

# PITTSYLVANIA



COUNTY, VIRGINIA

## **PLANNING COMMISSION**

**MAY 5, 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 <a href="mailto:richardmotley@comcast.net">richardmotley@comcast.net</a>	November 30, 2020	Chatham-Blairs District
H. F. Haymore, Jr., Vice-Chairman 2361 Afton Road Danville, VA 24540 Home: 434-836-6318 <a href="mailto:hfhaymorejr@gmail.com">hfhaymorejr@gmail.com</a>	March 23, 2020	Westover District
Nathan Harker 256 Peninsula Place Hurt, VA 24563 Cell: 434-546-6403 <a href="mailto:srtimberjack@gmail.com">srtimberjack@gmail.com</a>	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 <a href="mailto:chenderson0052@gmail.com">chenderson0052@gmail.com</a>	November 30, 2023	Banister District
Brian K. Horne 356 Barker Road Ringgold, VA 24586 Home: 434-822-6991 <a href="mailto:bkcchorne@verizon.net">bkcchorne@verizon.net</a>	December 31, 2021	Dan River District
Timothy W. Dudley 284 Clover Road Hurt, VA 24563 Cell: 434-770-3692 <a href="mailto:tim.dudley@pittgov.org">tim.dudley@pittgov.org</a>	January 4, 2021	Board of Supervisors Rep.



**PITTSYLVANIA COUNTY PLANNING COMMISSION  
REGULAR MEETING**

**May 5, 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. April 7, 2020
8. Chairman's Report

**Public Hearing**

Case S-20-004

- J. D. Compton – Dan River Election District  
*Special Use Permit for Sales, Service, and Repair of Automobiles, Trucks, Recreational Vehicles,  
and Motorcycles*
10. Old Business
  11. New Business
  12. Adjournment

# PITTSYLVANIA COUNTY PLANNING COMMISSION

## REGULAR MEETING

April 7, 2020

## MINUTES

**VIRGINIA:** The Pittsylvania County Planning Commission met on Tuesday, April 7, 2020, at the Community Center in 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
Brian Horne	Dan River District
Timothy Dudley	Board of Supervisors Representative
Emily Ragsdale	Director of Community Development
Karen N. Hayes	Deputy Director of Community Development
J. Vaden Hunt	County Attorney

### ABSENT

Morris Stowe	Tunstall District
Janet Mease	Callands-Gretna District
Colette Henderson	Banister District

### MOMENT OF SILENCE

The Board observed a moment of silence.

### PLEDGE OF ALLEGIANCE

The Board recited the Pledge of Allegiance.

### HEARING OF THE CITIZENS

None.

### APPROVAL OF THE AGENDA

A motion was made by Mr. Haymore, seconded by Mr. Dudley, and by a 5 to 0 vote (3 members, Mr. Stowe, Mrs. Mease, and Mrs. Henderson were absent), the agenda was approved as presented.

## **APPROVAL OF THE MINUTES**

A motion was made by Mr. Horne, seconded by Mr. Haymore, and by a 5 to 0 vote (3 members, Mr. Stowe, Mrs. Mease, and Mrs. Henderson were absent), the March 3, 2020, minutes were approved as presented.

## **CHAIRMAN'S REPORT**

Mr. Motley gave thanks to Mrs. Mease and Mr. Stowe for sitting out this meeting to reduce the number of individuals present at the meeting. He also recognized the new Director of Community Development, Emily Ragsdale.

**THE ZONING PRECEPTS WERE READ** by Mr. Motley **TO OPEN THE PUBLIC HEARING** at approximately 7:03 p.m.

**Case R-20-005, Ricky and Debra Dillion** – Mr. Motley opened the public hearing at 7:04 p.m. Mrs. Hayes, Deputy Director of Community Development, reported that Mr. and Mrs. Dillion had petitioned to rezone .603 of an acre, located on Pinecroft Road, in the Chatham-Blairs Election District from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District to be combined with their adjacent parcel. She then stated once the properties are rezoned to A-1, all uses listed under Section 35-178 are permitted. Mr. Dillion 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 7:05 p.m. A motion was made by Mr. Dudley, seconded by Mr. Haymore, to recommend the Board of Supervisors grant the rezoning request. Motion passed by a 5 to 0 vote (3 members, Mr. Stowe, Mrs. Mease, and Mrs. Henderson were absent).

