

# **PITTSYLVANIA**



**COUNTY, VIRGINIA**

## **PLANNING COMMISSION**

**JUNE 2, 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, VIRGINIA

## PITTSYLVANIA COUNTY PLANNING COMMISSION REGULAR MEETING

June 2, 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. May 5, 2020
8. Chairman's Report
9. **Public Hearing**

- Case R-20-012 Beulah S. Robertson – Banister Election District  
*R-1, Residential Suburban Subdivision District to A-1, Agricultural District*
- Case R-20-013 Jeffrey S. Davis & Wendy L. Davis – Callands-Gretna Election District  
*R-1, Residential Suburban Subdivision District to A-1, Agricultural District*
- Case S-20-005 Timothy O. Thompson & Rhonda N. Thompson – Staunton River Election District  
*Special Use Permit for Placement of a Single-Wide Mobile Home for their Daughter's Residence*
- Case S-20-006 John S. Orebaugh – Callands-Gretna Election District  
*Special Use Permit for Placement of a Single-Wide Mobile Home for his Personal Residence*
- Case S-20-007 Linda M. Holley – Chatham-Blairs Election District  
*Special Use Permit for a Beauty Shop*
- Case S-20-008 Monroe Solar Partners, LLC – Callands-Gretna Election District  
*Special Use Permit for a Solar Energy Facility*

- 9A. **Public Hearing** – Proposed Revisions to Pittsylvania County Code, Chapter 35, DIVISION 10. BUSINESS DISTRICT GENERAL (B-2), SEC. 35-365. PERMITTED USES; SEC. 35-366. SPECIAL USE PERMITS; SEC. 35-375. OTHER REGULATIONS; SEC. 35-356. OTHER REGULATIONS.
10. Old Business
  11. New Business
  12. Adjournment

**PITTSYLVANIA COUNTY PLANNING COMMISSION**

**REGULAR MEETING**

**May 5, 2020**

**MINUTES**

**VIRGINIA:** The Pittsylvania County Planning Commission met on Tuesday, May 5, 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
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
Morris Stowe	Tunstall District
Janet Mease	Callands-Gretna District

**BY PHONE**

Colette Henderson	Banister District
J. Vaden Hunt	County Attorney

**ABSENT**

H. F. Haymore, Jr.	Westover District
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**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. Horne, seconded by Mr. Dudley, and by a 6 to 0 vote, the agenda was approved as presented.

## **APPROVAL OF THE MINUTES**

A motion was made by Mr. Stowe, seconded by Mrs. Mease, and by a 6 to 0 vote, the April 7, 2020, minutes were approved as presented.

## **CHAIRMAN'S REPORT**

None.

**THE ZONING PRECEPTS WERE READ** by Mr. Motley **TO OPEN THE PUBLIC HEARING** at approximately 7:02 p.m.

**Case S-20-004, J. D. Compton** – Mr. Motley opened the public hearing at 7:02 p.m. Mrs. Ragsdale, Director of Community Development, reported that Mr. Compton had petitioned for a Special Use Permit on .63 of an acre, located off Hwy. 360, on Chickadee Road, in the Dan River Election District for sales, service and repair of automobiles, trucks, recreational vehicles and motorcycles. She further stated the staff summary was in the board packet for their review. Mr. Compton 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 7:03 p.m. A motion was made by Mr. Horne, seconded by Mr. Dudley, to recommend to the Board of Zoning Appeals that the Special Use Permit be granted. Motion passed by a 6 to 0 vote.

## **OLD BUSINESS**

There was no old business.

## **NEW BUSINESS**

Mrs. Ragsdale updated the board members on the upcoming June cases. She also updated the board members on the proposed regulations on gaming in Pittsylvania County.

The meeting was adjourned at approximately 7:06 p.m.

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Richard G. Motley, Chairman

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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**

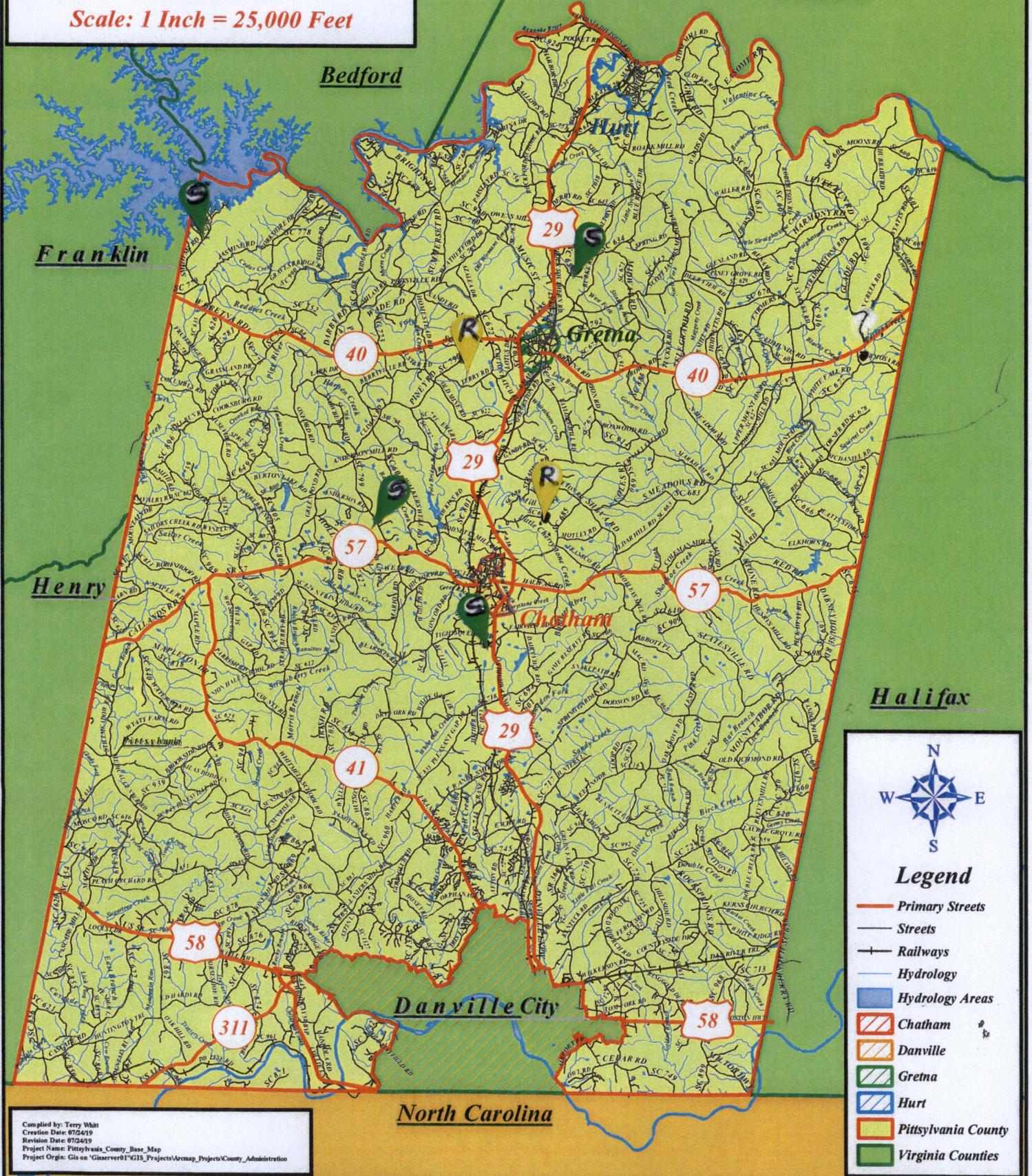
- A. Prior to opening Hearing, Chairman reviews zoning law precepts for all present.
- B. Open Hearing by Chairman.  
"Public Hearing in zoning case (case number) is now open. The time is (time)."
- C. Zoning staff presents case and makes staff recommendations.
- D. Chairman calls on applicant to state 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



Bedford

Campbell

Franklin

Gretna

Henry

Chatham

Halifax

Danville City

North Carolina



### Legend

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

Compiled by: Terry Whit  
 Creation Date: 07/24/19  
 Revision Date: 07/24/19  
 Project Name: Pittsylvania County\_Base\_Map  
 Project Org: Gis on "Giserver01\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, June 2, 2020, beginning at 7:00 p.m., at the Community Center, Chatham, Virginia, on the following ZONING matters:

**Case R-20-012** – Requested by Beulah Ann Shelton Robinson, to rezone properties located on State Road 724/Mill Creek Road, in the Banister Election District and shown on the Tax Map as GPIN#s 2437-12-8379 (0.98 acre) and 2437-14-4493 (1.24 acres). The applicant is requesting to rezone two (2) parcels of land, a total of 2.22 acres, from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, to combine with her adjacent parcels of land zoned A-1. 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, and R-1, Residential Suburban Subdivision District, uses. Zoning conditions and Ordinance standards shall control the density of allowable development.

**Case R-20-013** – Requested by Jeffrey Sidney Davis and Wendy L. Davis, to rezone properties located on State Road 790/Piney Road, in the Callands-Gretna Election District and shown on the Tax Map as GPIN#s 2510-44-6783 (2.74 acres) and 2510-54-1522 (0.46 acre). The applicants are requesting to rezone two (2) parcels of land, a total of 3.20 acres, from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, to allow for a second dwelling on the property for a family member. 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 C-1, Conservation District, uses. Zoning conditions and Ordinance standards shall control the density of allowable development.

**Case S-20-005** – Requested by Timothy Owen Thompson and Rhonda Newcomb Thompson, for a Special Use Permit to allow for placement of a single-wide mobile home for their daughter's residence. The property is 1.03 acres, located off State Road 634/Blue Ridge Drive, in the Staunton River Election District and shown on the Pittsylvania County Tax Map as GPIN# 2532-72-5082. The Comprehensive Plan indicates the area is suitable for A-1, Agricultural District, R-1, Residential Suburban 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 S-20-006** – Requested by John S. Orebaugh, for a Special Use Permit to allow for placement of a single-wide mobile home for his personal residence. The property is 0.91 acre, located on State Road 978/Lakeside Drive, in the Callands-Gretna Election District and shown on the Pittsylvania County Tax Map as GPIN# 1562-39-2414. The Comprehensive Plan indicates the area is suitable for A-1, Agricultural District, R-1, Residential Suburban Subdivision District, RC-1, Residential Combined Subdivision District, B-1, Business District, Limited, B-2, Business District, General, MHP, Residential Manufactured Housing Park District, and RPD, Residential Planned Unit Development

District, uses. Zoning conditions and Ordinance standards shall control the density of allowable development.

**Case S-20-007** – Requested by Linda M. Holley, for a Special Use Permit for a beauty shop. The property is 0.69 acre, located on State Road 703/Tightsqueeze Road, in the Chatham-Blairs Election District and shown on the Pittsylvania County Tax Map as GPIN# 2424-07-7609. 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 S-20-008** – Requested by Monroe Solar Partners, LLC, for a Special Use Permit for a utility scale solar energy facility. The property is 62.12 acres, located on State Road 799/Climax Road, in the Callands-Gretna Election District and shown on the Pittsylvania County Tax Map as GPIN# 1497-91-2968. The Comprehensive Plan indicates the area is suitable for A-1, Agricultural District, R-1, Residential Suburban Subdivision District, B-1, Business District, Limited, B-2, Business District, General, M-1, Industrial District, Light Industry, and C-1, Conservation District, uses. Zoning conditions and Ordinance standards shall control the density of allowable development.

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

***Case R-20-012***

***ROBINSON***

## CODE COMPLIANCE SUMMARY

<b><u>CASE</u></b> R-20-012	<b><u>ZONING REQUEST</u></b> R-1 to A-1	<b><u>CYCLE</u></b> June 2020
<b><u>SUBJECT/PROPOSAL/REQUEST</u></b> Beulah Ann Shelton Robinson is requesting to rezone the properties from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District.		<b>PLANNING COMMISSION:</b> June 2, 2020
<b>DISTRICT:</b> Banister		<b>BOARD OF SUPERVISORS:</b> June 16, 2020
		<b>ADVERTISED:</b> May 20 & 27, 2020
		<b>REVIEWED BY:</b> ESK

### **BACKGROUND/DISCUSSION**

Beulah Ann Shelton Robinson petitioned the Planning Commission/Board of Supervisors on April 30, 2020, to rezone from R-1, Residential Suburban Subdivision District to A-1, Agricultural District on two (2) parcels of land, totaling 2.22 acres, located on State Road 724/Mill Creek Road, in the Banister Election District. The parcels are shown on the Pittsylvania County Tax Maps as GPIN #s 2437-12-8379 and 2437-14-4493.

The petitioner would like to rezone the properties to combine with her adjacent parcels of land zoned A-1.

**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 of the petitioned parcels is located directly across the highway from 2824 Mill Creek Road; the other parcel is located at the very end of Whitehorn Road (the site address is 428 Whitehorn Road, an old dwelling in poor condition).

### **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**

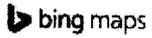
The Comprehensive Plan for the general area is A-1, Agricultural District, and R-1, Residential Suburban Subdivision District.

### **SITE DEVELOPMENT PLAN**

N/A

### **RECOMMENDATION**

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



- A** 53 N Main St, Chatham, VA 24531
- B** 2824 Mill Creek Rd, Chatham, VA 24531

**9 min , 4.5 miles**  
 Light traffic  
 Via Chalk Level Rd, Mill Creek Rd  
 · Local roads

ONE OF THE PETITIONED PARCELS IS LOCATED DIRECTLY ACROSS THE HIGHWAY FROM THIS SITE ADDRESS; THE SECOND PARCEL IS LOCATED AT THE VERY END OF WHITEHORN ROAD (PLEASE REFER TO GIS MAP).

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

↑	1. Head <b>northeast</b> on <b>US-29 N Bus / N Main St</b> toward Church Ln	0.4 mi
↗	2. Bear <b>right</b> onto <b>Hurt St / VA-685</b>	3.5 mi
↶	3. Turn <b>left</b> onto <b>Mill Creek Rd / VA-691</b>	0.6 mi
<p style="margin: 0;"><b>Arrive at Mill Creek Rd / VA-691</b></p> <p style="margin: 0;">4. The last intersection is Chalk Level Rd If you reach Whitehorn Rd, you've gone too far</p>		

**B** 2824 Mill Creek Rd, Chatham, VA 24531

April 30, 2020

Mrs. Emily Ragsdale  
Director of Community Development  
P. O. Box 426  
Chatham, VA 24531

Dear Mrs. Ragsdale:

I, Beulah Ann Shelton Robinson, as Owner, would like to apply to the Planning Commission/ Board of Supervisors to rezone a total of 2.22 acres, two (2) parcels of land, located on State Road 724/Mill Creek Road, in the Banister Election District from R-1, Residential Suburban Subdivision District to A-1, Agricultural District. The properties are shown on the records as GPIN #s 2437-12-8379 and 2437-14-4493.

I would like to rezone the properties to combine with my adjacent parcels of land zoned A-1.

Sincerely,

Richard B. Armstrong Jr.  
Richard B. Armstrong, Jr., Agent

Sworn to and subscribed before me in my presence this 1st day of May, 2020, in my City and State aforesaid, by Michael Scott Glover Jr. Notary Public. My commission expires: 12-31-2022





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

A total of 2.22 acres, two (2) parcels of land, )  
generally located on State Road 724/Mill Creek Road )  
within the Banister ) **PETITION**  
Election District, and recorded as )  
parcel #s 2437-12-8379 & 2437-14-4493 )  
in the Pittsylvania County tax records )

**TO THE HONORABLE SUPERVISORS OF PITTSYLVANIA COUNTY:**

WHEREAS, your Petitioner, Beulah Ann Shelton Robinson, 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:

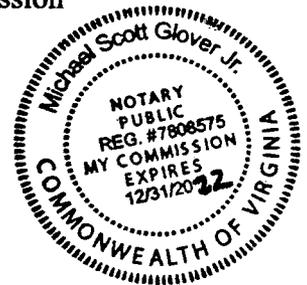
- (1) The Petitioner is the Owner of the above-referenced parcels of land, or is filing with the owner's consent.
- (2) The properties are presently zoned under the provisions of the Pittsylvania County Zoning Ordinance as R-1, Residential Suburban Subdivision District.
- (3) Your petitioner now desires to have the properties rezoned to A-1, Agricultural District, to combine with her adjacent parcels of land zoned A-1.

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 Director of Community Development to the Pittsylvania County Planning Commission for its consideration and recommendation.

Respectfully submitted,

Richard B. Armstrong Jr.  
Richard B. Armstrong, Jr., Agent



Sworn to and subscribed before me in my presence this 1<sup>st</sup> day of May, 20 20, in my City and State aforesaid, by Michael Scott Glover Jr. Notary Public. My commission expires: 12-31-2022

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



(434)432-7751  
(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.

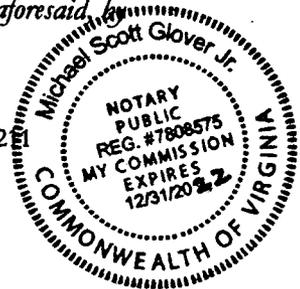
Any sign erected in compliance with this section shall be maintained at all times by the applicant up to the time of the hearing. It shall be unlawful for any person, except the applicant or the Zoning Administrator or an authorized agent of either, to remove or tamper with any sign furnished during 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-20-012 Applicant Rich B. Armstrong Jr. Date 5-1-2020  
Richard B. Armstrong, Jr., Agent

Sworn to and subscribed before me in my presence this 1<sup>st</sup> day of May, 2022, in my City and State aforesaid, by Michael Scott Glover Jr. Notary Public. My commission Expires: 12-31-2022



## 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: 2437-12-8379, 2437-14-4493 (178667) (17644)

Name: Bradley N. Boswell

Tax Map Number: 2437-32-0861 (232982)

Address: 5944 East Gretna Road  
Gretna, VA 24557

Name: Joseph Albert Motley

Tax Map Number: 2437-22-0214 (134864)

Address: 3309 Chalk Level Road  
Chatham, VA 24531

Name: Mary W. East & Barbara W. Norcutt

Tax Map Number: 2437-20-0763 (245389)

Address: 4430 Chalk Level Road  
Chatham, VA 24531

Name: Lester L. Pritchett & Ernestine S. Pritchett

Tax Map Number: 2437-12-6209 (9655)

Address: 2824 Mill Creek Road  
Chatham, VA 24531

Name: Clyde Henry Carter, Life Tenant, & Doris Carter-  
Washington, Remainderman

Tax Map Number: 2437-12-3163 (153323)

Address: P. O. Box 536  
Bronx, NY 10460

Name: George Kennedy Shelton

Tax Map Number: 2437-12-7543 (11488)

Address: 1713 Transco Road  
Chatham, VA 24531

Name: Jesse Earle Owen & Norman Kent Owen

Tax Map Number: 2437-25-0658 (192315)

Address: 4741 Climax Road  
Chatham, VA 24531

Name: John H. Shelton

Tax Map Number: 2437-13-0507 (69744)

Address: 2513 Mill Creek Road  
Chatham, VA 24531

Name: Beulah Ann Shelton Robinson

Tax Map Number: 2437-22-0693, 2437-13-7801,  
2437-04-9513, 2437-14-5047 (178667) (17644)

Address: Same As Applicant

**SPECIAL POWER OF ATTORNEY**

Property Description (Tax Map Number, Street Address or Common Description, Borough):  
\_\_\_\_\_

Tax Map # 2437-12-8379, 2437-14-4493

I we Ann Shelton Robinson, am/are:

\_\_\_\_\_ the applicant for the above-referenced application

X the owner(s) of the property described above

I we do hereby make, constitute, and appoint Richard B. Armstrong, Jr. authorized agent of Ann Shelton Robinson my/our true and lawful attorney-in-fact, and grant unto my/our attorney-in-fact full power and authority to make any and all applications and execute any related documents required in connection with all zoning and/or permitting matters related to the Rezoning Process, on the above described property (the "Property"), and to perform all acts and make all agreements as such person shall deem necessary or appropriate in regard to said zoning and/or permitting matters, including but not limited to the following authority: the authority to negotiate with localities; to sign and submit proffers that would constitute binding conditions on the Property; to agree to conditions and bind the Property with conditions, whether through proffers or other agreements; to sign and submit applications, agreements and/or other documents in connection with rezoning, conditional rezoning, special use permits, conditional use permits, special exceptions, zoning variances, building permits and/or any other permits related to the Rezoning Process, on the Property; and to modify or amend any documents in whole or in part relating to such applications, agreements and related documents.

