line for Recorder's use only)

Consideration: $ 100

COUNTY OF PITTSYLVANIA - Parcel Number: 2404-71-3982, 2404-91-1949, 2404-95-0672, 2404-95-6589

MEMORANDUM OF
OPTION TO LAND LEASE AND DEED OF LEASE AGREEMENT

THIS MEMORANDUM OF OPTION TO LAND LEASE AND DEED OF LEASE AGREEMENT ("Memorandum") is made and entered into as of September 25, 2019, by and between Malinda C. Newby, a single individual ("Owner"), having an address at 165 Irish Road, Chatham, VA 24531, and SiteCo, LLC, a Delaware limited liability company ("Lessee"), having an address at 3000 Oak Road, Suite 300, Walnut Creek, CA 94597.

WHEREAS:

A. On the date hereof (the "Effective Date"), the Parties have entered into an Option to Land Lease and Land Lease Agreement (the "Agreement") which by its terms grants to Lessee an option to lease certain real property which is more particularly described in Exhibit A attached to this Memorandum and incorporated by this reference (the "Property"), for the following uses: renewable energy development and related rights; transmission lines and facilities; monitoring and studying of solar radiation, solar energy and gathering of other meteorological data; access on, over, and across the Property; and to engage in certain other activities related to such uses.

B. The term of the option commences on the Effective Date and continues for a period of up to four (4) years following the Effective Date (unless earlier terminated) (the "Option Period"). If Lessee exercises the option to lease the Property under the Agreement, the lease shall automatically commence upon such exercise and shall continue for a period of up to 21.5 years from the date Lessee's facility is in operation. Lessee shall have the right to extend the term of the Agreement for four (4) additional periods of five (5) years each.

C. Owner and Lessee desire to enter into this Memorandum which is to be recorded in order that third parties may have notice of the interests of Lessee in the Property and of the existence of the option to lease and rights granted to Lessee in the Property as part of the Agreement.

NOW, THEREFORE, in consideration of the payments and covenants provided in the Agreement to be paid and performed by Lessee, Owner hereby grants to Lessee an option to lease the Property on

Given/Mailed to Rocky Mount Title

the terms and conditions set forth in the Agreement. Without limiting the generality of the foregoing, Owner hereby grants to Lessee the exclusive right to evaluate, develop and use solar energy found on, , over, and across the Property (such energy sources herein, the "Energy Resources"), together with the exclusive right to the free and unobstructed insolation and flow of the Energy Resources over the entirety of the Property and the entirety of the vertical air space lying above the surface of the Property as set forth in the Agreement, including, without limitation, the exclusive right to: (i) evaluate, develop, use, convert, maintain and capture energy from the Energy Resources on, over, above and across the Property ("Renewable Energy"); (ii) develop the Renewable Energy; (iii) collect, store, distribute, transmit and sell the energy output from the Renewable Energy; and (iv) engage in any other uses of the Property related to the development of the Renewable Energy. All of the terms, conditions, provisions and covenants of the Agreement are hereby incorporated into this Memorandum by reference as though fully set forth herein, and the Agreement and this Memorandum shall be deemed to constitute a single instrument or document. The Agreement also contains a right of first offer to purchase the Property.

All capitalized terms used but not defined herein shall have the meanings assigned to them in the Agreement. This Memorandum is subject to all of the terms, covenants and conditions provided in the unrecorded Agreement and in no way modifies the provisions of the Agreement. Should there be any inconsistency between the terms of this Memorandum and the Agreement, the terms of the Agreement shall prevail.

This Memorandum may be executed in any number of counterparts, each of which when executed and delivered shall be an original, and each such counterpart shall, when combined with all other such counterparts, constitute one agreement binding on the parties hereto.

IN WITNESS WHEREOF, the Parties have executed this Memorandum as of the date set forth above.

[Signature Pages to Follow]

Owner:

Malinda C. Newby
MALINDA C. NEWBY

STATE/COMMONWEALTH OF Virginia

CITY/~~COUNTY~~ OF Danville

The foregoing instrument was acknowledged before me this 17th day of September, 2019, by Malinda C. Newby, on his/her own behalf.

Amy H. Kendrick
Notary Public

[Notarial Seal]

My commission expires: 2/29/20
Notarial Registration Number: 7215119

AMY H. KENDRICK
Notary Public
Commonwealth of Virginia
Reg. #7215119
My Commission Expires 2/29/20

Lessee:

SITECO, LLC,
a Delaware limited liability company

By: _____

Name: ~~Jeffrey Kalikow~~

Title: Associate General Counsel

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF San Francisco

On September 25, 2019, before me, Meaghan Slack, a Notary Public, personally appeared Jeffrey Kalikow, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Meaghan Slack

SIGNATURE OF THE NOTARY PUBLIC

[SEAL]

MEAGHAN SLACK
Commission # 2143565
Notary Public - California
San Francisco County
My Comm. Expires Feb 21, 2020

Exhibit A to Memorandum of Option Agreement

DESCRIPTION OF PROPERTY

A portion of the land located in the County of Pittsylvania, State of Virginia described as follows, as depicted on the map attached as Exhibit A-1:

Tract 1:

BEGINNING at a point on the eastern margin of State Road No. 703, on the dividing line between Lots 2 and 3, as shown on the hereinafter described map; thence along the eastern margin of said State Road, N. 43° 39' E. 100 feet to a point, N. 38° 44' E. 100 feet to a point, N. 40° 22' E. 152.29 feet to a point, N. 44° 51' E. 100 feet to a point, N. 50° 47' E. 127.86 feet to a point, N. 63° 05' E. 130 feet to a point, and N. 69° 48' E. 70 feet to a point at the intersection of State Road No. 1435; thence along the western margin of State Road No. 1435, N. 67° 35' 50" E. 58.89 feet to a point and S. 25° 00' E. 1,054.45 feet to a point; thence leaving said Road, S. 61° 18' W. 462.60 feet to a point; thence S. 3° 12' E. 1,957.61 feet to a point; thence S. 40° 00' W. 653.40 feet to an old set stone; thence N. 26° 50' W. 1,334.52 feet to a point; thence N. 41° 00' W. 129.59 feet to a point; thence along the center line of a branch as it meanders, N. 4° 00' 40" W. 645.60 feet to a point; thence N. 10° 28' E. 209.81 feet to a point; thence N. 65° 00' E. 510.76 feet to a point on the dividing line between Lots 1 and 5; thence along said dividing line, N. 6° 31' W. 423.30 feet to a point; thence along the rear line of Lot No. 2, N. 38° 30' E. 150 feet to a point on the dividing line between Lots Nos. 2 and 3; thence along said dividing line, N. 34° 22' W. 316.70 feet to the point and place of beginning, and being, in fact, LOTS NOS. 3 through 17, inclusive, as shown on Plat of Subdivision for Gertrude Inman Sours Estate, dated May 30, 1984, by Wilmarth & Daniels, C.L.S., and of record in the Clerk's Office of the Circuit Court of Pittsylvania County, Virginia, in MB35, Page 95.

There is specifically EXCEPTED and RESERVED from the above conveyance a cemetery plot located in the southernmost part of Lot No. 13 and described as follows: BEGINNING on the eastern side of a farm road on the dividing line between Lots 13 and 14; thence along said farm road, N. 0° 02' E. 142.30 feet to a point; thence leaving said road, S. 48° 16' E. 60 feet to a point; thence S. 0° 02' W. 81.48 feet to a point; thence S. 65° 00' W. 49.44 feet to the point and place of beginning.

There is also RESERVED from the above conveyance a right of ingress and egress to and from the aforesaid described property cemetery plot along that farm road running from the cemetery plot to State Road No. 703, as shown on the aforesaid map.

There is INCLUDED as a part of the conveyance of the aforesaid described property the 1984 tobacco allotment base of 1.85 acres.

Parcel ID No. 2404-95-0672

Tract 2:

Tract C containing 17.931 acres, as shown on plat of survey made by Lawrence W. Cockram, C.L.S., dated July 24, 1997, a copy of which plat is recorded in the Clerk's Office of the Circuit Court of Pittsylvania County, Virginia in MB 43, Page 198K, to which plat reference is hereby made for a more particular description of the realty hereby conveyed; and BEING, in fact, the exact same realty conveyed Cheryl S.

Hogg by deed of partition dated April 7, 1998 from Cheryl S. Hogg and husband, and others, recorded in said Clerk's Office in Book 1113, Page 404, to which deed further reference is hereby made. Subject, however, to all easements and rights of ways of record or in place and affecting said realty.

LESS AND EXCEPT a strip or parcel of land needed for the location and construction or other improvement of the road, so as to make a total width of right of way of 50 feet, same being measured 25 feet either side of center of road to be constructed or reconstructed, to location and stakes having been shown to and approved by the Grantors, as described in Book 1209, Page 373, Clerk's Office, Pittsylvania County, Virginia.

Parcel ID No. 2404-95-6589

Tract 3:

All of that tract of land adjoining the lands, now or formerly of Frank Adkins, George Giles, James P. Motley, W. K. Bailey and Mary Bailey on the head waters of Banister River, and lying east of the branch running through the said farm and the farm of W. R. Bailey and Mary Bailey and containing 100 acres, more or Less; and being, in fact, the exact same realty conveyed to Marvin Benjamin Perkins and Phyllis Perkins Raines, by deed dated October 28, 1985, from Annie M. Perkins, widow, of record in the Clerk's Office of the Circuit Court of Pittsylvania County, Virginia, in Deed Book 769, page 540, and reference to said deed is hereby made. Annie M. Perkins, life tenant in the said deed, dated October 28, 1985, is now deceased.

Parcel ID No. 2404-71-3982

Tract 4:

That tract of land containing 56 acres, more or less, being about six miles south west of Chatham, Virginia, and near Concord Church, adjoining the lands of Perkins, Motley, Easley and others, and being the same land conveyed to E. Elmo Owen, by L. M. Giles, Atty. In Fact, deed dated December 10, 1955.

Parcel ID No. 2404-91-1949

BK1152PG547

99-03364

PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION BY:

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

THIS DEED, made and entered into this 29th day of March, 1999, by and between CHERYL S. HOGG, (Grantor) party of the first part; and LARRY WAYNE NEWBY and MALINDA C. NEWBY, husband and wife, AS TENANTS BY THE ENTIRETY WITH THE RIGHT OF SURVIVORSHIP AS AT COMMON LAW, (Grantees) parties 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 parties of the second part unto the party of the first part, the receipt and sufficiency of which is hereby acknowledged, the said party of the first part doth hereby grant, bargain, sell and convey with General Warranty of Title and with English Covenants of Title, unto the said parties of the second part, AS TENANTS BY THE ENTIRETY WITH THE RIGHT OF SURVIVORSHIP AS AT COMMON LAW, the following described tract or parcel of realty situate, lying and being in the County of Pittsylvania, State of Virginia:

Tract C containing 17.931 acres, as shown on plat of survey made by Lawrence W. Cockram, C.L.S., dated July 24, 1997, a copy of which plat is recorded in the Clerk's Office of the Circuit Court of Pittsylvania County, Virginia in Map Book 43, at pagge 198 K, to which plat reference is hereby made for a more particular description of the realty hereby conveyed; and BEING, in fact, the exact same realty conveyed Cheryl S. Hogg by deed of partition dated April 7, 1998 from Cheryl S. Hogg and husband, and others, recorded in said Clerk's Office in Deed Book 1113, at page 404, to which deed further reference is hereby made.

BK 1152PG548

STATE OF OHIO

CITY/COUNTY OF FRANKLIN, to-wit:

The foregoing instrument was acknowledged before me this 31ST day of MARCH, 1999, by CHERYL S. HOGG in my jurisdiction aforesaid.

My Commission Expires: 10/15/2001

Notary Public

(NOTARIAL SEAL) JOHN C. LOWE
Notary Public, State of Ohio
My Commission Expires 10/15/2001

VIRGINIA:

CLERK'S OFFICE OF THE CIRCUIT COURT OF PITTSYLVANIA COUNTY

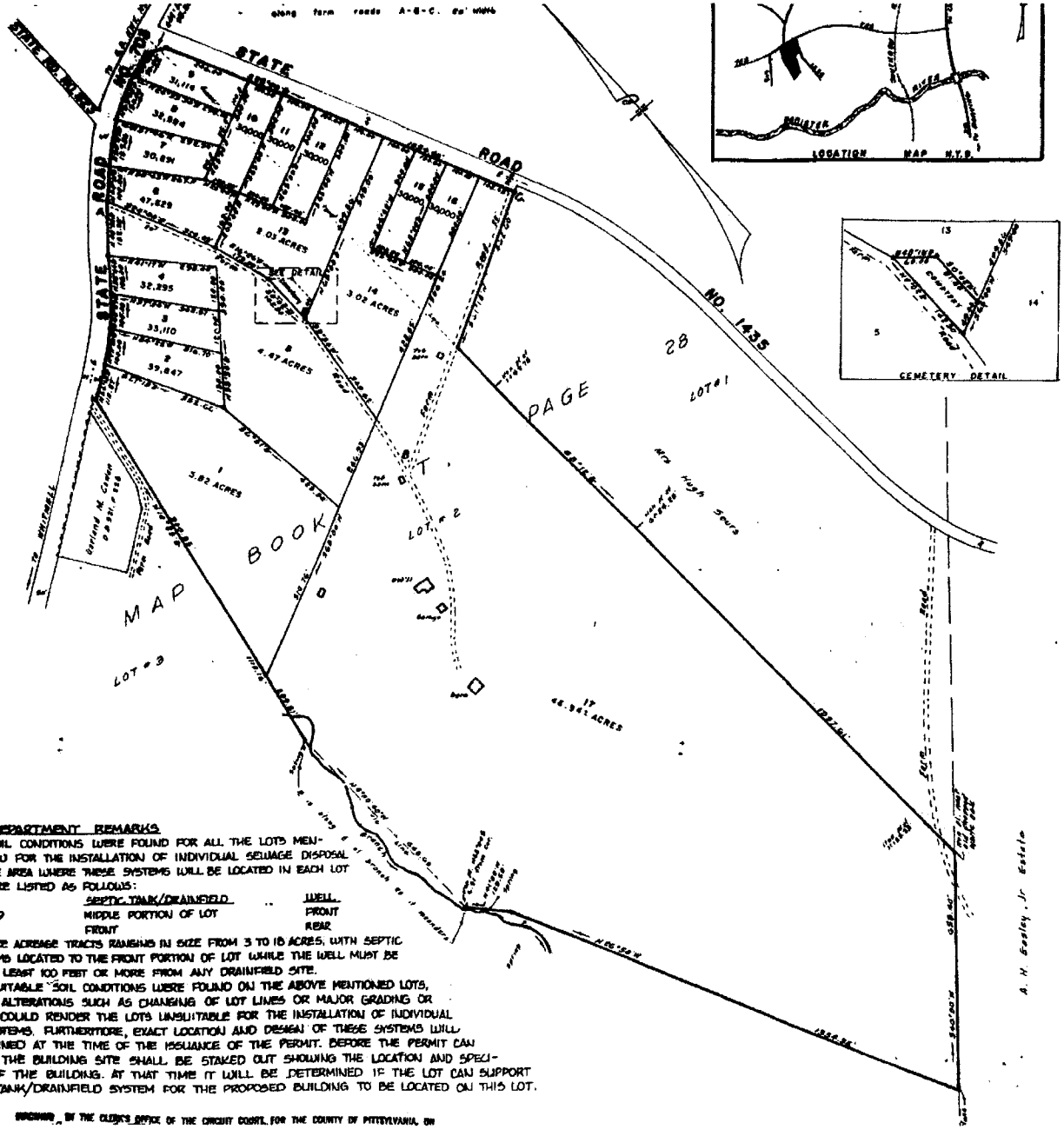
Clerk	301	12 00
St. R. Tax	039	35 50
Co. R. Tax	213	18 50
Grantor Tax	038/220	37 00
VSLF	145	$1.00
Transfer	212	1 00
Tech Fee	106	3 00
Total	$	128 00

The foregoing instrument with acknowledgement was admitted to record on April 6 1999, at 9:27A M. in D.B. 1152 Page 547 Inst. No. 99-03364

Teste: H.F. HAYMORE, JR., CLERK

By: Brenda S. Rowland Deputy Clerk

PLAT OF SUBDIVISION
FOR
GERTRUDE INMAN SOURS EST.
SITUATE
CHATHAM DISTRICT, PITTSYLVANIA COUNTY, VIRGINIA
SCALE 1"= 200' MAY 30, 1984
TOTAL AREA 71.61± ACRES



OWNERS CERTIFICATE:

The platting of this property, as well as the streets, alleys, easements, or other property for public use as shown on this plat is with the free consent and in accordance with the desires of the undersigned owners.

