



BOARD OF ZONING APPEALS

JUNE 9, 2020

**Board of Zoning Appeals
List of Members
2020**

Kenneth Talbott

January 16, 2022

R. Allan Easley

January 16, 2021

Ann Deering

January 14, 2025

Mrs. Helen Glass

January 16, 2021

Joseph A. Craddock

January 16, 2021

Ronald E. Merricks

January 14, 2025

Carroll Yeaman

January 14, 2025

For Information on the Board of Zoning Appeals

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



**PITTSYLVANIA COUNTY BOARD OF ZONING APPEALS
REGULAR MEETING**

Tuesday, June 9, 2020 - 7:00 p.m.

**Pittsylvania County Community Center
115 South Main Street
Chatham, Virginia 24531**

AGENDA

1. **Call to Order (Chairman remind Board Members and Staff to turn on and adjust Microphones)**
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes
 - a. May 12, 2020
5. Old Business
6. New Business
 - a. Cases For Next Month:
Special Use Permit for a Solar Energy Facility
7. Chairman's Report
8. **Public Hearing**

Case S-20-005	Timothy O. Thompson & Rhonda N. Thompson – Staunton River Election District <i>Special Use Permit for Placement of a Single-Wide Mobile Home for their Daughter's Residence</i>
Case S-20-006	John S. Orebaugh – Callands-Gretna Election District <i>Special Use Permit for Placement of a Single-Wide Mobile Home for his Personal Residence</i>
Case S-20-007	Linda M. Holley – Chatham-Blairs Election District <i>Special Use Permit for a Beauty Shop</i>
Case S-20-008	Monroe Solar Partners, LLC – Callands-Gretna Election District <i>Special Use Permit for a Solar Energy Facility</i>

9. Adjournment

PITTSYLVANIA COUNTY BOARD OF ZONING APPEALS

REGULAR MEETING

May 12, 2020

MINUTES

VIRGINIA: The Pittsylvania County Board of Zoning Appeals met on Tuesday, May 12, 2020, at the Community Center, Chatham, Virginia. Mr. Talbott, Chairman, called the meeting to order at approximately 7:00 p.m. Mrs. Hayes called the roll.

PRESENT

Kenneth Talbott
R. Allan Easley
Ann Deering
Helen Glass
Joseph "Jay" Craddock
Ronald Merricks
Carroll Yeaman
Emily Ragsdale
Karen N. Hayes
Christopher Dadak, Attorney

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES

Upon motion of Mr. Merricks, seconded by Mrs. Deering, and by a unanimous vote, the March 10, 2020, minutes were approved as presented.

OLD BUSINESS

The Board members and staff discussed Red Oak Hollow AVT Trails. Mr. Merricks presented letters and pictures from citizens within the area regarding noise, not following the conditions such as hours of operation, and alcohol.

NEW BUSINESS

Mrs. Ragsdale reported there are four (4) cases for June.

CHAIRMAN’S REPORT

Mr. Talbott had no information to add.

THE ZONING PRECEPTS WERE READ by Mr. Talbott **TO OPEN THE PUBLIC HEARING** at approximately 7:15 p.m.

Case S-20-004, J. D. Compton – Mr. Talbott opened the public hearing at 7:16 p.m. Mrs. Ragsdale, Director of Community Development, reported that Mr. J. D. Compton had petitioned for a Special Use Permit on 0.63 acre, located off Highway 360, on Chickadee Road, in the Dan River Election District for sales, service and repair of automobiles, trucks, recreational vehicles and motorcycles. She then stated the Planning Commission recommended by a unanimous vote, with no opposition, that the petitioner’s request be granted. 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. Talbott closed the public hearing at 7:18 p.m. The Board discussed the petition as the Committee of the Whole. Upon motion of Mr. Merricks, seconded by Mr. Easley, the following motion was adopted: **Whereas**, J. D. Compton has petitioned the Board of Zoning Appeals for a Special Use Permit for sales, service, and repair of automobiles, trucks, recreational vehicles, and motorcycles, **and, Whereas**, we find no substantial detriment to adjacent property, that the character of the zoning district will not be changed thereby, and that such use will be in harmony with the purpose and intent of the Ordinance, I move the Special Use Permit be **granted**. With the following condition: (1) The Special Use Permit shall terminate when the DMV license is lost for a period greater than 90 days. Motion passed unanimously.

This concludes the Special Use Permit case.

The meeting was adjourned at approximately 7:30 p.m.

Kenneth Talbott, Chairman

Kathy H. Belton, Clerk

ZONING PRECEPTS

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

Ladies and Gentlemen:

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

PUBLIC HEARING PROCEDURE

- A. Prior to opening Hearing, Chairman reviews zoning law precepts for all present.
- B. Open Hearing by Chairman.
"Public Hearing in zoning case (case number) is now open. The time is (time)."
- C. Zoning staff presents case and makes staff recommendations.
- D. Chairman calls on applicant to state case and present supporting documentation.
- E. Chairman calls for any citizen input.
 - 1. Each side proceeds without interruption.
 - 2. Arguments are presented to the Board/Commission
 - 3. No questioning or arguments between individuals.

The Board/Commission may direct questions to the applicant, to the citizens, or to the zoning staff in attendance.
- F. Chairman closes Hearing.
"Public Hearing in zoning case (case number) is now closed at (time)."
- G. Board/Commission commences internal discussions.
- H. Board/Commission makes decision (votes) or delays as appropriate.
- I. Chairman announces decision on case.
- J. Chairman opens next Hearing.
"Public Hearing in zoning case (case number) is now open. The time is (time)."
- K. Continue as before - repeating procedure.
- L. Chairman adjourns meeting at end of final case decision.

PITTSYLVANIA

COUNTY, VIRGINIA

Base Map

Scale: 1 Inch = 25,000 Feet

Campbell

Bedford

Franklin

Henry

Halifax

North Carolina



Legend

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

Compiled by: Terry Whit
 Creation Date: 07/24/19
 Revision Date: 07/24/19
 Project Name: Pittsylvania County Base Map
 Project Origin: G:\gis\server01\GIS_Projects\Aremap_Projects\County_Administration

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

The Pittsylvania County Board of Zoning Appeals will hold a PUBLIC HEARING on Tuesday, June 9, 2020, beginning at 7:00 p.m., at the Community Center, Chatham, Virginia, on the following ZONING matters:

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 S-20-005

THOMPSON

POSITIVE MOTION: CASE S-20-005

Whereas, Timothy and Rhonda Thompson have petitioned the Board of Zoning Appeals for a Special Use Permit to allow for placement of a single-wide mobile home for their daughter's residence, **and**,

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

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

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

With the following conditions:

NEGATIVE MOTION: CASE S-20-005

Whereas, Timothy and Rhonda Thompson have petitioned the Board of Zoning Appeals for a Special Use Permit to allow for placement of a single-wide mobile home for their daughter's residence, **and**,

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

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

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

CODE COMPLIANCE SUMMARY

<u>CASE</u> S-20-005	<u>ZONING</u> R-1	<u>CYCLE</u> June 2020
<u>SUBJECT/PROPOSAL/REQUEST</u> 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. DISTRICT: Staunton River		PLANNING COMMISSION: June 2, 2020 BOARD OF ZONING APPEALS: June 9, 2020 ADVERTISED: May 20 & 27, 2020 REVIEWED BY: ESN

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

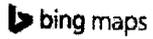
No change to the zoning.

SITE DEVELOPMENT PLAN

N/A

RECOMMENDATION

Staff recommends Planning Commission review and make a recommendation to the Board of Zoning Appeals. On June 2, 2020, the Planning Commission recommended by a unanimous vote, with no opposition, that the petitioners' request be granted.