I we ratify all actions taken to date in connection with the zoning and/or permitting of the Property related to the Rezoning Process, on the Property.

Ann Shelton Robinson  
Owner: Print Name Ann Shelton Robinson

Commonwealth of Virginia

City/County of Pittsylvania, to-wit:

Subscribed and sworn to before me this 1<sup>st</sup> day of May, 2020, in my

City and State aforesaid, by Michael Scott Glover Jr.

Michael Scott Glover Jr. Notary Public.

My Commission Expires: 12-31-2022



**BK 1422PG571  
04-01219**

**PREPARED BY: JESSE W. OVERBEY, Attorney at Law  
YEATTS, OVERBEY & RAMSEY  
P. O. Drawer 459  
Chatham, Virginia 24531**

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**TAX PARCEL I.D. NOS. 08600-0A-00-0017-B, 08600-0A-00-0017-G and  
AN UNDIVIDED INTEREST IN I.D. NO. 08600-0A-00-0023-D**

**THIS DEED OF BARGAIN AND SALE, made and entered into this 10th  
day of February, 2004, by and between SUDIE MAE SHELTON PETTIBONE,  
one and the same person as Sudie May Shelton Pettibone, Divorced, (Grantor)  
party of the first part; and BEULAH ANN SHELTON ROBINSON, (Grantee) party  
of the second part.**

**WHEREAS, the part of the second part is the sister of the party of the first  
part; and**

**WHEREAS, the party of the second part has advanced certain sums to  
the party of the first party or on her behalf to:**

- 1. Danville Transmissions on January 6, 2004 in the amount of \$1662.00;**
- 2. Depot Auto Repair and Towing on January 6, 2004 in the amount of  
\$65.00;**
- 3. Crane Tire Co. on January 10, 2004 in the amount of \$1726.08; and**  
therefore having advanced along with her husband on behalf of the party of the  
first part hereto sums totaling \$25,181.20, all of which advances the party of the  
first part hereby acknowledges and reaffirms as evident by her signature hereto  
in consideration of all of which the party of the first part is willing to convey the  
hereinafter described realty to the party of the second part,

**RESERVING, HOWEVER, unto the party of the first part hereto Lot 11 for  
and during the term of her natural life, and, TOGETHER for her lifetime with the  
Joint Right of Ingress and Egress to Lot 11 through Lot 10 by means of the**

**BK 1422PG572**

**WITNESSETH:**

**That for and in consideration of the premises and in further consideration of the party of the first part having made the above advances totaling approximately \$28,634.28 and in exchange for said debts, the party of the first part doth hereby give, grant and convey, with General Warranty of Title and English Covenants of Title, SUBJECT, to the reservation thereinabove and hereinafter mentioned, the following described realty unto the said party of the second part, all those certain lots or parcels of realty, situate in Pittsylvania County, Virginia, and being more particularly described as follows:**

**PARCEL FIRST:**

**ALL OF LOT 10, containing 0.979 acre, fronting on State Road 691, as shown on Plat of Survey for The Estate of Annie Laura Craft Shelton, dated May 24, 1996, signed May 25, 1996, by John David Jacobs, Certified Land Surveyor, recorded in the Clerk's Office of the Circuit Court of Pittsylvania County, Virginia, in Map Book 43, at page 156B, to which reference is hereby made for a more particular description of the realty herein conveyed; and, BEING, the exact same realty conveyed Sudie Mae Shelton Pettibone, one and the same person as Sudie May Shelton Pettibone, by deed dated June 20, 1996, from Robert Steve Pettibone and Sudie Mae Shelton Pettibone, one and the same person as Sudie May Shelton Pettibone, husband and wife, recorded in the aforesaid Clerk's Office in Deed Book 1048, at page 702, to which reference is hereby made for a more particular description of the realty herein conveyed.**

**PARCEL SECOND:**

**ALL OF LOT 11, containing 2.000 acres, being in the rear of Lot 10, as shown on the aforesaid plat recorded in Map Book 43, at page 156B, to which reference is hereby made for a more particular description of the realty herein conveyed, and; BEING, in fact, the same realty conveyed Sudie May Shelton Pettibone, one and the same person as Sudie Mae Shelton Pettibone, by deed dated June 5, 1996, from Beulah Ann Shelton Robinson, et als, recorded in the aforesaid Clerk's Office in Deed Book 1048, at page 698, to which reference is hereby made for a more particular description of the realty herein conveyed.**

**PARCEL THIRD:**

BK 1422PG573

or remarriage said realty should go to his children; to-wit: Beulah Ann Shelton (now Beulah Ann Shelton Robinson); John Hurt Shelton; Sudie May Shelton (now Sudie May Shelton Pettibone); and George Kennedy Shelton, share and share alike, to which will reference is hereby made for a more particular description of the realty herein conveyed.

SUBJECT TO all rights of way, easements and restrictions of record or in place and affecting said property and reasonably discoverable by an inspection thereof.

RESERVING, HOWEVER, unto the party of the first part hereto Lot 11 for and during the term of her natural life; and, TOGETHER for her lifetime with the Joint Right of Ingress and Egress to Lot 11 through Lot 10 by means of the circular drives as a means of Ingress to and Egress to Lot 11 to and from State Road 691.

WITNESS the following signature and seal:

Sudie Mae Shelton Pettibone  
SUDIE MAE SHELTON PETTIBONE,  
one and the same person as  
Sudie May Shelton Pettibone

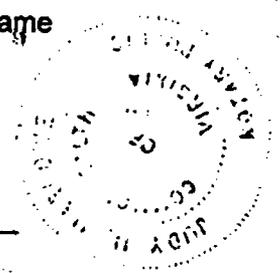
STATE OF VIRGINIA

City/County of Pittsylvania, to-wit:

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of February, 2004, by SUDIE MAE SHELTON PETTIBONE, one and the same person as Sudie May Shelton Pettibone, in my jurisdiction aforesaid.

My commission expires: 5/31/14

Judy M. Marlone  
Notary Public



**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION.**

**VIRGINIA:**

**CLERK'S OFFICE OF THE CIRCUIT COURT OF PITTSYLVANIA COUNTY**

Clerk	301	<u>141.50</u>
St. R. Tax	039	<u>43.05</u>
Co. R. Tax	213	<u>14.35</u>
Grantor Tax	038/220	<u>29.00</u>
Process Fee	036	<u>10.00</u>
VSLF	145	<u>\$1.50</u>
Transfer	212	<u>1.00</u>
Tech Fee	106	<u>\$3.00</u>
Total	\$	<u>116.40</u>

The foregoing instrument with acknowledgement was admitted to record on Feb 17 2004 at 10:11A M. In D.B. 1422 Page 571 Inst.No. 0401219  
Taste: H.F. HAYMORE, JR., CLERK  
By: Patricia Allen Deputy Clerk  
Given, Mailed to Ann Robinson

# RECONFIGURATION OF THE PROPERTY OF ANN SHELTON ROBINSON

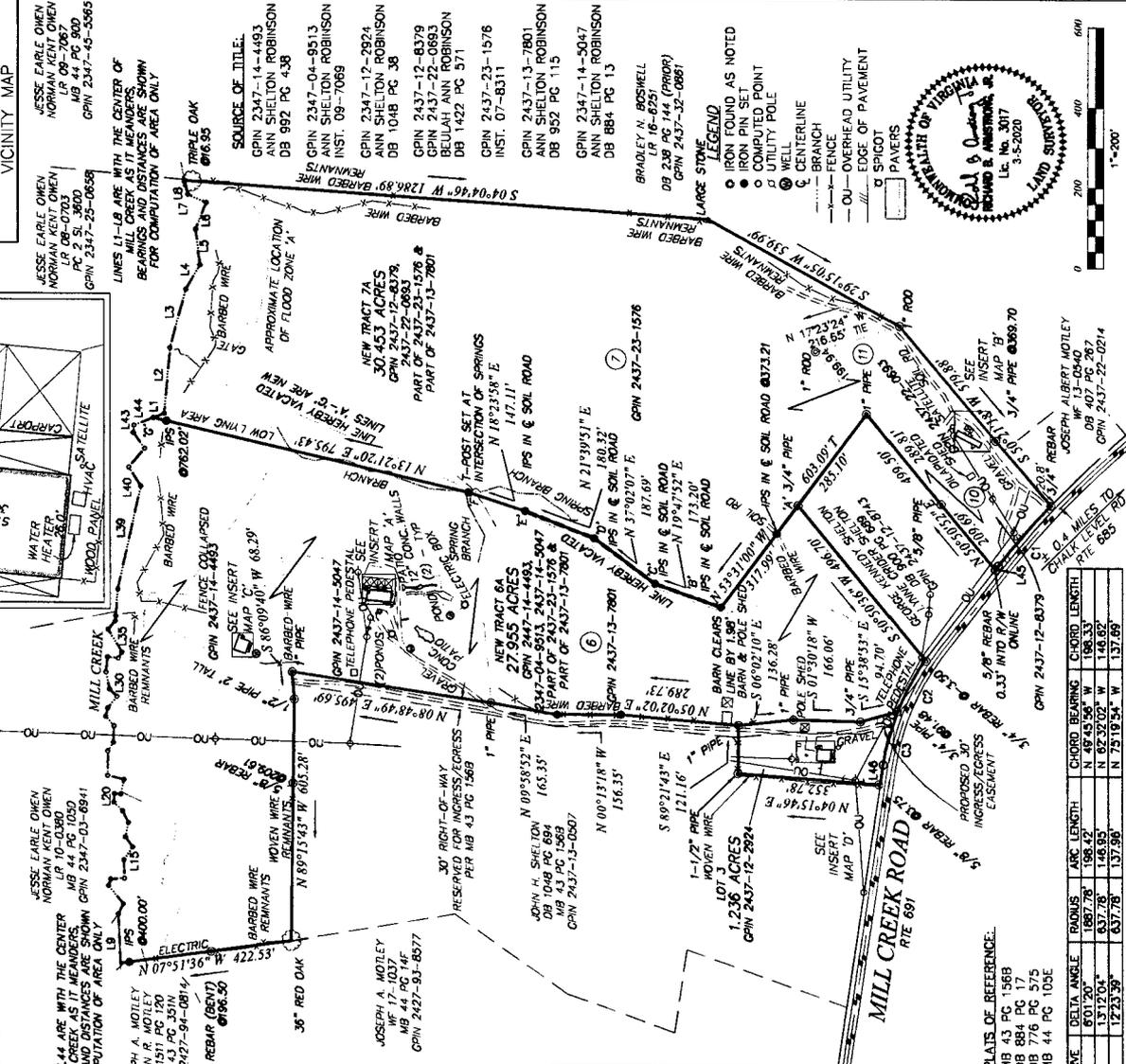
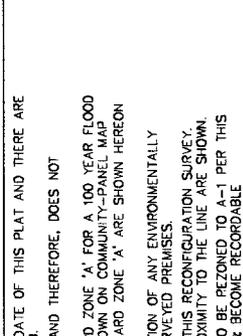
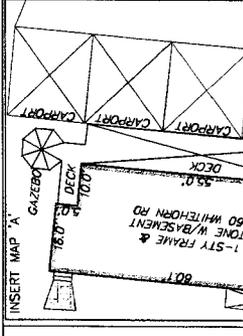
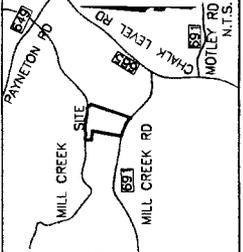
## CHATHAM DISTRICT, PITTSYLVANIA COUNTY, VIRGINIA

### PLAT SHOWING

PROJECT#: 200044  
 DATE: 3-5-2020  
 DRAWN BY: RAMG  
 SHEET 1 OF 1

**ARMSTRONG & ASSOCIATES**  
 SURVEYING PLANNING DEVELOPMENT

ARMSTRONGANDASSOCIATES.NET  
 ARMSTRONGANDSURVEYING@GMAIL.COM  
 105B NORTH MAIN ST.  
 GREENVA, VA 24337  
 434-710-3121



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 21.33.36" E	29.05	L13	S 67.23.32" E	61.08
L2	S 64.35.21" E	104.79	L14	S 57.28.79" E	23.98
L3	S 29.28.31" E	30.66	L15	S 48.30.00" E	21.14
L4	S 63.50.31" E	80.15	L16	S 76.64.30" E	21.14
L5	S 65.30.20" E	70.83	L17	S 53.00.48" E	36.58
L6	N 24.54.17" E	48.84	L18	N 48.48.07" E	24.72
L7	N 76.02.50" E	34.70	L19	N 76.00.32" E	44.22
L8	N 87.37.48" E	123.80	L20	S 84.04.15" E	38.20
L9	S 63.59.01" E	28.20	L21	S 07.27.24" W	28.20
L10	N 51.29.48" E	87.86	L22	S 57.05.32" E	17.99
L11	S 73.14.01" E	17.22	L23	S 56.49.38" E	66.11
L12	S 03.37.48" E	34.27	L24	S 50.42.01" E	27.79
L13	S 65.30.49" E	43.61	L25	S 65.30.09" E	13.25
L14	S 95.09.36" E	38.94	L26	S 57.28.31" E	68.84
L15	N 54.32.11" E	31.74	L27	S 77.28.33" E	20.99
L16	N 42.38.08" E	37.07	L28	S 50.12.24" E	63.16
L17	N 42.38.08" E	37.07	L29	S 50.12.24" E	63.16
L18	N 45.23.13" E	31.20	L30	N 24.54.17" E	48.84
L19	N 84.40.13" E	21.20	L31	S 65.20.08" E	18.00
L20	N 84.40.13" E	21.20	L32	S 21.33.36" E	51.92
L21	S 76.12.19" E	36.86	L33	N 32.48.30" W	11.59
L22	S 76.12.19" E	36.86	L34	N 02.32.02" W	146.87
L23	N 14.25.48" E	41.47	L35	N 81.31.43" W	80.23

- THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY AS PER DATE OF THIS PLAT AND THERE ARE NO READILY APPARENT EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN.
- THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE, DOES NOT NECESSARILY SHOW ALL ENCUMBRANCES ON THE PROPERTY.
- A PORTION OF THE AREA SHOWN HEREON IS LOCATED WITHIN FLOOD HAZARD ZONE 'A' FOR A 100 YEAR FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON COMMUNITY-PANEL MAP 51143C000E DATED 08-29-2010. THE APPROXIMATE LIMITS OF FLOOD HAZARD ZONE 'A' ARE SHOWN HEREON BY GRAPHIC SCALING ONLY.
- THIS SURVEY DOES NOT ADDRESS THE EXISTENCE, DETECTION, OR DELINEATION OF ANY ENVIRONMENTALLY SENSITIVE AREAS OR ANY ENVIRONMENTAL PROBLEMS LOCATED ON THE SURVEYED PREMISES.
- NOT ALL PHYSICAL IMPROVEMENTS ARE NECESSARILY SHOWN AS PART OF THIS RECONFIGURATION SURVEY. ONLY IMPROVEMENTS WHICH ENCRONCH ON THE LINE OR ARE IN CLOSE PROXIMITY TO THE LINE ARE SHOWN.
- CPN 2437-12-8370 & 2437-14-4483 ARE ZONED R-1 AND WILL HAVE TO BE REZONED TO A-1 PER THIS MAP TO BE APPROVED BY THE PITTSYLVANIA COUNTY SUBDIVISION AGENT & BECOME RECORDABLE.

ANN SHELTON ROBINSON  
 DB 884 PG 17  
 DB 776 PG 575  
 MB 44 PG 100E  
 C1 6'01.20' N 160.78' E 196.42'  
 C2 1.31'20.04' S 63.78' E 148.85'  
 C3 1'22'33.39' S 63.78' E 137.96'

ANN SHELTON ROBINSON  
 DB 884 PG 17  
 DB 776 PG 575  
 MB 44 PG 100E  
 C1 6'01.20' N 160.78' E 196.42'  
 C2 1.31'20.04' S 63.78' E 148.85'  
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 C2 1.31'20.04' S 63.78' E 148.85'  
 C3 1'22'33.39' S 63.78' E 137.96'





***Case R-20-013***

***DAVIS***

## CODE COMPLIANCE SUMMARY

<u>CASE</u>	<u>ZONING REQUEST</u>	<u>CYCLE</u>
R-20-013	R-1 to A-1	June 2020
<u>SUBJECT/PROPOSAL/REQUEST</u> Jeffrey Sidney Davis and Wendy L. Davis are requesting to rezone the properties from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District.		<b>PLANNING COMMISSION:</b> June 2, 2020 <b>BOARD OF SUPERVISORS:</b> June 16, 2020 <b>ADVERTISED:</b> May 20 & 27, 2020 <b>REVIEWED BY:</b> ESR
<b>DISTRICT:</b> Callands-Gretna		

### BACKGROUND/DISCUSSION

Jeffrey Sidney Davis and Wendy L. Davis petitioned the Planning Commission/Board of Supervisors on April 30, 2020, to rezone from R-1, Residential Suburban Subdivision District to A-1, Agricultural District on two (2) parcels of land, totaling 3.20 acres, located on State Road 770/Piney Road, in the Callands-Gretna Election District. The parcels are shown the Pittsylvania County Tax Maps as GPIN #s 2510-44-6783 and 2510-54-1522.

The petitioners would like to rezone the properties to allow for a second dwelling on the property for a family member.

**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 driveway leading to one of the petitioned parcels is located adjacent to 4069 Piney Road; the other vacant parcel is located adjacent to 4037 Piney Road.

### 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, M-1, Industrial District, Light Industry, and C-1, Conservation District.

### SITE DEVELOPMENT PLAN

N/A

### RECOMMENDATION

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



- A** 53 N Main St, Chatham, VA 24531
- B** 4081 Piney Rd, Gretna, VA 24557

20 min , 12.5 miles  
 Light traffic  
 Via US-29 N, VA-40

THE DRIVEWAY TO ONE OF THE PETITIONED PARCELS IS LOCATED ADJACENT TO 4069 PINEY ROAD; THE OTHER VACANT PARCEL IS LOCATED ADJACENT TO 4037 PINEY ROAD (PLEASE REFER TO GIS MAP).

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

	1. Head <b>northeast</b> on <b>US-29 BR</b> toward Church Ln	1.8 mi
	2. Take ramp <b>left</b> for <b>US-29 N</b> Pass BP/BP in 3.4 mi	7.9 mi
	3. Take ramp <b>right</b>	0.2 mi
	4. Turn <b>left</b> onto <b>VA-40</b>	1.9 mi
	5. Turn <b>left</b> onto <b>Piney Rd</b>	0.7 mi
<p style="margin: 0;"><b>Arrive at Piney Rd</b></p> <p style="margin: 0;">6. The last intersection is Valley Rd If you reach Terry Rd, you've gone too far</p>		

**B** 4081 Piney Rd, Gretna, VA 24557

April 30, 2020

Mrs. Emily Ragsdale  
Director of Community Development  
P. O. Box 426  
Chatham, VA 24531

Dear Mrs. Ragsdale:

We, Jeffrey Sidney Davis and Wendy L. Davis, as Owners, would like to apply to the Planning Commission/Board of Supervisors to rezone two (2) parcels of land, a total of 3.20 acres, located on State Road 790/Piney Road, in the Callands-Gretna Election District from R-1, Residential Suburban Subdivision District to A-1, Agricultural District. The properties are shown on the records as GPIN #s 2510-44-6783 and 2510-54-1522.

We would like to rezone the properties to allow for a second dwelling on the property for a family member.