George H. Shields Jr., agent for Gertrude Inman Sours Estate
Pres. Shields Auction and Realty, Danville, Va. 804-793-1834

STATE OF VIRGINIA,
PITTSYLVANIA COUNTY, to wit;

I, Joan S. Aston a Notary Public in and for the County of Pittsylvania in the State of Virginia do hereby certify that George H. Shields, Jr., agent for Gertrude Inman Sours Est., whose name is signed to this plat of May 30, 1984, have acknowledged the same before me in my County and State aforesaid. Given under my hand this 12th day of Sept., 1984.
My commission expires July 1, 1988

Joan S. Aston
Notary Public

SURVEYOR'S CERTIFICATE:

I certify that this plat and subdivision was made by me at the direction of the owners and that the subdivision is entirely within the boundaries of land owned by the subdividers and that the monuments shown on this plat have been actually placed and that their location and character are correctly shown.

E. E. Wilmarth
Certified Land Surveyor No. 470

COMMONWEALTH OF VIRGINIA
E. E. WILMARTH
CERTIFICATE No.
470
CERTIFIED LAND SURVEYOR

APPROVING AUTHORITY

VIRGINIA DEPT. OF HIGHWAYS
C. J. Coupler asst Res. Engr.

DANVILLE - PITTSYLVANIA COUNTY HEALTH DISTRICT
Leslie E. Hendrick

PITTSYLVANIA COUNTY ADMINISTRATOR
William M. Stinnett 9/30/84

SOIL CONSERVATION SERVICE

TH DEPARTMENT REMARKS

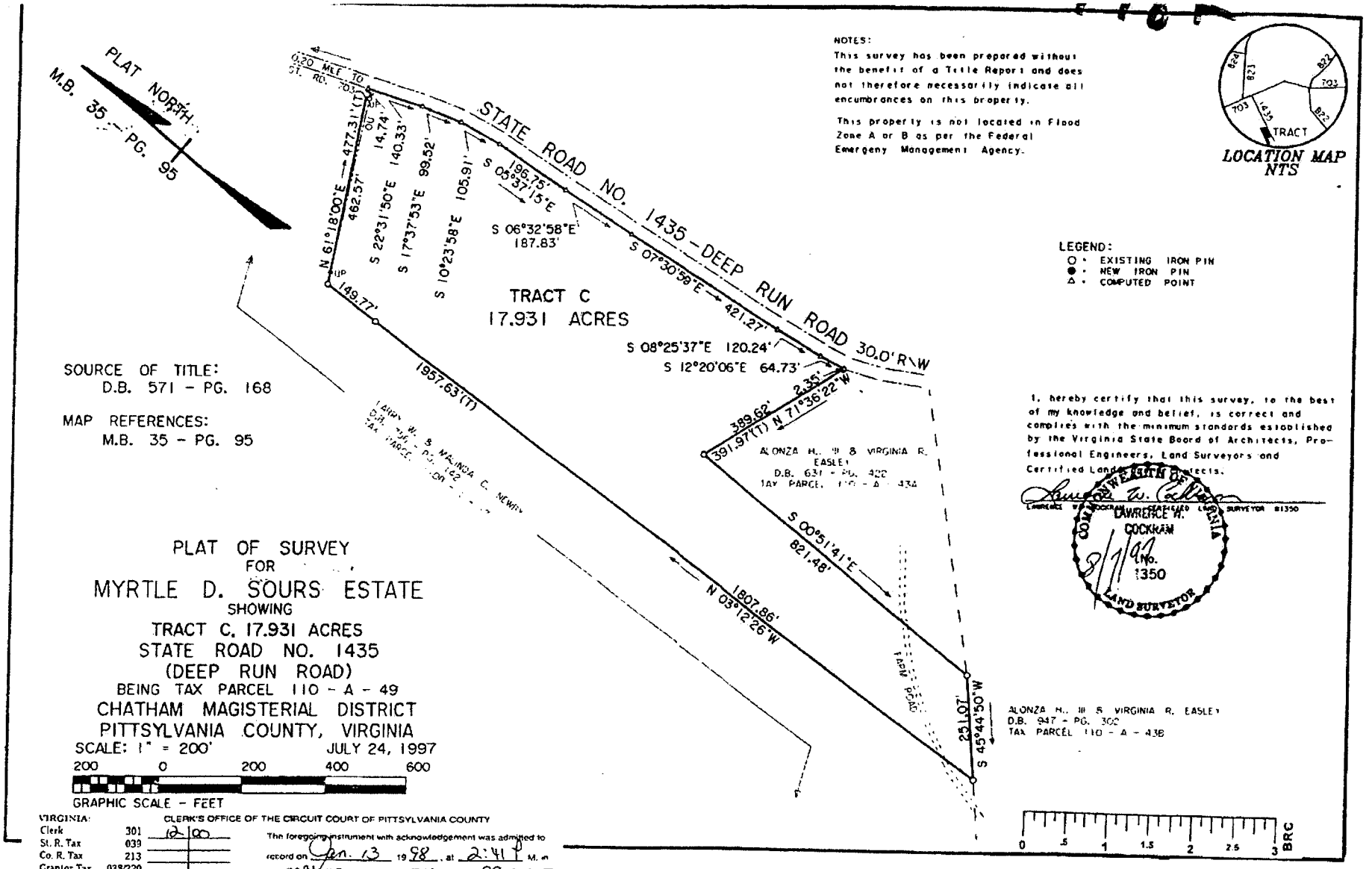
BLE SOIL CONDITIONS WERE FOUND FOR ALL THE LOTS MEN- D BELOW FOR THE INSTALLATION OF INDIVIDUAL SEWAGE DISPOSAL MS. THE AREA WHERE THESE SYSTEMS WILL BE LOCATED IN EACH LOT RACT ARE LISTED AS FOLLOWS:

	SEPTIC TANK/DRAINFIELD	WELL
5,6,7,8,9	MIDDLE PORTION OF LOT	FRONT
1,2,3,4,	FRONT	REAR

.17,18 ARE ACREAGE TRACTS RANGING IN SIZE FROM 3 TO 18 ACRES, WITH SEPTIC SYSTEMS LOCATED TO THE FRONT PORTION OF LOT WHILE THE WELL MUST BE TED AT LEAST 100 FEET OR MORE FROM ANY DRAINFIELD SITE.

UGH SUITABLE SOIL CONDITIONS WERE FOUND ON THE ABOVE MENTIONED LOTS, MAJOR ALTERATIONS SUCH AS CHANGING OF LOT LINES OR MAJOR GRADING OR VATION COULD RENDER THE LOTS UNSUITABLE FOR THE INSTALLATION OF INDIVIDUAL SEWAGE SYSTEMS. FURTHERMORE, EXACT LOCATION AND DESIGN OF THESE SYSTEMS WILL DETERMINED AT THE TIME OF THE ISSUANCE OF THE PERMIT. BEFORE THE PERMIT CAN SSUED, THE BUILDING SITE SHALL BE STAKED OUT SHOWING THE LOCATION AND SPECI- TION OF THE BUILDING. AT THAT TIME IT WILL BE DETERMINED IF THE LOT CAN SUPPORT EPTIC TANK/DRAINFIELD SYSTEM FOR THE PROPOSED BUILDING TO BE LOCATED ON THIS LOT.

RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT, FOR THE COUNTY OF PITTSYLVANIA, ON



NOTES:

This survey has been prepared without the benefit of a Title Report and does not therefore necessarily indicate all encumbrances on this property.

This property is not located in Flood Zone A or B as per the Federal Emergency Management Agency.

LEGEND:

- ○ - EXISTING IRON PIN
- ● - NEW IRON PIN
- △ - COMPUTED POINT

SOURCE OF TITLE:
D.B. 571 - PG. 168

MAP REFERENCES:
M.B. 35 - PG. 95

I, hereby certify that this survey, to the best of my knowledge and belief, is correct and complies with the minimum standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors and Certified Landscape Architects.

Lawrence W. Cockram

LAWRENCE W. COCKRAM — LICENSED LAND SURVEYOR #1350

COMMONWEALTH OF VIRGINIA
LAWRENCE W. COCKRAM
No. 1350
LAND SURVEYOR
9/1/97

PLAT OF SURVEY
FOR
MYRTLE D. SOURS ESTATE
SHOWING
TRACT C. 17.931 ACRES
STATE ROAD NO. 1435
(DEEP RUN ROAD)
BEING TAX PARCEL 110 - A - 49
CHATHAM MAGISTERIAL DISTRICT
PITTSYLVANIA COUNTY, VIRGINIA
SCALE: 1" = 200' JULY 24, 1997

200 0 200 400 600
GRAPHIC SCALE - FEET

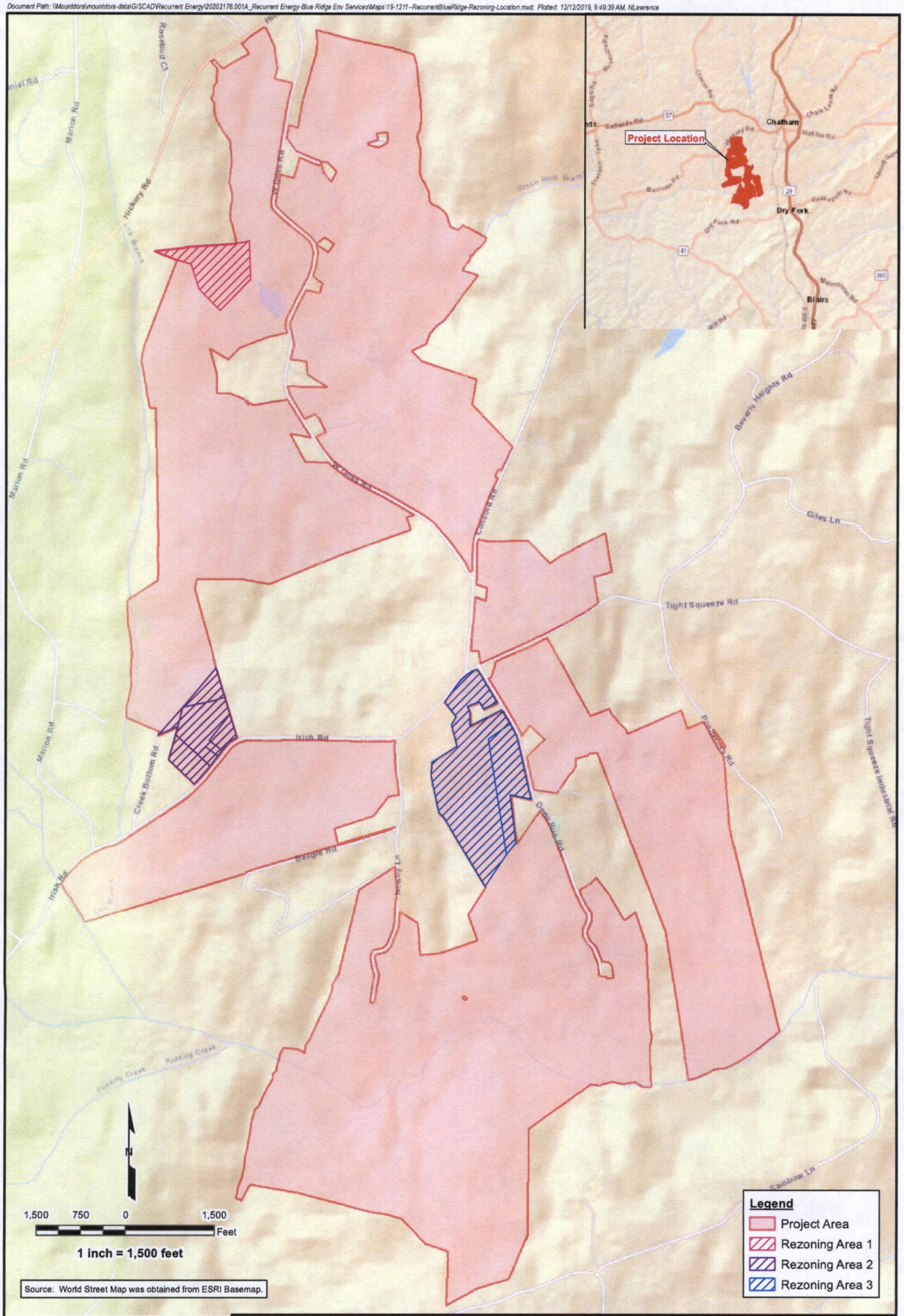
VIRGINIA: CLERK'S OFFICE OF THE CIRCUIT COURT OF PITTSYLVANIA COUNTY

Clerk	301	12 00
St. R. Tax	039	
Co. R. Tax	213	
Grantor Tax	038/220	
VSLF	145	$1.00
Transfer	212	
Tech Fee	106	3 00
Total	$	16 00

The foregoing instrument with acknowledgement was admitted to record on Jan. 13 1998, at 2:41 P M. in O.R. MAP 643 Page 198K Inst. No 98-00347

Teste: H.F. HAYMORE, JR., CLERK
By: Brenda S. Lawless Deputy Clerk

Document Path: \\Mountdora\mountdora-data\GISCAD\Recurrent Energy\20202178.001A_Recurrent Energy-Blue Ridge Env Services\Maps\19-1211--RecurrentBlueRidge-Rezoning-Location.mxd: Plotted: 12/12/2019, 9:49:39 AM, NLawrence



Source: World Street Map was obtained from ESRI Basemap.

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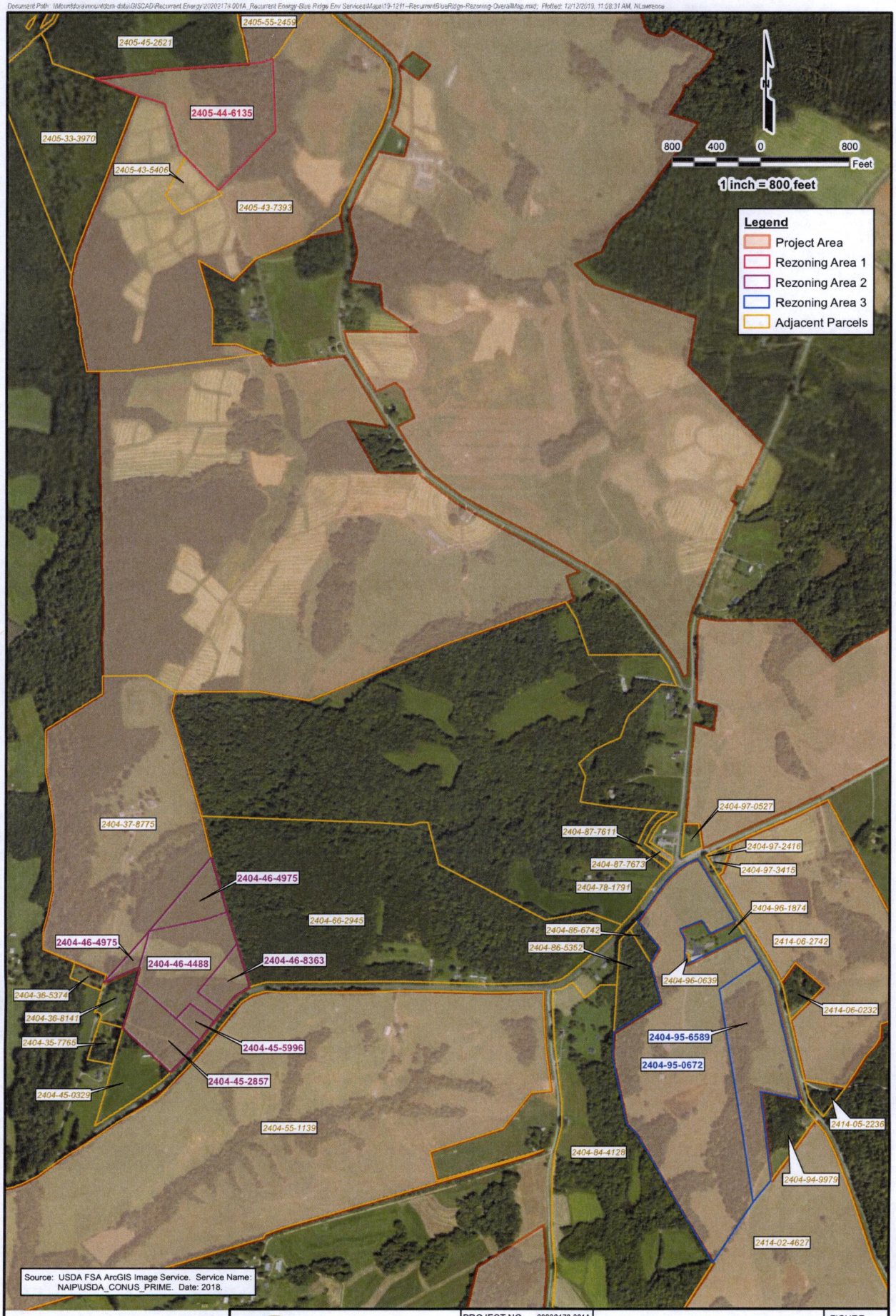
Bright People. Right Solutions.
www.kleinfelder.com