**Case R-20-006, Recurrent Energy Blue Ridge Solar** – Mr. Motley opened the public hearing at 7:07 p.m. Mrs. Hayes, Deputy Director of Community Development, reported that Recurrent Energy Blue Ridge Solar had petitioned to rezone a total of 132.56 acres, located off West Giles Road, on Irish Road and on Deep Run Road in the Banister, Callands-Gretna and Tunstall Election Districts from R-1, Residential Suburban Subdivision District to A-1, Agricultural District, for a solar energy facility which would also require a Special Use Permit. Adam Peterson and Steve Barna were present to represent the petition. They and Mr. Motley commented on their meeting where they discussed proposed plans and how they would reach out to citizens within the area and provide contact information to those citizens. There was no opposition to the petition. Mr. Motley closed the public hearing at 7:10 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 by a 5 to 0 vote (3 members, Mr. Stowe, Mrs. Mease, and Mrs. Henderson were absent).

**Case R-20-007, Amos Wilson** – Mr. Motley opened the public hearing at 7:12 p.m. Mrs. Hayes, Deputy Director of Community Development, reported that Mr. Wilson had petitioned to rezone .398 of an acre, located on Locust Drive in the Tunstall Election District from A-1, Agricultural District to R-1, Residential Suburban Subdivision District to be combined with his adjacent parcel. She then stated once the property is rezoned to R-1, all uses listed under Section 35-222 are permitted. Mr. Wilson was present to represent the petition. He stated he had nothing to add. There was no opposition to the petition. Mr. Dudley commented that Mr. Wilson's driveway crosses this small portion of land. Mr. Motley closed the public hearing at 7:13 p.m. A motion was made by Mr. Haymore, seconded by Mr. Dudley, to recommend the Board of

Supervisors grant the rezoning request. Motion passed by a 5 to 0 vote (3 members, Mr. Stowe, Mrs. Mease, and Mrs. Henderson were absent).

**Case R-20-008, Ralph and Dolores Rosenbaum, Case R-20-009, Kimberly Wade and Case R-20-010, Douglas Rogers** – Mr. Motley opened the public hearing at 7:14 p.m. Mrs. Hayes, Deputy Director of Community Development, reported that Ralph and Dolores Rosenbaum had petitioned to rezone 15.01 acres, Kimberly Wade had petitioned to rezone 10.09 acres, and Douglas Rogers had petitioned to rezone a total of 82.96 acres, all located on Camellia Lane, in the Staunton River Election District from R-1, Residential Suburban Subdivision District to A-1, Agricultural District. She then stated once the properties are rezoned to A-1, all uses listed under Section 35-178 are permitted. Mr. Rosenbaum, Mrs. Wade and Mr. Rogers were all present to represent the petitions. Mr. Rogers commented on the professionalism and courtesy of the Community Development staff. There was no opposition to the petitions. Mr. Motley closed the public hearing at 7:18 p.m. A motion was made by Mr. Harker, seconded by Mr. Horne, to recommend the Board of Supervisors grant the rezoning requests. Motion passed by a 5 to 0 vote (3 members, Mr. Stowe, Mrs. Mease, and Mrs. Henderson were absent).

#### **OLD BUSINESS**

There was no old business.

#### **NEW BUSINESS**

Mr. Motley requested cards be sent to Mrs. Henderson, Mr. Stowe and Mrs. Mease. Mrs. Hayes informed the members of the upcoming case for the May meeting.

The meeting was adjourned at approximately 7:22 p.m.