Sincerely,



Wendy L. Davis

Sworn to and subscribed before me in my presence this 30 day of April, 2020, in my City and State aforesaid, by Carla Crews 7575095 Notary Public. My commission expires: 31 March 2021



PITTSYLVANIA COUNTY  
APPLICATION FOR REZONING

We, Jeffrey Sidney Davis & Wendy L. Davis, 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: Jeffrey Sidney Davis & Wendy L. Davis  
Address: 4081 Piney Road, Gretna, VA 24557

2. Location of Property: on State Road 790/Piney Road

Telephone: (434) 250-5445

3. Tax Map Number: 2510-44-6783, 2510-54-1522 (126833)

4. Election District: Callands-Gretna

Total Amount: \$ 200.20

Taken By: KNB

CK# 7366

5. Size of Property: A Total of 3.20 Acres, Two (2) Parcels of Land: 2510-44-6783 (2.74 Acres), 2510-54-1522 (0.46 Acre)

6. Existing Land Use: 2510-44-6783 = Single Family Dwelling, Frame Building, Carport; 2510-54-1522 = Vacant

Existing Zoning: R-1, Residential Suburban Subdivision District

7. Proposed Land Use: To allow for a second dwelling on the property for a family member

Proposed Zoning: A-1, Agricultural District

TREASURER OF PITTSYLVANIA COUNTY

8. Are conditions being proffered:      Yes   X   No

PAID MAY 12 2020

9. Check completed items:

- Letter of Application     Site Development Plan or Waiver     Legal Forms
- 11"x 17" Concept Plan     Application Fee     List of Adjoining Properties
- Plat Map     Copy of Deed     Copy of Deed Restrictions Or Covenants

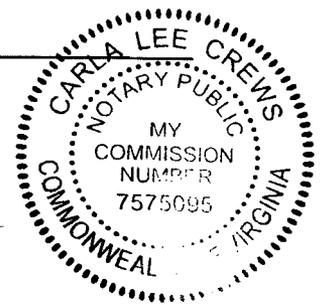
Through application for this permit, the owner authorizes a right-of-entry to the designated personnel of Pittsylvania County for the purpose of site evaluation and monitoring for compliance with the Pittsylvania County Zoning Ordinance.

Wendy L. Davis  
Wendy L. Davis

Sworn to and subscribed before me in my presence this 30 day of April, 2020, in my City and State aforesaid, by 7575095 Notary Public. My commission expires: 31 March 2021  
Carla Lee Crews

OFFICE USE ONLY  
Application Deadline: 04/30/20  
Received By: ESR  
B.O.S. Meeting Date: 06/16/20

Application No. R-20-013  
P.C. Meeting Date: 06/02/20  
Date Received: 04/30/20  
Action: \_\_\_\_\_



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

A total of 3.20 acres, two (2) parcels of land, )  
generally located on State Road 790/Piney Road )  
within the Callands-Gretna ) **PETITION**  
Election District, and recorded as )  
parcel #s 2510-44-6783 & 2510-54-1522 )  
in the Pittsylvania County tax records )

**TO THE HONORABLE SUPERVISORS OF PITTSYLVANIA COUNTY:**

WHEREAS, your Petitioners, Jeffrey Sidney Davis and Wendy L. Davis, 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:

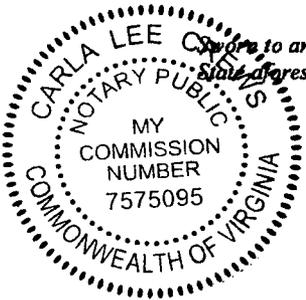
- (1) The Petitioners are the Owners of the above-referenced parcels of land, or are filing with the owner's consent.
- (2) The properties are presently zoned under the provisions of the Pittsylvania County Zoning Ordinance as R-1, Residential Suburban Subdivision District.
- (3) Your petitioners now desire to have the properties rezoned to A-1, Agricultural District, to allow for a second dwelling on the property for a family member.

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 Director of Community Development to the Pittsylvania County Planning Commission for its consideration and recommendation.

Respectfully submitted,

  
\_\_\_\_\_  
Wendy L. Davis



Witnessed to and subscribed before me in my presence this 30 day of April, 20 20, in my City and State of Virginia, by Carla Lee 7575095 Notary Public. My commission expires: 31 March 2021

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



(434)432-7751  
(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-20-013 Applicant [Signature] Date 4/30/2020

Sworn to and subscribed before me in my presence this 30 day of April 2020, in my City and State aforesaid, by Carla Crews 7575095 Notary Public. My commission Expires: 31 March 2021

Bachelors Hall/Whitmell (434) 797-9550



Gretna/Hurt (434) 656-6211

## ADJACENT PROPERTY OWNERS

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

Tax Map Number: 2510-44-6783, 2510-54-1522 (126833)

Name: Roena W. Toler, Life Tenant, Sandra Lee T. Martin Hill, Remainderman, Kyle Edgar Toler, Remainderman, Eston Arvin Toler, Remainderman

Address: 493 Valley Road  
Gretna, VA 24557

Tax Map Number: 2510-45-1517 (113833)

Name: Bobby S. Davis, Sr.

Address: 1136 Toshes Road  
Chatham, VA 24531

Tax Map Number: 2510-44-9739 (180623)

Name: Henry Cecil Smith

Address: 9670 Wards Road  
Rustburg, VA 24588

Tax Map Number: 2510-54-6793 (12165)

Name: Henry Smith, Et Als, Betty Johnson, Et Als, Alexia Guthrie Bennett, Et Als

Address: 9670 Wards Road  
Rustburg, VA 24588

Tax Map Number: 2510-54-6684 (235740)

Name: Beatrice S. Farmer & Stover Farmer

Address: 4069 Piney Road  
Gretna, VA 24557

Tax Map Number: 2510-54-2700 (20448)

Name: Cemetery

Address: No Address Given

Tax Map Number: 2510-54-0738 (14949)

Name: Jessie Jean Jennings, Mary Alice Jennings

Address: 4037 Piney Road  
Gretna, VA 24557

Tax Map Number: 2510-54-1661 (110100)

Name: Darius Gerrard Craft

Address: 3947 Piney Road  
Gretna, VA 24557

Tax Map Number: 2510-44-7352 (108696)

Name: Brown Family Farm, LLC

Address: P. O. Box 456  
Gretna, VA 24557

Tax Map Number: 2510-14-9739 (185866)

BK 1452PG495  
04-06883

THIS DEED, made this 1st day of June, 2004, by and between BOBBY S. DAVIS and BECKY G. DAVIS, his wife; and MAGGIE IRVIN DAVIS AUSTIN (formerly Maggie Irvin Davis) and CAROL AUSTIN, her husband, GRANTORS, parties of the first part; and JEFFREY S. DAVIS and WENDY L. DAVIS, husband and wife, 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), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the said parties of the first part do hereby bargain, sell, grant and convey unto the said parties of the second part, with General Warranty and English Covenants of title, all of that certain tract or parcel of land, together with improvements thereon and appurtenances thereunto belonging, situate in Pittsylvania County, Virginia, and more particularly described as follows:

THAT 2.74 acres tract of land fronting 616.94 feet along the center line of a 30 foot right of way centered over an existing farm road, as shown on Plat of Survey for Jeffrey S. Davis and Wendy L. Davis Showing Part of Tax Parcel No. 05700-0A-00-0018-A dated May 26, 2004, made by John David Jacobs, C.L.S., which plat is recorded in the Clerk's Office of the Circuit Court of Pittsylvania County, Virginia in Map Book 43, at page

SEE MAP BOOK  
NO. 43 PAGE 325N

BK 1452PG496

369K; and BEING, IN FACT, a part of the same property conveyed to Bobby S. Davis and Maggie Irvin Davis, his wife, by deed from Dorothea Martin McLaughlin and James H. McLaughlin, her husband, dated March 23, 1990, recorded in the Clerk's Office of the Circuit Court of Pittsylvania County, Virginia, in Deed Book 873, at page 2, to which map and deed reference is here made for a more particular description of the property herein conveyed.

The above described conveyance is made together with a right of way for ingress and egress to said tract leading to and from State Route 790 (Piney Road), over and upon an existing farm road, as shown on said plat of survey. Said right of way shall be a right of ingress and egress for pedestrian and vehicular traffic and said right of way shall run with the land. The above described easement for ingress and egress shall be used by the grantees herein in conjunction with all other persons having a right to use said right of way. The above described conveyance is further made together with a right of ingress and egress to and from said cemetery plot to and from State Road No. 790, specifically reserved for the use and benefit of the heirs of Orange Berger, deceased.

This conveyance is made subject to all easements, rights of way and restrictive covenants now of record or affecting said property.

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.

Becky G. Davis and Carol Austin, spouses of Bobby S. Davis and Maggie Irvin Davis Austin, join herein for the purpose of consenting to the conveyance of the

BK 1452PG497

above described real property and to waive all of their right, title and interest in and to the subject property for the purpose of equitable distribution pursuant to §20-107.3 of the Code of Virginia, 1950, as amended; they further waive their right to take an elective share of this property under the augmented estate of Bobby S. Davis and Maggie Irvin Davis Austin, as defined in Section 64.1-16.1 of the Code of Virginia, 1950, as amended.

WITNESS the following signatures and seals:

Maggie Irvin Davis Austin (SEAL)  
MAGGIE IRVIN DAVIS AUSTIN

Carroll Austin (SEAL)  
CARROLL AUSTIN

BK 1452PG498

Bobby S. Davis Jr. (SEAL)  
BOBBY S. DAVIS

Becky G. Davis (SEAL)  
BECKY G. DAVIS  
AKA Becky Gordon Davis

STATE OF PENNSYLVANIA

CITY/COUNTY OF Susquehanna, to-wit:

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of June, 2004, by Bobby S. Davis and Becky G. Davis.

My commission expires Bonnie J. Phelps.

Notarial Seal  
Bonnie J. Phelps, Notary Public  
Hop Bottom Boro, Susquehanna County  
My Commission Expires June 7, 2005

\_\_\_\_\_  
Notary Public

STATE OF VIRGINIA

CITY OF DANVILLE, to-wit:

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of August, 2004, by Maggie Irvin Davis Austin and Carol Austin.

My commission expires July 31, 2005.

[Signature]  
Notary Public

BK 1452PG499

STATE OF VIRGINIA

CITY OF DANVILLE, to-wit:

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of June, 2004, by Carroll Austin.

My commission expires July 3, 2005  
[Signature]  
Notary Public

VIRGINIA:

CLERK'S OFFICE OF THE CIRCUIT COURT OF PITTSYLVANIA COUNTY

Clerk	301	14.50
St. R. Tax	039	5.25
Co. R. Tax	213	1.75
Grantor Tax	038/220	3.50
Process Fee	035 036	10.00
VSLF	145	\$1.50
Transfer	212	1.50
Tech Fee	106	5.00
Total		\$ 43.50

The foregoing instrument with acknowledgement was admitted to record on Aug 10 20 04 at 2:24 P M. in D.B. 1452J Page 495 Inst.No. 04-01883

Teste: H.F. HAYMORE, JR., CLERK.  
By: [Signature] Deputy Clerk  
Given Mailed to [Signature]

BK 1442PG606  
04-04961

THIS DEED OF GIFT, made this 1st day of June, 2004, by and between SHIRLEY A. DAVIS, Widow, GRANTOR, party of the first part; and JEFFREY S. DAVIS and WENDY L. DAVIS, husband and wife, 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 party of the first part does hereby give, grant and convey unto the said 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 Pittsylvania County, Virginia, and more particularly described as follows:

THAT 0.46 acres lot of land fronting 100.00 feet on the northwestern margin of State Route #790 (Piney Road) and running back therefrom between parallel lines 200.00 feet to a rear line of 100.00 feet as shown on Plat of Survey for Jeffrey S. Davis and Wendy L. Davis Showing Part of Tax Parcel No. 05700-0A-00-0018-A dated May 26, 2004, made by John David Jacobs, C.L.S., which plat is to be recorded contemporaneously herewith; and BEING, in fact, the same property conveyed to James S. Davis by deed from James David Jones, Special Commissioner, dated May 23, 1970, recorded in the Clerk's Office of the Circuit Court of Pittsylvania County, Virginia, in Deed Book 524,

SEE MAP BOOK  
NO. 43 PAGE 375N  
SEE MAP BOOK  
NO. 43 PAGE 369K

BK 1442PG607

at page 96, to which map and deed reference is here made for a more particular description of the property herein conveyed.

James S. Davis died intestate on February 2, 2002, survived by his widow, Shirley A. Davis, and pursuant to the Statute of Descent and Distribution Shirley A. Davis is vested with fee simple.

This conveyance is made subject to all easements, rights of way and restrictive covenants now of record or affecting said property.

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.

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.

WITNESS the following signature and seal:

 (SEAL)  
SHIRLEY A. DAVIS

STATE OF VIRGINIA

CITY OF DANVILLE, to-wit:

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of June, 2003, by Shirley A. Davis.

My commission expires July 31, 2005.

James P. Kelly  
Notary Public

**VIRGINIA:**

**CLERK'S OFFICE OF THE CIRCUIT COURT OF PITTSYLVANIA COUNTY**

Clerk	301	14.50
St. R. Tax	039	
Co. R. Tax	213	
Grantor Tax	038/220	
Process Fee	036	
VSLF	145	\$1.50
Transfer	212	1.00
Tech Fee	106	\$3.00
Total	\$	20.00

The foregoing instrument with acknowledgement was admitted to record on June 10 2004 at 3:44 P M. in D.B. 1442 Page 606 Inst.No 04-04961

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

By: Kathy Jones Deputy Clerk

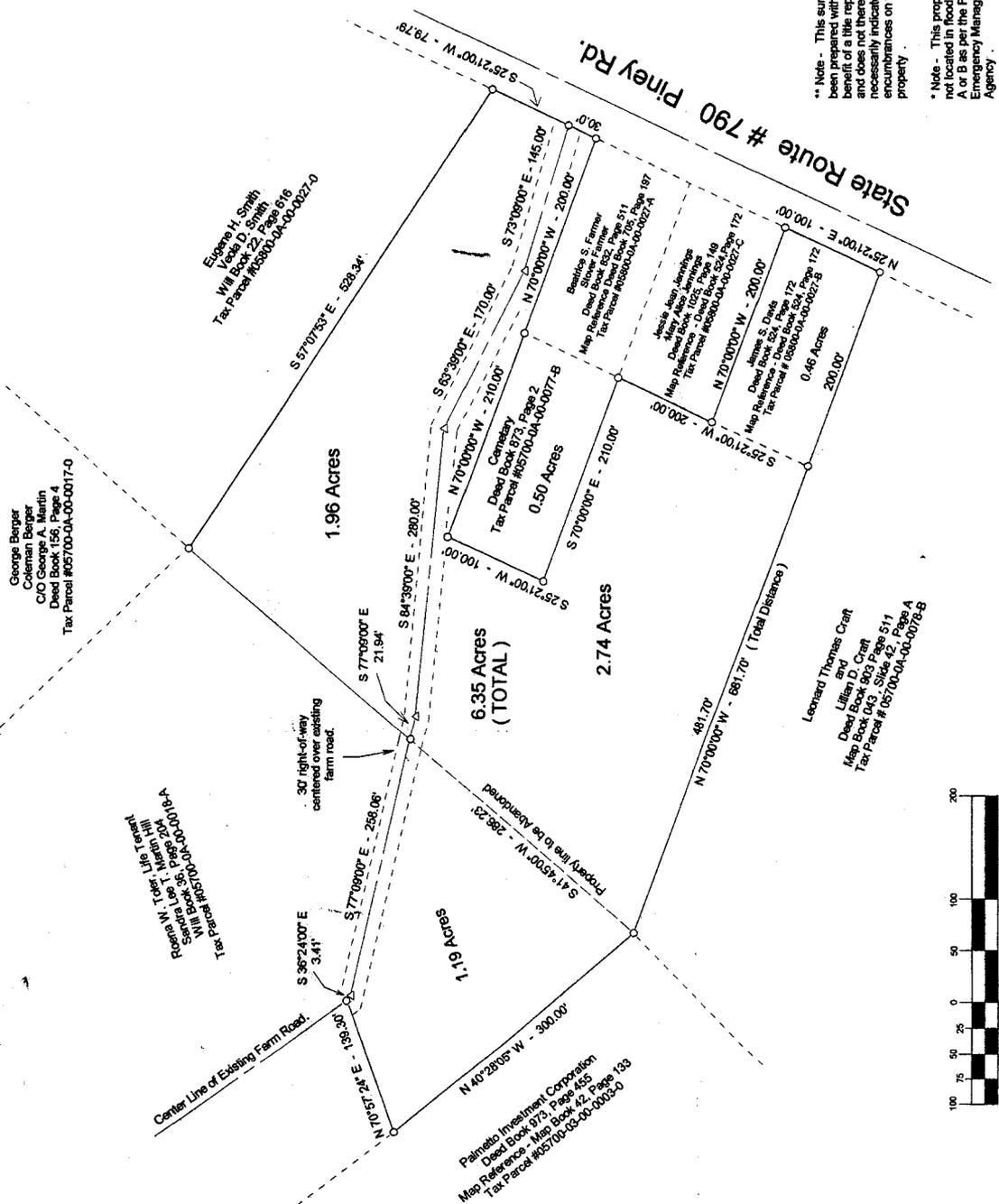
Given - Mailed to Giffrey Davis

369\*

Plat North from Deed Book 612, Page 309



\* Note - This survey has been prepared without the benefit of a title report and does not therefore necessarily indicate all encumbrances on this property  
 \* Note - This property is not located in flood zones A or B as per the Federal Emergency Management Agency



George Berger  
 Coleman Berger  
 C/O George A. Martin  
 Deed Book 156, Page 4  
 Tax Parcel #05700-0A-00-0017-0

Rosetta N. Toker, Life Tenant  
 Rosetta Lee T. Martin, DA  
 Will Book 96, Page 27  
 Tax Parcel #05700-0A-00-0018-0

Eugene H. Smith  
 Vase D. Smith  
 Will Book 23, Page 616  
 Tax Parcel #05800-0A-00-0027-0

Palmco Investment Corporation  
 Deed Book 973, Page 455  
 Map Reference: Map Book 42, Page 133  
 Tax Parcel #05700-0A-00-0005-0

Leonard Thomas Craft  
 Lillian D. Craft  
 Deed Book 903, Page 511  
 Tax Parcel # 05700-0A-00-0078-8

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



NO. 369-10  
 369-10  
 369-10

Jeffrey S. Davis  
 and  
 Wendy L. Davis

Showing

A part of Tax Parcel # 05700-0A-00-0018-A containing 1.19 Acres to become an integral part of Tax Parcel # 05700-0A-00-0077-A.

Situate

Callands - Gretna Magisterial District  
 Pittsylvania County  
 Virginia

Scale of Plat : 1" = 100'

Date of Plat : May 26th, 2004

VIRGINIA:

Clerk	301	13.50
St. R. Tax	039	
Co. R. Tax	213	
Grantor Tax	0387220	
Process Fee	036	
VSLF	145	\$1.50
Transfer	212	
Teah Fee	106	\$3.00

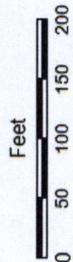
CLERK'S OFFICE OF THE CIRCUIT COURT OF PITTSYLVANIA COUNTY

The foregoing instrument with acknowledgment was admitted to record on May 10 2004 at 3:49 P.M. in Map Book 043 Page 308K Inst. No. 04-0862

Teste: HE. HAYMORE, JR., CLERK  
 By: Wendy L. Davis Deputy Clerk

**Legend**

-  Assessed Parcels
-  Parcel ID Number
-  Parcels
-  Route Numbers
-  Appeals
-  Rezoning
-  Signs
-  Special Uses
-  Variances
- Zoning**
-  Unknown
-  A-1 = Agricultural District
-  B-1 = Business District, Limited
-  B-2 = Business District, General
-  C-1 = Conservation District
-  DZ = Double Zoned Parcels
-  M-1 = Industrial District, Light Industry
-  M-2 = Industrial District, Heavy Industry
-  MHP = Residential Manuf. Housing
-  Park District
-  R-1 = Residential Suburban
-  Subdivision District
-  RC-1 = Residential Combined Subdivision District
-  RE = Residential Estates District
-  RMF = Residential Multi-Family Subdivision District
-  Subdivision District
-  RPD = Residential Planned Development District
-  TZ = Town Zoning
-  UK = Unknown
-  County Boundary



**Title: DAVIS - CASE R-20-013**

**Date: 5/7/2020**

*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 S-20-005***

***THOMPSON***

## CODE COMPLIANCE SUMMARY

<b><u>CASE</u></b> S-20-005	<b><u>ZONING</u></b> R-1	<b><u>CYCLE</u></b> June 2020
<b><u>SUBJECT/PROPOSAL/REQUEST</u></b> Timothy Owen Thompson and Rhonda Newcomb Thompson are requesting a Special Use Permit to allow for placement of a single-wide mobile home for their daughter's residence.		<b>PLANNING COMMISSION:</b> June 2, 2020
<b>DISTRICT:</b> Staunton River		<b>BOARD OF ZONING APPEALS:</b> June 9, 2020
		<b>ADVERTISED:</b> May 20 & 27, 2020
		<b>REVIEWED BY:</b> ESH

### **BACKGROUND/DISCUSSION**

Timothy Owen Thompson and Rhonda Newcomb Thompson petitioned the Planning Commission/Board of Zoning Appeals on April 30, 2020, requesting a Special Use Permit on 1.03 acres, shown on the Pittsylvania County Tax Maps as GPIN # 2532-72-5082, located off State Road 634/Blue Ridge Drive, in the Staunton River Election District.