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 northeast on US-29 BR toward Church Ln	1.8 mi
	2. Take ramp left for US-29 N Pass BP/BP in 3.4 mi	10.7 mi, 12 min
↗	3. Turn right onto VA-665 / Rockford School Rd	0.5 mi
↖	4. Turn left onto VA-634 / Blue Ridge Dr	0.9 mi
	5. Arrive at VA-634 / Blue Ridge Dr 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

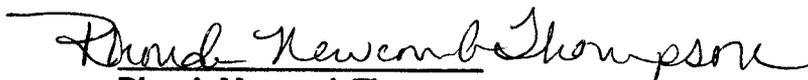
Mrs. Emily Ragsdale
Director of Community Development
P. O. Box 426
Chatham, VA 24531

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 27th 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

5. Size of Property: 1.03 Acres

TREASURER OF PITTSYLVANIA COUNTY
PAID MAY 12 2020

6. Existing Land Use: Vacant

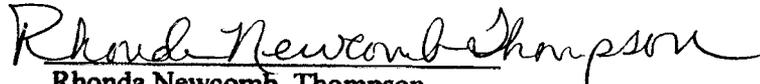
Existing Zoning: R-1, Residential Suburban Subdivision District

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

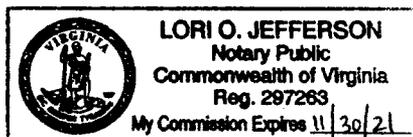
Through application for this permit, the owner authorizes a right-of-entry to the designated personnel of Pittsylvania County for the purpose of site evaluation and monitoring for compliance with the Pittsylvania County Zoning Ordinance.


Rhonda Newcomb Thompson

Sworn to and subscribed before me in my presence this 27th 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:

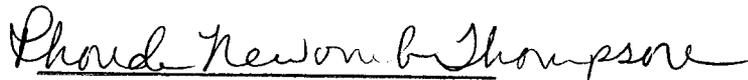
WHEREAS, your Petitioners, Timothy Owen Thompson and Rhonda Newcomb Thompson, respectfully file this petition pursuant to Sections 35-713 of the Pittsylvania County Zoning Ordinance and in accordance with the Code of Virginia, 1950, as amended, and would respectfully show the following:

- (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 27th day of April, 2020, in my City and State aforesaid, by Lori O. 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 27th 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 18th 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 18th 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

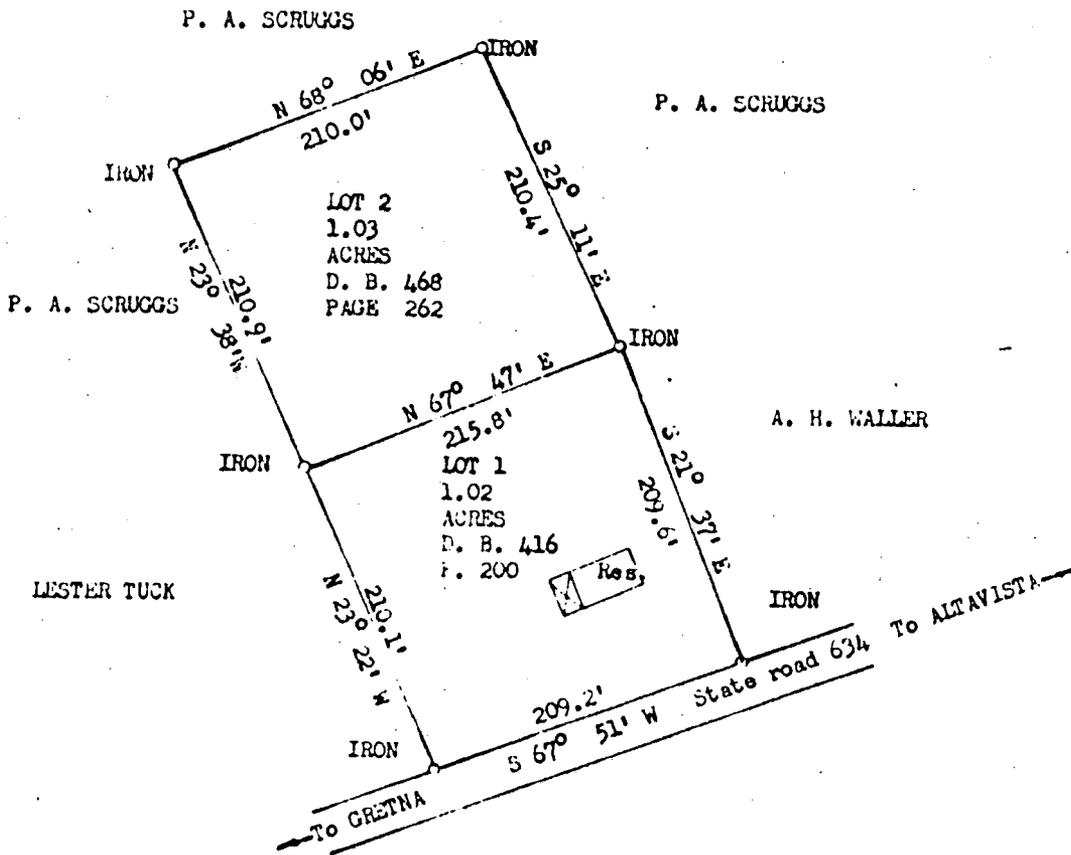
D.B. 1335 Page 560 Inst.No. 02-11563

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

By: Frank Allen Deputy Clerk

N

Magnetic



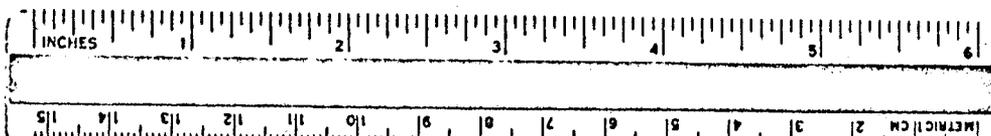
PITTSYLVANIA COUNTY VIRGINIA
 STAUNTON RIVER MAGISTERIAL DISTRICT
 2 LOTS SURVEYED FOR
 MATTHEW J. & GRACIE S. NENCOMB
 SURVEYED SEPTEMBER 1966
 SCALE 1" EQUALS 100'

FROM P. A. & QUEEN C. SCRUGGS
John D. Swanson C. L. S.