PROJECT NO.	20202178.001A
DRAWN:	12/11/2019
DRAWN BY:	NL
CHECKED BY:	CJK
FILE NAME:	19-1211--Recurrent BlueRidge-Rezoning-Location.mxd

Location Map

Blue Ridge Solar Site
Recurrent Energy
Pittsylvania County, Virginia

FIGURE
1



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www.kleinfelder.com

PROJECT NO.	20202178.001A
DRAWN:	12/11/2019
DRAWN BY:	NL
CHECKED BY:	CJK
FILE NAME:	19-1211--Recurrent BlueRidge-Rezoning-OverallMap.mxd

Overall Map

Blue Ridge Solar Site
Recurrent Energy
Pittsylvania County, Virginia

FIGURE
2

PITTSYLVANIA COUNTY, VIRGINIA

Legend

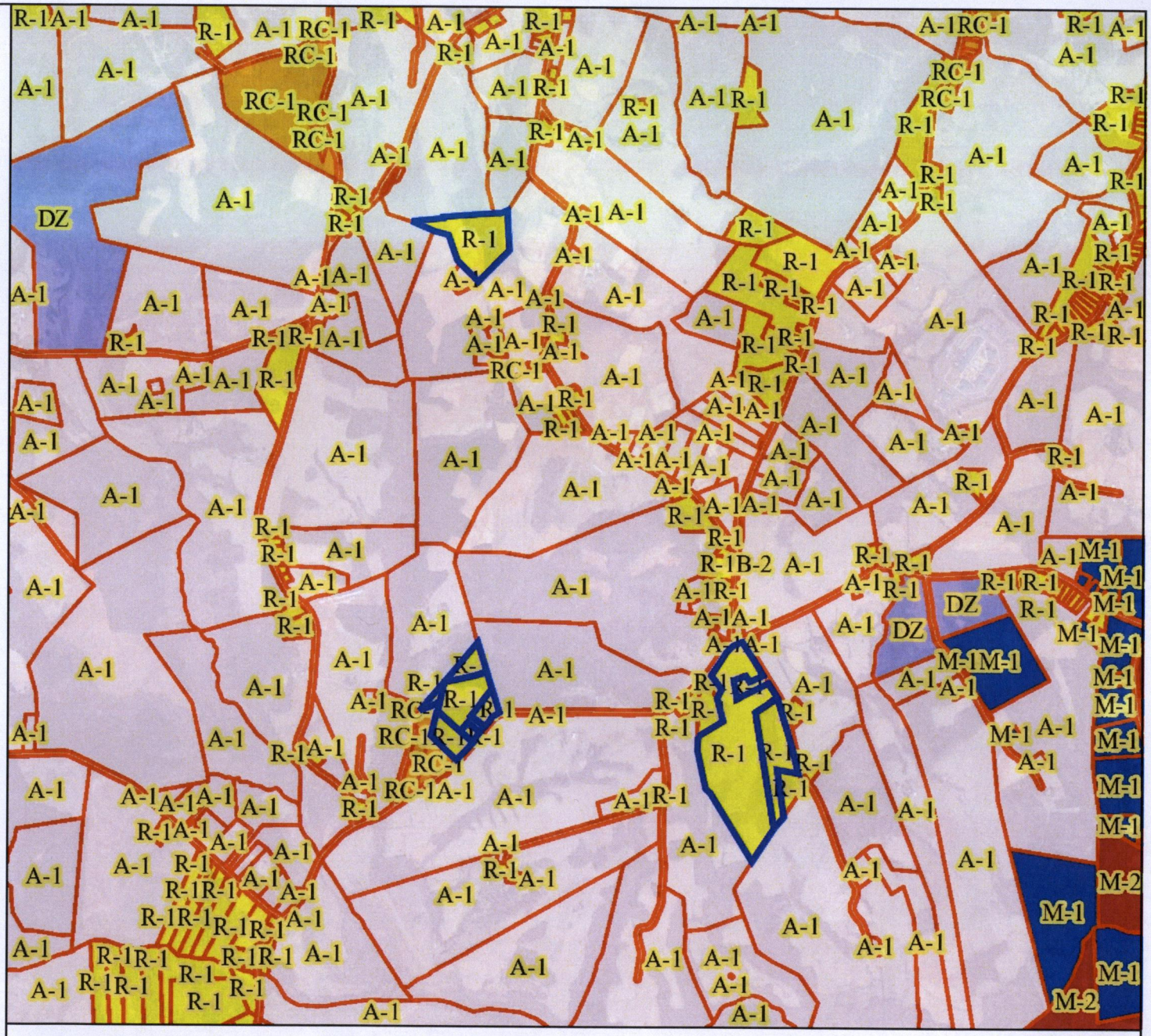
- Assessed Parcels
- Parcels

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

0 600 1200 1800 2400



Title: RE BLUE RIDGE, LLC - CASE R-20-006

Date: 2/12/2020

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-20-007

WILSON

CODE COMPLIANCE SUMMARY

CASE	ZONING REQUEST	CYCLE
R-20-007	A-1 to R-1	April 2020
SUBJECT/PROPOSAL/REQUEST Amos S. Wilson is requesting to rezone the property from A-1, Agricultural District to R-1, Residential Suburban Subdivision District. **DISTRICT:** Tunstall		**PLANNING COMMISSION:** April 7, 2020 **BOARD OF SUPERVISORS:** April 21, 2020 **ADVERTISED:** March 25 & April 1, 2020 **REVIEWED BY:** KNH

BACKGROUND/DISCUSSION

Amos S. Wilson, as Contract Purchaser, petitioned the Planning Commission/Board of Supervisors on February 27, 2020, to rezone from A-1, Agricultural District to R-1, Residential Suburban Subdivision District on 0.398 acre (part of 261.10 acres), located on State Road 854/Locust Drive, in the Tunstall Election District. The parcel is shown on our records as part of GPIN # 1348-66-1799.

The petitioner would like to rezone to combine with his adjacent parcel of land zoned R-1. Mr. Wilson's driveway currently crosses the adjacent parcel of land, and this will allow him access to State Road 854/Locust Drive.

Once the property is rezoned to R-1, all uses listed under Section 35-222 are a permitted use.

DIRECTIONS

See Map Quest directions. The petitioned parcel is adjacent to 2011 Locust Drive, Cascade, VA 24069.

RELATIONSHIP TO THE SURROUNDING LAND USE AND NEIGHBORING AREAS

Adjacent to A-1, Agricultural District, R-1, Residential Suburban Subdivision District, and B-2, Business District, General, 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, RMF, Residential Multi-Family District, MHP, Residential Manufactured Housing Park District, and M-1, Industrial District, Light Industry.

SITE DEVELOPMENT PLAN

N/A

RECOMMENDATION

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

bing maps

A 53 N Main St, Chatham, VA 24531
B 2011 Locust Dr, Cascade, VA 24069

39 min , 27.0 miles
Light traffic
Via US-29 S, US-58 W

TH PETITIONED PARCEL IS LOCATED 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	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**	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** Pass TEXACO in 2.6 mi	5.5 mi
↰	12.	Turn **left** onto **Cascade Rd**	0.6 mi
↱	13.	Turn **right** onto **Locust Dr**	525 ft
	14.	Arrive at **Locust Dr** The last intersection is Cascade Rd If you reach Wilson St, you've gone too far	

B 2011 Locust Dr, Cascade, VA 24069

February 27, 2020

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

Dear Mrs. Hayes:

I, Amos S. Wilson, as Contract Purchaser, would like to apply to the Planning Commission/Board of Supervisors to rezone 0.398 acre, located on State Road 854/Locust Drive, in the Tunstall Election District from A-1, Agricultural District to R-1, Residential Suburban Subdivision District. The property is shown on the records as part of GPIN # 1348-66-1799.

I would like to rezone to combine with the adjacent parcel of land zoned R-1.

Sincerely,

Amos S. Wilson

PITTSYLVANIA COUNTY
APPLICATION FOR REZONING

I, Amos S. Wilson, as Contract Purchaser of the below described property, hereby apply to the Pittsylvania County Board of Supervisors to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Property Owner's Names: Amos S. Wilson
   Address: 2011 Locust Drive, Cascade, VA 24069

2. Location of Property: on State Road 854/Locust Drive Telephone: (434) 203-9113

3. Tax Map Number: Part of GPIN #1348-66-1799 (541)

4. Election District: Tunstall #9653
   Total Amount: $ 286.80 #286.80
   Taken By: K. Hayes

5. Size of Property: 0.398 Acre (Part of 261.10 Acres)

6. Existing Land Use: Vacant

   Existing Zoning: A-1, Agricultural District

7. Proposed Land Use: To Combine With The Adjacent Parcel Of Land Zoned R-1

   Proposed Zoning: R-1, Residential Suburban Subdivision District

8. Are conditions being proffered: _____ Yes __X__ No

9. Check completed items:

_X_ Letter of Application	___ Site Development Plan or Waiver	
___ 11"x 17" Concept Plan	_X_ Application Fee	_X_ List of Adjoining Properties
_X_ Plat Map	_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.

Amos S Wilson
Amos S. Wilson

OFFICE USE ONLY
Application Deadline: 02/27/20
Received By: KNH
BOS Meeting Date: 04/21/20

Application No. R-20-007
P.C. Meeting Date: 04/07/20
Date Received: 02/27/20
Action: _____

VIRGINIA:
BEFORE THE BOARD OF SUPERVISORS OF PITTSYLVANIA COUNTY

A 0.398 acre parcel of land, (part of 261.10 acres), generally located on State Road 854/Locust Drive within the Tunstall Election District, and recorded as part of parcel #1348-66-1799 in the Pittsylvania County tax records	)	**PETITION**

TO THE HONORABLE SUPERVISORS OF PITTSYLVANIA COUNTY:

WHEREAS, your Petitioner, Amos S. Wilson, 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 Contract Purchaser 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 A-1, Agricultural District.

(3) Your petitioner now desires to have the property rezoned to R-1, Residential Suburban Subdivision District to combine with the adjacent parcel of land zoned R-1.

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,

Amos S. Wilson

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-20-007 Applicant Amy L Wilson Date 2-28-20

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: 1348-66-1799 (541)

Name: Harold D. Gibson, Sr., Revocable Trust Dated 8/19/2010, Joyce S. Gibson Revocable Trust Dated 8/19/2010, Harold D. Gibson, Sr., Trustee, Joyce S. Gibson, Trustee
Tax Map Number: 1348-79-6335 (207233)
Address: 1501 Stoney Creek Court
Richmond, VA 23238

Name: Juan Garcia
Tax Map Number: 1348-98-0363 (230084)
Address: 849 Long Circle
Cascade, VA 24069

Name: Amos S. Wilson
Tax Map Number: 1348-87-1824 (244831)
Address: Same As Applicant

Name: Waverly Cousins, Jr.
Tax Map Number: 1348-87-1382, 1348-86-1749 (13313)
Address: 1078 Locust Drive
Cascade, VA 24069

Name: Gary D. Smith
Tax Map Number: 1348-86-4573, 1348-86-4494 (12142)
Address: 865 Cascade Road
Cascade, VA 24069

Name: Ira M. Gardner, Jr., & Margaret S. Gardner
Tax Map Number: 1348-86-5314 (932)
Address: 937 Cascade Road
Cascade, VA 24069

Name: C & S Land Holdings, LLC
Tax Map Number: 1348-86-5224 (198996)
Address: P. O. Box 938
Appomattox, VA 24522

Name: Carlton W. Walton & Annie A. Walton
Tax Map Number: 1348-85-0748 (83080)
Address: 217 Shepherd Deering Lane
Cascade, VA 24069

Name: Cedric Johneil Hairston
Tax Map Number: 1348-75-8170 (78251)
Address: 3725 Cascade Road
Cascade, VA 24069

Name: Jeffrey Stevens Hoskins
Tax Map Number: 1348-74-2535 (71494)
Address: P. O. Box 11508
Danville, VA 24543

Name: Donna W. Bryant
Tax Map Number: 1348-64-3523 (63402)
Address: 119 Charles Towne Drive
Danville, VA 24541

Name: River Property Management, LLC
Tax Map Number: 1348-64-0420 (240439)
Address: 679 Herman Farmer Road
Keeling, VA 24566

Name: Joseph Daniel Hiatt Tax Map Number: 1348-54-6223 (134810)	Address: 910 Cascade Road Cascade, VA 24069
Name: Hancock Timberland XII, Inc. Tax Map Number: 1347-39-4010, 1348-33-3705 (237083)	Address: 197 Clarendon Street Boston, MA 02116
Name: William A. Still, Jr. Tax Map Number: 1348-44-6073 (21)	Address: 736 Chesapeake Drive Cascade, VA 24069
Name: Charles J. Stone, Jr. Tax Map Number: 1348-44-0047 (199227)	Address: 914 Cascade Road Cascade, VA 24069
Name: Waverly Cousins Tax Map Number: 1348-37-6054 (19671)	Address: c/o Carrie Lucille Eggleston 1120 Locust Drive Cascade, VA 24069
Name: Samuel Martin Estate Tax Map Number: 1348-47-5246 (117874)	Address: c/o Fleater Martin 669 Lakewood Trail Martinsville, VA 24112
Name: Justin Alejandro Ruiz Tax Map Number: 1348-58-1199 (245053)	Address: 420 Lane Road Axton, VA 24054
Name: Theodore R. Peatross & Mary Y. Peatross Tax Map Number: 1348-58-6633 (9058)	Address: 1536 Locust Drive Cascade, VA 24069
Name: Robert Lee Hargrove & Bernice Hargrove Tax Map Number: 1348-58-7846 (2595)	Address: 1630 30th Street Baltimore, MD 21218
Name: Alforince Odell Martin, Garry Wayne Martin, Charles Reese Martin Tax Map Number: 1348-58-6987, 1348-59-6164, 1348-59-6230 (228267)	Address: 1271 Lanier Road Martinsville, VA 24112
Name: Vivian V. Morrison & H. W. Taylor Morrison Tax Map Number: 1348-59-6083 (7609)	Address: 909 Myrtle Road Martinsville, VA 24112
Name: Lisa Ann Marley Tax Map Number: 1348-59-6078 (171775)	Address: 5009 Mount Tabor Road Keeling, VA 24566-4013
Name: Ann M. Deering Tax Map Number: 1348-59-3792 (67472)	Address: 14849 Martinsville Highway Cascade, VA 24069

REALTOR®

VIRGINIA REALTORS®
ADDENDUM TO Contract of purchase

EQUAL HOUSING OPPORTUNITY

This ADDENDUM which is attached to and made a part of the Contract of purchase (the "Agreement") dated January 30, 2020, between Anna L. Wells ("Seller") and PT Greenland LLC &/or Assigns ("Purchaser") for the Property, whose address is: 1767 Locust Dr, Cascade, VA 24069-3213

This Addendum provides as follows:

The buyer is to give referenced tract to neighbor Amos S. (Steve) Wilson in below terms:

To be paid by Mr. Wilson:

- **$100 to the seller(s) for any inconvenience to them (Seller may choose to waive this payment.)**
- **Land surveyor's fee**
- **Any rezoning costs for the 0.398 acre tract**
- **Lawyer's fee for deeding the 0.398 acre tract**

. Sale to be completed within 60 days of rezoning

PURCHASER:

01/30/20 / [signature]
DATE SIGNATURE
PT Greenland LLC &/or Assigns

/
DATE SIGNATURE

/
DATE SIGNATURE

/
DATE SIGNATURE

SELLER:

01/30/20 / Anna S. Wells
DATE SIGNATURE
Anna L Wells

/
DATE SIGNATURE

/
DATE SIGNATURE

/
DATE SIGNATURE

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WILKINS AND CO REALTORS CORPORATE, 428 PINEY FOREST RD DANVILLE VA 24540 Phone: 4347974007 Fax: 4347974020 wells
Hampton Wilkins Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

NOTES :

This Plat Represents A Current Survey By Terry A. Waller, L.L.S.

This Property Is Not Located Within A Special Flood Hazard Area (Zone X)

This Plat Was Prepared Without The Benefit Of A Current Title Report And Therefore May Not Represent All Encumbrances On The Property.

County Tax Map Designation = Part Of 1348-66-1799 (Acct: 541)

All Existing Interior Lot Lines, Shown Hereon As Dotted Lines, Shall Be Abandoned And Vacated Upon The Recordation Of This Plat.

The Platting Or Dedication Of The Following Described Land, Tract "A", Is With The Free Consent And In Accordance With The Undersigned Owners, Proprietors, And Trustees, If Any.