The applicants would like a Special Use Permit to allow for placement of a single-wide mobile home to be used for their daughter's residence. The petitioners state the single-wide mobile home has not yet been purchased, pending approval of the Special Use Permit. There are other single-wide mobile homes in the immediate and general area.

### **DIRECTIONS**

See Map Quest Directions. The property is located directly behind 2981 Blue Ridge Drive.

### **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**

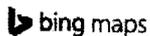
No change to the zoning.

### **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

20 min , 13.9 miles

**B** 2981 Blue Ridge Dr, Gretna, VA 24557

Light traffic

Via US-29 BR, US-29 N

THE PETITIONED PARCEL IS LOCATED DIRECTLY BEHIND THIS SITE ADDRESS (PLEASE REFER TO GIS MAP).

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

	1. Head <b>northeast</b> on <b>US-29 BR</b> toward Church Ln	1.8 mi
	2. Take ramp <b>left</b> for <b>US-29 N</b> Pass BP/BP in 3.4 mi	10.7 mi, 12 min
	3. Turn <b>right</b> onto <b>VA-665 / Rockford School Rd</b>	0.5 mi
	4. Turn <b>left</b> onto <b>VA-634 / Blue Ridge Dr</b>	0.9 mi
	5. Arrive at <b>VA-634 / Blue Ridge Dr</b> The last intersection is Daltons Farm Ln If you reach Banleys St, you've gone too far	

**B** 2981 Blue Ridge Dr, Gretna, VA 24557

April 30, 2020

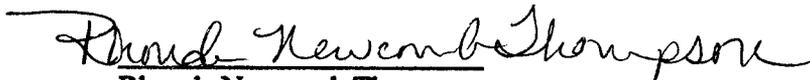
Mrs. Emily Ragsdale  
Director of Community Development  
P. O. Box 426  
Chatham, VA 24531

Dear Mrs. Ragsdale:

We, Timothy Owen Thompson and Rhonda Newcomb Thompson, as Owners, would like to apply to the Planning Commission/ Board of Zoning Appeals for a Special Use Permit on 1.03 acres, located off State Road 634/Blue Ridge Drive, in the Staunton River Election District. The property is shown on the Tax Maps as GPIN # 2532-72-5082.

We would like a Special Use Permit to allow for placement of a single-wide mobile home to be used for our daughter's residence.

Sincerely,

  
Rhonda Newcomb Thompson

Sworn to and subscribed before me in my presence this 27<sup>th</sup> day of April, 2020, in my City and State aforesaid, by Lori O. Jefferson Notary Public. My commission expires: November 30, 2021



**PITTSYLVANIA COUNTY  
APPLICATION FOR SPECIAL USE PERMIT**

We, Timothy Owen Thompson & Rhonda Newcomb Thompson, as Owners 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: Timothy Owen Thompson & Rhonda Newcomb Thompson  
Address: 2981 Blue Ridge Drive, Gretna, VA 24557 Telephone: (434) 250-8312

2. Location of Property: off State Road 634/Blue Ridge Drive

Total Amt: \$ 160.00 CK#167  
Taken By: RNB

3. Tax Map Number 2532-72-5082 (122300)

4. Election District: Staunton River

TREASURER OF PITTSYLVANIA COUNTY

5. Size of Property: 1.03 Acres

PAID MAY 12 2020

6. Existing Land Use: Vacant

Existing Zoning: R-1, Residential Suburban Subdivision District

7. Proposed Land Use: Placement of a Single-Wide Mobile Home for Their Daughter's Residence

8. Check completed items:

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

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

  
Rhonda Newcomb Thompson

Sworn to and subscribed before me in my presence this 27<sup>th</sup> day of April, 2020, in my City and State aforesaid,  
by Lori Jefferson Notary Public. My commission expires: November 30, 2021

**OFFICE USE ONLY**

Application Deadline: 04/30/20

Received By: ESR

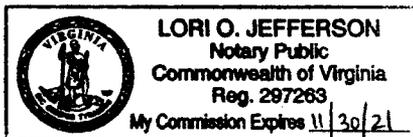
B.Z.A. Meeting Date: 06/09/20

Application No. S-20-005

P.C. Meeting Date: 06/02/20

Date Received: 04/30/20

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



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

A 1.03 acre parcel of land )  
generally located off State Road 634/Blue Ridge Drive )  
within the Staunton River ) **PETITION**  
Election District, and recorded as )  
parcel # 2532-72-5082 )  
in the Pittsylvania County tax records. )

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

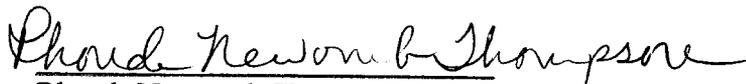
WHEREAS, your Petitioners, Timothy Owen Thompson and Rhonda Newcomb Thompson, respectfully file this petition pursuant to Sections 35-713 of the Pittsylvania County Zoning Ordinance and in accordance with the Code of Virginia, 1950, as amended, and would respectfully show the following:

- (1) The 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 petitioners now desire to have a Special Use Permit issued to allow for placement of a single-wide mobile home for their daughter's residence.

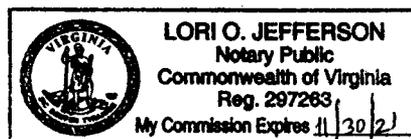
WHEREFORE, your Petitioners respectfully request that the above-referenced parcel of land be issued a Special Use Permit as set out in Number 3.

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

Respectfully submitted,

  
Rhonda Newcomb Thompson

Sworn to and subscribed before me in my presence this 27<sup>th</sup> day of April, 2020, in my City and State aforesaid, by Lori Jefferson Notary Public. My commission expires: November 30, 2021



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



(434)432-7751  
(434)432-7919 FAX

**SIGN AFFIDAVIT**

**Sec. 35-817. POSTING OF PROPERTY - PLANNING COMMISSION HEARING-**

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

**Sec. 35-818. POSTING OF PROPERTY - BOARD OF SUPERVISORS HEARING-**

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

**Sec. 35-819. MAINTENANCE AND REMOVAL OF SIGNS.**

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

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

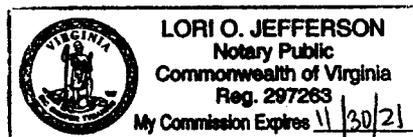
*Should the property not be posted and the sign(s) maintained as required above, I understand the board may defer the case.*

Case S-20-005 Applicant Rhonda Newcomb Thompson Date 4-27-2020

Sworn to and subscribed before me in my presence this 27<sup>th</sup> day of April, 2020, in my City and State aforesaid, by Lori O. Jefferson Notary Public. My commission Expires: November 30, 2021

Bachelors Hall/Whitmell (434) 797-9550

Gretna/Hurt (434) 656-6211



## ADJACENT PROPERTY OWNERS

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

Tax Map Number: 2532-72-5082 (122300)

Name: English Developers, Inc.

Tax Map Number: 2532-71-0907 (106235)

Address: P. O. Box P7000

Lynchburg, VA 24505

Name: Eddie L. Roach, Life Tenant, Theresa Roach-Gregory, Remainderman

Tax Map Number: 2532-71-8963 (227424)

Address: 3021 Blue Ridge Drive  
Gretna, VA 24557

Name: Timothy Owen Thompson & Rhonda Newcomb Thompson

Tax Map Number: 2532-71-6894 (122300)

Address: Same As Applicant

Name: Doug Dalton Trust U/A Dated 4/1/08, A. Douglas Dalton, Jr., Trustee

Tax Map Number: 2532-71-4971 (228038)

Address: c/o Hilda Smith House  
202 River Oaks Drive  
Altavista, VA 24517

BK 1335PG560

02-11563

Jpk,jr/dnt/deeds/ThompsonTimothyDandRhondaN

Deed prepared by:  
Kent & Kent, P.C.

**TAX PARCEL NO.: 45-A-97 and 45-A-98**

**THIS DEED**, made and entered into this 18<sup>th</sup> day of October, 2002, by and between **MATTHEW J. NEWCOMB and GRACIE S. NEWCOMB**, husband and wife, hereinafter called Grantors, and **TIMOTHY O. THOMPSON and RHONDA N. THOMPSON**, husband and wife, hereinafter called Grantees.

**WITNESSETH:**

That for and in consideration of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, receipt whereof is hereby acknowledged by the Grantors, the said Grantors hereby grant, bargain, sell and convey with General Warranty and English Covenants of Title unto the grantees, husband and wife, as tenants by the entireties, with the right of survivorship as at common law, the following described property together with all privileges and appurtenances thereunto belonging, to-wit:

Those certain tracts or parcels of land, situated, lying and being in Staunton River Magisterial District, Pittsylvania County, Virginia, designated as Lot (1) containing 1.02 acres and Lot (2) containing 1.03 acres as shown on plat of survey by John D. Jacobs, C.L.S., surveyed September 1966, duly recorded in Deed Book 489, Page 448, in the Clerk's Office of the Circuit Court of Pittsylvania County, Virginia, reference thereto being expressly made for a more particular description thereof.

This is the same property conveyed to Matthew J. Newcomb and Gracie S. Newcomb, husband and wife, from P. A. Scruggs and Cumi Shelton Scruggs, his wife, by two deeds, one dated December 8, 1961, of record in Deed Book 416, Page 200, and the other dated March 28, 1966, of record in Deed Book 468, Page 262 in said Clerk's Office.

This conveyance is made expressly subject to the conditions, restrictions and easements of record, if any, affecting said property.

**KENT & KENT, P.C.**  
Attorneys and Counsellors at Law  
Altavista, Virginia

Witness the following signatures and seals:

Matthew J Newcomb (SEAL)  
MATTHEW J. NEWCOMB

Gracie S Newcomb (SEAL)  
GRACIE S. NEWCOMB

STATE OF VIRGINIA

COUNTY OF CAMPBELL, to-wit:

I, Deborah N. Tweedy, a Notary Public of and for the State of Virginia, at Large, do hereby certify that MATTHEW J. NEWCOMB and GRACIE S. NEWCOMB, husband and wife, whose names are signed to the foregoing deed bearing date on the 18<sup>th</sup> day of October, 2002, have this day acknowledged the same before me in my jurisdiction aforesaid.

Given under my hand this 21st day of November, 2002.

My commission expires: October 31, 2005.

Deborah N. Tweedy  
Notary Public



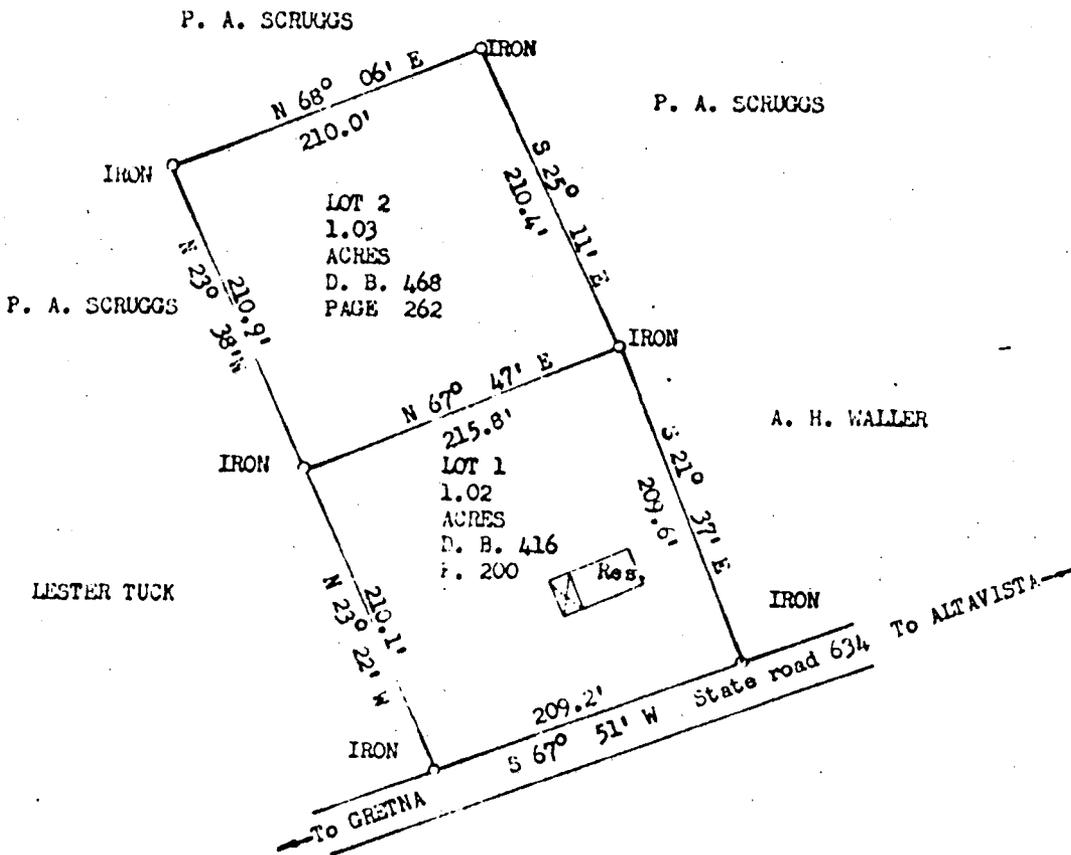
KENT & KENT, P.C.  
Attorneys and Counsellors at Law  
Altavista, Virginia

VIRGINIA:	
Clerk	301
St. R. Tax	039
Co. R. Tax	213
Grantor Tax	038/220
Process Fee	036
VSLF	145
Transfer	212
Tech Fee	106
Total	\$

CLERK'S OFFICE OF THE CIRCUIT COURT OF PITTSYLVANIA COUNTY

The foregoing instrument with acknowledgement was admitted to record on Nov 22 20 02, at 9:29A. M. in D.B. 1335 Page 560 Inst.No. 02-11563  
Teste: H.F. HAYMORE, JR., CLERK  
By: Krause Allen Deputy Clerk

N  
Magnetic

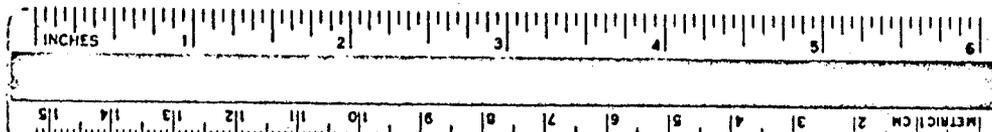


PITTSYLVANIA COUNTY VIRGINIA  
 STAUNTON RIVER MAGISTERIAL DISTRICT  
 2 LOTS SURVEYED FOR  
 MATTHEW J. & GRACIE S. NEWCOMB  
 SURVEYED SEPTEMBER 1966  
 SCALE 1" EQUALS 100'  
 FROM P. A. & JUDY L. SCRUGGS  
*John D. Swanson* C. L. S.

NOTE  
ALL IRONS IN PLACE AT TIME OF SURVEY

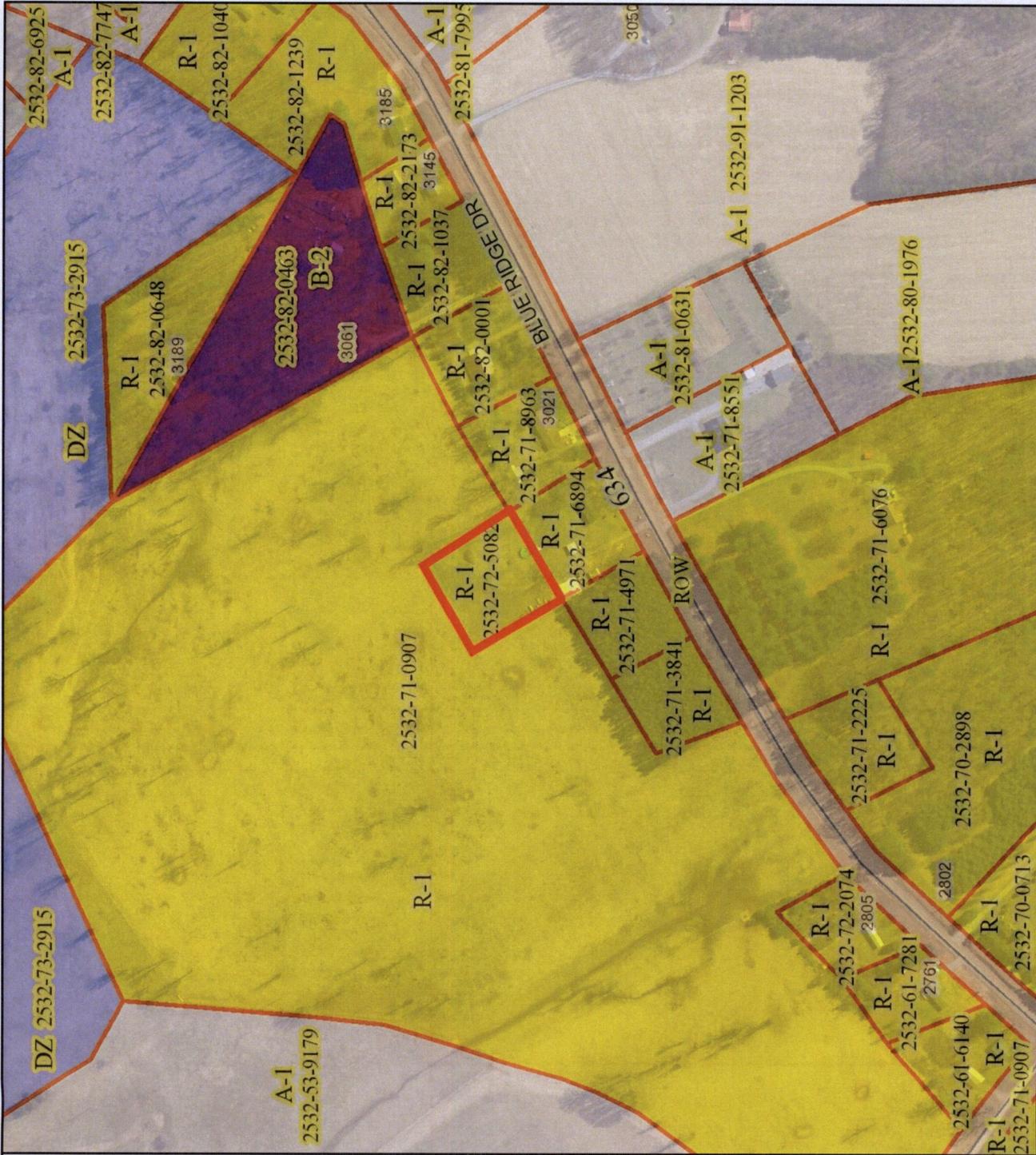
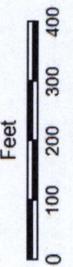
VIRGINIA: IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF PITTSYLVANIA,  
 ON THE 7th DAY OF Nov. 1967 AT 10:25 P.M. THE FOREGOING *Map*  
 FOR ITS CERTIFICATE OF ACKNOWLEDGMENT WAS ADMITTED TO RECORD.