---

Richard G. Motley, Chairman

---

Kathy H. Belton, Clerk

# **ZONING PRECEPTS**

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

Ladies and Gentlemen:

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

## **PUBLIC HEARING PROCEDURE**

- A. Prior to opening Hearing, Chairman reviews zoning law precepts for all present.
- B. Open Hearing by Chairman.  
"Public Hearing in zoning case (case number) is now open. The time is (time)."
- C. Zoning staff presents case and makes staff recommendations.
- D. Chairman calls on applicant to state case and present supporting documentation.
- E. Chairman calls for any citizen input.
  - 1. Each side proceeds without interruption.
  - 2. Arguments are presented to the Board/Commission
  - 3. No questioning or arguments between individuals.
- The Board/Commission may direct questions to the applicant, to the citizens, or to the zoning staff in attendance.
- F. Chairman closes Hearing.  
"Public Hearing in zoning case (case number) is now closed at (time)."
- G. Board/Commission commences internal discussions.
- H. Board/Commission makes decision (votes) or delays as appropriate.
- I. Chairman announces decision on case.
- J. Chairman opens next Hearing.  
"Public Hearing in zoning case (case number) is now open. The time is (time)."
- K. Continue as before - repeating procedure.
- L. Chairman adjourns meeting at end of final case decision.

# PITTSYLVANIA

COUNTY, VIRGINIA

## Base Map

Scale: 1 Inch = 25,000 Feet

Campbell

Bedford

Franklin

Henry

Halifax

North Carolina



### Legend

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

Compiled by: Terry White  
 Creation Date: 07/24/19  
 Revision Date: 07/24/19  
 Project Name: Pittsylvania County Base Map  
 Project Origin: GIS on 'Gisserver01' \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, May 5, 2020, beginning at 7:00 p.m., at the Community Center, Chatham, Virginia, on the following ZONING matters:

**Case S-20-004** – Requested by J. D. Compton, for a Special Use Permit for sales, service, and repair of automobiles, trucks, recreational vehicles, and motorcycles. The property is located off Highway 360/Old Richmond Road (on Chickadee Road), in the Dan River Election District and shown on the Tax Map as GPIN# 2430-76-3411. The Comprehensive Plan indicates the area is suitable for A-1, Agricultural District, and R-1, Residential Suburban Subdivision District, uses. Zoning conditions and Ordinance standards shall control the density of allowable development.

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

***Case S-20-004***

***COMPTON***

## CODE COMPLIANCE SUMMARY

<b><u>CASE</u></b> S-20-004	<b><u>ZONING</u></b> A-1	<b><u>CYCLE</u></b> May 2020
<b><u>SUBJECT/PROPOSAL/REQUEST</u></b> J. D. Compton is requesting a Special Use Permit for sales, service and repair of automobiles, trucks, recreational vehicles, and motorcycles.  <b>DISTRICT:</b> Dan River		<b>PLANNING COMMISSION:</b> May 5, 2020  <b>BOARD OF SUPERVISORS:</b> May 12, 2020  <b>ADVERTISED:</b> April 22 & 29, 2020  <b>REVIEWED BY:</b> Esh

### **BACKGROUND/DISCUSSION**

J. D. Compton petitioned the Planning Commission/Board of Zoning Appeals on March 26, 2020, requesting a Special Use Permit on a 0.63 acre parcel of land, located off Highway 360/Old Richmond Road (on Chickadee Road) in the Dan River Election District. The parcel is shown on our records as GPIN # 2430-76-3411.

The petitioner would like a Special Use Permit for sales, service, and repair of automobiles, trucks, recreational vehicles and motorcycles.

### **DIRECTIONS**

See Map Quest directions. The parcel is located adjacent to 333 Chickadee Road.

### **RELATIONSHIP TO THE SURROUNDING LAND USE AND NEIGHBORING AREAS**

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

### **ZONING OF SURROUNDING PROPERTIES**

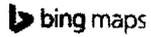
No change to the zoning.