NOTE
 ALL IRONS IN PLACE AT TIME OF SURVEY

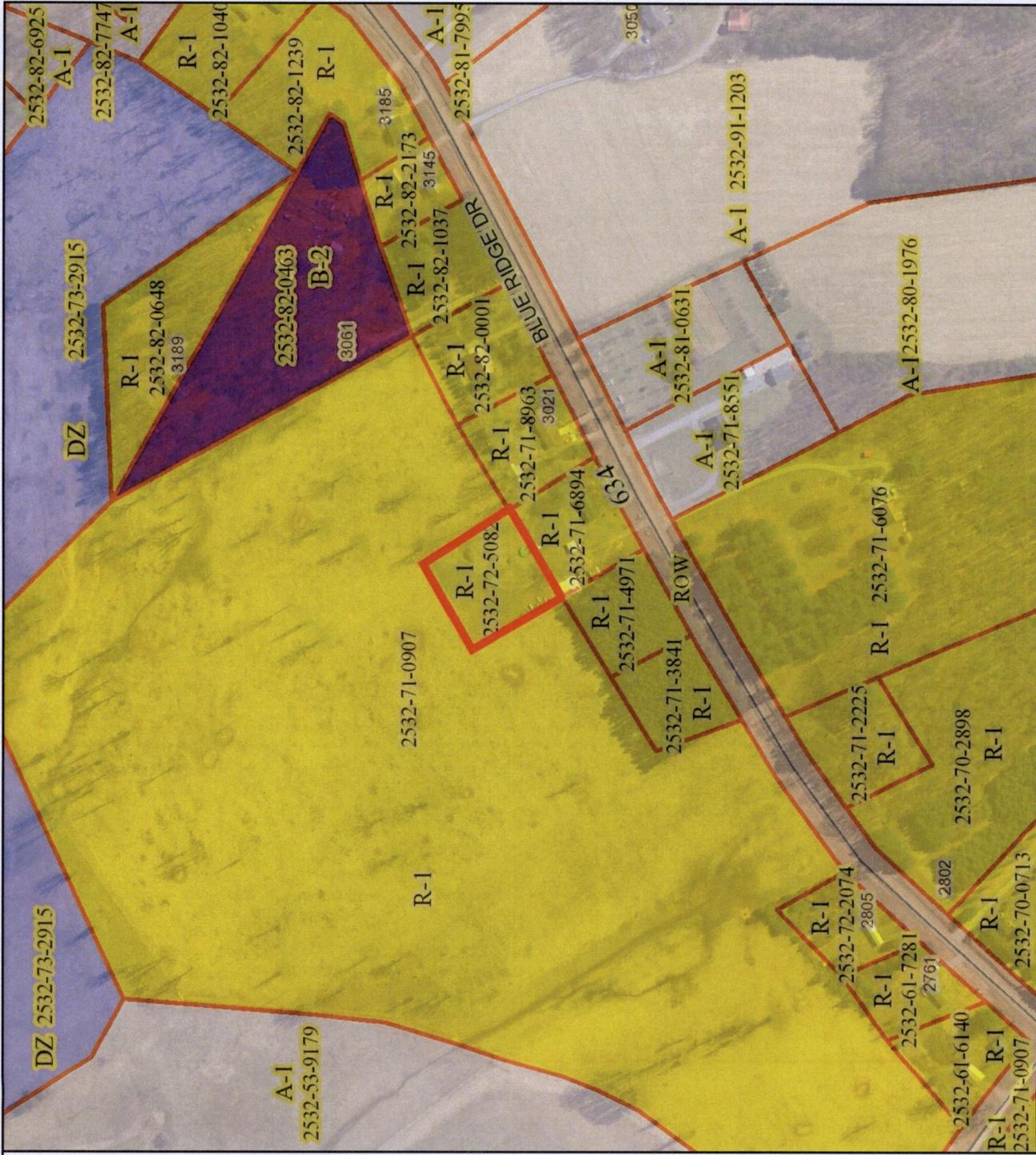
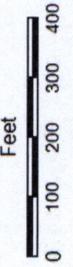
VIRGINIA: IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF PITTSYLVANIA,
 ON THE *7th* DAY OF *Nov.* 19*67* AT *10:25* P.M. THE FOREGOING *Map*
~~FOR ITS CERTIFICATE OF ACKNOWLEDGMENT WAS ADMITTED TO RECORD.~~

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
-  RPDP = 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.

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)
Election District and recorded as)
parcel # 2532-72-5082)
in the Pittsylvania County tax records)

RECOMMENDATION
(S-20-005)

TO THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY

WHEREAS, your Petitioners, Timothy Owen Thompson and Rhonda Newcomb Thompson, have filed with the Secretary to the Board of Zoning Appeals a petition to obtain a Special Use Permit to allow for placement of a single-wide mobile home for their daughter’s residence.

WHEREAS, the petition was referred to the Planning Commission which considered this petition in a public hearing on June 2, 2020; and

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

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

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

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

AYES: 8
NAYS: 0
ABSENT: 0
ABSTAIN: 0

Richard G. Motley, Chairman
Planning Commission
06-02-20
Date

Case S-20-006

OREBAUGH

POSITIVE MOTION: CASE S-20-006

Whereas, John Orebaugh has petitioned the Board of Zoning Appeals for a Special Use Permit to allow for placement of a single-wide mobile home for his personal residence, **and**,

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

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

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

With the following conditions:

NEGATIVE MOTION: CASE S-20-006

Whereas, John Orebaugh has petitioned the Board of Zoning Appeals for a Special Use Permit to allow for placement of a single-wide mobile home for his personal residence, **and**,

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

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

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

CODE COMPLIANCE SUMMARY

<u>CASE</u> S-20-006	<u>ZONING</u> R-1	<u>CYCLE</u> June 2020
<u>SUBJECT/PROPOSAL/REQUEST</u> John S. Orebaugh is requesting a Special Use Permit to allow for placement of a single-wide mobile home for his personal residence.		PLANNING COMMISSION: June 2, 2020 BOARD OF ZONING APPEALS: June 9, 2020 ADVERTISED: May 20 & 27, 2020 REVIEWED BY: ESK
DISTRICT: 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. On June 2, 2020, the Planning Commission recommended by a unanimous vote, with no opposition, that the petitioner's request be granted.



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

B 225 Lakeside Rd, Penhook, VA 24137

April 30, 2020

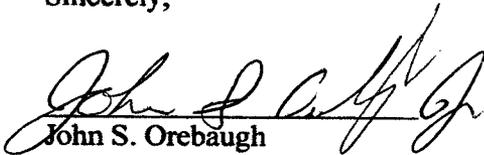
Mrs. Emily Ragsdale
Director of Community Development
P. O. Box 426
Chatham, VA 24531

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 CK# 5156
Taken By: RUB

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

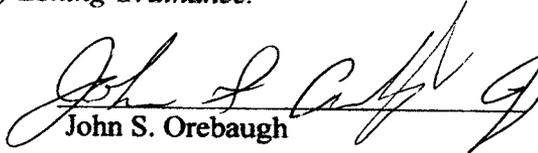
Existing Zoning: R-1, Residential Suburban Subdivision District

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 Christopher M. Duncan 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:

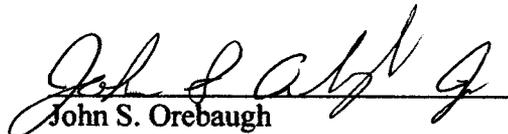
WHEREAS, your Petitioner, John S. Orebaugh, respectfully files this petition pursuant to Sections 35-713 of the Pittsylvania County Zoning Ordinance and in accordance with the Code of Virginia, 1950, as amended, and would respectfully show the following:

- (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 S. Carby Jr Date 4.20.2020

Sworn to and subscribed before me in my presence this 30 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. #7519628
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 PG0095 OCT-3-19

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 25th 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 Reeve 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



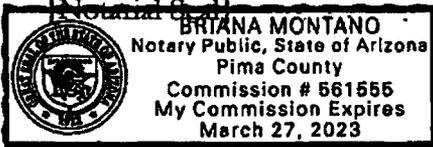
The Law Office of Jessica A. Burgess, PLLC
Jessica A. Burgess, Esquire VSB#84155
34 North Main Street
P. O. Box 988
Chatham, Virginia 24531

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: _____

Wendy W.
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

LEGEND:

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

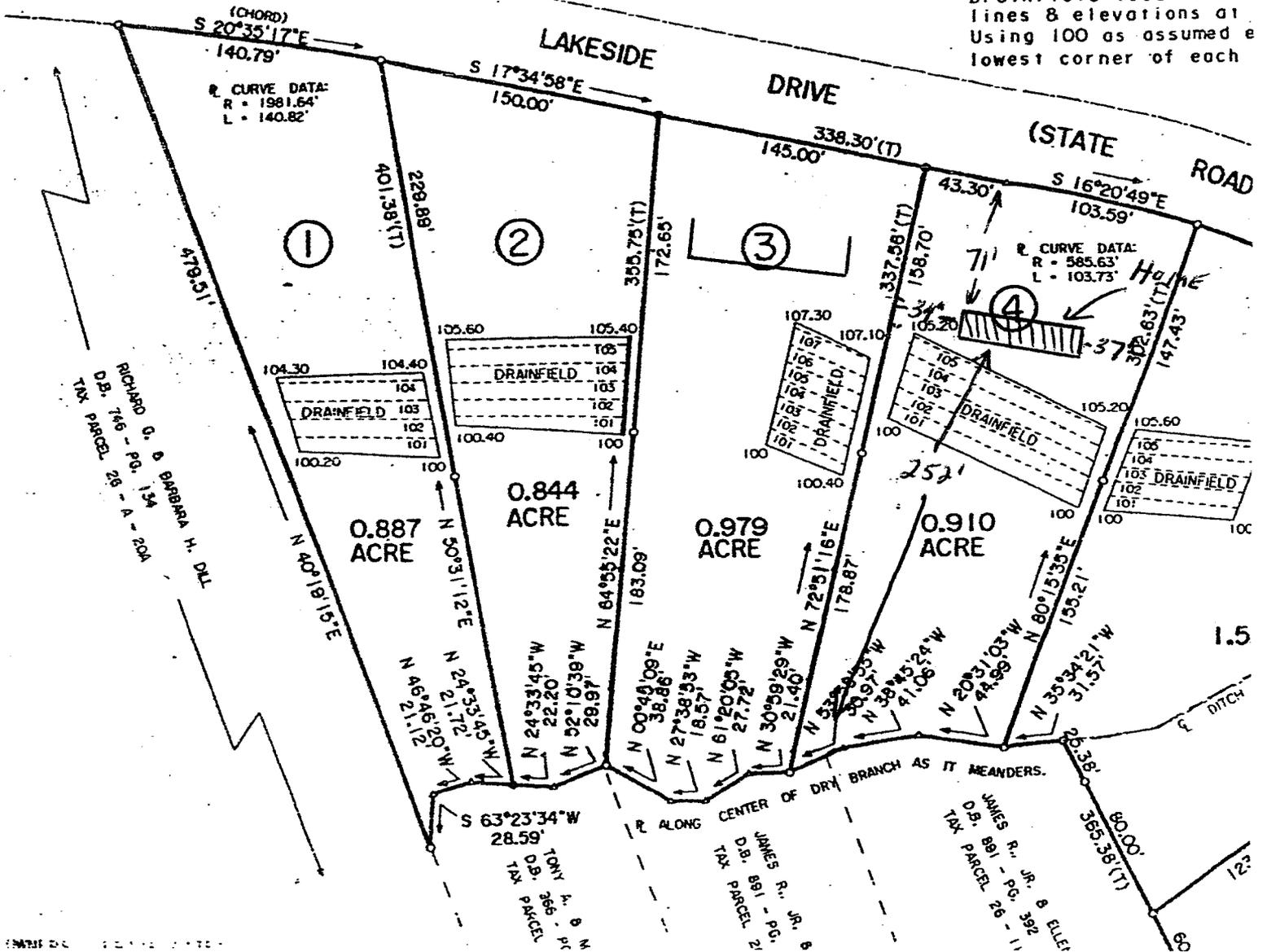
PLAT NORTH
M.B. 43 - 124H

NOTES:

This survey has been prepared for the benefit of a Title Record and does not therefore necessarily encumbrances on this property.

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

Drainfield locations, lines & elevations are shown. Using 100 as assumed elevation of lowest corner of each.



VIRGINIA:

BEFORE THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY

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

RECOMMENDATION
(S-20-006)

TO THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY

WHEREAS, your Petitioner, John S. Orebaugh, has filed with the Secretary to the Board of Zoning Appeals a petition to obtain a Special Use Permit to allow for placement of a single-wide mobile home for his personal residence.

WHEREAS, the petition was referred to the Planning Commission which considered this petition in a public hearing on June 2, 2020; and

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

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

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

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

AYES: 8
NAYS: 0
ABSENT: 0
ABSTAIN: 0

Richard G. Motley, Chairman
Planning Commission
06-02-20
Date

Case S-20-007

HOLLEY

POSITIVE MOTION: CASE S-20-007

Whereas, Linda M. Holley has petitioned the Board of Zoning Appeals for a Special Use Permit for a beauty shop, **and**,

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

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

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

With the following conditions:

NEGATIVE MOTION: CASE S-20-007

Whereas, Linda M. Holley has petitioned the Board of Zoning Appeals for a Special Use Permit for a beauty shop, **and**,

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

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

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

CODE COMPLIANCE SUMMARY

<u>CASE</u> S-20-007	<u>ZONING</u> R-1	<u>CYCLE</u> June 2020
<u>SUBJECT/PROPOSAL/REQUEST</u> Linda M. Holley is requesting a Special Use Permit for a beauty shop.		PLANNING COMMISSION: June 2, 2020 BOARD OF ZONING APPEALS: June 9, 2020 ADVERTISED: May 20 & 27, 2020 REVIEWED BY: ESR
DISTRICT: 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. On June 2, 2020, the Planning Commission recommended by a unanimous vote, with no opposition, that the petitioner's request be granted.

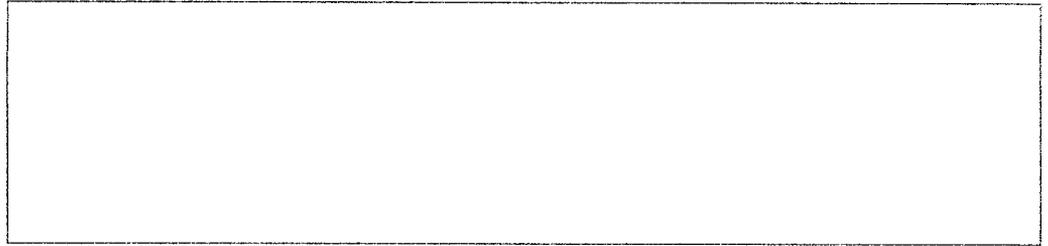


A 53 N Main St, Chatham, VA 24531

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 southwest on US-29 BR toward Center St	1.3 mi
↑	2. Keep straight onto S Main St	0.1 mi
	3. Take ramp left and follow signs for US-29 South	1.3 mi
↘	4. Turn right onto Tight Squeeze Rd Hardee's on the corner	420 ft
	5. Arrive at Tight Squeeze Rd 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

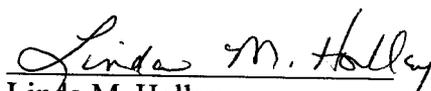
Mrs. Emily Ragsdale
Director of Community Development
P. O. Box 426
Chatham, VA 24531

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
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)
Election District, and recorded as)
parcel # 2424-07-7609)
in the Pittsylvania County tax records.)

PETITION

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.

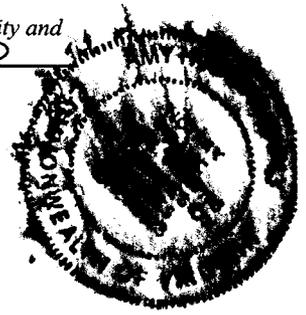
FURTHER, your Petitioner respectfully requests that this petition be referred by the Director of Community Development to the Pittsylvania County Planning Commission for its consideration and recommendation.

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 Hodge 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 \$ 66,800

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 Dillion
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

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)
Election District and recorded as)
parcel # 2424-07-7609)
in the Pittsylvania County tax records)

RECOMMENDATION
(S-20-007)

TO THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY

WHEREAS, your Petitioner, Linda M. Holley, has filed with the Secretary to the Board of Zoning Appeals a petition to obtain a Special Use Permit for a beauty shop.