Anna L. Wells

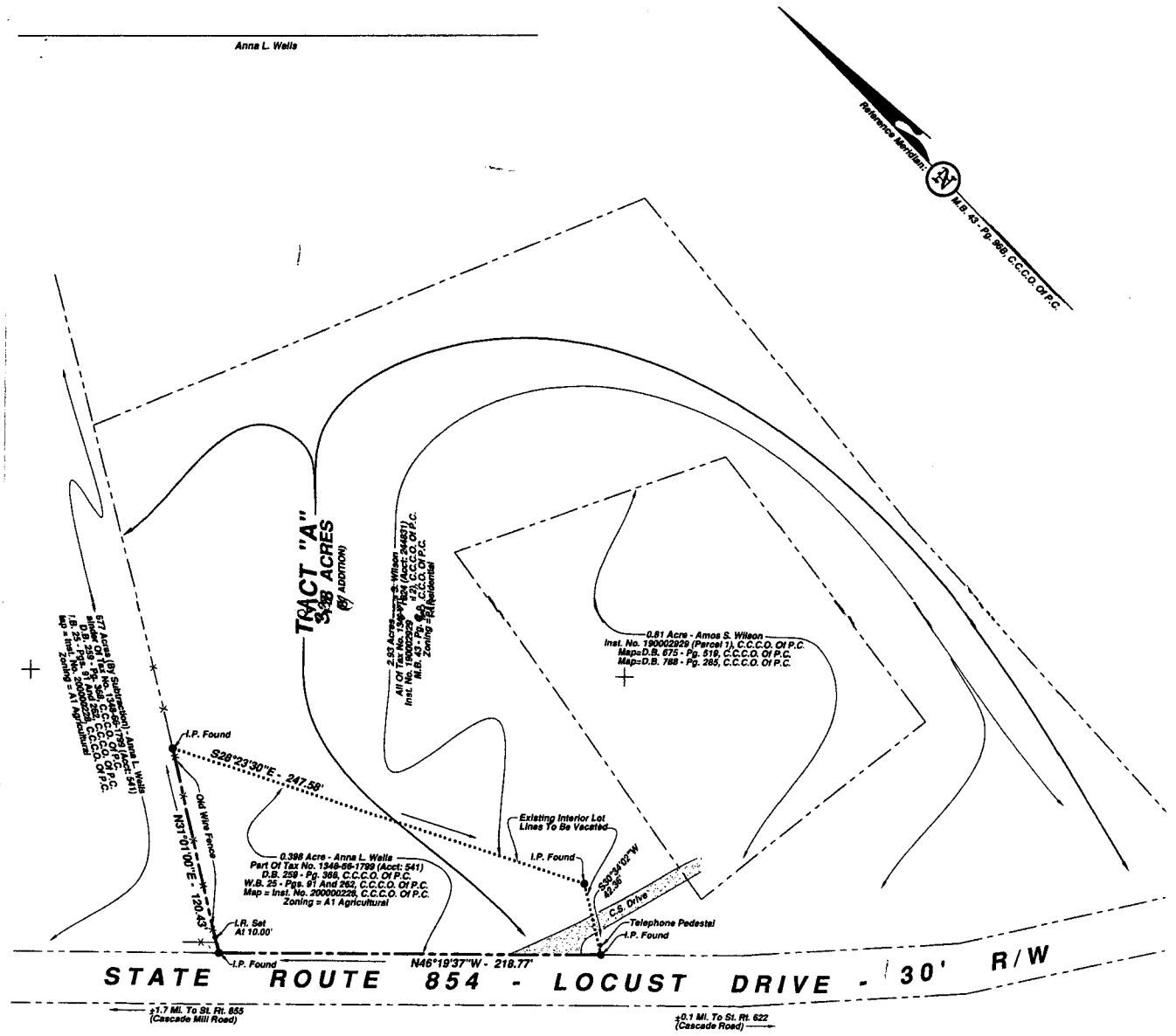
Certificate Of Acknowledgement
County Of _____
Commonwealth Of Virginia

The Foregoing Instrument Was Acknowledged Before Me This _____ Day Of _____, 2019, By Anna L. Wells.

Notary Public
Notary Registration Number: _____
My Commission Expires: _____

BY:
FOR: PITTSYLVANIA COUNTY PLANNING AND ZONING

APPROVAL BLOCK



Plat Of Survey For

AMOS S. WILSON

Showing Property Situated On The Northwest Side Of State Route 854, Tunstall District, Pittsylvania County, Virginia; Being Part Of The 294.075-Acre Tract As Shown On Plat Of "Survey For Anna L. Wells" In Instrument No. 200000228, C.C.C.O. Of P.C.; Said Parcel Is Hereby Combined With The Adjoining 2.93 Acre Tract, Tax No. 1348-87-1824, To Create Tract "A".

Legal Reference: D.B. 259 - Pg. 368, C.C.C.O. Of P.C.
W.B. 25 - Pgs. 91 And 262, C.C.C.O. Of P.C.

Scale: 1" = 40'
January 28, 2020

Prepared By
TERRY A. WALLER, L.L.S
Licensed Land Surveyor Number 1432B
PO BOX 44 Collinsville, Virginia 24078 - Phone: 1-276-547-3506

Graphic Scale: 1" = 40'

COMMONWEALTH OF VIRGINIA
TERRY A. WALLER
Lic. No. 1432-B
LAND SURVEYOR

PITTSYLVANIA COUNTY, VIRGINIA

Legend

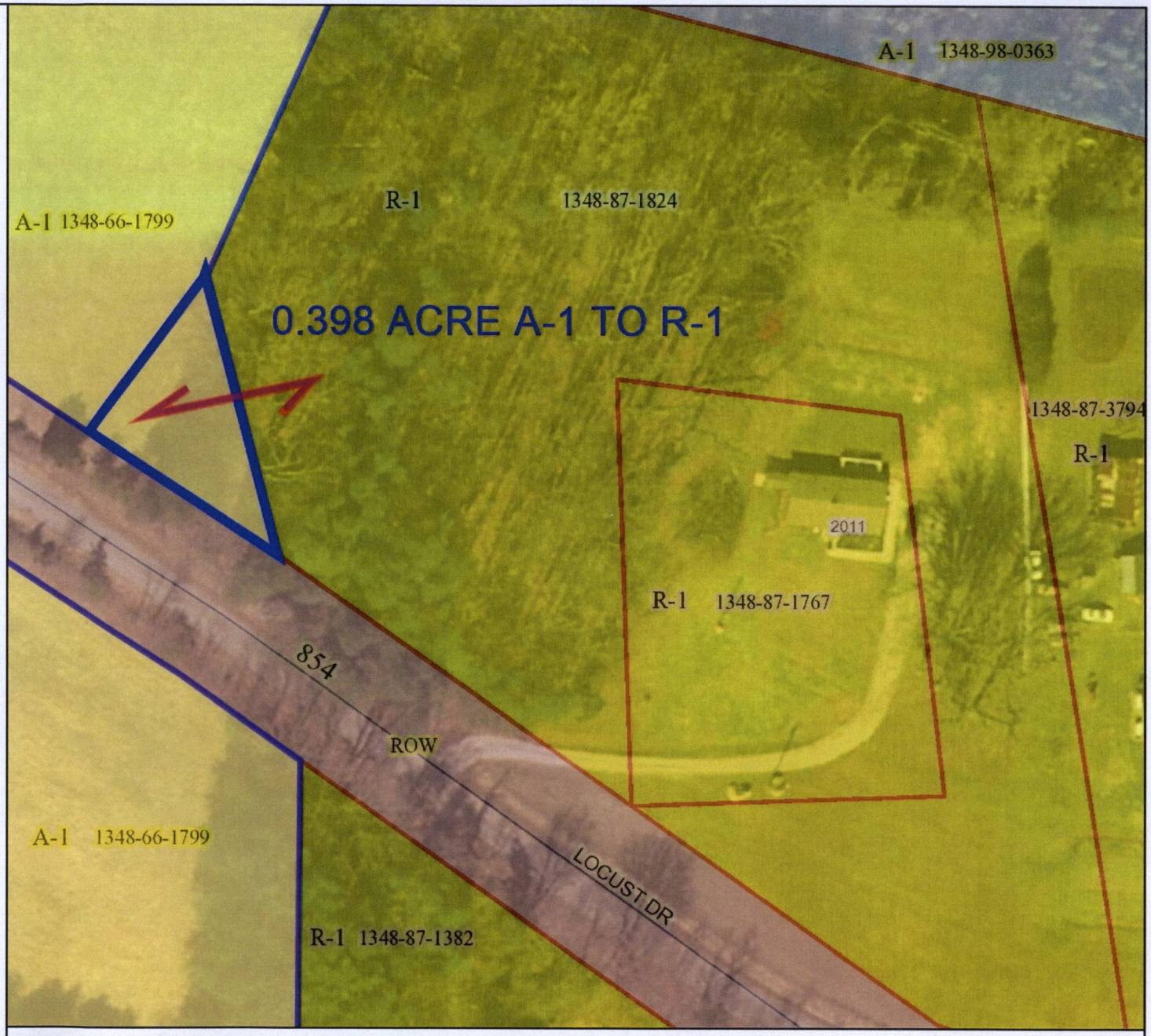
- Assessed Parcels
- Parcel ID Number
- Parcels
- Route Numbers
- Appeals
- Rezoning
- Signs
- Special Uses
- Variances

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 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 20 40 60 80



Title: WILSON - CASE R-20-007 **Date: 2/28/2020**

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-20-008

ROSENBAUM

CODE COMPLIANCE SUMMARY

CASE	ZONING REQUEST	CYCLE
R-20-008	R-1 to A-1	April 2020
SUBJECT/PROPOSAL/REQUEST Ralph D. Rosenbaum and Dolores M. Rosenbaum are requesting to rezone the properties from R-1, Residential Suburban Subdivision District to A-1, Agricultural District.		**PLANNING COMMISSION:** April 7, 2020 **BOARD OF SUPERVISORS:** April 21, 2020 **ADVERTISED:** March 25 & April 1, 2020
DISTRICT: Staunton River		**REVIEWED BY:** KNH

BACKGROUND/DISCUSSION

Ralph D. Rosenbaum and Dolores M. Rosenbaum petitioned the Planning Commission/Board of Supervisors on February 27, 2020, to rezone from R-1, Residential Suburban Subdivision District to A-1, Agricultural District on a total of 15.01 acres, three (3) parcels of land, located off State Road 685/Telegraph Road (on Camellia Lane) in the Staunton River Election District. The parcels are shown on our records as GPIN #s 2555-82-3723, 2553-82-6681 and 2553-92-3506.

The petitioners would like to rezone the properties for agricultural uses. None of the lots located in the Pinecrest Subdivision have state-maintained road frontage.

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

DIRECTIONS

See Map Quest directions. The parcels are adjacent to 103 Camellia Lane, Hurt, VA 24563.

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.

bing maps

A 53 N Main St, Chatham, VA 24531
B 103 Camellia Ln, Hurt, VA 24563

32 min , 21.8 miles
Light traffic
Via US-29 N, Telegraph Rd
· Unpaved roads

THE PETITIONED PARCELS ARE LOCATED ADJACENT TO THIS SITE ADDRESS (PLEASE REFER TO GIS MAP FOR LOCATION OF THE 3 PARCELS).

A 53 N Main St, Chatham, VA 24531

↑	1.	Head **northeast** on **US-29 BR** toward Church Ln	1.8 mi
29	2.	Take ramp **left** for **US-29 N**	6.1 mi
↑	3.	Keep **right** onto **US-29 N BR**	1.2 mi
↑	4.	Keep **straight** onto **US-29 BR**	0.6 mi
↱	5.	Turn **right** onto **VA-40** Food Lion on the corner	5.5 mi
↰	6.	Turn **left** onto **Telegraph Rd**	3.9 mi
↖	7.	Bear **left** onto **Deer View Rd**, and then immediately turn **right** onto **Telegraph Rd**	2.5 mi
↰	8.	Turn **left** onto **Camellia Ln** • *Unpaved Road*	0.3 mi
	9.	Arrive at **Camellia Ln** The last intersection is Telegraph Rd	

B 103 Camellia Ln, Hurt, VA 24563

February 27, 2020

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

Dear Mrs. Hayes:

We, Ralph D. Rosenbaum and Dolores M. Rosenbaum, as Owners, would like to apply to the Planning Commission/Board of Supervisors to rezone a total of 15.01 acres, three (3) parcels of land, located off State Road 685/Telegraph Road (on Camellia Lane), in the Staunton River Election District from R-1, Residential Suburban Subdivision District to A-1, Agricultural District. The properties are shown on the records as GPIN #s 2555-82-3723, 2553-82-6681, and 2553-92-3506.

We would like to rezone the properties for agricultural uses.

Sincerely,

Ralph D. Rosenbaum

Ralph D. Rosenbaum

PITTSYLVANIA COUNTY
APPLICATION FOR REZONING

We, Ralph D. Rosenbaum & Dolores M. Rosenbaum, as Owners of the below described properties, hereby apply to the Pittsylvania County Board of Supervisors to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Property Owner's Names: Ralph D. Rosenbaum & Dolores M. Rosenbaum
   Address: 904 Gammon Trail, Chesapeake, VA 23322

2. Location of Property: off State Road 685/Telegraph Road (on Camellia Lane)
   Telephone: (757) 630-4945

3. Tax Map Number: 2555-82-3723, 2553-82-6681, 2553-92-3506 (206722)

4. Election District: Staunton River
   Total Amount: $ 169.50 #9169 $169.50
   Taken By: K. Hayes

5. Size of Property: **A Total of 15.01 Acres, Three (3) Parcels of Land:** 2555-82-3723 (5.00 Acres); 2553-82-6681 (5.00 Acres); 2553-92-3506 (5.01 Acres)

6. Existing Land Use: Vacant

   Existing Zoning: R-1, Residential Suburban Subdivision District

7. Proposed Land Use: Agricultural Uses

   Proposed Zoning: A-1, Agricultural District

TREASURER OF PITTSYLVANIA COUNTY
PAID MAR 03 2020

8. Are conditions being proffered: ____ Yes __X__ No

9. Check completed items:

_X_ Letter of Application	___ Site Development Plan or Waiver	_X__ Legal Forms
___11"x 17" Concept Plan	_X_ Application Fee	_X__ List of Adjoining Properties
_X_ Plat Map	_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.

Ralph D. Rosenbaum
Ralph D. Rosenbaum

OFFICE USE ONLY
Application Deadline: 02/27/20
Received By: KNH
B.O.S. Meeting Date: 04/21/20

Application No. R-20-008
P.C. Meeting Date: 04/07/20
Date Received: 02/27/20
Action: _____

VIRGINIA:
BEFORE THE BOARD OF SUPERVISORS OF PITTSYLVANIA COUNTY

A total of 15.01 acres, three (3) parcels of land,	)	
generally located off State Road 685/Telegraph Road (on Camellia Lane)	)	
within the Staunton River	)	**PETITION**
Election District, and recorded as	)	
parcel #s 2555-82-3723, 2553-82-6681, 2553-92-3506	)	
in the Pittsylvania County tax records	)	

TO THE HONORABLE SUPERVISORS OF PITTSYLVANIA COUNTY:

WHEREAS, your Petitioners, Ralph D. Rosenbaum and Dolores M. Rosenbaum, respectfully file 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 Petitioners are the Owners of the above-referenced parcels of land, or are filing with the owner's consent.

(2) The properties are presently zoned under the provisions of the Pittsylvania County Zoning Ordinance as R-1, Residential Suburban Subdivision District.

(3) Your petitioners now desire to have the properties rezoned to A-1, Agricultural District for agricultural uses.

WHEREFORE, your Petitioners respectfully request 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 Petitioners respectfully request 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,

Ralph D. Rosenbaum
Ralph D. Rosenbaum

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-20-008 Applicant Ralph Rasenberger Date 2-28-2020

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: 2553-82-3723, 2553-82-6681, 2553-92-3506 (206722)

Name: Ralph J. Hines, Jr., & Susan B. Hines
Tax Map Number: 2553-92-9500 (14091)
Address: 103 Camellia Lane
Hurt, VA 24563

Name: R. R. Duffer Irrevocable Trust, Et Als, R. R. Duffer, Trustee, Et Als, David Randolph Duffer, Trustee, Et Als
Tax Map Number: 2553-81-1133, 2553-72-8881 (231620)
Address: 107 Henry Street
P. O. Box 397
Gretna, VA 24557

Name: Douglas C. Rogers/RTOD
Tax Map Number: 2553-83-6326, 2553-83-8097, 2553-92-3931 (239905)
Address: 2500 Shula Drive
Hurt, VA 24563

Name: Paul D. Huffer & Michelle C. Huffer
Tax Map Number: 2553-93-8127 (186436)
Address: 440 Camellia Lane
Hurt, VA 24563

Name: Kimberly Wade
Tax Map Number: 2563-02-0990 (235852)
Address: 340 Camellia Lane
Hurt, VA 24563

PG0018 OCT 23 ☆
14-05052

ASSESSED 12,500 each
PAID 20,000 each.