### **SITE DEVELOPMENT PLAN**

N/A

### **RECOMMENDATION**

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



- A** 53 N Main St, Chatham, VA 24531
- B** 333 Chickadee Rd, Danville, VA 24540

20 min , 14.8 miles  
 Light traffic  
 Via US-29 S, Malmaison Rd

THE PETITIONED PARCEL IS ADJACENT TO THIS SITE ADDRESS (PLEASE REFER TO GIS MAP).

**A** 53 N Main St, Chatham, VA 24531

↑	1.	Head <b>southwest</b> on <b>US-29 S Bus / N Main St</b> toward center St	1.6 mi
↑	2.	Keep <b>straight</b> onto <b>US-29 S / US Highway 29</b>	7.6 mi
[29]	3.	Take ramp <b>right</b> for <b>US-29 Bus</b> toward <b>Blairs / Danville</b>	0.6 mi
↶	4.	Turn <b>left</b> onto <b>Malmaison Rd</b>	3.4 mi
↷	5.	Turn <b>right</b> onto <b>VA-360 / Old Richmond Rd</b>	1.3 mi
↷	6.	Turn <b>right</b> onto <b>Chickadee Rd</b>	0.3 mi
	7.	Arrive at <b>Chickadee Rd</b>	

**B** 333 Chickadee Rd, Danville, VA 24540

March 26, 2020

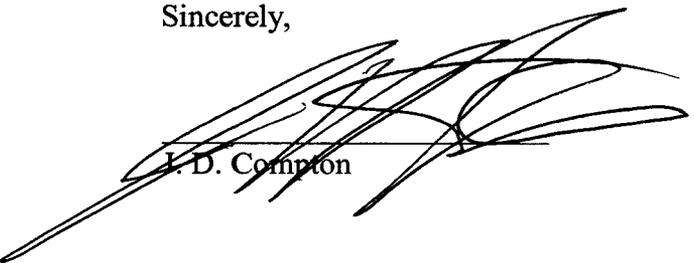
Mrs. Karen Hayes  
Deputy Director of Community Development  
P. O. Box 426  
Chatham, VA 24531

Dear Mrs. Hayes:

I, J. D. Compton, as Owner, would like to apply to the Planning Commission/Board of Zoning Appeals for a Special Use Permit on .63 of an acre, located on off Highway 360 on Chickadee Road, in the Dan River Election District. The property is shown on the Tax Maps as GPIN # 2430-76-3411.

I would like a Special Use Permit to sales, service and repair of automobiles, trucks, recreational vehicles, motorcycles.

Sincerely,

  
J. D. Compton

**PITTSYLVANIA COUNTY  
APPLICATION FOR SPECIAL USE PERMIT**

I, J. D. Compton, as Owner of the below described property, hereby apply to the Pittsylvania County Board of Zoning Appeals to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Property Owner's Names: J. D. Compton

Address: 333 Chickadee Drive, Danville, VA 24540

Telephone: (434) 251-3333

2. Location of Property: off Highway 360/Old Richmond Road (on Chickadee Road)

3. Tax Map Number 2430-76-3411 (195869)

4. Election District: Dan River

Total Amt: \$165.00

Taken By: K. Hayes 165.00 #333306

5. Size of Property: 0.63 Acre

6. Existing Land Use: Vacant

MEASURER OF PITTSYLVANIA COUNTY

PAID APR 06 2020

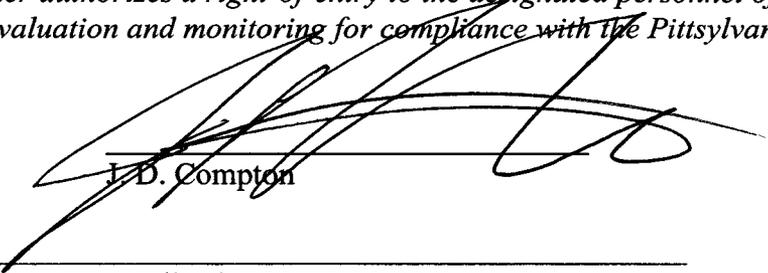
Existing Zoning: A-1, Agricultural District