WHEREAS, the petition was referred to the Planning Commission which considered this petition in a public hearing on June 2, 2020; and

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

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

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

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

AYES: 8
NAYS: 0
ABSENT: 0
ABSTAIN: 0

Richard G. Motley, Chairman
Planning Commission
06-02-20
Date

Case S-20-008

***MONROE SOLAR
PARTNERS, LLC***

POSITIVE MOTION: CASE S-20-008

Whereas, Monroe Solar Partners, LLC, has petitioned the Board of Zoning Appeals for a Special Use Permit for a utility scale solar energy facility, **and**,

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

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

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

With the following conditions:

NEGATIVE MOTION: CASE S-20-008

Whereas, Monroe Solar Partners, LLC, has petitioned the Board of Zoning Appeals for a Special Use Permit for a utility scale solar energy facility, **and**,

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

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

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

CODE COMPLIANCE SUMMARY

<p><u>CASE</u> S-20-008</p> <p><u>ZONING</u> A-1</p> <p><u>SUBJECT/PROPOSAL/REQUEST</u> Monroe Solar Partners, LLC, is requesting a Special Use Permit for a utility scale solar energy facility.</p> <p>DISTRICT: Callands-Gretna</p>	<p><u>CYCLE</u> June 2020</p> <p>PLANNING COMMISSION: June 2, 2020</p> <p>BOARD OF ZONING APPEALS: June 9, 2020</p> <p>ADVERTISED: May 20 & 27, 2020</p> <p>REVIEWED BY: EJA</p>	

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.

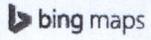
SITE DEVELOPMENT PLAN

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. On June 2, 2020, the Planning Commission recommended by a unanimous vote, with opposition, that the petitioner's request be granted as presented in the Board packet **with amended condition** as follows:

(2) **Height.** Except for weather station pole not to exceed 30 feet, 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.

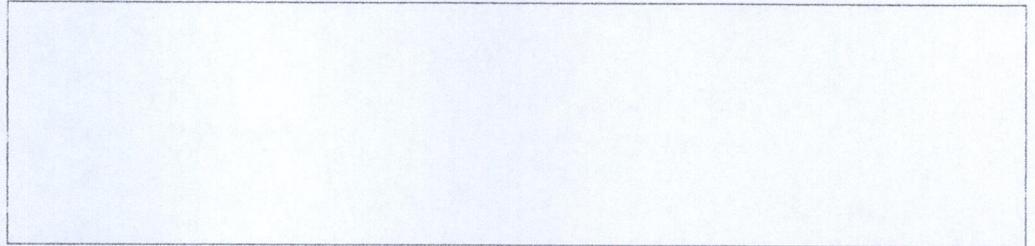


A 53 N Main St, Chatham, VA 24531

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 southwest on US-29 BR toward Center St	0.2 mi
↘	2. Turn right onto VA-57 / Depot St	4.5 mi
↘	3. Turn right onto Climax Rd	0.7 mi
	<p>Arrive at Climax Rd</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.

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: JKW

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

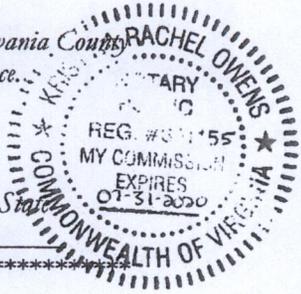
9. Any materials relating to a particular case, including a staff recommendation or report furnished to a member of the board, shall be made available without cost to such applicant, appellant or other person aggrieved. Such materials will be sent to the following email address, unless otherwise requested.

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 aforesaid, by Kristina 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 Owens 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 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

I/we Joseph Harold Williams, 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 Geoff Suttle, authorized agent of Monroe Solar Partners, LLC, 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 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.

I/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 P. Hsylvania, 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 Magis-
terial District before and after the 1970 and 1971 redistrictings,
Pittsylvania County, Virginia:

LAW OFFICER
YEATTS, OVERBEY & YEATTS
CHATHAM, VIRGINIA
COLEMAN D. YEATTS, SR.
JIMMIE W. OVERBEY
COLEMAN D. 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 9 DAY OF April 1978 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: S. W. Swanson CLERK

Book of Chatham
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

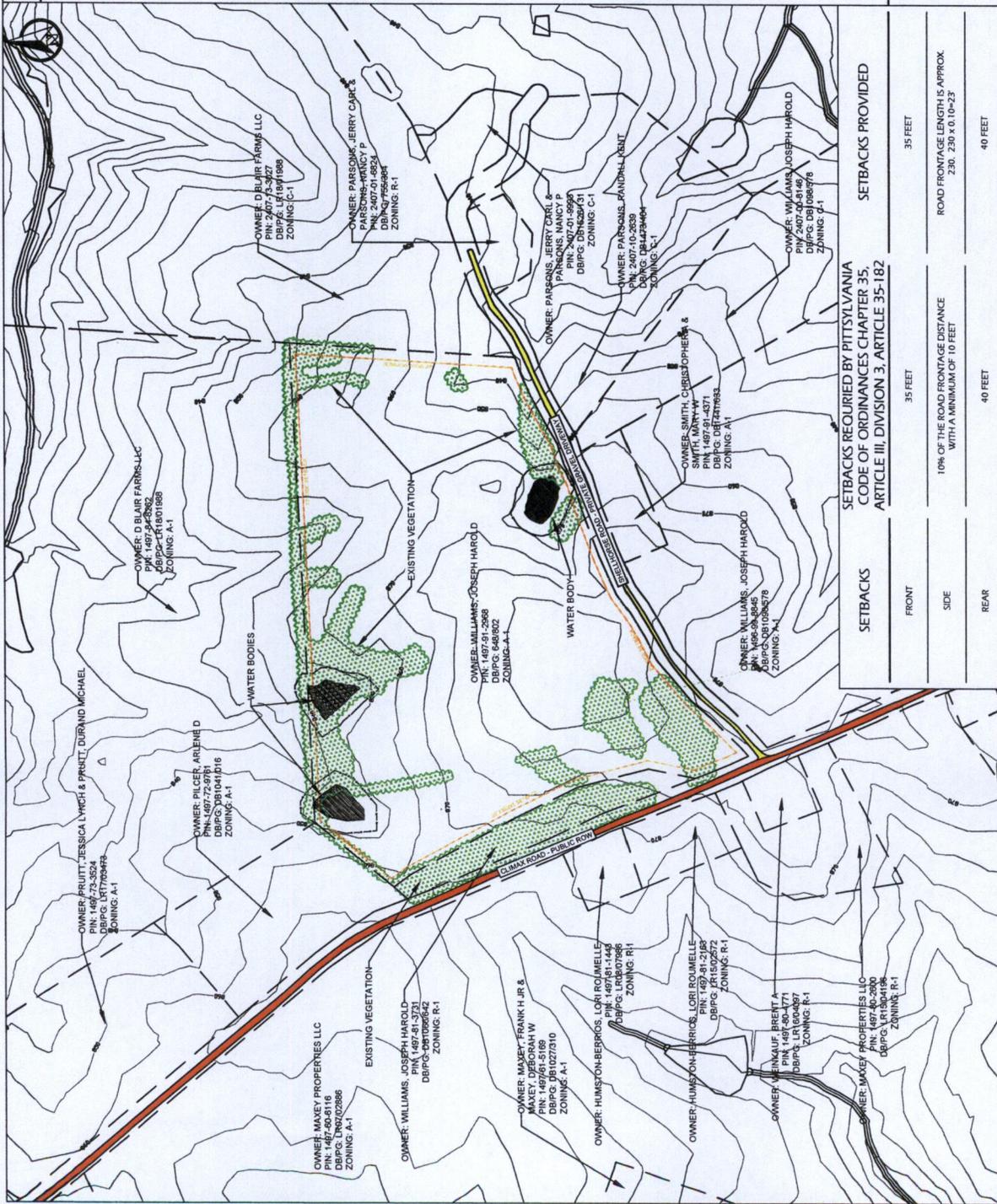


REVISION:	Δ	DATE:	XXXXXX00X
REVISION:	Δ	DATE:	XXXXXX00X
REVISION:	Δ	DATE:	XXXXXX00X
REVISION:	Δ	DATE:	XXXXXX00X

C - 1.01

LEGEND

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



NOTES

- 1) BOUNDARY AND EXISTING FEATURES DATA OBTAINED FROM ECF, PITTSYLVANIA COUNTY GIS, AND AERIAL IMAGE AND TOPOGRAPHIC DATA.
- 2) TOPOGRAPHY SHOWN IS USGS TOPOGRAPHIC DATA.