Document prepared by and for: Douglas C. Rogers
109 Juniper Cliff RD
Brookneal, VA 24528

Tax Map No. 34 - 3 - 3 - A, & 34 - 3 - 5 - A

THIS DEED, made this 24th day of September, 2014, by and between DOUGLAS C. ROGERS, party of the first part (Grantor); and RALPH D. ROSENBAUM and DOLORES M. ROSENBAUM, husband and wife, parties of the second part (Grantees), whose address is 904 Gammon Trail, Chesapeake, VA 23322;

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the party of the first part does hereby grant, bargain, sell and convey unto the said Ralph D. Rosenbaum and Dolores M. Rosenbaum, husband and wife, as tenants by entireties with right of survivorship, with General Warranty and English Covenants of Title, all of the following described real property, to-wit:

All of Lot 3A, containing 5.005 acres and Lot 5A, containing 5.000 acres, as shown on Plat of Survey for Rufus R. Duffer (One and the same person as R. Randolph Duffer) Showing Change in Lot Lines 3A, 4A, 5A and 6A. "Pinecrest Subdivision" Camellia Lane Being Tax Parcels 34 - 3 - 3, 34 - 3 - 4, 34 - 3 - 5, & 34 - 3 - 6, Staunton River Magisterial District, Pittsylvania County, Virginia, prepared October 9, 2003, by Joseph W. Jessee, Land Surveyor, recorded in the Office of the Clerk of the Circuit Court of Pittsylvania County, Virginia, in Map Book 43, page 352L.

This is part of the same realty acquired by Douglas C. Rogers by deed dated December 8, 2003, from R. Randolph Duffer and Anne Y. Duffer, husband and wife, which deed is recorded in Deed Book 1414, page 131, in the aforesaid Clerk's Office, to which plat and deed specific reference is hereby made for a more particular description of the property herein conveyed.

This conveyance is expressly made subject to any and all existing conditions, restrictions, easements, and rights of way which are a matter of public record and subject to any and all easements and/or rights of way which are apparent on the ground from an inspection of the land described hereinabove as shown on the aforesaid plat, and more specifically to Pinecrest Subdivision Amended Restrictions dated July 1, 2001, which are recorded in Deed Book 1242, page 098, in the aforesaid Clerk's Office.

Given Mailed to Ralph D. Rosenbaum

WITNESS the following signatures and seals:

(SEAL)
Douglas C. Rogers

STATE OF VIRGINIA
COUNTY OF CAMPBELL, TO-WIT:

The foregoing Deed was acknowledged before me by DOUGLAS C. ROGERS on this 25 Day of September, 2014.

My commission expires: June 30 2018

My registration number: 7331844

DARLENE WRIGHT WHITE
COMMONWEALTH OF VIRGINIA
REGISTRATION NO. 7331844
MY COMM. EXPIRES 6/30/18
NOTARY PUBLIC

Darlene Wright White
Notary Public

INSTRUMENT #140005052
RECORDED IN THE CLERK'S OFFICE OF
PITTSYLVANIA COUNTY ON
OCTOBER 23, 2014 AT 11:45AM
$40.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: $20.00 LOCAL: $20.00

H. F. HAYMORE, CLERK
RECORDED BY: KKJ

PG0085 MAY-7P

Document prepared by and for: Douglas C. Rogers
109 Juniper Cliff RD
Brookneal, VA 24528

10-02415

Tax Map No. 34 – 3 – 4 - A

THIS DEED, made this 1st day of May, 2010, by and between DOUGLAS C. ROGERS, party of the first part (Grantor); and RALPH D. ROSENBAUM and DOLORES M. ROSENBAUM, husband and wife, parties of the second part (Grantees), whose address is 904 Gammon Trail, Chesapeake, VA 23322;

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the party of the first part does hereby grant, bargain, sell and convey unto the said Ralph D. Rosenbaum and Dolores M. Rosenbaum, husband and wife, as tenants by entireties with right of survivorship, with General Warranty and English Covenants of Title, all of the following described real property, to-wit:

All of Lot 4A containing 5.003 acres, as shown on Plat of Survey for Rufus R. Duffer (One and the same person as R. Randolph Duffer) Showing Change in Lot Lines 3A, 4A, 5A and 6A, "Pinecrest Subdivision" Camellia Lane Being Tax Parcel 34 – 3 –4 – A, Staunton River Magisterial District, Pittsylvania County, Virginia, prepared October 9, 2003, by Joseph W. Jessee, Land Surveyor, recorded in the Office of the Clerk of the Circuit Court of Pittsylvania County, Virginia, in Map Book 43, page 352L.

IT BEING part of the same property conveyed unto Douglas C. Rogers by deed dated December 8, 2003, from R. Randolph Duffer and Anne Y. Duffer, husband and wife, which deed is recorded in Deed Book 1414, page 131, in the aforesaid Clerk's Office, to which plat and deed specific reference is hereby made for a more particular description of the property herein conveyed.

This conveyance is expressly made subject to any and all existing conditions, restrictions, easements, and rights of way which are a matter of public record and subject to any and all easements and/or rights of way which are apparent on the ground from an inspection of the land described hereinabove as shown on the aforesaid plat, and more specifically to Pinecrest Subdivision Amended Restrictions dated July 1, 2001, which are recorded in Deed Book 1242, page 098, in the aforesaid Clerk's Office.

Given Mailed to Ralph D. Rosenbaum

WITNESS the following signatures and seals:

Douglas C. Rogers (SEAL)

STATE OF VIRGINIA
COUNTY OF CAMPBELL, TO-WIT:

The foregoing Deed was acknowledged before me by DOUGLAS C. ROGERS on this 7th day of May, 2010.

My commission expires: Dec. 31, 2012.

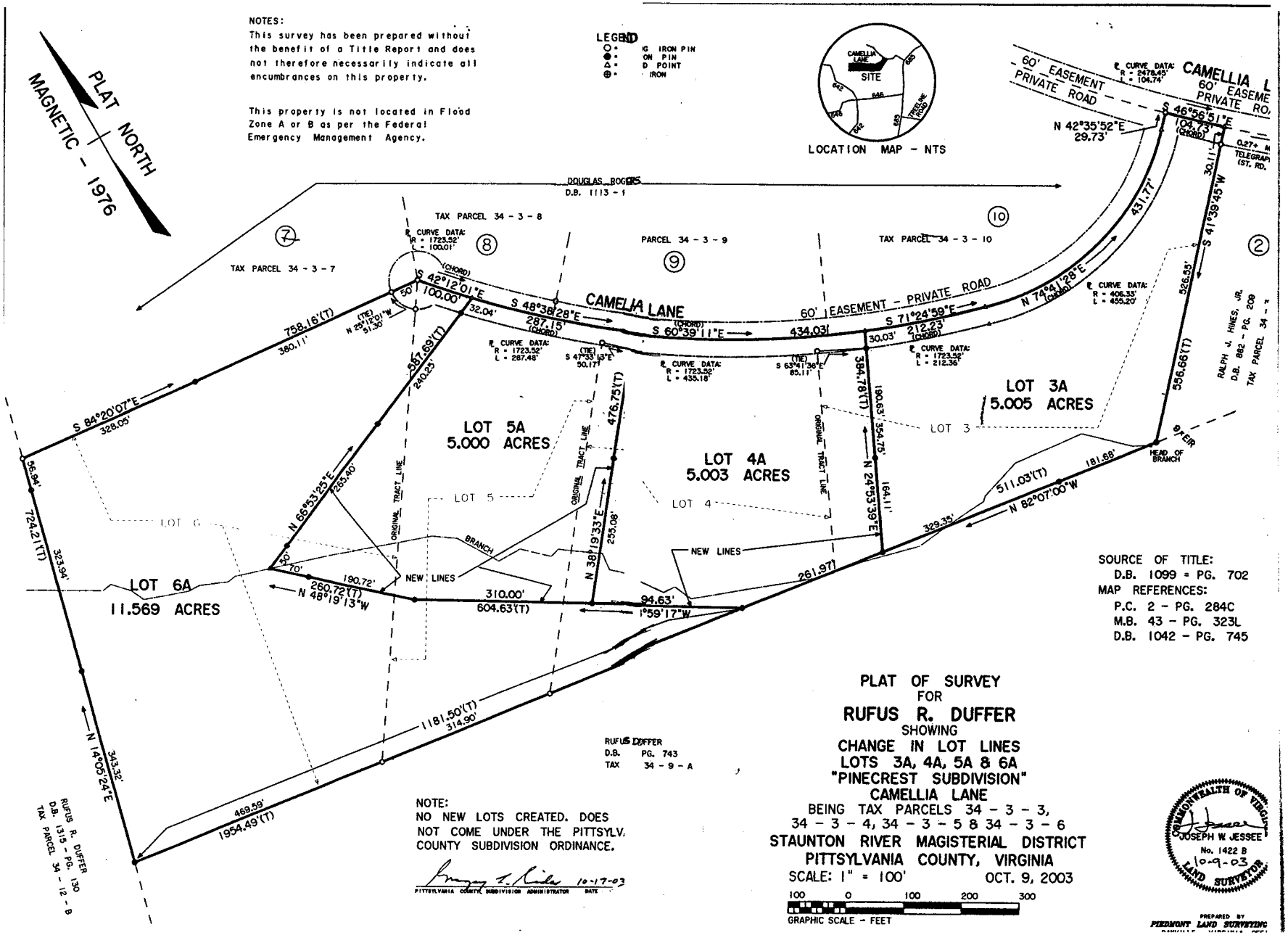
My registration number: 279259.

SUSAN E. MAYBERRY NOTARY PUBLIC COMMONWEALTH OF VIRGINIA

Susan E. Mayberry
Notary Public

INSTRUMENT #100002415
RECORDED IN THE CLERK'S OFFICE OF
PITTSYLVANIA COUNTY ON
MAY 7, 2010 AT 01:25PM
$25.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: $12.50 LOCAL: $12.50

H. F. HAYMORE, CLERK
RECORDED BY: GBA


NOTES:
This survey has been prepared without the benefit of a Title Report and does not therefore necessarily indicate all encumbrances on this property.
This property is not located in Flood Zone A or B as per the Federal Emergency Management Agency.
LEGEND
IRON PIN
ON PIN
D POINT
IRON
LOCATION MAP - NTS
SITE
PLAT NORTH
MAGNETIC - 1976
DOUGLAS ROGERS
D.B. 1113 - 1
TAX PARCEL 34 - 3 - 7
TAX PARCEL 34 - 3 - 8
PARCEL 34 - 3 - 9
TAX PARCEL 34 - 3 - 10
CAMELLIA LANE
60' EASEMENT - PRIVATE ROAD
LOT 5A
5.000 ACRES
LOT 4A
5.003 ACRES
LOT 3A
5.005 ACRES
LOT 6A
11.569 ACRES
LOT 3
LOT 4
LOT 5
LOT 6
NEW LINES
BRANCH
ORIGINAL TRACT LINE
HEAD OF BRANCH
RALPH J. HINES, JR.
D.B. 882 - PG. 209
TAX PARCEL 34 - 3
RUFUS DUFFER
D.B. PG. 743
TAX 34 - 9 - A
RUFUS R. DUFFER
D.B. 1315 - PG. 130
TAX PARCEL 34 - 12 - B
S 84°20'07"E
328.05'
758.16'(T)
380.11'
S 42°12'01"E
100.00'
S 48°38'28"E
287.15'
S 60°39'11"E
434.03'
S 71°24'59"E
212.23'
N 74°41'28"E
431.77'
S 46°56'51"E
104.73'
N 42°35'52"E
29.73'
S 41°39'45"W
526.55'
556.66'(T)
N 82°07'00"W
511.03'(T)
181.68'
329.35'
261.97'
N 24°53'39"E
384.78'(T)
190.63'
354.75'
164.11'
N 38°19'33"E
255.08'
476.75'(T)
94.63'
1°59'17"W
310.00'
604.63'(T)
N 48°19'13"W
260.72'(T)
190.72'
N 66°53'25"E
265.40'
587.69'(T)
240.25'
N 14°05'24"E
343.32'
1954.49'(T)
469.59'
1181.50'(T)
314.90'
724.21'(T)
323.94'
56.94'
SOURCE OF TITLE:
D.B. 1099 - PG. 702
MAP REFERENCES:
P.C. 2 - PG. 284C
M.B. 43 - PG. 323L
D.B. 1042 - PG. 745
NOTE:
NO NEW LOTS CREATED. DOES NOT COME UNDER THE PITTSYLV. COUNTY SUBDIVISION ORDINANCE.
10-17-03
PITTSYLVANIA COUNTY SUBDIVISION ADMINISTRATOR DATE
PLAT OF SURVEY
FOR
RUFUS R. DUFFER
SHOWING
CHANGE IN LOT LINES
LOTS 3A, 4A, 5A & 6A
"PINECREST SUBDIVISION"
CAMELLIA LANE
BEING TAX PARCELS 34 - 3 - 3,
34 - 3 - 4, 34 - 3 - 5 & 34 - 3 - 6
STAUNTON RIVER MAGISTERIAL DISTRICT
PITTSYLVANIA COUNTY, VIRGINIA
SCALE: 1" = 100'
OCT. 9, 2003
100 0 100 200 300
GRAPHIC SCALE - FEET
COMMONWEALTH OF VIRGINIA
JOSEPH W. JESSEE
No. 1422 B
10-9-03
LAND SURVEYOR
PREPARED BY
PIEDMONT LAND SURVEYING

PITTSYLVANIA COUNTY, VIRGINIA

Legend

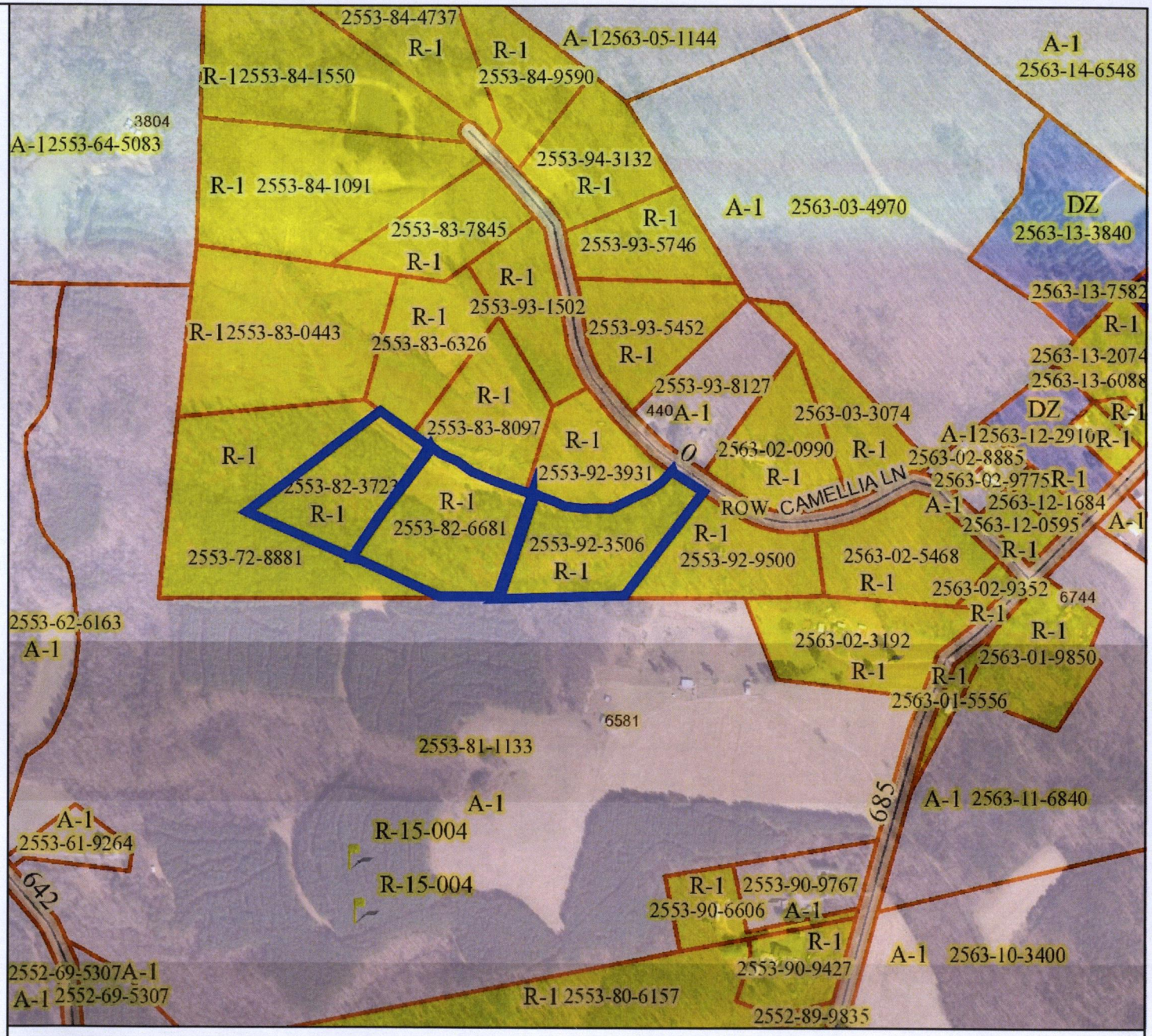
- Assessed Parcels
  - Parcel ID Number
- Parcels
- Route Numbers
- Appeals
- Rezoning
- Signs
- Special Uses
- Variances

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 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: ROSENBAUM - CASE R-20-008 **Date: 3/3/2020**

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-20-009

WADE

CODE COMPLIANCE SUMMARY

CASE	ZONING REQUEST	CYCLE
R-20-009	R-1 to A-1	April 2020
SUBJECT/PROPOSAL/REQUEST Kimberly Wade is requesting to rezone the properties from R-1, Residential Suburban Subdivision District to A-1, Agricultural District. **DISTRICT:** Staunton River		**PLANNING COMMISSION:** April 7, 2020 **BOARD OF SUPERVISORS:** April 21, 2020 **ADVERTISED:** March 25 & April 1, 2020 **REVIEWED BY:** KDN

BACKGROUND/DISCUSSION
Kimberly Wade petitioned the Planning Commission/Board of Supervisors on February 27, 2020, to rezone from R-1, Residential Suburban Subdivision District to A-1, Agricultural District on a total of 10.09 acres, two (2) parcels of land, located off State Road 685/Telegraph Road (on Camellia Lane) in the Staunton River Election District. The parcels are shown on our records as GPIN #s 2563-02-0990 and 2563-03-3074.