TESTE: *L. W. Swanson*, CLERK



## Legend

-  Assessed Parcels
-  Parcel ID Number
-  Parcels
-  Route Numbers
-  Appeals
-  Rezoning
-  Signs
-  Special Uses
-  Variances
- Zoning**
-  Unknown
-  A-1 = Agricultural District
-  B-1 = Business District, Limited
-  B-2 = Business District, General
-  C-1 = Conservation District
-  DZ = Double Zoned Parcels
-  M-1 = Industrial District, Light Industry
-  M-2 = Industrial District, Heavy Industry
-  MHP = Residential Manuf. Housing Park District
-  R-1 = Residential Suburban
-  Subdivision District
-  RC-1 = Residential Combined Subdivision District
-  RE = Residential Estates District
-  RMF = Residential Multi-Family Subdivision District
-  RPD = Residential Planned Development District
-  TZ = Town Zoning
-  UK = Unknown
-  County Boundary



**Title: THOMPSON - CASE S-20-005**

**Date: 5/7/2020**

*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 S-20-006***

***OREBAUGH***

## CODE COMPLIANCE SUMMARY

<b><u>CASE</u></b> S-20-006	<b><u>ZONING</u></b> R-1	<b><u>CYCLE</u></b> June 2020
<b><u>SUBJECT/PROPOSAL/REQUEST</u></b> John S. Orebaugh is requesting a Special Use Permit to allow for placement of a single-wide mobile home for his personal residence.		<b>PLANNING COMMISSION:</b> June 2, 2020 <b>BOARD OF ZONING APPEALS:</b> June 9, 2020 <b>ADVERTISED:</b> May 20 & 27, 2020 <b>REVIEWED BY:</b> ESK
<b>DISTRICT:</b> Callands-Gretna		

### **BACKGROUND/DISCUSSION**

John S. Orebaugh petitioned the Planning Commission/Board of Zoning Appeals on April 30, 2020, requesting a Special Use Permit on 0.91 acre, shown on the Pittsylvania County Tax Maps as GPIN # 1562-39-2414, located on State Road 978/Lakeside Road, in the Callands-Gretna Election District.

The applicant would like a Special Use Permit to allow for placement of a single-wide mobile home to be used for his personal residence. Mr. Orebaugh states the single-wide mobile home will be a 2020 model. There are other single-wide mobile homes and double-wide mobile homes in the immediate and general area.

### **DIRECTIONS**

See Map Quest Directions. The property is located adjacent to 235 Lakeside Road.

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

Mostly surrounded by R-1, Residential Suburban Subdivision District, RC-1, Residential Combined Subdivision District, and MHP, Residential Manufactured Housing Park District zoned properties.

### **ZONING OF SURROUNDING PROPERTIES**

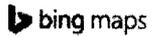
No change to the zoning.

### **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** 225 Lakeside Rd, Penhook, VA 24137

**36 min , 23.6 miles**  
 Light traffic  
 Via Climax Rd, VA-40  
 · Local roads

THE PETITIONED PARCEL IS ADJACENT TO THIS SITE ADDRESS.

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

↑	1. Head <b>southwest</b> on <b>US-29 BR</b> toward Center St	0.2 mi
↗	2. Turn <b>right</b> onto <b>VA-57 / Depot St</b>	4.5 mi
↗	3. Turn <b>right</b> onto <b>Climax Rd</b>	8.0 mi
↖	4. Turn <b>left</b> onto <b>VA-40</b>	7.1 mi
↗	5. Turn <b>right</b> onto <b>Smith Mountain Rd</b>	3.4 mi
↖	6. Turn <b>left</b> onto <b>Lakeside Rd</b>	0.3 mi
↑	7. Keep <b>right</b> to stay on <b>Lakeside Rd</b>	0.1 mi
	<p><b>Arrive at Lakeside Rd</b></p> <p>8. The last intersection is Paynes Rd          If you reach Munsons Rd, you've gone too far</p>	

**B** 225 Lakeside Rd, Penhook, VA 24137

April 30, 2020

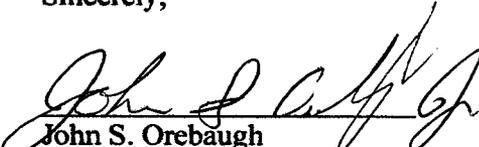
Mrs. Emily Ragsdale  
Director of Community Development  
P. O. Box 426  
Chatham, VA 24531

Dear Mrs. Ragsdale:

I, John S. Orebaugh, as Owner, would like to apply to the Planning Commission/ Board of Zoning Appeals for a Special Use Permit on 0.91 acre, located on State Road 978/ Lakeside Road, in the Callands-Gretna Election District. The property is shown on the Tax Maps as GPIN # 1562-39-2414.

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

Sincerely,

  
John S. Orebaugh

Sworn to and subscribed before me in my presence this 20 day of April, 2020, in my City and State aforesaid, by Christopher M. Duncan Notary Public. My commission expires: Oct 31, 2020

CHRISTOPHER M. DUNCAN  
NOTARY PUBLIC  
Commonwealth of Virginia  
Reg. #7519626  
My Commission Expires Oct. 31, 2020

**PITTSYLVANIA COUNTY  
APPLICATION FOR SPECIAL USE PERMIT**

I, John S. Orebaugh, 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: John S. Orebaugh  
Address: 78 Willow Lane, Waynesboro, VA 22980

Telephone: (540) 255-1805

2. Location of Property: on State Road 978/Lakeside Drive

Total Amt: \$ 155.00

Taken By: RUB

CK#5156

3. Tax Map Number 1562-39-2414 (245272)

4. Election District: Callands-Gretna

5. Size of Property: 0.91 Acre

REASURER OF PITTSYLVANIA COUNTY

PAID MAY 12 2020

6. Existing Land Use: Vacant

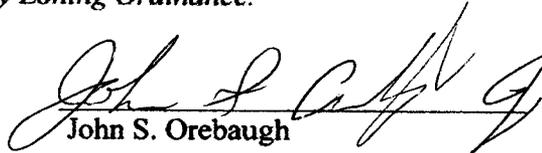
Existing Zoning: R-1, Residential Suburban Subdivision District

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

8. Check completed items:

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

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

  
John S. Orebaugh

Sworn to and subscribed before me in my presence this 20 day of April, 2020, in my City and State  
aforesaid, by John S. Orebaugh Notary Public. My commission expires: Oct 31, 2020

**OFFICE USE ONLY**

Application Deadline: 04/30/20

Received By: ESR

B.Z.A. Meeting Date: 06/09/20

Application No. S-20-006

P.C. Meeting Date: 06/02/20

Date Received: 04/30/20

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

CHRISTOPHER M. DUNCAN NOTARY PUBLIC Commonwealth of Virginia Reg. #7519626 My Commission Expires Oct. 31, 2020
--

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

A 0.91 acre parcel of land )  
generally located on State Road 978/Lakeside Road )  
within the Callands-Gretna ) **PETITION**  
Election District, and recorded as )  
parcel # 1562-39-2414 )  
in the Pittsylvania County tax records. )

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

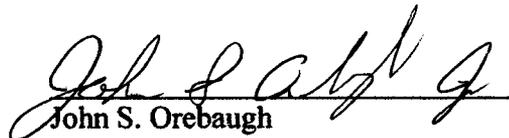
WHEREAS, your Petitioner, John S. Orebaugh, respectfully files this petition pursuant to Sections 35-713 of the Pittsylvania County Zoning Ordinance and in accordance with the Code of Virginia, 1950, as amended, and would respectfully show the following:

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

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

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

Respectfully submitted,

  
John S. Orebaugh

Sworn to and subscribed before me in my presence this 20 day of April, 2020, in my City and State aforesaid, by Christopher M. Duncan Notary Public. My commission expires: Oct 31, 2020

CHRISTOPHER M. DUNCAN  
NOTARY PUBLIC  
Commonwealth of Virginia  
Reg. #7519626  
My Commission Expires Oct. 31, 2020

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



(434)432-7751  
(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 5-20-006 Applicant John J. Crebbs Date 4.20.2020

Sworn to and subscribed before me in my presence this 20 day of April, 2020, in my City and State aforesaid, by Christopher M. Duncan Notary Public. My commission Expires: Oct 31, 2020

Bachelors Hall/Whitmell (434) 797-9550

Gretna/Hurt (434) 656-6211

CHRISTOPHER M. DUNCAN  
NOTARY PUBLIC  
Commonwealth of Virginia  
Reg. #7519626  
My Commission Expires Oct. 31, 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: 1562-39-2414 (245272)

Name: John W. Sims & Linda C. Sims  
Tax Map Number: 1562-39-1555 (224280)

Address: 309 Lakeside Drive  
Penhook, VA 24137

Name: Jamison Ray Curtis & David Ray Curtis  
Tax Map Number: 1562-39-5804 (240447)

Address: 626 York Place  
Danville, VA 24541

Name: Johnnie R. Pierce & Kimberly S. Pierce  
Tax Map Number: 1562-39-6609 (10373)

Address: 4155 Smith Mountain Road  
Penhook, VA 24137

Name: Ronald D. Viers  
Tax Map Number: 1562-39-4379 (177686)

Address: 717 Amherst Road  
Staunton, VA 24401

Name: Bonnie S. Simmons  
Tax Map Number: 1562-39-2256 (220568)

Address: 2650 Pulaski Highway  
North East, MD 21901

Name: Christopher S. Norris, Et Als, Jennifer Lee Norris, Et Als,  
Melanie Lynn Smith, Et Als  
Tax Map Number: 1562-29-9221, 1562-29-8350 (206912)

Address: c/o Christopher S. Norris  
5029 Tamarick Drive  
Greensboro, NC 27407

19-04772 PG0085 OCT-30

Prepared by and Return to:  
✓ The Law Office of Jessica A. Burgess, PLLC  
34 North Main Street  
Chatham, VA 24531

Tax GPIN: 1562-39-2414

Consideration: \$35,000.00  
Tax Assessed Value: \$20,000.00  
Title Insurer: Unknown to Preparer

Mail Tax Bill To: 78 Willow Lane  
Waynesboro, VA 22980

This deed was prepared without the benefit of a title examination.

THIS DEED, made this the 25<sup>th</sup> day of September, 2019, by and between **LARRY E. PRILLAMAN** and **MONICA T. PRILLAMAN**, husband and wife, Grantors, parties of the first part; and **JOHN S. OREBAUGH**, Grantee, party of the second part.

WITNESSETH:

THAT for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, paid by the Grantee unto the Grantors, the receipt of which is hereby acknowledged, the said Grantors, Larry E. Prillaman and Monica T. Prillaman, do hereby grant, bargain, sell and convey, with General Warranty and English covenants of title, unto the Grantee, John S. Orebaugh, all that certain lot or parcel of land, together with improvements thereon and appurtenances thereunto belonging, situate in Pittsylvania County, Virginia, and more particularly described as follows:

All of Lot 4, containing 0.910 acre as shown on Plat of Survey of "Vantage Point Acres" dated November 22, 1999, by Joseph W. Jessee, LS, 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 page 262C, to which plat reference is hereby made for a more particular description of the realty herein conveyed; and, BEING, in fact, the same realty conveyed Larry E. Prillaman and Monica T. Prillaman, husband and wife, by deed dated November 8, 2006, from Bonnie S. Simmons and Kenneth W. Simmons, wife and husband, a copy of which deed is recorded in the aforesaid Clerk's Office as Instrument Number 06-09222, page 44, to which deed reference is hereby made for a more particular description of the realty herein conveyed.

This conveyance is made subject to all easements, rights of way and restrictive covenants now of record or affecting said property, and specifically subject to the rights granted Appalachian Power Company in instrument recorded in the aforesaid Clerk's Office in Deed Book 392, page 484, dated July 22, 1959, from Reevie Jefferson and wife, to Appalachian Power Company, in connection

The Law Office of Jessica A. Burgess, PLLC  
Jessica A. Burgess, Esquire VSB#84155  
34 North Main Street  
P. O. Box 988  
Chatham, Virginia 24531

with the construction and maintenance of Smith Mountain Lake over his property, of which the subject tract was then a part, regarding the impounding of the waters of Smith Mountain Lake, and further subject to the Declaration as to Limitations, Restrictions and Uses of "Vantage Point Acres", dated May 23, 2000, and recorded in the aforesaid Clerk's Office in Deed Book 1199, page 274, and reference to said declaration is hereby made.

WITNESS the following signatures and seals:

Larry E Prillaman (SEAL)  
LARRY E. PRILLAMAN

Monica T. Prillaman (SEAL)  
MONICA T. PRILLAMAN

STATE/COMMONWEALTH OF Virginia  
CITY/COUNTY OF Pittsylvania, to-wit

The foregoing deed was acknowledged before me by Larry E. Prillaman, on this 27 day of September, 2019.

My commission expires: July 31, 2021  
Registration Number: 7734419

Rachel Grace Motley  
Notary Public



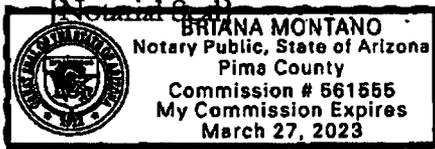
The Law Office of Jessica A. Burgess, PLLC  
Jessica A. Burgess, Esquire VSB#84155  
34 North Main Street  
P. O. Box 988  
Chatham, Virginia 24531

STATE/Commonwealth of Arizona  
CITY/COUNTY OF Pima, to-wit

The foregoing deed was acknowledged before me by Monica T. Prillaman, on this 30 day of September, 2019.

My commission expires: 03.27.2023  
Registration Number: \_\_\_\_\_

Maureen LMJ.  
Notary Public



INSTRUMENT 190004772  
RECORDED IN THE CLERK'S OFFICE OF  
PITTSYLVANIA COUNTY CIRCUIT ON  
OCTOBER 3, 2019 AT 03:07 PM  
\$35.00 GRANTOR TAX WAS PAID AS  
REQUIRED BY SEC 58.1-802 OF THE VA. CODE  
STATE: \$17.50 LOCAL: \$17.50  
MARK W. SCARCE, CLERK  
RECORDED BY: TBC

The Law Office of Jessica A. Burgess, PLLC  
Jessica A. Burgess, Esquire VSB#84155  
34 North Main Street  
P. O. Box 988  
Chatham, Virginia 24531





*Case S-20-007*

*HOLLEY*

**CODE COMPLIANCE SUMMARY**

<b>CASE</b> S-20-007	<b>ZONING</b> R-1	<b>CYCLE</b> June 2020
<b>SUBJECT/PROPOSAL/REQUEST</b> Linda M. Holley is requesting a Special Use Permit for a beauty shop.		<b>PLANNING COMMISSION:</b> June 2, 2020 <b>BOARD OF ZONING APPEALS:</b> June 9, 2020 <b>ADVERTISED:</b> May 20 & 27, 2020 <b>REVIEWED BY:</b> ESR
<b>DISTRICT:</b> Chatham-Blairs		

**BACKGROUND/DISCUSSION**

Linda M. Holley petitioned the Planning Commission/Board of Zoning Appeals on April 30, 2020, requesting a Special Use Permit on 0.69 acre, shown on the Pittsylvania County Tax Maps as GPIN # 2424-07-7609, located on State Road 703/Tightsqueeze Road, in the Chatham-Blairs Election District.

The applicant would like a Special Use Permit to allow for a beauty shop. Mrs. Holley's daughter will operate the business in the accessory building located beside the single family dwelling. The building was once used as a dwelling, but is now listed as an accessory to the dwelling. A change of occupancy will be required before the building can be used as a beauty salon and all applicable regulations in the Virginia Uniform Statewide Building Code will have to be met.

**DIRECTIONS**

See Map Quest Directions. The property is located at 181 Tightsqueeze Road.

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

Mostly surrounded by A-1, Agricultural District, R-1, Residential Suburban Subdivision District, and B-2, Business District, General, zoned properties.

**ZONING OF SURROUNDING PROPERTIES**

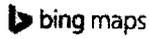
No change to the zoning.

**SITE DEVELOPMENT PLAN**

N/A

**RECOMMENDATION**

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

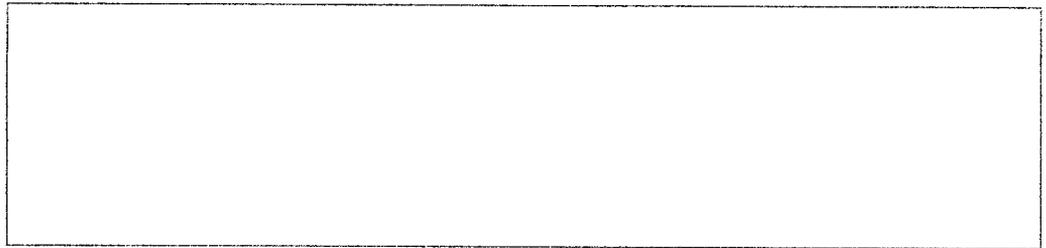


**A** 53 N Main St, Chatham, VA 24531

**6 min , 2.8 miles**

**B** 181 Tightsqueeze Rd, Chatham, VA 24531

Light traffic  
Via US-29 BR, US-29 S



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

↑	1. Head <b>southwest</b> on <b>US-29 BR</b> toward Center St	1.3 mi
↑	2. Keep <b>straight</b> onto <b>S Main St</b>	0.1 mi
	3. Take ramp <b>left</b> and follow signs for <b>US-29 South</b>	1.3 mi
↗	4. Turn <b>right</b> onto <b>Tight Squeeze Rd</b> Hardee's on the corner	420 ft
	5. Arrive at <b>Tight Squeeze Rd</b> The last intersection is Loose Grip Ln If you reach Samuel Harris Ln, you've gone too far	

**B** 181 Tightsqueeze Rd, Chatham, VA 24531

April 30, 2020

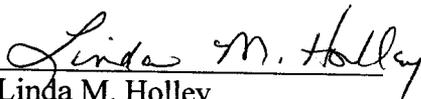
Mrs. Emily Ragsdale  
Director of Community Development  
P. O. Box 426  
Chatham, VA 24531

Dear Mrs. Ragsdale:

I, Linda M. Holley, as Owner, would like to apply to the Planning Commission/ Board of Zoning Appeals for a Special Use Permit on 0.69 acre, located on State Road 703/ Tightsqueeze Road, in the Chatham-Blairs Election District. The property is shown on the Tax Maps as GPIN # 2424-07-7609.

I would like a Special Use Permit for a beauty shop.

Sincerely,

  
Linda M. Holley

Sworn to and subscribed before me in my presence this 1st day of May, 20 20, in my City and State aforesaid, by Amy Hudgins Early Notary Public. My commission expires: 7-31-2023



**PITTSYLVANIA COUNTY  
APPLICATION FOR SPECIAL USE PERMIT**

I, Linda M. Holley, 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: Linda M. Holley  
Address: 181 Tightsqueeze Road, Chatham, VA 24531 Telephone: (571) 282-7050  
(Shelby Clark, Daughter)
2. Location of Property: on State Road 703/Tightsqueeze Road Total Amt: \$ 155.00 CK# 1531  
Taken By: RNB
3. Tax Map Number 2424-07-7609 (241049)
4. Election District: Chatham-Blairs
5. Size of Property: 0.69 Acre
6. Existing Land Use: Single Family Dwelling, One-Story Frame Cottage, Two (2)  
Outbuildings, Metal Carport

Existing Zoning: R-1, Residential Suburban Subdivision District

TREASURER OF PITTSYLVANIA COUNTY

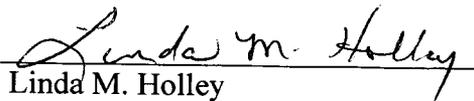
7. Proposed Land Use: Beauty Shop

PAID MAY 12 2020

8. Check completed items:

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

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

  
Linda M. Holley

Sworn to and subscribed before me in my presence this 1st day of May, 2020, in my City and State aforesaid, by Amy Hudgins Early Notary Public. My commission expires 7-31-2023

OFFICE USE ONLY

Application Deadline: 04/30/20

Received By: ESR

B.Z.A. Meeting Date: 06/09/20

Application No. S-20-007

P.C. Meeting Date: 06/02/20

Date Received: 04/30/20

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



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

A 0.69 acre parcel of land )  
generally located on State Road 703/Tightsqueeze Road )  
within the Chatham-Blairs ) **PETITION**  
Election District, and recorded as )  
parcel # 2424-07-7609 )  
in the Pittsylvania County tax records. )

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

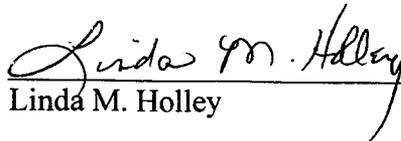
WHEREAS, your Petitioner, Linda M. Holley, respectfully files this petition pursuant to Sections 35-713 of the Pittsylvania County Zoning Ordinance and in accordance with the Code of Virginia, 1950, as amended, and would respectfully show the following:

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

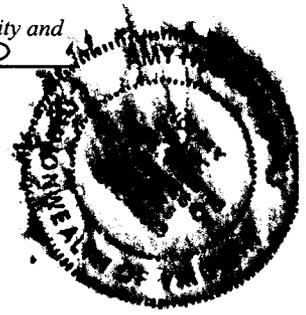
WHEREFORE, your Petitioner respectfully requests that the above-referenced parcel of land be issued a Special Use Permit as set out in Number 3.