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

SETBACKS REQUIRED BY PITTSYLVANIA CODE OF ORDINANCES CHAPTER 35, ARTICLE III, DIVISION 3, ARTICLE 35-1B2

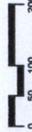
ROAD FRONTAGE LENGTH IS APPROX 230 x 0.10 = 23

VA SOLAR - OCEC
 MONROE SOLAR

PROPOSED PROJECT
 AREA

SCALE: 1" = 100' @ 11" x 17"
 PROJECT NO.: 200129
 PROJECT DATE: 03-2020

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



REVISION:	Δ	DATE:	30.0X.000X
REVISION:	Δ	DATE:	30.0X.000X
REVISION:	Δ	DATE:	30.0X.000X
REVISION:	Δ	DATE:	30.0X.000X

C - 1.02

LEGEND

- (E) PROPERTY LINE
- (E) ADJACENT OWNERS
- (E) SETBACK LINE
- CONTOUR (10')
- CONTOUR (2')
- BUFFER
- MAXIMUM EXTENT OF PROJECT AREA
- (E) VEGETATION
- COUNTY ROAD
- PRIVATE GRAVEL DRIVEWAY
- (P) SUPPLEMENTAL VEGETATION
- (E) EXISTING
- (P) PROPOSED

SUMMARY INFORMATION

DEVELOPMENT NAME:
 VA SOLAR - OCEC MONROE SOLAR

STREET ADDRESSES:
 880 CLIMAX ROAD, CHATHAM, VA

PIN NUMBER:
 14977912768

TOTAL AREA:
 62.12 ACRES

ZONING DISTRICT:
 A-1

ESTRACKS:
 FRONT: 35'
 SIDE: 10% OF ROAD FRONTAGE (MIN. 10')
 REAR: 40'

JURISDICTION:
 PITTSYLVANIA COUNTY

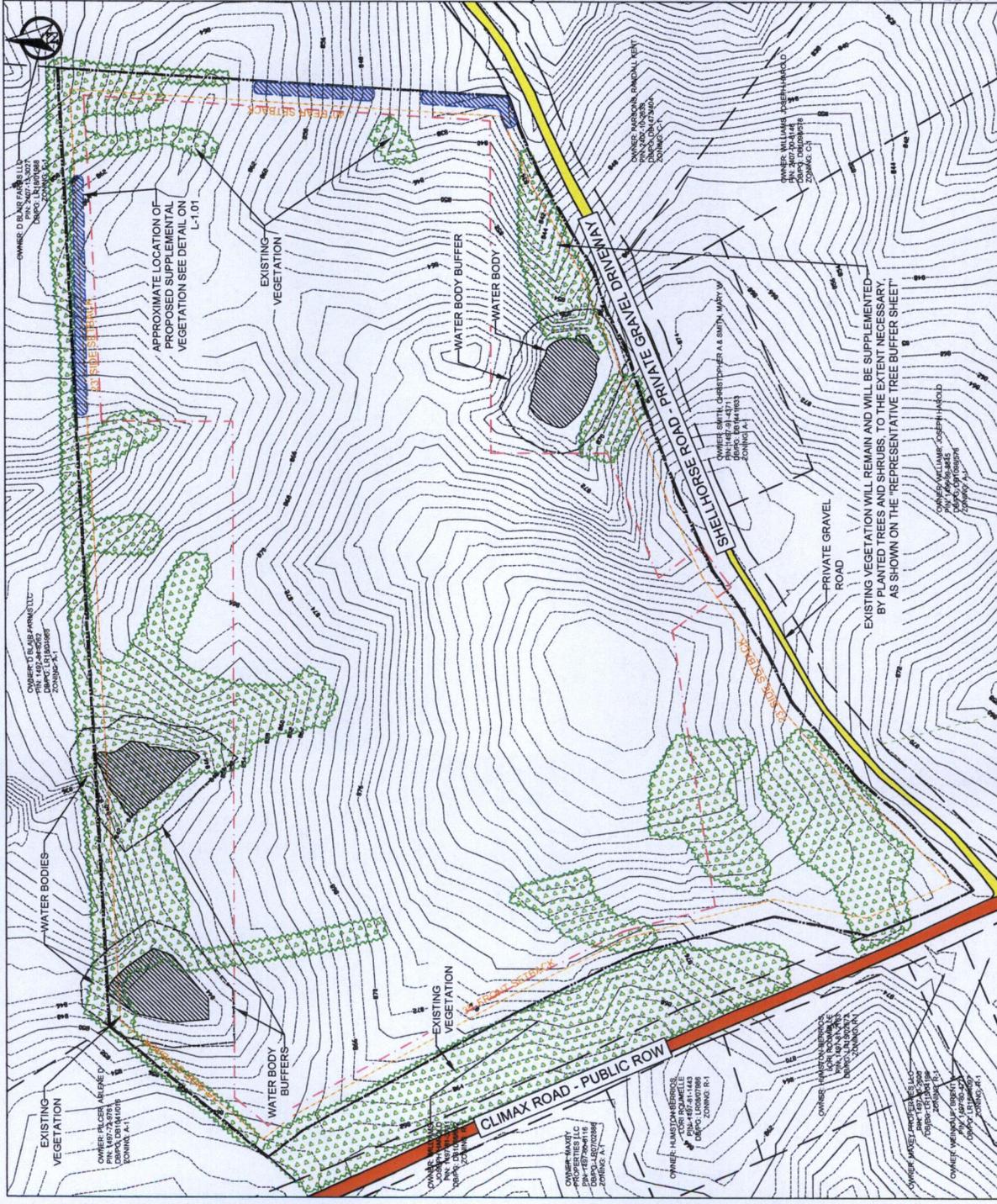
EXISTING USE:
 AGRICULTURE

PROPOSED USE:
 UTILITY SCALE SOLAR ENERGY FACILITY

DEVELOPER:
 EDF RENEWABLES
 434.989.9708

ENGINEER:
 ECT INC.
 707 EAST THIRD AVENUE
 NEW SMYRNA BEACH, FL 32169
 386.427.0369

FL ENGINEERING, INC.
 1000 W. WILSON ROAD
 RALEIGH, NC 27675
 919.610.1051



EXISTING VEGETATION WILL REMAIN AND WILL BE SUPPLEMENTED BY PLANTED TREES AND SHRUBS. TO THE EXTENT NECESSARY, AS SHOWN ON THE "REPRESENTATIVE TREE BUFFER SHEET"