The petitioner would like to rezone the properties for agricultural uses. None of the lots located in the Pinecrest Subdivision have state-maintained road frontage.

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

DIRECTIONS
See Map Quest directions. The parcels are located at 340 Camellia Lane, Hurt, VA 24563.

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.

bing maps

A 53 N Main St, Chatham, VA 24531
B 340 Camellia Ln, Hurt, VA 24563

32 min , 21.8 miles
Light traffic
Via US-29 N, Telegraph Rd
· Unpaved roads

ONE OF THE PETITIONED PARCELS IS LOCATED AT THIS SITE ADDRESS. THE SECOND PARCEL IS ADJACENT TO THIS PARCEL (PLEASE REFER TO THE GIS MAP).

A 53 N Main St, Chatham, VA 24531

↑	1.	Head **northeast** on **US-29 BR** toward Church Ln	1.8 mi
29	2.	Take ramp **left** for **US-29 N**	6.1 mi
↑	3.	Keep **right** onto **US-29 N BR**	1.2 mi
↑	4.	Keep **straight** onto **US-29 BR**	0.6 mi
↱	5.	Turn **right** onto **VA-40** Food Lion on the corner	5.5 mi
↰	6.	Turn **left** onto **Telegraph Rd**	3.9 mi
↖	7.	Bear **left** onto **Deer View Rd**, and then immediately turn **right** onto **Telegraph Rd**	2.5 mi
↰	8.	Turn **left** onto **Camellia Ln** • *Unpaved Road*	0.3 mi
	9.	Arrive at **Camellia Ln** The last intersection is Telegraph Rd	

B 340 Camellia Ln, Hurt, VA 24563

February 27, 2020

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

Dear Mrs. Hayes:

I, Kimberly Wade, as Owner, would like to apply to the Planning Commission/Board of Supervisors to rezone a total of 10.09 acres, two (2) parcels of land, located off State Road 685/Telegraph Road (on Camellia Lane), in the Staunton River Election District from R-1, Residential Suburban Subdivision District to A-1, Agricultural District. The properties are shown on the records as GPIN #s 2563-02-0990 and 2563-03-3074.

I would like to rezone the properties for agricultural uses.

Sincerely,

Kimberly Wade

Kimberly Wade

PITTSYLVANIA COUNTY
APPLICATION FOR REZONING

I, Kimberly Wade, as Owner of the below described properties, hereby apply to the Pittsylvania County Board of Supervisors to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Property Owner's Names: Kimberly Wade
   Address: 340 Camellia Lane, Hurt, VA 24563

2. Location of Property: off State Road 685/Telegraph Road (on Camellia Lane)
   Telephone: (540) 448-6556

3. Tax Map Number: 2563-02-0990, 2563-03-3074 (235852)

#766
$183.30

4. Election District: Staunton River
   Total Amount: $ 183.30
   Taken By: K. Hayes

5. Size of Property: **A Total of 10.09 Acres, Two (2) Parcels of Land:** 2563-02-0990 (5.04 Acres); 2563-03-3074 (5.05 Acres)

6. Existing Land Use: 2563-02-0990 = Single Family Dwelling, Metal Carport; 2563-03-3074 = Vacant

   Existing Zoning: R-1, Residential Suburban Subdivision District

7. Proposed Land Use: Agricultural Uses

   Proposed Zoning: A-1, Agricultural District

TREASURER OF PITTSYLVANIA COUNTY
PAID MAR 03 2020

8. Are conditions being proffered: ____ Yes __X__ No

9. Check completed items:

_X_ Letter of Application	___ Site Development Plan or Waiver	_X__ Legal Forms
___11"x 17" Concept Plan	_X_ Application Fee	_X__ List of Adjoining Properties
_X_ Plat Map	_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.

Kimberly Wade
Kimberly Wade

OFFICE USE ONLY
Application Deadline: 02/27/20
Received By: KNH
B.O.S. Meeting Date: 04/21/20

Application No. R-20-009
P.C. Meeting Date: 04/07/20
Date Received: 02/27/20
Action: _____

VIRGINIA:
BEFORE THE BOARD OF SUPERVISORS OF PITTSYLVANIA COUNTY

A total of 10.09 acres, two (2) parcels of land,	)	
generally located off State Road 685/Telegraph Road (on Camellia Lane)	)	
within the Staunton River	)	**PETITION**
Election District, and recorded as	)	
parcel #s 2563-02-0990, 2563-03-3074	)	
in the Pittsylvania County tax records	)	

TO THE HONORABLE SUPERVISORS OF PITTSYLVANIA COUNTY:

WHEREAS, your Petitioner, Kimberly Wade, 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 R-1, Residential Suburban Subdivision District.

(3) Your petitioner now desires to have the properties rezoned to A-1, Agricultural District for agricultural uses.

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,

Kimberly Wade

Kimberly Wade

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-20-009 Applicant Kimberly Wade Date 2-28-2020

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: 2563-02-0990, 2563-03-3074 (235852)

Name: James Mitchell Poteat & Suzannah Lynn Poteat Tax Map Number: 2563-03-4970 (171239)	Address:	536 Catawba Road Salisbury, NC 28144
Name: Robert Howard Cox Tax Map Number: 2563-02-8885 (101005)	Address:	6937 Telegraph Road Hurt, VA 24563
Name: Douglas C. Rogers/RTOD Tax Map Number: 2563-02-5468 (239905)	Address:	2500 Shula Drive Hurt, VA 24563
Name: Ralph J. Hines, Jr., & Susan B. Hines Tax Map Number: 2553-92-9500 (14091)	Address:	103 Camellia Lane Hurt, VA 24563
Name: Ralph D. Rosenbaum & Dolores M. Rosenbaum Tax Map Number: 2553-92-3506 (206722)	Address:	904 Gammon Trail Chesapeake, VA 23322
Name: David Raike Wheeling & Darren Evans Wheeling Tax Map Number: 2553-93-5452 (211582)	Address:	2250 Gore Drive Haymarket, VA 20169
Name: Paul D. Huffer & Michelle C. Huffer Tax Map Number: 2553-93-8127 (186436)	Address:	440 Camellia Lane Hurt, VA 24563

PG0039 FEB27

17-01136

THIS DEED OF BARGAIN AND SALE, dated this 20th day of January, 2017, by and between **PHILIPPE E. J. FRASER**, devisee under the Last Will and Testament of **DONALD H. FRASER**, deceased, hereinafter referred to as the party of the first part, GRANTOR; **PHILIPPE E. J. FRASER** and **J. JOHNSON ELLER, JR.**, in their capacity as duly qualified Co-Executors under the Last Will and Testament of **DONALD H. FRASER**, deceased, collectively referred to herein as the parties of the second part, GRANTORS; and, **KIMBERLY WADE**, hereinafter referred to as the party of the third part, GRANTEE;

W I T N E S S E T H :

WHEREAS, by virtue of that certain Deed dated the 31st day of July, 1989 and of record in the Clerk's Office of the Circuit Court for the County of Pittsylvania County, Virginia in Deed Book 861, at Page 415, Donald H. Fraser and Simone D.

GPIN NUMBERS: 2563-02-0900 (LOT 21) & 2563-03-3074 (LOT 22)

DOCUMENT PREPARED BY:

JAMES A. DOWNEY, JR., P.C.
A PROFESSIONAL CORPORATION
1319 ENTERPRISE DRIVE, SUITE C
LYNCHBURG, VIRGINIA 24502
VIRGINIA STATE BAR NO.: 42724

CONSIDERATION: $180,000.00
COMBINED TAX-ASSESSED VALUE: $306,400.00
GRANTEE'S ADDRESS:

PLEASE RETURN TO:

PERFORMANCE TITLE AND SETTLEMENT, INC.
114 TRADEWYND DRIVE, SUITE #201
LYNCHBURG, VIRGINIA 24502
TELEPHONE: 434-363-9472
FACSIMILE: 434-616-3492

TITLE INSURANCE PROVIDED BY:

Fraser, husband and wife, as tenants by the entireties with the right of survivorship as at common law, acquired title to the property described herein below;

WHEREAS, pursuant to that certain List of Heirs of record in the aforesaid Clerk's Office in Will File Number 160000600, Simone D. Fraser departed this life on the 7th day of May, 2016, thereby vesting title in and to the property described herein in her husband, the said Donald H. Fraser, pursuant to the survivorship provisions contained in the aforesaid Deed and by operation of law;

WHEREAS, Donald H. Fraser subsequently departed this life, testate, on the 19th day of July, 2016 and, by virtue of his Last Will and Testament executed on the 11th day of May, 1998 and admitted to probate and recorded on the 3rd day of August, 2016 in the aforesaid Clerk's Office in Will File Number 160000602, devised all real property unto the herein named party of the first part, Philippe E. J. Fraser;

WHEREAS, pursuant to the terms and provisions of said Last Will and Testament of Donald H. Fraser, he granted his executor(s) absolute discretion to sell the whole or any part of any real estate owned by him at the time of his death;

WHEREAS, as evidenced by those documents of record in Will File Number 160000602 of record in the aforesaid Clerk's Office, Philippe E. J. Fraser and J. Johnson Eller, Jr. qualified as Co-Executors of the Estate of Donald H. Fraser on the 3rd day of August, 2016;

WHEREAS, the party of the first part and the party of the third part entered into an agreement under which the party of the first part agreed to sell and the party of the third party agreed to purchase the property described herein below;

WHEREAS, the purpose of this Deed of Bargain and Sale is to convey the property described herein below unto the party of the third part; and,

WHEREAS, the parties of the second part, as Co-Executors, have agreed to join in the execution and delivery of this Deed to convey any and all right, title and interest in and to the property described herein below unto the said party of the third part.

NOW, FURTHER WITNESSETH, that for and in consideration of Ten Dollars ($10.00), cash in hand paid by the party of the third part to the party of the first part, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the party of the first part does hereby GRANT, BARGAIN, SELL, TRANSFER and CONVEY, with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE, unto the said party of the third part, KIMBERLY WADE, the following described real estate located in Staunton River Magisterial District, Pittsylvania County, Virginia, and being more particularly described as follows, to-wit:

> All those certain lots or parcels of real estate, lying and being in Staunton River Magisterial District before and after the 1970 and 1971 redistricting, Pittsylvania County, Virginia, described as follows:

All of **LOTS 21 and 22**, containing 5.04 acres and 5.05 acres, respectively as shown on "**MAP SHOWING PINECREST SUBDIVISION**," by John D. Jacobs, C.L.S., a copy of which map is of record in the Clerk's Office of the Circuit Court for the County of Pittsylvania, Virginia, in Map Book 20, at Page 67, and being, in fact, a portion of the realty conveyed Vista Lake Estates, a limited partnership, by Deed dated June 15, 1971, from George Burkhardt III, et al, Trustees, recorded in Deed Book 542, at Page 46, to which Map and Deed express reference is hereby made.

SUBJECT, HOWEVER, to all of the provisions, stipulations, and reservations contained in that certain Deed of Dedication and Subdivision, executed by Vista Lake Estates, a limited partnership, dated May 19, 1976, recorded in Deed Book 621, at Page 281, incorporated in and made part hereof by reference thereto.

The property hereby conveyed and the warranty and covenants of title herein contained are also made expressly **SUBJECT TO** all easements, claims of easements, servitudes, restrictions, covenants, assessments, reservations, rights-of-way, leases, agreements and conditions, whether or not appearing in the public records or created by recorded deed, plat or other instrument, or created by an order of any court of appropriate jurisdiction, or which may be apparent or disclosed by an accurate survey and / or from an inspection of the premises and are now binding thereon.

BEING the same property conveyed unto Donald H. Fraser and Simone D. Fraser, husband and wife, as tenants by the entireties with the right of survivorship as at common law, by Deed dated the 31st day of July, 1989 of record in the Clerk's Office of the Circuit Court for the County of Pittsylvania, Virginia, in Deed Book 861, at Page 415. Pursuant to that certain List of Heirs of record in the aforesaid Clerk's Office in Will File Number 160000600, Simone D. Fraser departed this life on the 7th day of May, 2016, thereby vesting title in and to the property described herein in her husband, the said Donald H. Fraser, pursuant to the survivorship provisions contained in the aforesaid Deed and by operation of law. The said Donald H. Fraser subsequently departed this life, testate, on the 19th day of July, 2016 and, by virtue of his Last Will and Testament executed on the 11th day of May, 1998 and admitted to probate and recorded on the 3rd day of August, 2016 in the aforesaid Clerk's Office in Will File

Number 160000602, devised all real property unto the herein named party of the first part, Philippe E. J. Fraser.

ACKNOWLEDGEMENT: By virtue of the respective signature hereto, the party of the first part, Philippe E. J. Fraser, does hereby verify, certify and acknowledge, under oath, that the said Donald H. Fraser and Simone D. Fraser were continuously married and remained husband and wife until the death of the said Simone D. Fraser.

NOW, FURTHER WITNESSETH, that for and in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties of the second part do hereby GRANT, TRANSFER, RELEASE and CONVEY, with SPECIAL WARRANTY, unto the said party of the third part, KIMBERLY WADE, the above-described property.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the parties of the second part, either in law or equity, to the only proper use, benefit and behalf of the party of the third part forever.

The parties of the second part covenant to and agree with the party of the third part, that the parties of the second part, their heirs and personal representatives, will forever warrant and defend the property conveyed unto the party of the third part, her heirs, personal representatives and assigns, against the lawful claims and demands of the parties of the second part, and all persons claiming or to claim by, through or under the parties of the second part and no others whatsoever.

P30044 FEB 27 2

NOTICE: THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION AND THE DRAFTSMAN HEREOF NEITHER WARRANTS NOR CERTIFIES TITLE TO THE PROPERTY HEREIN CONTAINED. THE DRAFTSMAN HEREOF MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR LIENS, JUDGMENTS, EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS OR MATTERS AN ACCURATE AND CURRENT TITLE EXAMINATION MAY DISCLOSE.

WITNESS THE FOLLOWING SIGNATURE(S) AND SEAL(S):

_____(Seal)
PHILIPPE E. J. FRASER,
Devisee under the Last Will and Testament of Donald H. Fraser

STATE OF Camp Zama,

CITY/COUNTY OF Japan, to-wit:

I, MaryAnna Dillon, a Notary Public of, in and for the State and City or County aforesaid, do hereby certify that **PHILIPPE E. J. FRASER**, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to within this instrument, did personally appear before me and executed and acknowledged his signature to the foregoing Deed, and further verified, acknowledged and confirmed, under oath, that he is vested with the requisite right and authority to execute this Deed and convey the aforementioned property, all this 15 day of FEB, 2016.

Given under my hand this 15 day of FEB, 2016.

My commission expires: indef

Notary Public & Registration No.