7. Proposed Land Use: Sales, service, and repair of automobiles, trucks, recreational vehicles, motorcycles

8. Check completed items:

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

  
J. D. Compton

OFFICE USE ONLY

Application Deadline: 03/26/20

Received By: KNH

B.Z.A. Meeting Date: 05/12/20

Application No. S-20-004

P.C. Meeting Date: 05/05/20

Date Received: 03/26/20

Action: \_\_\_\_\_

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

A .63 of an acre parcel of land )  
generally located off Hwy 360, on Chickadee Rd ) **PETITION**  
within the Dan River )  
Election District, and recorded as )  
parcel # 2430-76-3411 )  
in the Pittsylvania County tax records. )

**TO THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY:**

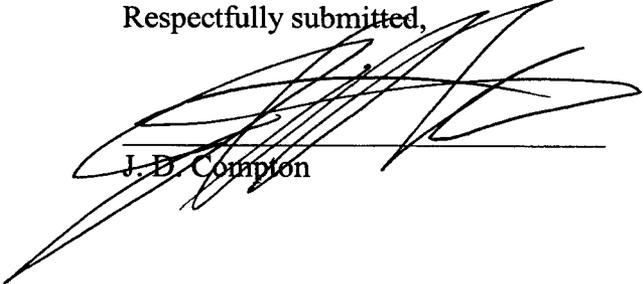
WHEREAS, your Petitioner, J. D. Compton, respectfully file this petition pursuant to Sections 35-713 of the Pittsylvania County Zoning Ordinance and in accordance with the Code of Virginia, 1950, as amended, and would respectfully show the following:

- (1) The Petitioner is the owner of the above-referenced parcel of land, or is filing with the owner's consent.
- (2) The property is presently zoned under the provisions of the Pittsylvania County Zoning Ordinance as A-1, Agricultural District.
- (3) Your petitioners now desire to have a Special Use Permit issued for sales, service and repair of automobiles, trucks, recreational vehicles, motorcycles.

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

FURTHER, your Petitioner 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,

  
\_\_\_\_\_  
J. B. Compton



**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. 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 S-20-004 Applicant [Signature] Date 3/26/2020

Sworn to and subscribed before me in my presence this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, in my City and State aforesaid, by \_\_\_\_\_ Notary Public. My commission Expires: \_\_\_\_\_

## 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: 2430-76-3411 (195869)

Name: J. D. Compton

Address: Same As Applicant

Tax Map Number: 2430-56-9705 (195869)

Name: Linda Overcash, Trustee, Lawrence E. Cumbo, Trustee

Address: 184 Chickadee Road

Tax Map Number: 2430-75-9832 (153712)

Danville, VA 24540

BK 0927PG528

92-4947

THIS DEED, made this 3rd day of June, 1992, by and between STEPHEN G. BASS and ROBERT H. WHITT, JR., Administrators C.T.A. of the ESTATE of R. W. FINNEY, deceased, Grantors; and CARLTON D. RAKES and CAROLINE W. RAKES, husband and wife, or the survivor, Grantees;

W I T N E S S E T H

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

ALL OF THAT TRACT, containing 143.119 Acres, as shown on Plat of Survey for R. W. Finney Estate, dated February 18, 1992, made by Dewberry & Davis, recorded in the Clerk's Office of the Circuit Court of Pittsylvania County, Virginia contemporaneously herewith; and being the same property acquired by Chattie Jones Finney (one and the same person as Chattie J. Finney) by deed dated November 30, 1944, from Sara H. Glenn, widow, recorded in the Clerk's Office aforesaid in Deed Book 248, at page 393, and later conveyed from Richard W. Finney and Chattie J. Finney, husband and wife to Richard W. Finney and Chattie J. Finney, husband and wife, as tenants by the entireties with the right of survivorship by deed dated July 13, 1979, recorded in the same Clerk's Office in Deed Book 671, at page 150 ; the said Chattie J. Finney (one and the same person as Chattie May Finney) having predeceased R. W. Finney during coveture, October 9, 1988, and said property having passed to R. W. Finney by virtue of the survivorship contained in said deed of July 13, 1979; the said R. W. Finney having died testate December 8, 1990 and by the terms of his will dated June 21, 1989, recorded in the