OWNER: D BLAIR FARNSWORTH
 PIN: 2007-143027
 DEPTO: 1430270000
 ZONING: A-1

OWNER: D BLAIR FARNSWORTH
 PIN: 1497-248955
 DEPTO: 1497248955
 ZONING: A-1

OWNER: HUNTER BERRY
 PIN: 1497-248955
 DEPTO: 1497248955
 ZONING: A-1

OWNER: HUNTER BERRY
 PIN: 1497-248955
 DEPTO: 1497248955
 ZONING: A-1

OWNER: HUNTER BERRY
 PIN: 1497-248955
 DEPTO: 1497248955
 ZONING: A-1

OWNER: HUNTER BERRY
 PIN: 1497-248955
 DEPTO: 1497248955
 ZONING: A-1

OWNER: HUNTER BERRY
 PIN: 1497-248955
 DEPTO: 1497248955
 ZONING: A-1

OWNER: HUNTER BERRY
 PIN: 1497-248955
 DEPTO: 1497248955
 ZONING: A-1

OWNER: HUNTER BERRY
 PIN: 1497-248955
 DEPTO: 1497248955
 ZONING: A-1

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OWNER: HUNTER BERRY
 PIN: 1497-248955
 DEPTO: 1497248955
 ZONING: A-1

OWNER: HUNTER BERRY
 PIN: 1497-248955
 DEPTO: 1497248955
 ZONING: A-1

OWNER: HUNTER BERRY
 PIN: 1497-248955
 DEPTO: 1497248955
 ZONING: A-1

VA SOLAR - OCEC
 MONROE SOLAR

REPRESENTATIVE
 VEGETATIVE BUFFER
 PLAN

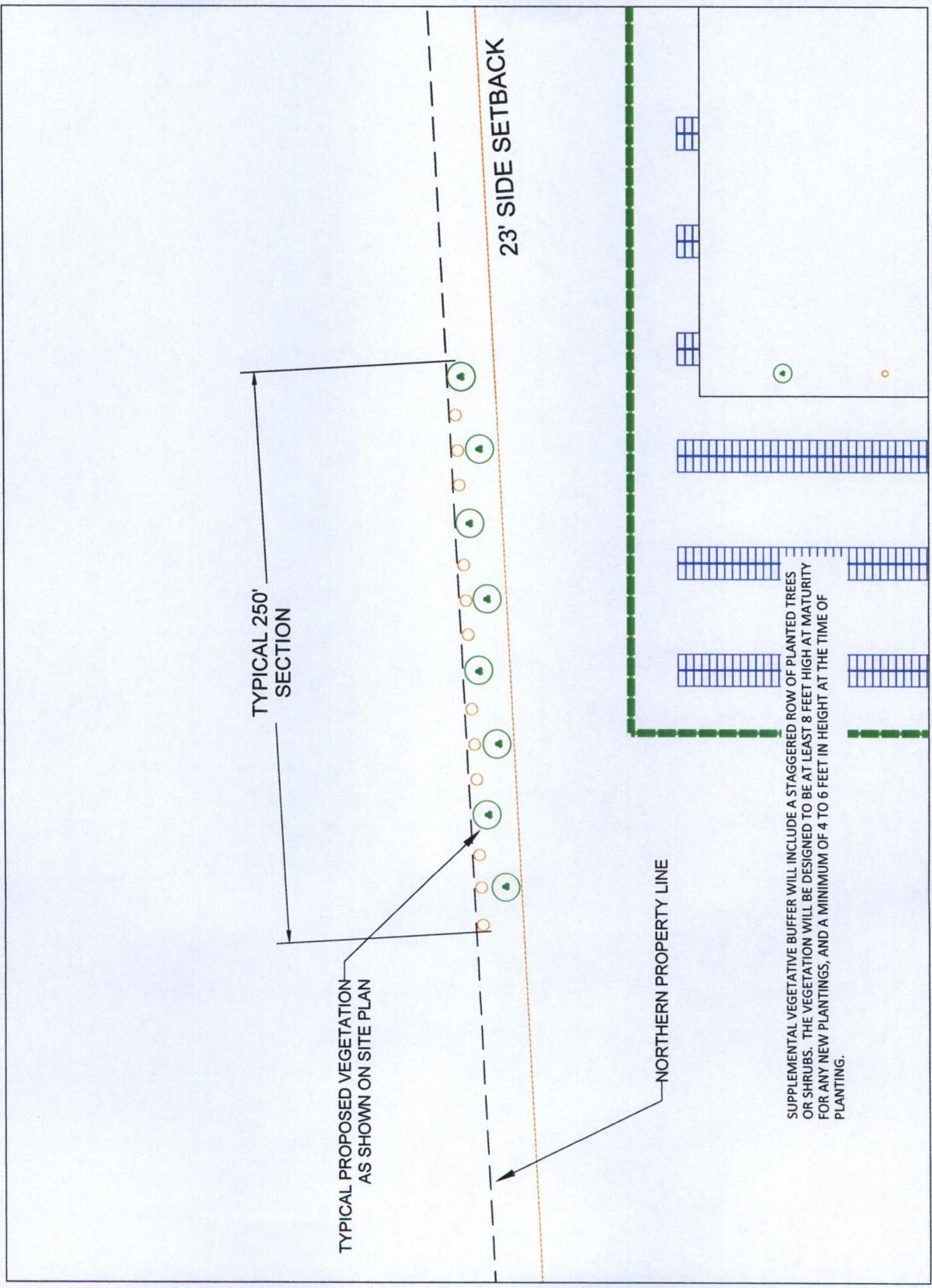
SCALE:	1" = 20' @ 11" x 17"
PROJECT NO.:	20-0129
PROJECT DATE:	03-7-2020

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



REVISION	DATE	30-06-2020

L-1.01



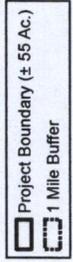
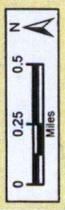
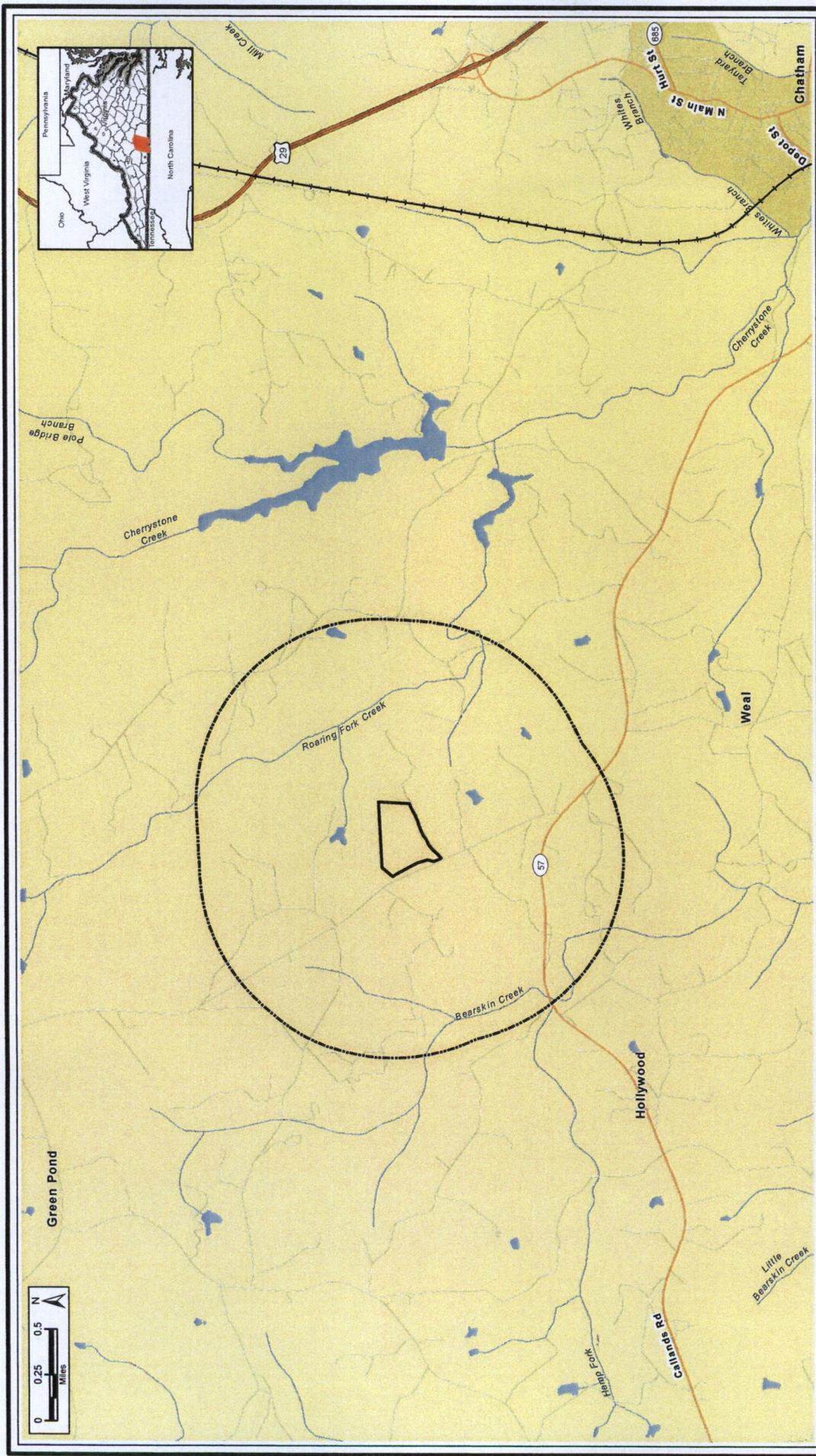