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

Respectfully submitted,

  
\_\_\_\_\_  
Linda M. Holley

Sworn to and subscribed before me in my presence this 1st day of May, 20 20, in my City and State aforesaid, by Amy Hodgson Notary Public. My commission expires: 7-31-2020



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



(434)432-7751  
(434)432-7919 FAX

### SIGN AFFIDAVIT

#### Sec. 35-817. POSTING OF PROPERTY - PLANNING COMMISSION HEARING-

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

#### Sec. 35-818. POSTING OF PROPERTY - BOARD OF SUPERVISORS HEARING-

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

#### Sec. 35-819. MAINTENANCE AND REMOVAL OF SIGNS.

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

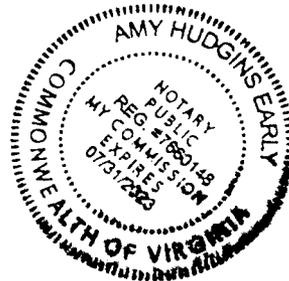
I have read and understand Sections 35-817, 35-818, and 35-819 of the Pittsylvania County Zoning Ordinance. I understand it is my responsibility to post, maintain and remove this/these sign or signs, according to Section 35-817, Section 35-818, and 35-819. If this sign is removed or destroyed, I understand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

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

Case S-20-007 Applicant Linda M. Holley Date 5-1-20

Sworn to and subscribed before me in my presence this 1st day of May, 2020, in my City and State aforesaid, by Amy Hudgins Early Notary Public. My commission Expires: 7-31-2020

Bachelors Hall/Whitmell (434) 797-9550



Gretna/Hurt (434) 656-6211



## ADJACENT PROPERTY OWNERS

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

Tax Map Number: 2424-07-7609 (241049)

Name: Curtis M. Osborne & Brenda F. Osborne

Tax Map Number: 2424-07-8723, 2424-07-7576 (8558)

Address: 149 Tightsqueeze Road  
Chatham, VA 24531

Name: Kyle L. Barker & Christy O. Barker

Tax Map Number: 2424-07-6636 (190538)

Address: 217 Tightsqueeze Road  
Chatham, VA 24531

Name: Rosemyr Corporation, Chatham Harvin, LC

Tax Map Number: 2424-07-5970, 2424-08-6494 (231899)

Address: P. O. Box 108  
Henderson, NC 27536

Name: F & M Bank – Central Virginia

Tax Map Number: 2424-07-8955 (154504)

Address: c/o BB&T Property Tax Dept.  
P. O. Box 167  
Winston-Salem, NC 27102-0167

18-04652 PG0100 OCT-5

This document was prepared by Mark Alan Harris, Attorney at Law, PC, 530 Patton Street, Danville, Virginia, 24541.

TITLE NOT EXAMINED BY DRAFTSMAN.

OWNER'S TITLE INSURANCE UNKNOWN TO DRAFTSMAN.

PIN: 2424-07-7609

CONSIDERATION: \$ 52,000

ASSESSED VALUE \$ 64,800

MAIL TAX BILLS TO: 181 Tightsqueeze Rd Chatham VA 2453

THIS DEED OF BARGAIN AND SALE, made this 5th day of October, 2018, by and between JAN M. BARBOUR, W married, Grantor, party of the first part, and LINDA M. HOLLEY, Grantee, party of the second part:

W I T N E S S E T H

NOW, THEREFORE, in consideration Ten (\$10.00) Dollars cash in hand paid, and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, and convey, with General Warranty and English Covenants of Title, unto Grantee, 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:

LOTS NOS. 176 through 180, fronting 125 feet on the southern side of Tightsqueeze Road (State Road No. 703) and running back therefrom between parallel lines a distance of 250 feet to a rear line of 125 feet as shown on Map of the Law Property made by E.B. Fitzgerald, C.S., dated May 3, 1946, recorded in the Clerk's Office of the Circuit Court of Pittsylvania County, Virginia, in Map Book Q, at page 25 LESS AND EXCEPT so much said land as was conveyed to the Commonwealth of Virginia, from Gilmore Barbour, et al, by

RETURN TO  
ALL-VIRGINIA TITLE  
& ESCROW, INC.  
530 PATTON ST  
DANVILLE, VA 24541

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

deed dated December 18, 1964, recorded in the aforesaid Clerk's Office in Deed Book 452 at page 375; and BEING, IN FACT, the same property conveyed to Jan M. Barbour from Kristi B. Cloninger, et als, by deed dated September 22, 2009, recorded in the aforesaid Clerk's Office as Instrument No. 09-05918, to which map and deed reference is here made for a more particular description of the property herein conveyed.

This conveyance is subject to all easements, rights of way and restrictions now of record and affecting the subject property, and is made specifically subject to those restrictions and conditions contained in deed to the Commonwealth of Virginia, from Gilmore Barbour, et al, by deed dated December 18, 1964, recorded in the aforesaid Clerk's Office in Deed Book 452 at page 375.

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

WITNESS the following signatures and seals:

Jan M. Barbour (SEAL)  
JAN M. BARBOUR

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

The foregoing instrument was acknowledged before me this 5th day of October, 2018, by JAN M. BARBOUR.

Jamie Robertson Dillon  
Notary Public

My Commission Expires: 12/31/19

JAMIE ROBERTSON DILLION  
NOTARY PUBLIC  
REGISTRATION # 199648  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES  
DECEMBER 31, 2019

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

INSTRUMENT 180004652  
RECORDED IN THE CLERK'S OFFICE OF  
PITTSYLVANIA COUNTY CIRCUIT ON  
October 5, 2018 AT 02:43 PM  
\$67.00 GRANTOR TAX WAS PAID AS  
REQUIRED BY SEC 58.1-802 OF THE VA. CODE  
STATE: \$33.50 LOCAL: \$33.50  
MARK W. SCARCE, CLERK  
RECORDED BY: JSM



*Case S-20-008*

***MONROE SOLAR  
PARTNERS, LLC***

## CODE COMPLIANCE SUMMARY

<b><u>CASE</u></b> S-20-005	<b><u>ZONING</u></b> A-1	<b><u>CYCLE</u></b> June 2020
<b><u>SUBJECT/PROPOSAL/REQUEST</u></b> Monroe Solar Partners, LLC, is requesting a Special Use Permit for a utility scale solar energy facility.		<b>PLANNING COMMISSION:</b> June 2, 2020
<b>DISTRICT:</b> Callands-Gretna		<b>BOARD OF ZONING APPEALS:</b> June 9, 2020
		<b>ADVERTISED:</b> May 20 & 27, 2020
		<b>REVIEWED BY:</b> ESB

### **BACKGROUND/DISCUSSION**

Monroe Solar Partners, LLC, petitioned the Planning Commission/Board of Zoning Appeals on April 30, 2020, requesting a Special Use Permit on 62.12 acres, shown on the Pittsylvania County Tax Maps as GPIN #1497-91-2968, located on State Road 799/Climax Road, in the Callands-Gretna Election District.

The applicant would like a Special Use Permit for a utility scale solar energy facility. The facility will be a 2.9 megawatt (MW) direct current (DC)/2.2 MW alternating current (AC) photovoltaic (PV) and battery energy storage facility. Approximately 35 acres or less of the petitioned parcel will be developed. A detailed description of the proposed solar facility is enclosed in the Board packet. Mecklenburg Electric Cooperative's Climax substation, which feeds the local electrical distribution system, is located nearby to the proposed project site and will provide the infrastructure necessary to connect the project to the distribution grid.

### **DIRECTIONS**

See Map Quest Directions. The property is located at 880 Climax Road, Chatham, VA.

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

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

### **ZONING OF SURROUNDING PROPERTIES**

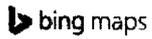
No change to the zoning.

### **SITE DEVELOPMENT PLAN**

The Site Development Plan is enclosed in the Board Packet.

### **RECOMMENDATION**

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



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

**B** 880 Climax Rd, Chatham, VA 24531

9 min , 5.5 miles

Light traffic

Via VA-57, Climax Rd

· Local roads



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

↑	1. Head <b>southwest</b> on <b>US-29 BR</b> toward Center St	0.2 mi
↗	2. Turn <b>right</b> onto <b>VA-57 / Depot St</b>	4.5 mi
↗	3. Turn <b>right</b> onto <b>Climax Rd</b>	0.7 mi
	<p><b>Arrive at Climax Rd</b></p> <p>4. The last intersection is Shellhorse Rd If you reach Anderson Rd, you've gone too far</p>	

**B** 880 Climax Rd, Chatham, VA 24531

## 1.0 Transmittal and Request for Hearing

---

April 30, 2020

Pittsylvania County Community Development  
53 N. Main Street  
Chatham, VA 24531

Re: Request for Hearing: Special Use Permit Application  
Monroe Solar Facility

Dear Planning Commission:

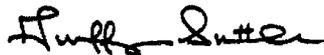
We respectfully request a hearing of the Planning Commission and Board of Zoning Appeals related to our application for a Special Use Permit for the referenced project as per the attached documents.

This request is in accordance with Chapter 35, Article V, Division 3 (Special Use Permits) and Chapter 35, Article II, Division 4, Section 35-141.(D) (Permitting Requirements For Large And Utility Scale Solar Energy Facilities) of the Pittsylvania County Zoning Ordinance for the regulation of large and utility scale solar energy facilities and it is our belief that the content herein constitutes a complete application.

If there is any additional information required or if the Commission has questions regarding this project, please contact Chris Gordon at (434) 996-7430 or at [chris.gordon@edf-re.com](mailto:chris.gordon@edf-re.com).

Respectfully submitted,

Monroe Solar Partners, LLC  
By: EDF Renewables Distributed Solutions, Inc., Manager



Geoffrey Suttle  
Director of the Manager

**Pittsylvania County – Proposed Special Use Permit Conditions**  
**For Utility Scale Solar Energy Facilities**

- 1. Site Development Plan; Location.** All solar panels and other above-ground equipment will be located within the “Project Area” shown on the Conceptual Site Plan included with the SUP application. All Site Plan requirements of Section 35-141 must be met before permits are issued.
- 2. Height.** Except for the collection yard and substation or otherwise as required by applicable building code, the maximum height of the solar panels and other above-ground equipment will be 15 feet.
- 3. Setbacks.** Except for fencing and any pole mounted electronic lines, consistent with the County ordinance, all above-ground equipment will have a minimum front setback of at least 60 feet from the centerline of the specified right-of-way, or 35 feet from the edge of the right-of-way, whichever is greatest. The side setback shall be 10 percent of the road frontage distance, with a minimum of 10 feet. The rear minimum setback shall be at least 40 feet. No setbacks are required between the parcel lines of parcels that are part of a single Project.
- 4. Fencing.** Fencing for the project will be standard chain-link and at least 6 feet high. The Applicant shall maintain the fence for the life of the Project.
- 5. Landscaping.** Applicant will comply with Section 35-121 Fencing – Screening. The setback will include a minimum 15-foot-wide landscaped area comprised of any existing vegetation supplemented as needed with a staggered row of planted trees or large shrubs. The vegetation will be designed to be at least 8 feet high at maturity of any new plantings, and shall be a minimum of 4 feet to 6 feet in height at time of planting. Prior to construction and site plan approval, a landscaping maintenance plan will be submitted to the Zoning Administrator for approval, which shall provide for the posting of a bond or other surety in an amount sufficient to ensure that the plantings are successfully established and the landscaping is maintained or replaced during the life of the Project.
- 6. Construction Management and Mitigation.** Prior to construction, the Applicant shall prepare and submit to the Zoning Administrator a construction management plan to address: traffic control methods, site access, fencing, lighting, mitigation of construction operations, and hours of construction activity.
- 7. Road Repairs.** Any damage to public roads caused by construction will be promptly repaired.
- 8. Erosion and Sediment Control.** Prior to construction, an approved erosion and sediment control plan will be implemented for the Project, and an erosion and sediment control bond will be provided.
- 9. Stormwater Management.** Prior to construction, a Virginia Stormwater Management Program Permit from the Virginia DEQ will be obtained for the Project, including an approved Stormwater Pollution Prevention Plan.

- 10. Operational Noise and Electrical Interference.** The Project will comply with all applicable County requirements for noise and shall not generate or create electrical interruptions or interference with existing electrical or electronic uses.
- 11. Operational Light.** Fixed lighting at the perimeter of the Project will be limited to gates and will be shielded/downward facing to minimize light spillage and shall be motion-activated.
- 12. Compliance.** The project shall be designed, constructed, and tested to meet all applicable local, state, and federal standards.
- 13. Decommissioning.** In accordance with Section 35-141(E), the applicant shall completely decommission the facility within 12 months, if the facility ceases to generate electricity for a continuous period of 12 months, including all solar collectors, cabling, electrical components, fencing and any other associated equipment, facilities and structures. Prior to construction and approval of the site plan, a decommissioning plan will be submitted to the Zoning Administrator, which shall provide for the posting of a bond or other surety acceptable to the County in the amount of the decommissioning costs, not including salvage value, for the Project.
- 14. Start of Construction.** The SUP will expire unless construction of the Project is commenced within 3 years of the date of issuance of the SUP.
- 15. Comply with all DEQ Regulations Regarding Nonpoint Source Pollutants.** Chemical sprays used in weed control shall comply with DEQ regulations.
- 16. Fire and Rescue Training.** The applicant shall provide annual training to the local fire departments regarding battery storage.

### **3.5 Project Description**

Monroe Solar is proposing to develop approximately 35 acres or less of a 62.12-acre parcel owned by Mr. Joseph Williams, see attached Special Power of Attorney in Section 6.5. The Project will utilize PV modules that absorb sunlight to produce electricity. At the completion of construction of the Project, Monroe Solar Partners, LLC will be the operator. The Project has been designed to help meet the electricity needs of the residents of Pittsylvania County and the surrounding area. Mecklenburg Electric Cooperative's Climax substation, which feeds the local electrical distribution system, is located nearby to the proposed project site and will provide the infrastructure necessary to connect the Project to the distribution grid.

Solar electric generation facilities consist primarily of three main systems: PV modules and support structures, an electrical collection system, and electrical interconnection equipment. In addition, the Project may incorporate a battery energy storage system (BESS) to store electricity generated by the PV modules and dispatch energy to the local distribution system when it is most needed. Crystalline silicon PV modules are typically approximately 6 feet (ft) in height, include anti-reflective coating and are attached to a racking system mounted on embedded (pounded) steel posts. Support posts typically extend approximately 4 to 7 ft above grade. PV modules attached to the racking systems typically extend approximately 10 to 12 ft above grade, with a maximum height of up to 15 ft. The racking on which the PV modules sit will either be fixed tilt or single access tracker, and the Project will consist of up to 8,000 to 9,000 modules. The PV modules will be arranged in rows with center-to-center row spacing of approximately 12 to 16 ft. The rows of PV modules will be organized into electrical groups referred to as "arrays." The arrays will be connected to inverters that convert the DC power from the solar modules to AC power, which is utilized on the power grid. The Project may include up to two equipment pads including a transformer and inverter, each anticipated to have a footprint of approximately 10-ft-by-35-ft. If a BESS is included in the Project, the equipment will be UL 9540 approved and include up to two containers approximately 12 ft x 44 ft x 10 ft in size as well as an additional inverter with a footprint of approximately 4 ft x 12 ft x 9 ft. The banks of lithium ion batteries will be housed inside the containers and all ancillary equipment associated with the BESS will be located within the Project Boundary. The containers are not walk-in structures, but rather serviced from exterior doors.

The height of equipment will not exceed 15 feet, with the exception of one anemometer pole required to monitor weather on-site. No modules or other equipment will be located closer than 35 feet to the front of the parcel Boundary, 25 feet to the sides of the parcel Boundary, or 40 feet to the rear of the parcel Boundary. Based on noise studies conducted at other solar facilities and the specifications of inverters that will be used in the Project, noise levels of <39-42 dBA, less than that of a household refrigerator, are anticipated at the property line.

There are currently no buildings within the Project Boundary, and none are proposed. The structures for the solar project include steel support posts, racking, solar PV modules, equipment pads including a transformer and inverter, containers housing battery storage system, electrical interconnection equipment, and fencing around the Project. Development will not take place outside of the Project Boundary shown on the attached Proposed Project Area Plan, except for the interconnection of the Project to the nearby electrical distribution lines on Climax Road. For illustration purposes, a preliminary conceptual layout of the solar array modules and the ancillary equipment is presented on the attached Conceptual Array Layout figure in Section 5.0.

The Project will include the installation of an at least 7-foot-tall Fixed Knot perimeter fence, which is commonly used for agriculture and farming purposes and will assist the Project in keeping with the character of the surrounding community. Access is anticipated to be off of Shellhorse Road, which is a private gravel driveway owned by Mr. Williams. No parking spaces are proposed nor required onsite. Lighting on the Project will be limited, if any, and typically consists of motion activated, downward facing installations. No signs other than warning signs on electrical equipment and the Project entrance are proposed.

Views of the Project will be mitigated by the maximum equipment height of 15-ft as described above, setbacks from the property Boundary, existing perimeter vegetation, and supplemental vegetative plantings proposed for some areas. An approximately 100 ft wide section of existing wooded vegetation is anticipated to limit views of the Project along the full extent of Climax Road, a public right-of-way (ROW) located west of the Project. Existing vegetation along portions of the northern, eastern and southern property Boundaries is anticipated to limit views of the Project from the north, east and south. Monroe Solar proposes to supplement existing vegetation to further mitigate views of the modules by planting understory trees and shrubs in some areas.

Supplemental vegetative screening will include a staggered row of planted trees or shrubs. The vegetation will be designed to be at least 8 feet high at maturity for any new plantings, and a minimum of 4 to 6 feet in height at the time of planting. While a final planting plan will not be developed until further engineering work determines the final layout of the solar arrays, a representative supplemental vegetative screening plan is presented in Section 5.0. The adjacent parcels to the south are owned by Mr. Joseph Williams and his immediate family, and Shellhorse Road is a private gravel driveway owned and maintained by the property owner.

In an effort to ensure project viability and minimize the burden to the project economics of costly plantings and maintenance costs, minimal supplemental understory trees and shrubs are proposed along the southern Boundary due to existing vegetation and the adjacent parcels being owned by Mr. Williams and his family.

Initial site clearing activities within and around the Project area will involve removal of trees, including stumps and roots, as necessary to install the solar array and prevent shading of the modules. Trees at the perimeter will be utilized as part of the landscape buffer to the extent practicable and the perimeter will be supplemented in some areas with additional understory trees and shrubs, as detailed in Section 3.8.6. Areas disturbed by grading will be seeded with native grasses. The seed mix surrounding the solar arrays will be low-growing grass or vegetative cover designed to minimize the need for mowing and reduce maintenance. Sloped areas particularly subject to erosion will be protected by additional vegetative plantings and other appropriate erosion control methods as needed.

Construction activities for the Project will consist of the following:

- Best management practices (BMPs) implementation for erosion and sediment control, and site clearing.
- Grading and site preparation, including fencing and access roadway installation.
- Foundation and solar module support racking installation.
- PV module and inverter skid installation.
- Electrical collection system installation.
- BESS installation, if utilized.
- Testing and commissioning.

Site design, preparation and construction will be conducted in accordance with local and state requirements pertaining to stormwater runoff and erosion and sediment control. Thus, the Project is not anticipated to adversely impact the surrounding area.

### **3.6 County Land Use Compliance**

In accordance with the Pittsylvania County Zoning Ordinance, the proposed use is allowable in an Agricultural Zoning district, with the approval of a SUP. Neither Monroe Solar nor the property owner has previously filed an application for a SUP. The Project meets the purpose and intent of the Pittsylvania County Code of Ordinances and Comprehensive Plan. The unmanned facility places little to no demand on County infrastructure and services including roads, water, sewer, fire, emergency medical services or schools. The operation of the Project produces no emissions and does not generate smoke, debris, dust, or traffic. The Project produces minimal discernable noise, if any, and will not disrupt surrounding uses. Additionally, the site will be designed according to local and state requirements pertaining to stormwater runoff and erosion and sediment control. Potential visual impacts on the surrounding area will be mitigated through equipment selection and site design, including setbacks and vegetative screening.