SEE MAP BOOK  
NO. 4-3 PAGE 656

BK092706529

Clerk's Office aforesaid in Will Book 43, at page 212, he conferred upon the personal representatives of his estate the power of sale of the hereindescribed property of which he died seised; Stephen G. Bass and Robert H. Whitt, Jr. having been named as Administrators, C.T.A., of the Estate of R. W. Finney, by order entered October 10, 1991, in the suit styled Charlie D. Finney, et al, v. Monroe L. Finney, et al in the Circuit Court of Pittsylvania County, Virginia.

TOGETHER WITH the right of ingress to and from the Berry Hill Road, State Road No. 863 to the above described tract. Specific reference is made to right of way reserved in a deed of partition dated July 13, 1932 between Ruth H. Sims and A. V. Sims, her husband, and Sara H. Glenn, widow, recorded in the Clerk's Office aforesaid in Deed Book 214, at page 158.

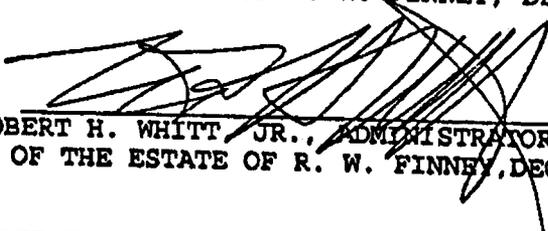
The property is sold subject to all easements, rights of way, restrictions of record and affecting said property.

TO HAVE AND TO HOLD unto the Grantees as tenants by the entireties with right of survivorship as at common law.

WITNESS the following signature and seal:



STEPHEN G. BASS, ADMINISTRATOR, C.T.A.  
OF THE ESTATE OF R. W. FINNEY, DECEASED



ROBERT H. WHITT, JR., ADMINISTRATOR, C.T.A.  
OF THE ESTATE OF R. W. FINNEY, DECEASED

STATE OF VIRGINIA  
CITY OF DANVILLE, to-wit:

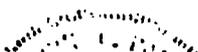
The foregoing instrument was acknowledged before me this 22ND day of JUNE, 1992 by STEPHEN G. BASS, ADMINISTRATOR, C.T.A., OF THE ESTATE OF R. W. FINNEY, DECEASED.

My commission expires FEBRUARY 28, 1995.

  
NOTARY PUBLIC

STATE OF VIRGINIA  
CITY OF DANVILLE, to-wit:

The foregoing instrument was acknowledged before me this 22ND day of JUNE, 1992 by ROBERT H. WHITT, JR., ADMINISTRATOR, C.T.A., OF THE ESTATE OF R. W. FINNEY, DECEASED.



PG0258 FEB 15 8  
08-01033

**Tax Parcel I.D. No. Part of 139-A-92**

**THIS DEED OF GIFT**, made and entered into this the 22<sup>nd</sup> day of March, 2004, by and between **LEOND. COMPTON** and **NANCY P. COMPTON**, husband and wife, parties of the first part, Grantors; and **J. D. COMPTON**, party of the second part, Grantee.

**-- W I T N E S S E T H --**

That for and in consideration of the sum of \$1.00 and other good and valuable consideration, cash in hand paid by the party of the second part to the parties of the first part, at and before the sealing and delivery of this deed, receipt of which is hereby acknowledged, the said parties of the first part do hereby give, grant, and convey, with General Warranty of Title and English Covenants of Title, unto the said party of the second part, all that certain tract or parcel of land, together with improvements thereon and appurtenances thereunto belonging, lying and being in Blairs Magisterial District, Pittsylvania County, Virginia, and more particularly described as follows:

All of Tract A, containing 0.630 acre as shown on plat of survey dated February 14, 2004, by William M. Burgess, Land Surveyor, a copy of which said plat of survey is to be recorded herewith, and specific reference to which said plat is hereby made for a further and more particular description; and being part of the land conveyed to Leon D. Compton and Nancy P. Compton, husband and wife, by deed dated January 8, 1998, from J. D. Compton and Sheila T. Compton, husband and wife, of record in the Clerk's Office of the Circuit Court of Pittsylvania County, Virginia, in Deed Book 1100, page 613, and reference to said deed is hereby made.