FIGURE 1.
SITE LOCATION
MONROE SOLAR
PITTSYLVANIA COUNTY, VIRGINIA
 Source: ESRI StreetMap, ECT, 2020.





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

Project Boundary (± 55 Ac.)
 1 Mile Buffer





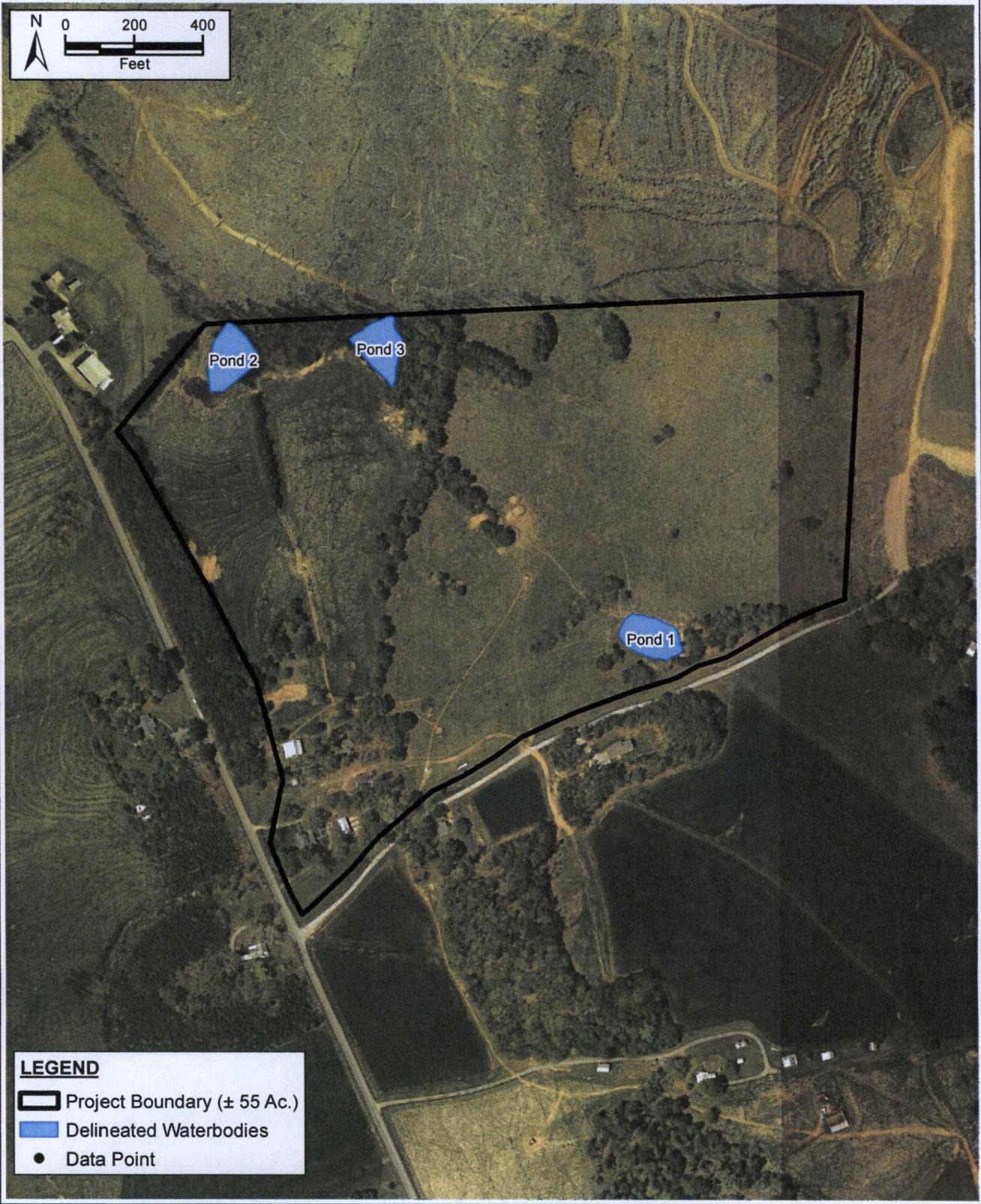
 Project Boundary (± 55 Ac.)
 1 Mile Buffer
 Flood Zones (FEMA)
 A - 1% Annual Chance for Flooding
 X - Area of Minimal Flood Hazard

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



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

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



LEGEND

-  Project Boundary (± 55 Ac.)
-  Delineated Waterbodies
-  Data Point

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
 Source: PNOJUS 2.0, 2020; ECT, 2020.

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





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

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



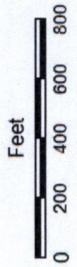
FIGURE 8.
NATIONAL LAND COVER DATABASE
MONROE SOLAR
PITTSYLVANIA COUNTY, VIRGINIA
 Source: NLCD, 2016; ECT, 2020.

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



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: 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.

VIRGINIA:

BEFORE THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY

A <u>62.12 acre parcel</u> of land,)	
generally located <u>on State Road 799/Climax Road</u>)	
within the <u>Callands-Gretna</u>)	RECOMMENDATION
Election District and recorded as)	(S-20-008)
parcel # <u>1497-91-2968</u>)	
in the Pittsylvania County tax records)	

TO THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY

WHEREAS, your Petitioner, Monroe Solar Partners, LLC, has filed with the Secretary to the Board of Zoning Appeals a petition to obtain a Special Use Permit for a utility scale solar energy facility.

WHEREAS, the petition was referred to the Planning Commission which considered this petition in a public hearing on June 2, 2020; and

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

WHEREAS, the Planning Commission, after due consideration has recommended to the Pittsylvania County Board of Zoning Appeals that the Special Use Permit be **granted** as presented in the Board packet **with amended condition** as follows: (2) **Height**. Except for **weather station pole not to exceed 30 feet**, 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.

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

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

AYES: 8
NAYS: 0
ABSENT: 0
ABSTAIN: 0

Richard G. Motley, Chairman
Planning Commission
06-02-20
Date