### **3.7 Consistency with Pittsylvania County Comprehensive Plan**

Monroe Solar and its consultant, Environmental Consulting & Technology (ECT), has reviewed the 2010 Pittsylvania County (County) Comprehensive Plan (Plan) to evaluate the proposed Project's compatibility and consistency with the Plan's stated Goals, Objectives, and Strategies. The Goals, Objectives, and Strategies applicable to the Project are presented in **BOLD** and the responses to each are discussed immediately below. ECT finds that the Project is in accordance with the statement of intent of the Agricultural and Rural Residential Future Land Use Category, within which the Project site is located. The Project conforms to the County's Comprehensive Plan Goals, Objectives, and Strategies with respect to its siting to avoid or minimize impacts to natural resources, water resources, and local historic/cultural resources. In addition, the Project will not impact or require community facilities or services, will not involve housing or residential development, and will not result in changes to roads or traffic patterns.

**PITTSYLVANIA COUNTY  
APPLICATION FOR SPECIAL USE PERMIT**

I/We, Joseph Harold Williams, 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 Name: Joseph Harold Williams Phone: 434-432-9567  
Address: 880 Climax Road  
Chatham VA ZIP 24531

CK# 18780

2. Location of Property: 880 Climax Road, Chatham VA 24531 Total Amt: \$ 160.00  
Taken By: [Signature]

3. Tax Map Parcel Number: 1497-91-2968

4. Election District: Callands- Gretna District 02

5. Size of Property: 62.12 acres acres/square feet

Size of Proposed Special Use: Approximately 25 Acres (No more than 36 Acres) acres/square feet

6. Existing Land Use: Agricultural use, fields used for pasture.

Existing Zoning: A-1, Agricultural District

TREASURER OF PITTSYLVANIA COUNTY  
PAID MAY 12 2020

7. Proposed Land Use: Utility Scale Solar Energy and Energy Storage Facility

8. Check completed items:  
 Letter of Application  Site Development Plan  Legal Forms  
 11" x 17" Concept Plan  Application Fee n/a Plat Map  
 List of Adjoining Properties

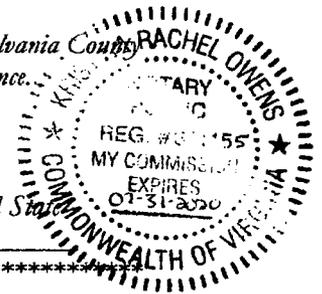
9. Any materials relating to a particular case, including a staff recommendation or report furnished to a member of the board, shall be made available without cost to such applicant, appellant or other person aggrieved. Such materials will be sent to the following email address, unless otherwise requested.

Chris Gordon, Chris.Gordon@edf-re.com. (Email)

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.

Joseph Harold Williams  
Applicant

Sworn to and subscribed before me in my presence this 24 day of April, 2020, in my City and State of Virginia aforesaid, by Rachel Owens Notary Public. My commission Expires: 07-31-2020



OFFICE USE ONLY: Application No.: S-20-008

Application Deadline: 04/30/20 P. C. Hearing Date: 06/02/20  
Received By: ESR Date Received: 04/30/20  
B.Z.A. Hearing Date: 06/09/20 Action: \_\_\_\_\_

VIRGINIA

:

BEFORE THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY

A 62.12 acre parcel of land, )  
generally located in Chatham, VA )  
within the Callands- Gretna District 02 )  
Election District, and recorded as )  
parcel # 1497-91-2968 in the )  
Pittsylvania County tax records. )

PETITION

TO THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY:

WHEREAS, your Petitioner Joseph Harold Williams respectfully files this petition pursuant to Section 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 District.
- 3) Your petitioner now desires to have a Special Use Permit issued for the purpose of Utility Scale Solar Energy and Energy Storage Facility.

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

Further, your Petitioner respectfully requests that this petition be referred by the Secretary to the Pittsylvania County Planning Commission for its consideration and recommendation.

Respectfully submitted,

Joseph Harold Williams  
Petitioner

Sworn to and subscribed before me in my presence this 24 day of April, 2020, in my City and State aforesaid, by Kristina Rownd Notary Public. My commission Expires: 07-31-2020





**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-20-008 Applicant Joseph Harold Williams Date 4/24/20

Sworn to and subscribed before me in my presence this 24 day of April, 2020, in my City and State aforesaid, by Kristina R Owens Notary Public. My commission Expires: 07-31-2020



## 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: 1497-91-2968 (237082)

Name: Arlene D. Pilcer

Tax Map Number: 1497-72-9761 (128341)

Address: 1220 Climax Road  
Chatham, VA 24531

Name: D. Blair Farms, LLC

Tax Map Number: 1497-84-8262, 2407-13-3027 (240280)

Address: 2625 Oxford Road  
Chatham, VA 24531

Name: Randall Kent Parsons

Tax Map Number: 2407-10-2639 (8861)

Address: 4393 Callands Road  
Chatham, VA 24531

Name: Joseph Harold Williams

Tax Map Number: 2407-00-8146, 1496-99-8845,  
1497-81-3731 (237082)

Address: Same As Applicant

Name: Christopher A. Smith & Mary W. Smith

Tax Map Number: 1497-91-4371 (165534)

Address: 294 Shellhorse Road  
Chatham, VA 24531

Name: Brent A. Weinkauff

Tax Map Number: 1497-80-4771 (232441)

Address: 837 Climax Road  
Chatham, VA 24531

Name: Maxey Properties, LLC

Tax Map Number: 1497-80-2600, 1497-60-6116 (194373)

Address: 1353 Jones Mill Road  
Chatham, VA 24531

Name: Lori Roumelle Humston-Berrios

Tax Map Number: 1497-81-2163, 1497-81-1443 (181353)

Address: 981 Climax Road  
Chatham, VA 24531

**SPECIAL POWER OF ATTORNEY**

**Property Description (Tax Map Number, Street Address or Common Description, Borough):**

880 Climax Road  
Chatham, VA 24531

Tax Map # 1497-91-2968

we Joseph Harold Williams  am/are:

           the applicant for the above-referenced application

  X   the owner(s) of the property described above

we do hereby make, constitute, and appoint Geoff Suttle, authorized agent of Monroe Solar Partners, LLC,  our true and lawful attorney-in-fact, and grant unto  our attorney-in-fact full power and authority to make any and all applications and execute any related documents required in connection with all zoning and/or permitting matters related to the construction of a solar energy and energy storage facility, on the above described property (the "Property"), and to perform all acts and make all agreements as such person shall deem necessary or appropriate in regard to said zoning and/or permitting matters, including but not limited to the following authority: the authority to negotiate with localities; to sign and submit proffers that would constitute binding conditions on the Property; to agree to conditions and bind the Property with conditions, whether through proffers or other agreements; to sign and submit applications, agreements and/or other documents in connection with rezoning, conditional rezoning, special use permits, conditional use permits, special exceptions, zoning variances, building permits and/or any other permits related to the construction of a solar energy and energy storage facility, on the Property; and to modify or amend any documents in whole or in part relating to such applications, agreements and related documents.

we ratify all actions taken to date in connection with the zoning and/or permitting of the Property related to the construction of a solar energy and energy storage facility, on the Property.

Joseph H. Williams  
Owner:

Print Name Joseph Harold Williams

Commonwealth of Virginia City/County of Pittsylvania, to-wit:  
Subscribed and sworn to before me this 21 day of January, 2020, in my City and State aforesaid, by Kristina R Owens Notary Public.  
My Commission Expires: 07-31-2020



802

THIS DEED made and entered into this 21st day of October, 1977, by and between ANN YEATTS PULLIAM, widow, party of the first part; and JOSEPH H. WILLIAMS & BRENDA M. WILLIAMS, his wife, as tenants by the entireties with the right of survivorship as at common law, parties of the second part.

W I T N E S S E T H

That for and in consideration of the payment of the sum of Ten Dollars, cash in hand paid by the parties of the second part unto the party of the first part, the receipt whereof is hereby acknowledged, and in further consideration of the parties of the second part hereto agreeing to pay unto the party of the first part hereto the sum of THIRTY-FIVE THOUSAND (\$35,000.00) DOLLARS, as evidenced by a note of even date herewith, executed by the parties of the second part hereto, payable to the order of Ann Yeatts Pulliam for said sum together with interest thereon at the rate of eight (8%) per cent per annum, negotiable and payable at the Bank of Chatham, Chatham, Virginia, ON DEMAND, with interest thereon at the rate of eight (8%) per cent per annum, which said note is secured by a purchase money deed of trust of even date herewith, recorded immediately following this deed conveying the hereinafter described realty unto trustees to secure the payment of said note, the party of the first part hereto doth hereby grant, bargain, sell and convey, the hereinafter described realty unto the said Joseph H. Williams and Brenda M. Williams, his wife, AS TENANTS BY THE ENTIRETIES WITH THE RIGHT OF SURVIVORSHIP AS AT COMMON LAW, with General Warranty of Title and with English Covenants of Title, said realty lying and being in Chatham Magisterial District before and after the 1970 and 1971 redistrictings, Pittsylvania County, Virginia:

LAW OFFICES  
**YEATTS, OVERBEY & YEATTS**  
CHATHAM, VIRGINIA  
COLMAN H. YEATTS, MR.  
JIMMY W. OVERBEY  
COLMAN H. YEATTS, JR.

803

All of Lot No. 4 of the late James V. Blair estate property described as BEGINNING at point in Dalton's Road corner to Lot No. 3; thence with said road and Lot No. 3 S 24° 30' E 856 1/2 feet, S 1° W 375 1/2 feet and S 12° E 341 feet to intersection of Ridge Road; thence with Ridge Road N 57° 30' E 222 feet; N 42° 30' E 223 feet; N 59° 15' E 437 feet, N 70° E 600 feet, and N 66° E 444 feet to post; thence with Lot No. 5 N 5° 30' E 934 feet to corner to Lot No. 1; thence with same W 1905 feet to post; thence S 40° W 416 feet to the Beginning, containing 62.12 acres, more or less, and being, in fact, the same realty conveyed Archer L. Yeatts, Sr., in the name of A. L. Yeatts by deed dated October 26, 1938, from Lizzie B. Yeatts, recorded in Deed Book 240 at page 264, in the Clerk's Office of the Circuit Court of Pittsylvania County, Virginia, to which said deed reference is hereby expressly made, and also being the same realty conveyed unto the said Lizzie B. Yeatts, by deed recorded in Deed Book 221 at page 555; the said Archer L. Yeatts, Sr., having departed this life testate on January 4, 1977, a widower, seized and possessed of realty of which the hereinbefore mentioned and described realty was a part, and by the terms of his Last Will and Testament, dated June 10, 1961, and codicil thereto attached dated April 29, 1971, both probated in the Clerk's Office of the Circuit Court of Pittsylvania County, Virginia, on January 7, 1977, and recorded therein in Will Book 27 at page 280, devised unto his daughter, Ann Yeatts Pulliam, in fee simple absolute, in Paragraph "Second" of said will the farm where he resided at the time of his death, being the same farm on which he resided at the time of the execution of said will by said testator, including the brick house, near Galilee Church on the Dalton Road (State Road 799), containing 62 1/2 acres, more or less, being, in fact, the exact same realty hereinbefore mentioned and described.

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

WITNESS the following signature and seal:

Ann Yeatts Pulliam (SEAL)  
Ann Yeatts Pulliam

STATE OF Virginia

CITY/COUNTY OF Pittsylvania, to-wit:

I, Barbara W. Brooks, a Notary Public in and for the city/county aforesaid in the State of Virginia,

LAW OFFICER

do certify that ANN YEATTS PULLIAM, widow, whose name is signed to the foregoing deed dated October 21, 1977, has this day personally acknowledged the same before me in my city/county and state aforesaid.

Given under my hand this 21st day of October, 1977.

My commission expires October 10, 1978.

Barbara W. Brooks  
Notary Public

VIRGINIA: IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF PITTSYLVANIA, ON THE 3 DAY OF April 19 78 AT 2:00 P.M. THE FOREGOING writing UPON ITS CERTIFICATE OF ACKNOWLEDGMENT WAS ADMITTED TO RECORD, TAX UNDER SECTION 58.54 (a), and (b), HAVING BEEN PAID IN THE AMOUNT OF \$ 35.00.

TESTE: L. W. Swanson CLERK

Barbara W. Brooks  
4-13-78



VA SOLAR - OCEC  
MONROE SOLAR

EXISTING SITE  
CONDITIONS

SCALE: 1" = 200' @ 11" x 17"

PROJECT NO.: 20-0129

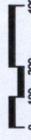
PROJECT DATE: 03-2020

DESIGNED BY: CRF

DRAWN BY: JAK

CHECKED BY: DMW

APPROVED BY: CRF



REVISION: DATE: XXXXXXXX

REVISION: DATE: XXXXXXXX

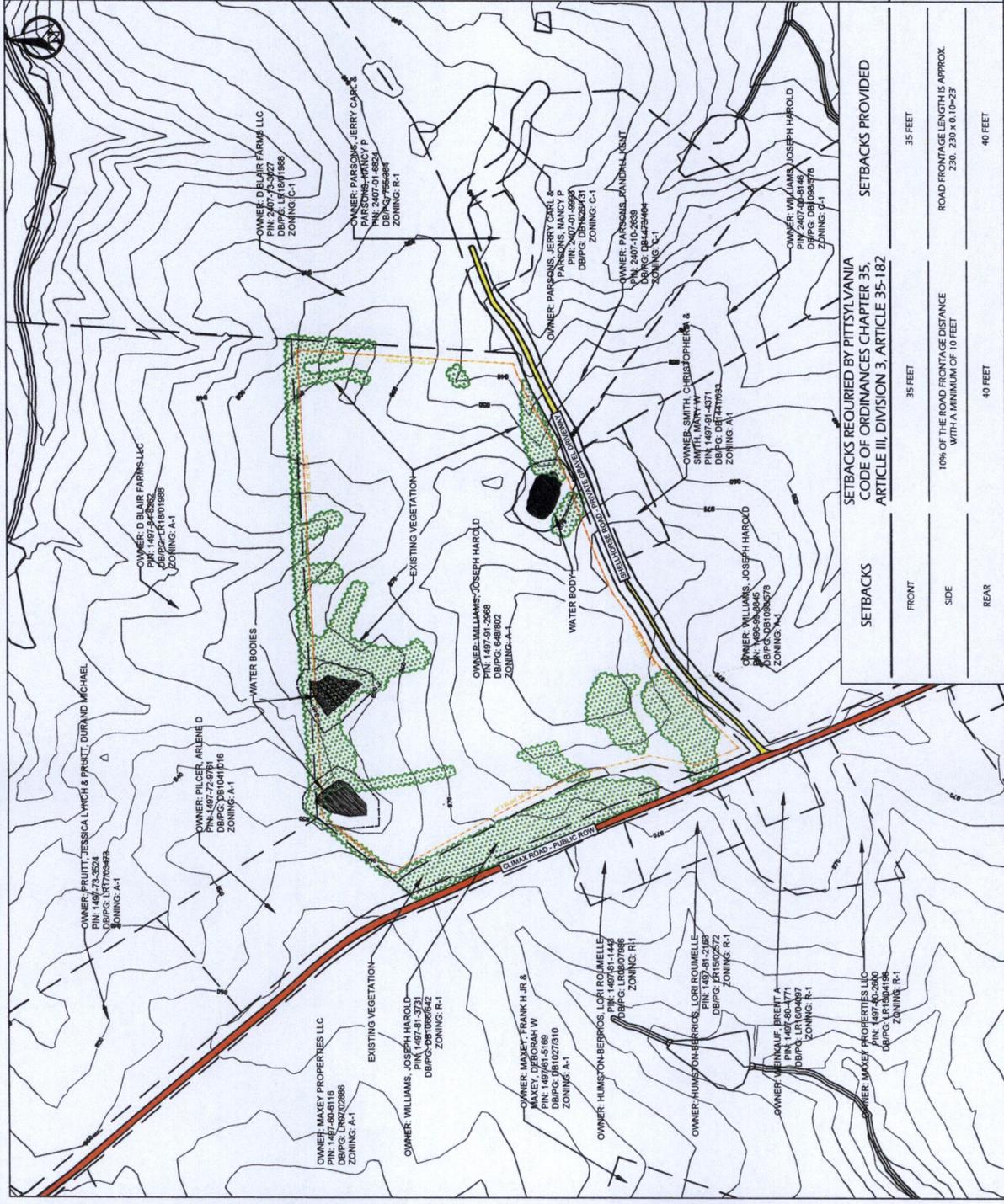
REVISION: DATE: XXXXXXXX

REVISION: DATE: XXXXXXXX

C - 1.01

**LEGEND**

- (E) PROPERTY LINE
- (E) ADJACENT OWNERS
- (E) SETBACK LINE
- (E) CONTOUR (10')
- BUFFER
- (E) VEGETATION
- COUNTY ROAD
- PRIVATE GRAVEL DRIVEWAY
- (E) EXISTING
- (P) PROPOSED



**NOTES**

- 1) BOUNDARY AND EXISTING FEATURES DATA OBTAINED FROM EDI, PITTSBURGH COUNTY GIS. PROPERTY LINE INTERFERATION TOPOGRAPHY SHOWN IS USGS TOPOGRAPHIC DATA.
- 2)