This conveyance is made subject to and there is also conveyed herewith unto the Grantee and all future owners, their executors, administrators, assigns and successors in title, a permanent right of way and easement of ingress and egress over and across the lands herein described and those adjoining lands over which the existing right of ingress and egress to the nearest public highway now exists jointly among the parties hereto and their successors or assigns and with any other person who may have heretofore or who may hereafter be granted similar or like rights.

*This Document  
Prepared By:*

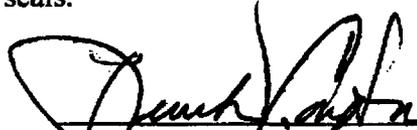
*Henry A. Davis, Jr.  
Attorney at Law  
P. O. Box 827  
Chatham, Virginia 24531*

Given - Mailed to

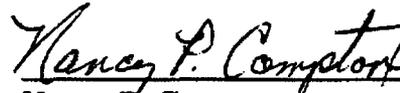
J. D. COMPTON

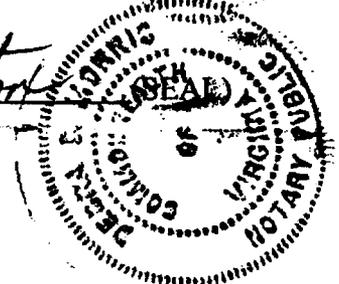
Subject to all easements of record or otherwise in place and affecting said property

WITNESS the following signatures and seals.

  
Leon D. Compton



  
Nancy P. Compton

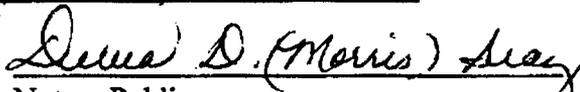


STATE OF VIRGINIA

AT LARGE, to-wit: County of Pittsylvania

The foregoing instrument was acknowledged before me on the 7<sup>th</sup> day of April, 2004, by **LEON D.COMPTON** and **NANCY P. COMPTON**, husband and wife.

My Commission expires June 30, 2004.

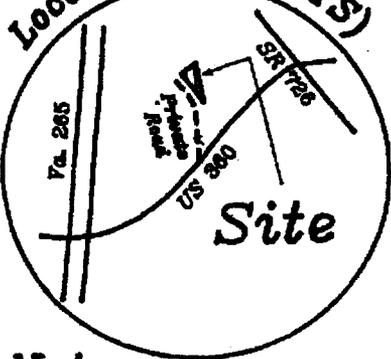
  
Notary Public

This instrument is exempt from recordation taxes as set forth in VA Code of 1950, Section 58.1-811(D).

This survey does not require approval by  
 the Pittsylvania County Subdivision Agent  
*W. H. ... 2-13-08*  
 Pittsylvania County Subdivision Agent

PG0260 FEB 15 88

Location Map (NTS)



L.D. & N.P. Compton - See Ref. 1 & 4  
 N 83° 38' 18" E  
 175.11'  
 N 26° 33' 02" W  
 340.91'

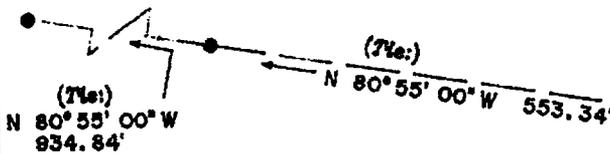


**Notes:**

- 1) Lines A - J as shown were not ground surveyed this date. They are taken from record plat as referenced (Ref. 2) and represent the access to parcel 139-A-92.
- 2) Lines 1-4 as shown are with the C/L of an existing 12' gravel road and represent the access to Tract "A" as created.
- 3) Tract "A" as shown is wholly within Parcel 139-A-92.
- 4) This division of land claims exemption from the Pitt. Co. Subdiv. Ordn. under "building site for family member".