PG0045 FEB 27 2

WITNESS THE FOLLOWING SIGNATURE(S) AND SEAL(S):

Philippe E J Fraser (Seal)
PHILIPPE E. J. FRASER,
Co-Executor under the Last Will and Testament of Donald H. Fraser

STATE OF Camp Zama,

CITY/COUNTY OF Japan, to-wit:

I, Marlayna Dillon, a Notary Public of, in and for the State and City or County aforesaid, do hereby certify that **PHILIPPE E. J. FRASER,** personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to within this instrument, did personally appear before me, in his capacity as Co-Executor of under the Last Will and Testament of Donald H. Fraser, and executed and acknowledged his signature to the foregoing Deed, and further verified, acknowledged and confirmed, under oath, that he is vested with the requisite right and authority to execute this Deed and convey the aforementioned property, all this 15 day of FEB, 2017.

Given under my hand this 15 day of FEB 2017.

My commission expires: indef

Notary Public & Registration Number

PG0046 FEB 27

WITNESS THE FOLLOWING SIGNATURE(S) AND SEAL(S):

_____(Seal)
J. JOHNSON ELLER, JR.,
Co-Executor under the Last Will and Testament of Donald H. Fraser

STATE OF Virginia,

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

I, Stephanie B. Adams, a Notary Public of, in and for the State and City or County aforesaid, do hereby certify that **J. JOHNSON ELLER, JR.**, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to within this instrument, did personally appear before me, in his capacity as Co-Executor of under the Last Will and Testament of Donald H. Fraser, and executed and acknowledged his signature to the foregoing Deed, and further verified, acknowledged and confirmed, under oath, that he is vested with the requisite right and authority to execute this Deed and convey the aforementioned property, all this 28th day of February, 2017.

Given under my hand this 28th day of February 2017.

My commission expires: 4/30/2018

Notary Seal: Stephenie B. Adams
Commonwealth of Virginia
Notary Public
Commission No. 7075968
My Commission Expires 04/30/2018

Stephanie B Adams 7075968
Notary Public & Registration Number

INSTRUMENT #170001136
RECORDED IN THE CLERK'S OFFICE OF
PITTSYLVANIA COUNTY ON
FEBRUARY 27, 2017 AT 12:55PM
$306.50 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: $153.25 LOCAL: $153.25

MARK W. SCARCE, CLERK
RECORDED BY: TBC

PITTSYLVANIA COUNTY, VIRGINIA

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 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: WADE - CASE R-20-009

Date: 3/3/2020

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-20-010

ROGERS

CODE COMPLIANCE SUMMARY

CASE	ZONING REQUEST	CYCLE
R-20-010	R-1 to A-1	April 2020
SUBJECT/PROPOSAL/REQUEST Douglas C. Rogers/RTOD is requesting to rezone the properties from R-1, Residential Suburban Subdivision District to A-1, Agricultural District. **DISTRICT:** Staunton River		**PLANNING COMMISSION:** April 7, 2020 **BOARD OF SUPERVISORS:** April 21, 2020 **ADVERTISED:** March 25 & April 1, 2020 **REVIEWED BY:** KNH

BACKGROUND/DISCUSSION
Douglas C. Rogers/RTOD petitioned the Planning Commission/Board of Supervisors on February 27, 2020, to rezone from R-1, Residential Suburban Subdivision District to A-1, Agricultural District on a total of 82.96 acres, twelve (12) parcels of land, located off State Road 685/Telegraph Road (on Camellia Lane) in the Staunton River Election District. The parcels are shown on our records as GPIN #s2563-02-5468, 2553-83-0443, 2553-83-6326, 2553-83-8097, 2553-92-3931, 2553-83-7845, 2553-84-1091, 2553-84-1550, 2553-84-4737, 2553-84-9590, 2553-94-3132 and 2553-93-5746.

The petitioner would like to rezone the properties for agricultural uses. None of the lots located in the Pinecrest Subdivision have state-maintained road frontage.

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

DIRECTIONS
See Map Quest directions. One parcel is located adjacent to 103 Camellia Lane, Hurt, VA 24563.

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.

bing maps

A 53 N Main St, Chatham, VA 24531
B 103 Camellia Ln, Hurt, VA 24563

31 min , 21.8 miles
Light traffic
Via US-29 N, Telegraph Rd
· Unpaved roads

PARCEL #1 IS LOCATED ADJACENT TO THIS SITE ADDRESS. PLEASE REFER TO GIS MAP FOR LOCATIONS OF THE REMAINING 11 PARCELS.

A 53 N Main St, Chatham, VA 24531

↑	1.	Head **northeast** on **US-29 BR** toward Church Ln	1.8 mi
29	2.	Take ramp **left** for **US-29 N**	6.1 mi
↑	3.	Keep **right** onto **US-29 N BR**	1.2 mi
↑	4.	Keep **straight** onto **US-29 BR**	0.6 mi
↱	5.	Turn **right** onto **VA-40** Food Lion on the corner	5.5 mi
↰	6.	Turn **left** onto **Telegraph Rd**	3.9 mi
↰	7.	Bear **left** onto **Deer View Rd**, and then immediately turn **right** onto **Telegraph Rd**	2.5 mi
↰	8.	Turn **left** onto **Camellia Ln** • *Unpaved Road*	0.3 mi
	9.	Arrive at **Camellia Ln** The last intersection is Telegraph Rd	

B 103 Camellia Ln, Hurt, VA 24563

February 27, 2020

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

Dear Mrs. Hayes:

I, Douglas C. Rogers/RTOD, as Owner, would like to apply to the Planning Commission/Board of Supervisors to rezone a total of 82.96 acres, twelve (12) parcels of land, located off State Road 685/Telegraph Road (on Camellia Lane), in the Staunton River Election District from R-1, Residential Suburban Subdivision District to A-1, Agricultural District. The properties are shown on the records as GPIN #s 2563-02-5468, 2553-83-0443, 2553-83-6326, 2553-83-8097, 2553-92-3931, 2553-83-7845, 2553-84-1091, 2553-84-1550, 2553-84-4737, 2553-84-9590, 2553-94-3132 and 2553-93-5746.

I would like to rezone the properties for agricultural uses.

Sincerely,

Douglas C. Rogers/RTOD

PITTSYLVANIA COUNTY
APPLICATION FOR REZONING

I, Douglas C. Rogers /RTOD, as Owner of the below described properties, hereby apply to the Pittsylvania County Board of Supervisors to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Property Owner's Names: Douglas C. Rogers/RTOD
   Address: 2500 Shula Drive, Hurt, VA 24563

2. Location of Property: off State Road 685/Telegraph Road (on Camellia Lane)
   Telephone: (434) 660-1341

3. Tax Map Number: 2563-02-5468, 2553-83-0443, 2553-83-6326, 2553-83-8097, 2553-92-3931, 2553-83-7845, 2553-84-1091, 2553-84-1550, 2553-84-4737, 2553-84-9590, 2553-94-3132, 2553-93-5746 (239905)

#5362
#259.85

4. Election District: Staunton River
   Total Amount: $ 259.85
   Taken By: K. Hayes

5. Size of Property: **A Total of 82.96 Acres, Twelve (12) Parcels of Land:** 2563-02-5468 (9.83 Acres); 2553-83-0443 (10.22 Acres); 2553-83-6326 (5.01 Acres); 2553-83-8097 (5.07 Acres); 2553-92-3931 (5.26 Acres); 2553-83-7845 (5.15 Acres); 2553-84-1091 (11.14 Acres); 2555-84-1550 (10.00 Acres); 2553-84-4737 (10.03 Acres); 2553-84-9590 (5.04 Acres); 2553-94-3132 (5.02 Acres); 2553-93-5746 (5.19 Acres)

6. Existing Land Use: Vacant

   Existing Zoning: R-1, Residential Suburban Subdivision District

7. Proposed Land Use: Agricultural Uses

   Proposed Zoning: A-1, Agricultural District

8. Are conditions being proffered: ____ Yes __X__ No

9. Check completed items:

_X_ Letter of Application	___ Site Development Plan or Waiver	_X__ Legal Forms
___11"x 17" Concept Plan	_X_ Application Fee	_X__ List of Adjoining Properties
_X_ Plat Map	_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.

Douglas C. Rogers/RTOD

OFFICE USE ONLY
Application Deadline: 02/27/20
Received By: KNH
B.O.S. Meeting Date: 04/21/20

Application No. R-20-010
P.C. Meeting Date: 04/07/20
Date Received: 02/27/20
Action: _____

VIRGINIA:
BEFORE THE BOARD OF SUPERVISORS OF PITTSYLVANIA COUNTY

A total of 82.96 acres, twelve (12) parcels of land,	)	
generally located off State Road 685/Telegraph Road (on Camellia Lane)	)	
within the Staunton River	)	**PETITION**
Election District, and recorded as	)	
parcel #s 2563-02-5468, 2553-83-0443, 2553-83-6326, 2553-83-8097,	)	
2553-92-3931, 2553-83-7845, 2553-84-1091, 2553-84-1550,	)	
2553-84-4737, 2553-84-9590, 2553-94-3132, 2553-93-5746	)	
in the Pittsylvania County tax records	)	

TO THE HONORABLE SUPERVISORS OF PITTSYLVANIA COUNTY:

WHEREAS, your Petitioner, Douglas C. Rogers/RTOD, 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 R-1, Residential Suburban Subdivision District.

(3) Your petitioner now desires to have the properties rezoned to A-1, Agricultural District for agricultural uses.

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,

Douglas C. Rogers/RTOD

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-20-010 Applicant _____ Date 2/28/2020

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: 2563-02-5468, 2553-83-0443, 2553-83-6326, 2553-83-8097, 2553-92-3931, 2553-83-7845, 2553-84-1091, 2553-84-1550, 2553-84-4737, 2553-84-9590, 2553-94-3132, 2553-93-5746 (239905)

Name: Vista Lake Estates Tax Map Number: 2563-02-9352 (14086)	Address: c/o Raymond K. Poole 9311 Convento Terrace Fairfax, VA 22031
Name: Charles M. Butcher, Jr., & Cynthia Pierce Butcher Tax Map Number: 2563-02-3192 (163334)	Address: 6661 Telegraph Road Hurt, VA 24563
Name: Ralph J. Hines, Jr., & Susan B. Hines Tax Map Number: 2553-92-9500 (14091)	Address: 103 Camellia Lane Hurt, VA 24563
Name: R. R. Duffer Irrevocable Trust, Et Als, R. R. Duffer, Trustee, Et Als, David Randolph Duffer, Trustee, Et Als Tax Map Number: 2553-81-1133, 2553-72-8881 (231620)	Address: 107 Henry Street P. O. Box 397 Gretna, VA 24557
Name: William Richard Dove Estate Tax Map Number: 2553-64-5083 (21024)	Address: c/o Dorothy Hendricks 3804 South Jacobs Memorial Drive Hurt, VA 24563
Name: Nichole Bourasseau Vergnol Tax Map Number: 2553-93-1502 (14092)	Address: 19 Troisieme Avenue France La Tranche Sur Mer 85360
Name: Ralph D. Rosenbaum & Dolores M. Rosenbaum Tax Map Number: 2553-82-3723, 2553-82-6681, 2553-92-3506 (206722)	Address: 904 Gammon Trail Chesapeake, VA 23322
Name: Alvin Eugene Hendricks Tax Map Number: 2553-65-7671 (123167)	Address: 4776 Scott Jacobs Memorial Drive Hurt, VA 24563
Name: Amy Ketchum Tax Map Number: 2553-85-6750 (139426)	Address: 450 Laurel Lane Hurt, VA 24563
Name: Vista Lakes Limited Partnership Tax Map Number: 2563-05-1144 (187680)	Address: P. O. Box 544 Occoquan, VA 22125
Name: James Mitchell Poteat & Suzannah Lynn Poteat Tax Map Number: 2563-03-4970 (171239)	Address: 536 Catawba Road Salisbury, NC 28144

Name: David Raike Wheeling & Darren Evans Wheeling
Tax Map Number: 2553-93-5452 (211582)
Address: 2250 Gore Drive
Haymarket, VA 20169

Name: Paul D. Huffer & Michelle C. Huffer
Tax Map Number: 2553-93-8127 (186436)
Address: 440 Camellia Lane
Hurt, VA 24563

Name: Kimberly Wade
Tax Map Number: 2563-02-0990, 2563-03-3074 (235852)
Address: 340 Camellia Lane
Hurt, VA 24563

Name: Robert Howard Cox
Tax Map Number: 2563-02-8885, 2563-02-9775 (101005)
Address: 6937 Telegraph Road
Hurt, VA 24563

Name: Leonard J. Spina
Tax Map Number: 2563-12-0595 (12389)
Address: 10114 Homar Pond Drive
Fairfax Station, VA 22039-1600

PG 0 1 1 7 JAN 26 18
18-00378

Prepared by:
T. Henry Clarke, IV
311 W. Main Street
Bedford, Virginia 24523
VABAR: 26849
540-587-9299
Fax: 540-587-9325

TAX MAP NOs.: 256302546B, 255392393I, 2553844737, 2553830443, 2553837845, 2553849590, 2553836326, 2553841091, 2553943132, 2553935746, 2553838097, 2553841550, **07500-0A-00-0012-J,** 2503292729, **0200-0A-00-0049J,**

THIS DEED HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE EXAM

THIS CONVEYANCE IS EXEMPT FROM TAXATION PURSUANT TO SECTION 64.2-635. 58.1-811J

THIS REVOCABLE TRANSFER ON DEATH DEED, made and entered into this 25 day of January, 2018, by and **DOUGLAS C. ROGERS**, Transferor, whose address is 109 Juniper Cliff Road, Brookneal, Virginia 24528.

W I T N E S S E T H :

This Revocable Transfer on Death Deed is made pursuant to the provisions of the Uniform Real Property Transfer on Death Act, Virginia Code § 64.2-621 et seq. In accordance with the provisions of the Uniform Real Property Transfer on Death Act, at my death, I transfer and convey my interest in the below described property to my designated beneficiaries as follows:

PRIMARY BENEFICIARY:

I designate Janet H. Rogers as the designated beneficiary of the property if she survives me.

ALTERNATE BENEFICIARY:

If my primary designated beneficiary does not survive me, I designate Justin Carroll Rogers as my alternate designated beneficiary if my alternate beneficiary survives me.

Prepared by:
T. Henry Clarke IV
Attorney at Law
311 W. Main St.
Bedford, VA 24523
VSB #26849
(540)587-9299
(540)587-9325

Given-Mailed to Douglas C. Rogers

PROPERTY:

The legal description of the real property that shall be transferred at my death pursuant to this Revocable Transfer on Death Deed is as follows:

PARCEL 1

All those certain lots or parcels of land, together with the improvements thereon and the easements and appurtenances thereunto belonging, situate, lying and being in Staunton River Magisterial District of Pittsylvania County, Virginia, being all of Lots 1, 7, 8, 9, 10, 12, 13, 14, 15, 16, 17 and 18 as shown on "Map Showing Pinecrest Subdivision", by John D. Jacobs, C. L. S., recorded in the Clerk's office of the Circuit Court of Pittsylvania County, Virginia in Map Book 20, Page 67, being a part of the same realty conveyed to Stacy M. Compton by deed dated September 23, 1997 from Paul A. Shelton and Janice C. Shelton, recorded in the aforesaid Clerk's Office in Deed Book 1008, Page 511, to which map and deed express reference is hereby made.

SUBJECT, HOWEVER, to all of the provisions, stipulations and reservations contained in that certain deed of dedication and subdivision, executed by Vista Lake Estates, a limited partnership, dated May 19, 1976, recorded in Deed Book 621, Page 281, incorporated in and made a part of this deed by reference thereto.

Being the same property conveyed to Douglas C. Rogers by deed dated May 15, 1998 and recorded in the aforesaid Clerk's office in Deed Book 1113, page 250 (Inst. No. 98-04557).

Sale and Re-Purchase of Lot 13

All that certain lot or parcel of land, together with the improvements thereon and the easements and appurtenances thereunto belonging, situate, lying and being in Staunton River Magisterial District of Pittsylvania County, Virginia, being all of 13, containing 11.14 aces, as shown on "Map Showing Pinecrest Subdivision", by John d. Jacobs, C. L. S., recorded in the Clerk's office of the Circuit Court of Pittsylvania County, Virginia in Map Book 20, Page 67, conveyed to Tracy S.

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McCutcheon by deed dated February 2, 2004, recorded in aforesaid Clerk's Office in Deed Book 1420, Page 518 (Inst. No. 04-00799).

Said Lot 13 was conveyed back to Douglas C. Rogers by Deed dated October 25, 2006 and recorded in the aforesaid Clerk's Office in Instrument No. 06-08192.

Sale and Re-Purchase of Lots 15, 16 and 17.