**SETBACKS REQUIRED BY PITTSYLVANIA CODE OF ORDINANCES CHAPTER 35, ARTICLE III, DIVISION 3, ARTICLE 35-182**

SETBACKS	SETBACKS PROVIDED
FRONT	35 FEET
SIDE	10% OF THE ROAD FRONTAGE DISTANCE WITH A MINIMUM OF 10 FEET
REAR	40 FEET

SETBACKS	SETBACKS PROVIDED
FRONT	35 FEET
SIDE	ROAD FRONTAGE LENGTH IS APPROX. 230 X 0.10 = 23
REAR	40 FEET



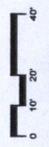


VA SOLAR - OCEC  
 MONROE SOLAR

REPRESENTATIVE  
 VEGETATIVE BUFFER  
 PLAN

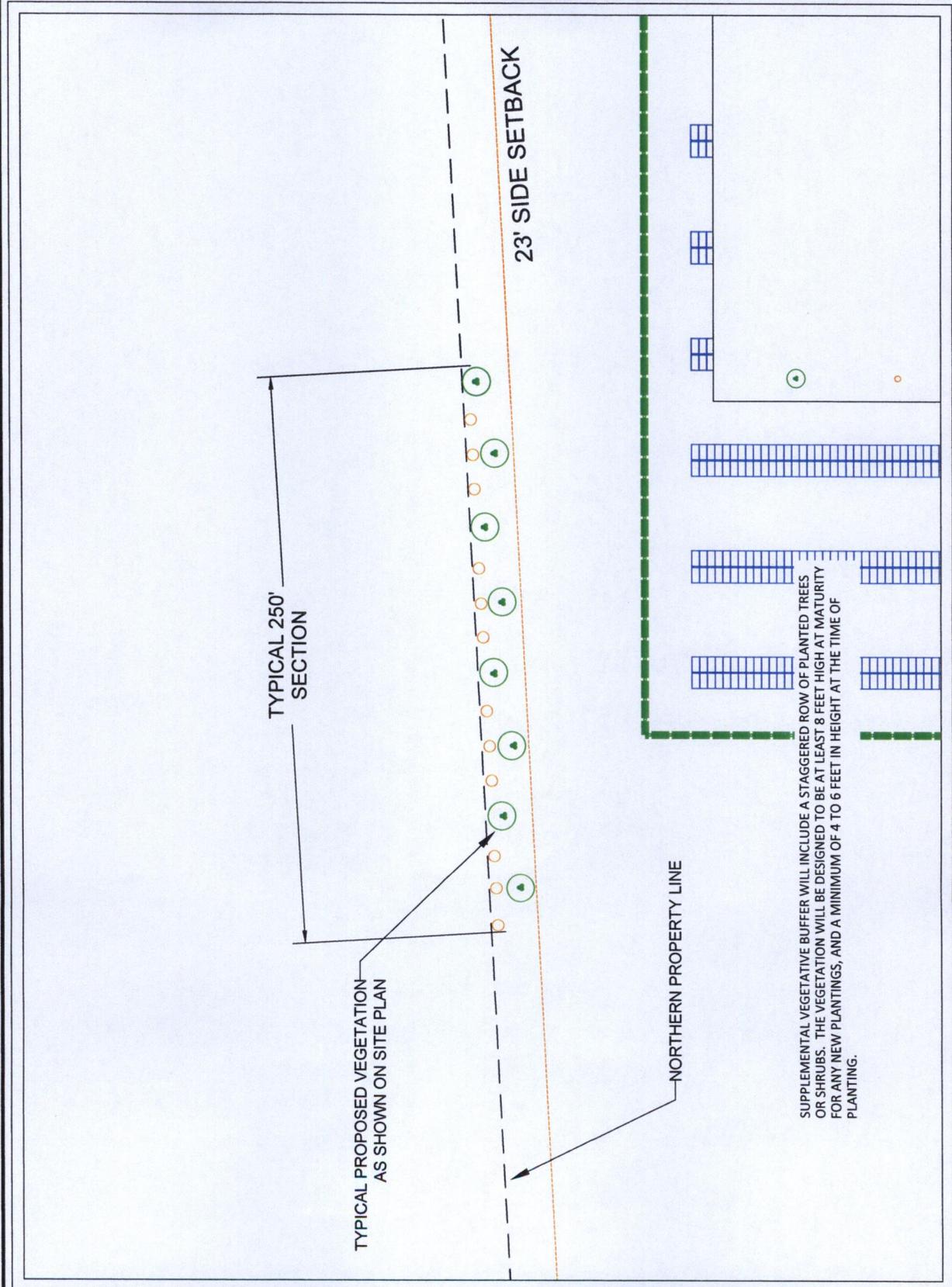
SCALE: 1" = 20' @ 11" x 17"  
 PROJECT NO.: 20-0129  
 PROJECT DATE: 03-7-2020

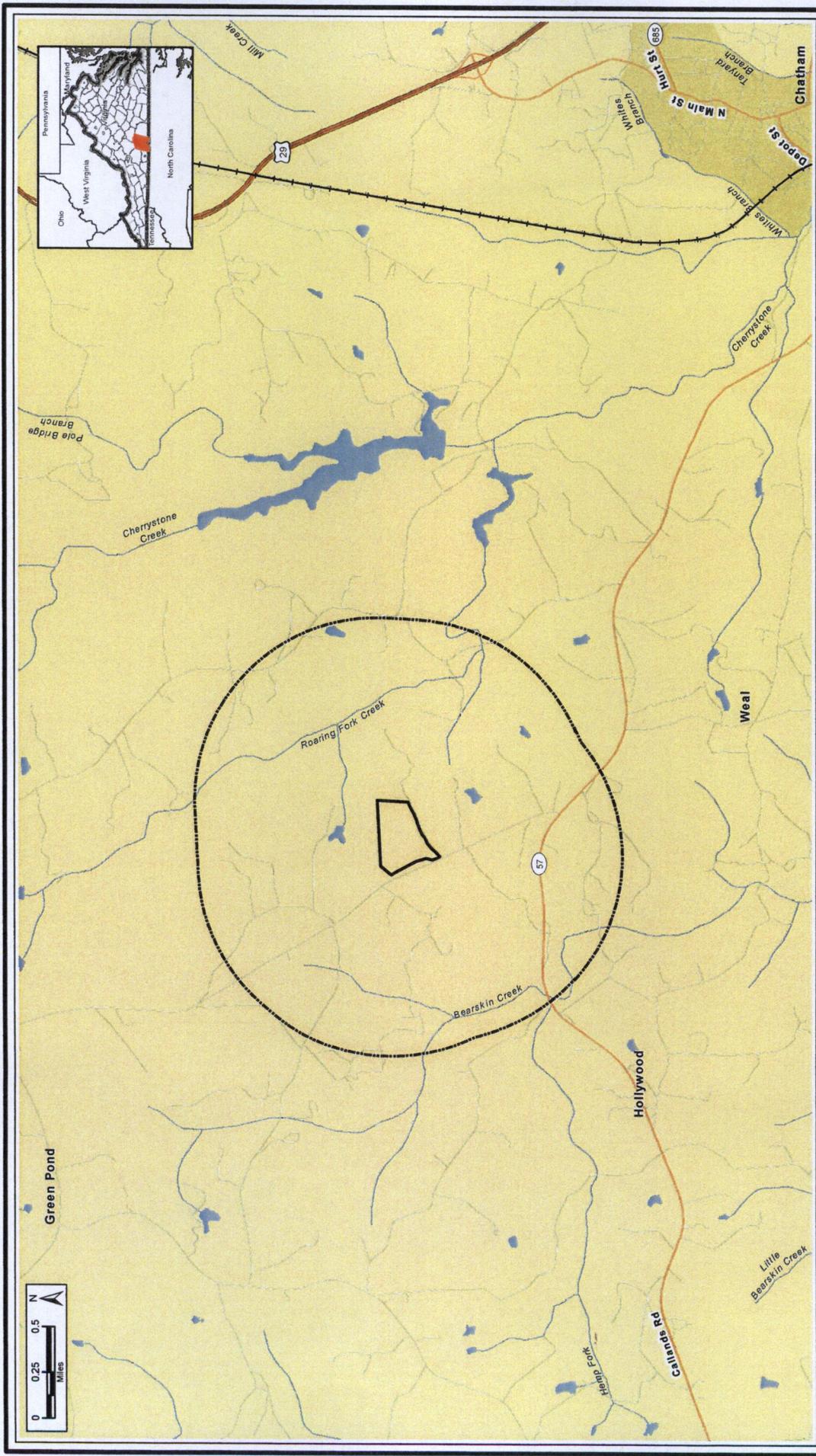
DESIGNED BY: CRF  
 DRAWN BY: JAK  
 CHECKED BY: DMW  
 APPROVED BY: CRF



REVISION	DATE	30-06-2020

L-101





 Project Boundary (± 55 Ac.)  
 1 Mile Buffer

**FIGURE 1.**  
**SITE LOCATION**  
**MONROE SOLAR**  
**PITTSYLVANIA COUNTY, VIRGINIA**  
 Sources: ESRI StreetMap; ECT, 2020.



 Project Boundary (± 55 Ac.)  
 1 Mile Buffer

**FIGURE 2.**  
**TOPOGRAPHIC LOCATION MAP**  
**MONROE SOLAR**  
**PITTSYLVANIA COUNTY, VIRGINIA**  
 Sources: USGS Topo Maps; ECT, 2020.



**FIGURE 3.**  
**FLOODPLAIN MAP**  
**MONROE SOLAR**  
**PITTSYLVANIA COUNTY, VIRGINIA**  
 Sources: FEMA, 2020; ECT, 2020.

 Project Boundary (± 55 Ac.)  
 1 Mile Buffer  
 FEMA Flood Zone A - 1% Annual Chance for Flooding  
 FEMA Flood Zone X - Area of Minimal Flood Hazard



**FIGURE 4.**  
 NMI AND NHD WATER RESOURCES  
 MONROE SOLAR  
 PITTSYLVANIA COUNTY, VIRGINIA  
 Sources: NMI, NHD, 2018; ECT, 2020.

- Project Boundary (± 55 Ac.)
- Watercourses (NHD)
- Waterbodies (NHD)
- Wetlands (NWI)
- 1 Mile Buffer

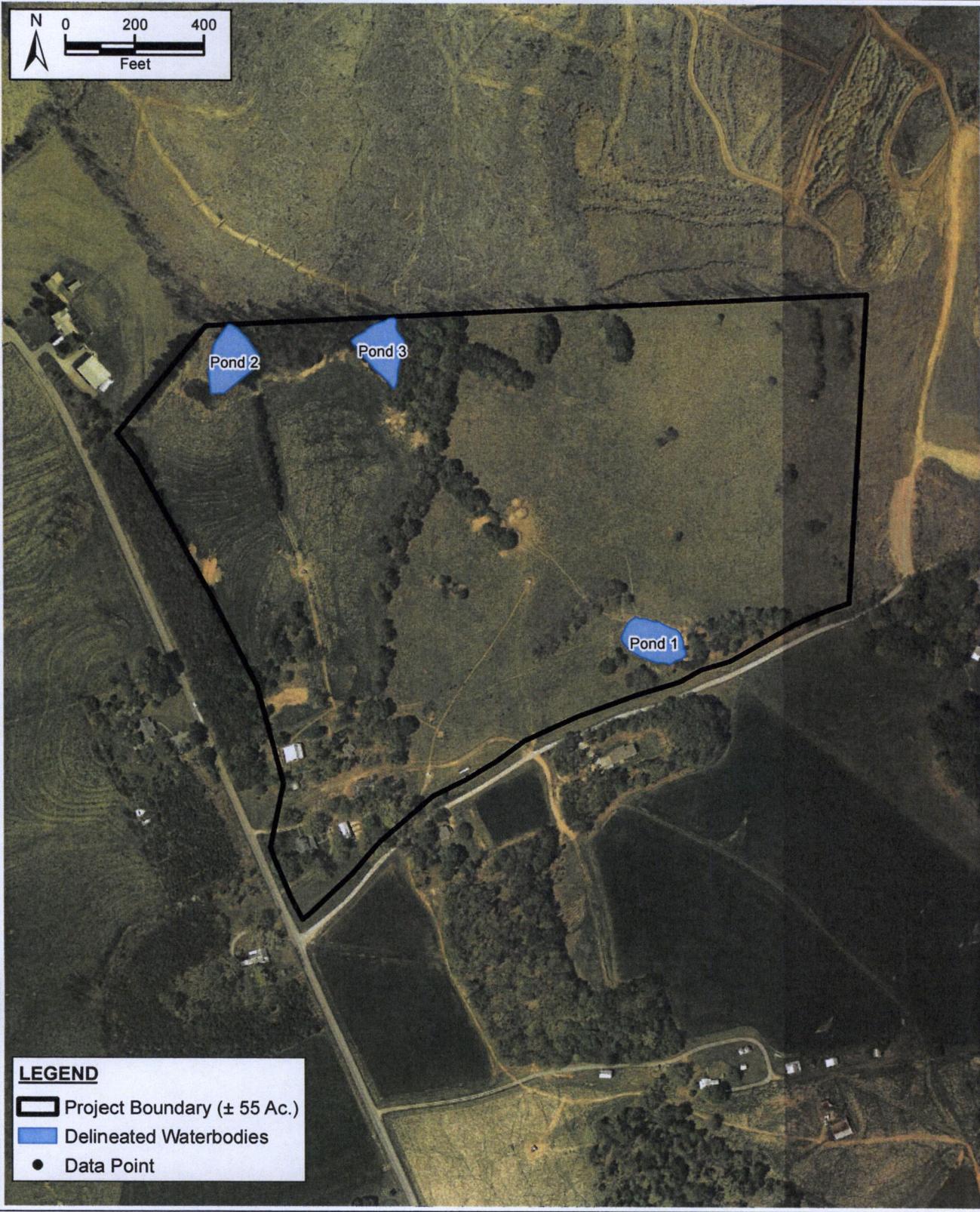


FIGURE 5.  
 WETLAND DELINEATION MAP  
 MONROE SOLAR  
 PITTSYLVANIA COUNTY, VIRGINIA

Source: ESRI World Imagery 2015, ECT, 2020.





**FIGURE 6.**  
**PROTECTED LANDS MAP**  
**MONROE SOLAR**  
**PITTSYLVANIA COUNTY, VIRGINIA**  
 Sources: PADUIS 2.0, 2020; ECT, 2020.

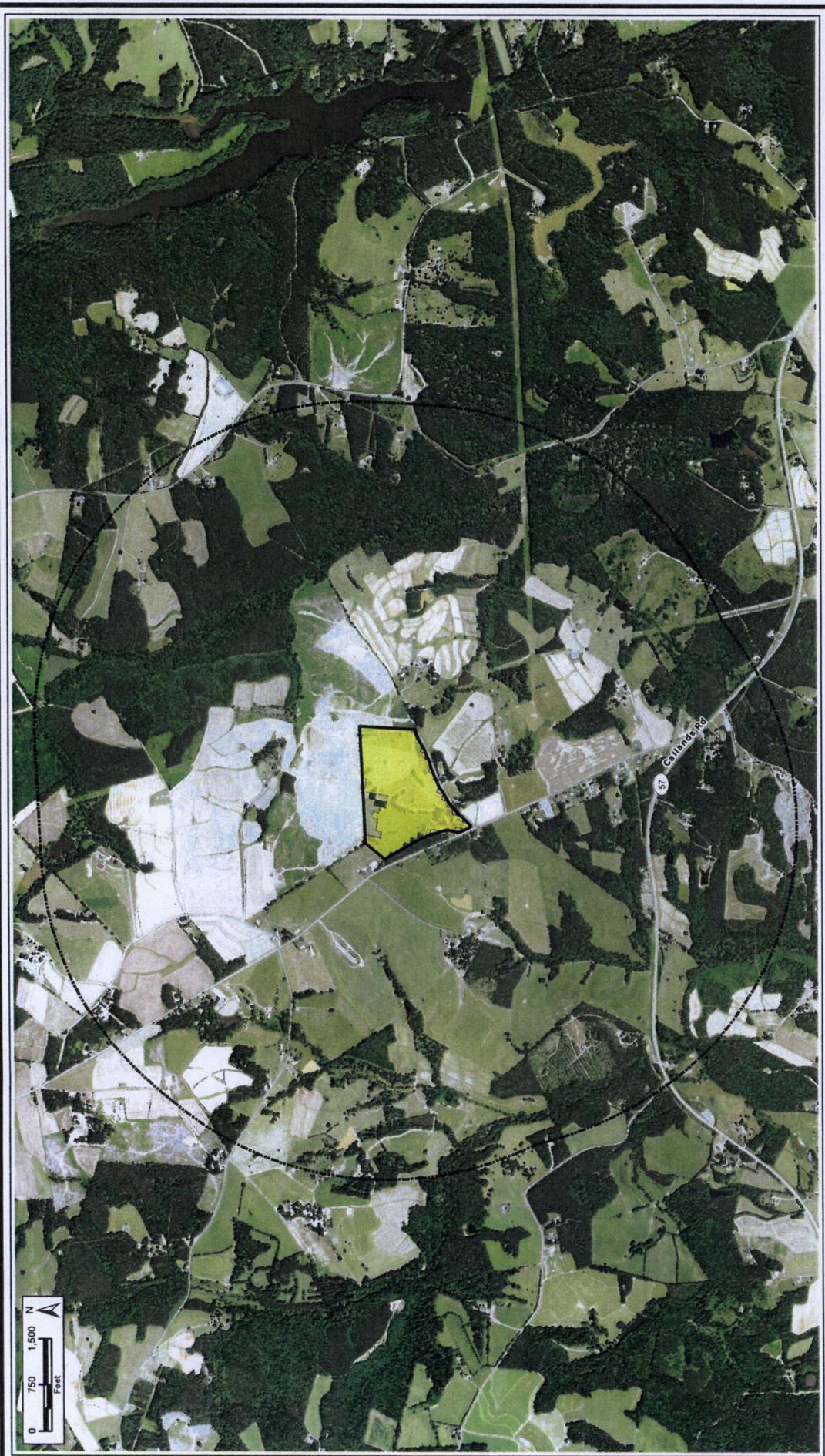
	Project Boundary (± 55 Ac.)		Manager Name
	1 Mile Buffer		State Trust Land
			State Fish and Wildlife





-  Project Boundary (± 55 Ac.)
-  Architectural Resources
-  1 Mile Buffer

**FIGURE 7.**  
**CULTURAL RESOURCES**  
**MONROE SOLAR**  
**PITTSYLVANIA COUNTY, VIRGINIA**  
 Sources: Dutton and Associates, 2020; ECT, 2020.



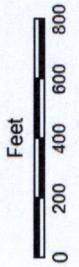
**FIGURE 8.**  
**NATIONAL LAND COVER DATABASE**  
**MONROE SOLAR**  
**PITTSYLVANIA COUNTY, VIRGINIA**  
 Sources: NLCD, 2018; ECT, 2020.

- Project Boundary (± 55 Ac.)
- 1 Mile Buffer
- NLCD Classification**
- Developed, Open Space
- Developed, Low Intensity
- Evergreen Forest
- Mixed Forest
- Grassland/Herbaceous
- Pasture/Hay



**Legend**

- Assessed Parcels
- Parcel ID Number
- Parcels
- Route Numbers
- Appeals
- Rezoning
- Signs
- Special Uses
- Variances
- Zoning**
- Unknown
- A-1 = Agricultural District
- B-1 = Business District, Limited
- B-2 = Business District, General
- C-1 = Conservation District
- DZ = Double Zoned Parcels
- M-1 = Industrial District, Light
- Industry
- M-2 = Industrial District, Heavy
- Industry
- MHP = Residential Manuf. Housing
- Park District
- R-1 = Residential Suburban
- Subdivision District
- RC-1 = Residential Combined
- Subdivision District
- RE = Residential Estates District
- RMF = Residential Multi-Family
- Subdivision District
- RP = Residential Planned
- Development District
- TZ = Town Zoning
- UK = Unknown
- County Boundary



**Title: MONROE SOLAR, LLC - CASE S-20-008**

**Date: 5/7/2020**

*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.*

# **PUBLIC HEARING**

## **PROPOSED AMENDMENT TO PITTSYLVANIA COUNTY CODE**

**CHAPTER 35, DIVISION 10.  
BUSINESS DISTRICT GENERAL (B-2)  
SEC. 35-365. PERMITTED USES;  
SEC. 35-366. SPECIAL USE PERMITS;  
SEC. 35-375. OTHER REGULATIONS;  
SEC. 35-356. OTHER REGULATIONS**

## PUBLIC HEARING NOTICE PITTSYLVANIA COUNTY

The Pittsylvania County Planning Commission will hold a public hearing on Tuesday, June 2, 2020, to receive citizen input and make a recommendation to the Board of Supervisors for a proposed revision to Pittsylvania County Code, Chapter 35, DIVISION 10. BUSINESS DISTRICT GENERAL (B-2), SEC. 35-365. PERMITTED USES; SEC. 35-366. SPECIAL USE PERMITS; SEC. 35-375. OTHER REGULATIONS; SEC. 35-356. OTHER REGULATIONS.

The proposed is to omit the following language: ~~SEC. 35-365. PERMITTED USES. amusement centers; game rooms, electronic games; game machines; machine arcades amusement shops~~ and add amusement centers; game rooms, electronic games; game machines; machine arcades amusement shops to SEC. 35-366. SPECIAL USE PERMITS. The following will also be added to SEC. 35-375. OTHER REGULATIONS and SEC. 35-356. OTHER REGULATIONS: Electronic gaming establishments, as permitted by Special Use Permit, are defined as businesses, whether principal or accessory, where three (3) or more electronic gaming machines, including but not limited to, computers and gaming terminals, are utilized to conduct games where cash, coupons, gift cards, or any other items of value are redeemed or distributed and that are not otherwise deemed illegal by federal or state law. This definition does not include operations associated with the official Virginia Lottery System.

The following additional regulations shall apply to electronic gaming establishments:

1. No electronic gaming establishment shall be located within:
  - a. One (1) mile of any other electronic gaming establishment, tattoo and/or body piercing establishment, or adult use;
  - b. Two thousand (2,000) feet from any property used as a residential dwelling;
  - c. One (1) mile of any school or education facility, including playgrounds, daycare facilities, or churches; and
  - d. One (1) mile of any public playground, park, or library. Distance between uses shall be measured from the nearest property line of any electronic gaming establishment and the nearest property line of any use cited in this section.
2. Hours of operation for electronic gaming establishments shall be limited to the hours between 8:00 a.m. and 11:00 p.m.
3. There shall be one and one-half (1.5) parking spaces for each electronic gaming machine, plus one (1) for each employee on the major shift.
4. Should any electronic gaming establishment cease or discontinue operation for a period of ninety (90) or more consecutive days, it may not resume, nor be replaced by any other electronic gaming establishment, unless it complies with all the requirements set forth hereinabove.
5. All federal and state legal requirements must be met.

The meeting will be at 7:00 p.m. at the Community Center in Chatham, Virginia. A copy of the proposed change will be available for review in the Office of the County Administrator, 1 Center Street, Chatham, Virginia, and the Pittsylvania County Community Development Office, 53 North Main Street, Chatham, Virginia, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.