- ④ N 42° 31' 15" W  
107.73'
- ③ N 26° 44' 29" W  
117.67'

- ② N 13° 59' 02" W  
194.19'
- ① N 18° 36' 32" W  
98.35'



Pittsylvania Co. Virginia  
 Dan River Magisterial District

Plat of Survey  
 Creating Tract "A" For:

**J.D. Compton**

Date: 02-14-04

Scale: 1" = 200'



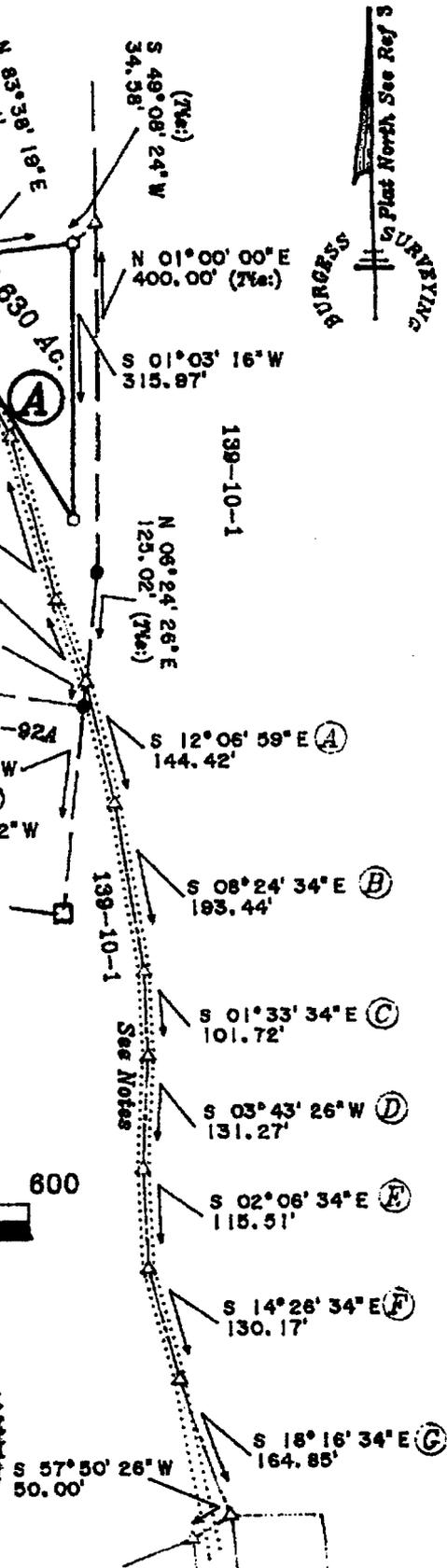
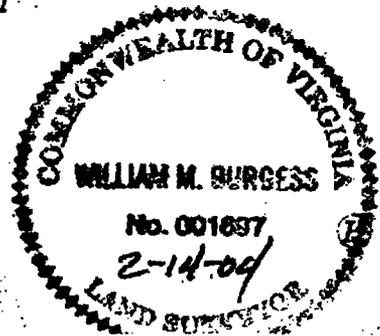
GRAPHIC SCALE - FEET

**References:**

- 1) Deed Bk. 1100 Pg. 613
- 2) Plat Bk. 8 Pg. 76
- 3) Plat @ D.B. 695 Pg. 591
- 4) A Portion of Tax Map Parcel No. 139-A-92

**Legend**

- Existing Iron Pin
- New Iron Pin
- Set Stone Found



PG0261 FEB 15 8

INSTRUMENT #080001033  
RECORDED IN THE CLERK'S OFFICE OF  
PITTSYLVANIA COUNTY ON  
FEBRUARY 15, 2008 AT 03:34PM

H. F. HAYMORE, CLERK  
RECORDED BY: LPK