All that certain lots or parcel of land, together with the improvements thereon and the easements and appurtenances thereunto belonging, situate, lying and being in Staunton River Magisterial District of Pittsylvania County, Virginia, containing 20.09 aces, as shown on "Map Showing Pinecrest Subdivision", by John d. Jacobs, C. L. S., recorded in the Clerk's office of the Circuit Court of Pittsylvania County, Virginia in Map Book 20, Page 67, conveyed to Carroll Rogers and Janet Rogers by deeds dated MARCH 13, 2004, recorded in aforesaid Clerk's Office in Deed Book 1435, Page 560 and Deed Book 1428, Page 1.

Said Lots 15, 16 and 17 were conveyed back to Douglas C. Rogers by Deed dated March 17, 2007 and recorded in the aforesaid Clerk's Office in Instrument No. 07-02800.

PARCEL 2 Tax No. 07500-0A-00-0012-J PARCEL ID. 2458273516

That certain lot or parcel of land, together with the improvements thereon and the easements and appurtenances thereunto belonging, situate, lying and being in Pittsylvania County, Virginia, being Lot B, containing 0.468 acres, more or less, as shown on a Plat of Survey for Rodney W. Taylor and Kellie P. Taylor," of record in the Clerk's Office of the Circuit Court of Pittsylvania County, Virginia in Deed Book 997, page 409.

BEING the same parcel of land conveyed to Douglas C. Rogers by deed dated August 4, 2004 and recorded in Deed Book 1451, Page 512 (Ins. No. 04-06714).

PARCEL 3 Tax No. 2503292729

That certain lot or parcel of land, together with the improvements thereon and the easements and appurtenances thereunto belonging, situate, lying and being in Callands-Gretna District, Pittsylvania County, Virginia, designated as Tract 33, and more particularly

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described on a "Plat of Survey of The Landings at Leesville Lake", Subdivision in Callands-Gretna District, and prepared by Berkley-Howell & Associates, P.C., said plat dated June 16, 1992, and recorded in the Clerk's Office of the Circuit Court of Pittsylvania County, Virginia in Map Book 47, at page 63H etc., said Tract 33, containing 5.042 acres; TOGETHER WITH the perpetual, non-exclusive use of the fifty (50) foot private right-of-way for the purpose of ingress and egress.

BEING the same parcel of land conveyed to Douglas C. Rogers by deed dated August 30, 2005 and recorded in Deed Book 1513, Page 690 (Ins. No. 05-07714).

PARCEL 4 Tax No. 0200-0A-00-0049J PARCEL ID. 2544234075

That certain lot or parcel of land, together with the improvements thereon and the easements and appurtenances thereunto belonging, situate, lying and being in Staunton River Magisterial District of Pittsylvania County, Virginia, containing 1.113 acres as shown on a plat of survey dated July 5, 1977, made by John D. Jacobs, C.L.S., fronting 210.53 feet on State Route 642, which said plat is recorded in the Clerk's Office of the Circuit Court of Pittsylvania County in Deed Book 637, at page 711. Including mobile home situate thereupon, VIN# hwc023778.

BEING the same parcel of land conveyed to Douglas C. Rogers by deed dated April 20, 2006 and recorded as Instrument No. 060003060.

RIGHT TO REVOKE AND METHOD TO REVOKE DEED:

Before my death, I have the right to revoke this deed.

Under the Uniform Real Property Transfer on Death Act, an instrument is effective to revoke a recorded transfer on death deed, or any part of it, only if the instrument:

1. Is one of the following:

a. A transfer on death deed that revokes the transfer on death deed or part of the transfer on death deed expressly;

b. A transfer on death deed that names a designated beneficiary that is inconsistent with the designated beneficiary in a prior transfer on death deed;

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c. An instrument of revocation that expressly revokes the transfer on death deed or part of the transfer on death deed; or

d. An inter vivos deed that expressly revokes the transfer on death deed or part of the transfer on death deed.

2. Is acknowledged by the transferor after the acknowledgement of the transfer on death deed being revoked and recorded before the transferor's death in the land records of the Clerk's Office of the Circuit Court where the deed is recorded.

After this transfer on death deed is recorded, it can be revoked only by an effective revocatory instrument recorded prior to the death of the transferor and may not be revoked by a revocatory act taken against or on the original or a copy of the recorded transfer on death deed.

The execution and recordation of this transfer on death deed does not limit the effect of an inter vivos transfer of the property.

At my death, a beneficiary takes the property subject to all conveyances, encumbrances, assignments, contracts, mortgages, liens, and other interests to which the property is subject at my death.

WITNESS THE FOLLOWING SIGNATURES AND SEALS:

Douglas C. Rogers (SEAL)
DOUGLAS C. ROGERS

STATE OF VIRGINIA
COUNTY OF Campbell, to-wit:

The foregoing instrument was acknowledged before me DOUGLAS C. ROGERS, on this the 25th day of January 2018

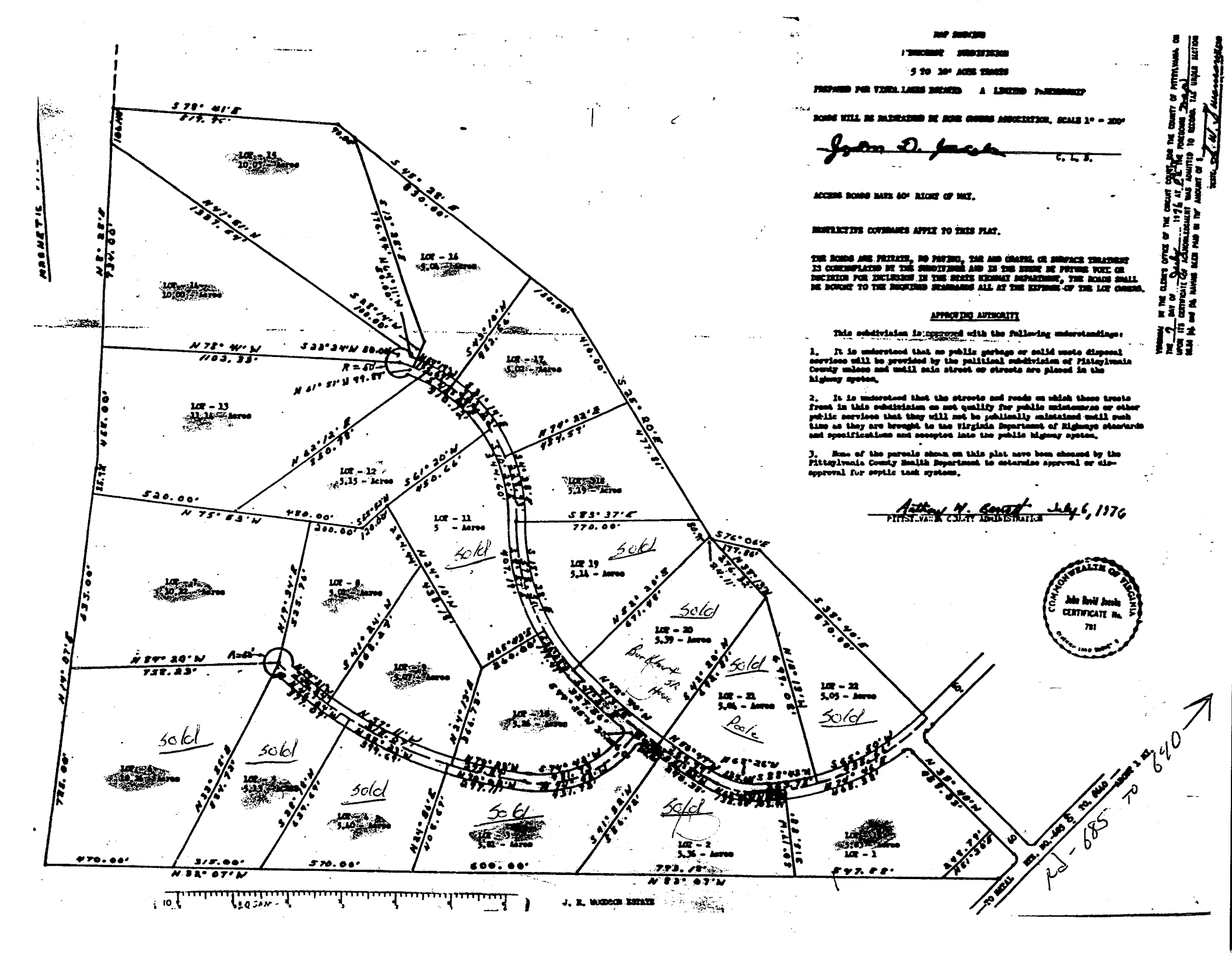
Barbara M. LaPrade
NOTARY PUBLIC

My Commission expires: February 28, 2019

BARBARA M. LaPRADE NOTARY PUBLIC REG. #112402 MY COMMISSION EXPIRES 2/28/2019 COMMONWEALTH OF VIRGINIA

Prepared by:
T. Henry Clarke IV
Attorney at Law
311 W. Main St.
Bedford, VA 24523
VSB #26849
(540)587-9299
(540)587-9325

INSTRUMENT 180000378
RECORDED IN THE CLERK'S OFFICE OF
PITTSYLVANIA COUNTY CIRCUIT ON
January 26, 2018 AT 02:38 PM
MARK W. SCARCE , CLERK
RECORDED BY: JSM


MAP SHOWING
PROPOSED SUBDIVISION
5 TO 20+ ACRE TRACTS
PREPARED FOR VIRGINIA LANDS INCORPORATED A LIMITED PARTNERSHIP
BOUNDS WILL BE MAINTAINED BY ROSE GARDEN ASSOCIATION. SCALE 1" = 200'
J. D. Jacobs C. L. S.
ACCESS BOUNDS HAVE 60' RIGHT OF WAY.
RESTRICTIVE COVENANTS APPLY TO THIS PLAT.
THE ROADS ARE PRIVATE, NO PAVING, TAR AND GRAVEL OR SURFACE TREATMENT IS CONTEMPLATED BY THE SUBDIVIDER AND IN THE EVENT OF FUTURE USE OR INCLUSION FOR INCLUSION IN THE STATE HIGHWAY DEPARTMENT, THE ROADS SHALL BE BROUGHT TO THE REQUIRED STANDARDS ALL AT THE EXPENSE OF THE LOT OWNERS.
APPROVING AUTHORITY
This subdivision is approved with the following understandings:
1. It is understood that no public garbage or solid waste disposal services will be provided by the political subdivision of Pittsylvania County unless and until said street or streets are placed in the highway system.
2. It is understood that the streets and roads on which these tracts front in this subdivision do not qualify for public maintenance or other public services that they will not be publically maintained until such time as they are brought to the Virginia Department of Highways standards and specifications and accepted into the public highway system.
3. None of the parcels shown on this plat have been cleared by the Pittsylvania County Health Department to determine approval or disapproval for septic tank systems.
Arthur W. Cowart July 6, 1976
PITTSYLVANIA COUNTY ADMINISTRATOR
COMMONWEALTH OF VIRGINIA
John David Jacobs
CERTIFICATE No. 781
LOT - 15 10.07 - Acres
LOT - 14 10.00 - Acres
LOT - 16 5.04 - Acres
LOT - 17 5.02 - Acres
LOT - 13 11.16 - Acres
LOT - 12 5.15 - Acres
LOT - 18 5.19 - Acres
LOT - 11 5 - Acres
LOT - 19 5.14 - Acres
LOT - 10 10.22 - Acres
LOT - 9 5.08 - Acres
LOT - 8 5.02 - Acres
LOT - 20 5.39 - Acres
LOT - 21 5.04 - Acres
LOT - 22 5.05 - Acres
LOT - 7 5.07 - Acres
LOT - 6 5.26 - Acres
LOT - 5 10.26 - Acres
LOT - 4 5.23 - Acres
LOT - 3 5.10 - Acres
LOT - 2 5.36 - Acres
LOT - 1 5.00 - Acres
Sold
Burkhart SR Home
Poole
S 78° 41' E 819. 3'
S 45° 28' E 830.00'
N 47° 51' W 1393. 64'
S 43° 10' W 988. 5'
N 78° W' N 1103. 33'
S 38° 34' W 80.00'
R = 50'
N 61° 51' W 99.87'
N 43° 12' E 220. 78'
N 74° 22' E 437. 55'
S 61° 20' W 450. 00'
S 25° 20' E 477. 81'
S 76° 06' E
S 35° 40' E 870. 00'
N 84° 20' W 738. 23'
N 29° 07' E 435. 00'
N 12° 34' E 535. 76'
N 84° 20' W 738. 00'
N 23° 52' E 494. 73'
S 32° 28' W 239. 67'
N 84° 01' E 406. 67'
S 41° 28' W 386. 78'
N 35° 40' W 457. 85'
N 82° 07' W 470. 00'
315. 00'
570. 00'
600. 00'
793. 18'
577. 88'
J. R. MADDOX ESTATE
TO ROUTE
Rd - 685 to 640

PITTSYLVANIA COUNTY, VIRGINIA

Legend

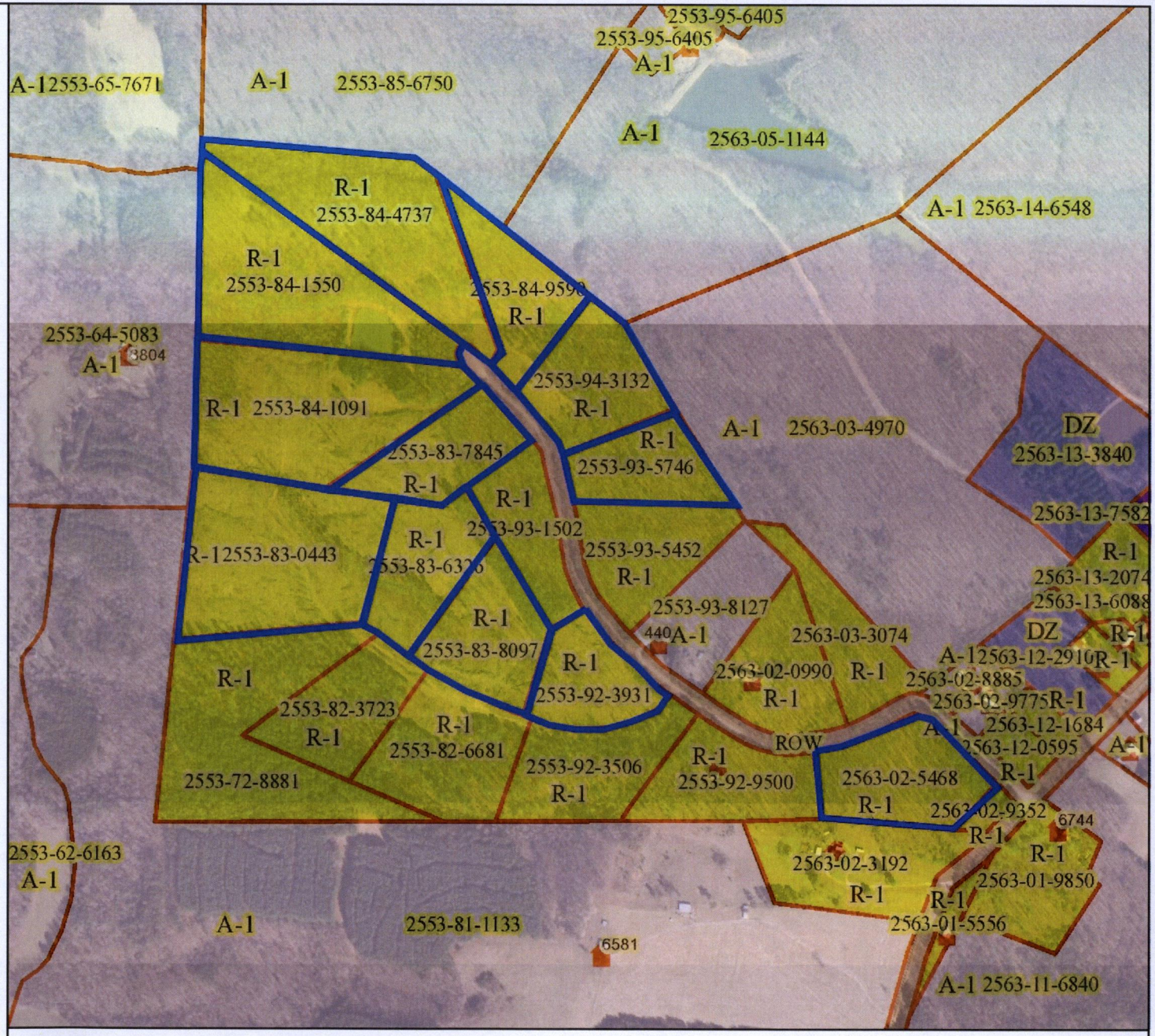
- Assessed Parcels
  - Parcel ID Number
- Parcels
- Address Points

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: ROGERS - CASE R-20-010 **Date: 3/3/2020**

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.