



**BOARD OF ZONING APPEALS  
REGULAR MEETING  
Monday, February 7, 2022 – 6:00 PM**

**Board Meeting Room  
39 Bank Street, SE,  
Chatham, Virginia 24531**

**AGENDA**

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. MOMENT OF SILENCE**
- IV. APPROVAL OF AGENDA**
- V. APPROVAL OF MINUTES**
  - 1. BZA Minutes 01/10/2022
- VI. OLD BUSINESS**
  - 1. **Resolution to correct SUP S-21-012 Axton Solar, LLC**
    - 1. Resolution to correct Axton Solar S-21-012
- VII. NEW BUSINESS**
- VIII. CHAIRMAN'S REPORT**
- IX. PUBLIC HEARING**

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.

1. Public Hearing: Case S-22-001; Cascade Holdings, LLC; Special Use Permit for Recreational Uses (Rental Cabins and Event Venue) and a Restaurant
2. Public Hearing: Case S-22-002; Michael and Wanda Roberts; Special Use Permit for a Singlewide Mobile Home

**X. ADJOURNMENT**



## Board of Zoning Appeals

### STAFF SUMMARY

<b>Case:</b>	BZA Minutes 01/10/2022	<b>District:</b>	
<b>Zoning Request:</b>			
<b>Agenda Date:</b>	February 07, 2022		
<b>Meeting History:</b>			

January 10, 2022  
Regular Meeting

**Pittsylvania County Board of Zoning Appeals  
Regular Meeting  
January 10, 2022**

**VIRGINIA:** The Regular Meeting of the Pittsylvania County Board of Zoning Appeals was held on January 10, 2022, in the Board Meeting Room, 39 Bank Street, SE, Chatham, Virginia. Chairman, R. Allan Easley, called the meeting to order at 7:00 PM. The following members were present:

Attendee Name	Title	Status	Arrived
R. Allan Easley	Chairman	Present	6:22 PM
Ronald E. Merricks	Vice-Chairman	Present	6:27 PM
Ryland Brumfield	Board Member	Present	6:34 PM
Joseph A. Craddock	Board Member	Present	6:26 PM
Ann Deering	Board Member	Present	6:34 PM
Hershel Stone	Board Member	Present	6:27 PM
Carroll Yeaman	Board Member	Present	6:28 PM

**APPROVAL OF AGENDA**

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

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Ronald E. Merricks, Vice-Chairman
<b>SECONDER:</b>	Carroll Yeaman, Board Member
<b>AYES:</b>	Easley, Merricks, Brumfield, Craddock, Deering, Stone, Yeaman

**APPROVAL OF MINUTES**

1. BZA Minutes 12\_13\_2021

Upon motion of Mr. Yeaman, seconded by Mr. Brumfield, and by a unanimous vote, the minutes were approved as presented.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Carroll Yeaman, Board Member
<b>SECONDER:</b>	Ryland Brumfield, Board Member
<b>AYES:</b>	Easley, Merricks, Brumfield, Craddock, Deering, Stone, Yeaman

**ELECTION OF CHAIRMAN**

Mr. Merricks nominated Mr. Easley for the seat of the Chairman, seconded by Mrs. Deering. Mr. Easley was unanimously voted in as Chairman of the Board of Zoning Appeals.

Attachment: BZA Minutes 01\_10\_2022 (2998 : BZA Minutes 01/10/2022)

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Ronald E. Merricks, Vice-Chairman
<b>SECONDER:</b>	Ann Deering, Board Member
<b>AYES:</b>	Easley, Merricks, Brumfield, Craddock, Deering, Stone, Yeaman

**ELECTION OF VICE CHAIRMAN**

Mr. Yeaman nominated Mr. Merricks for the seat of the Vice-Chairman, seconded by Mr. Stone. Mr. Merricks was unanimously voted in as Vice-Chairman of the Board of Zoning Appeals.

<b>RESULT:</b>	<b>ADOPTED [6 TO 0]</b>
<b>MOVER:</b>	Carroll Yeaman, Board Member
<b>SECONDER:</b>	Hershel Stone, Board Member
<b>AYES:</b>	Easley, Brumfield, Craddock, Deering, Stone, Yeaman
<b>ABSTAIN:</b>	Merricks

**OLD BUSINESS**

There was no old business.

**NEW BUSINESS**

Mrs. Ragsdale stated there will be two Special Use permits and a revision to the conditions attached to the Special Use Permit for Axton Solar, LLC at the February 7, 2022, meeting.

**PUBLIC HEARING**

1. Public Hearing: Case S-21-017 John Patrik Dalton; Special Use Permit for a Double-Wide Mobile Home

The zoning precepts were read by Mr. Easley to open the public hearing at 7:10 pm. Mrs. Ragsdale, Director of Community Development, reported that John Patrik Dalton petitioned for a Special Use permit for placement of a double-wide mobile home on 1.03 acres of land located on Banister Road in the Callands-Gretna Election District. John Patrik Dalton was present to represent the petition. There was no opposition to the petition. The Public Hearing closed at 7:10 pm. The Board discussed the petition as the Committee of the Whole. Whereas John Patrik Dalton, has petitioned the Board of Zoning Appeals for a Special Use Permit for a double-wide mobile home. A motion was made by Mr. Merricks, seconded by Mr. Yeaman, to recommend the Board of Zoning Appeals grant the Special Use Permit. Motion passed by a seven (7) to zero (0) vote.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Ronald E. Merricks, Vice-Chairman
<b>SECONDER:</b>	Carroll Yeaman, Board Member
<b>AYES:</b>	Easley, Merricks, Brumfield, Craddock, Deering, Stone, Yeaman

2. Public Hearing: Case S-21-018 Richard Carter; Special Use Permit for a Single-Wide Mobile Home

Attachment: BZA Minutes 01\_10\_2022 (2998 : BZA Minutes 01/10/2022)

The zoning precepts were read by Mr. Easley to open the public hearing at 7:12 pm. Mrs. Ragsdale, Director of Community Development, reported that Richard Carter petitioned for a Special Use permit for placement of a single-wide mobile home on 0.56 acres of land located on Dry Fork Road in the Tunstall Election District. Richard Carter was present to represent the petition. There was no opposition to the petition. The Public Hearing closed at 7:13 pm. The Board discussed the petition as the Committee of the Whole. Whereas, Richard Carter, has petitioned the Board of Zoning Appeals for a Special Use Permit for a single-wide mobile home. A motion was made by Mr. Craddock, seconded by Mr. Brumfield, to recommend the Board of Zoning Appeals grant the Special Use Permit. Motion passed by a seven (7) to zero (0) vote.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Joseph A. Craddock, Board Member
<b>SECONDER:</b>	Ryland Brumfield, Board Member
<b>AYES:</b>	Easley, Merricks, Brumfield, Craddock, Deering, Stone, Yeaman

3. Public Hearing: Case S-21-019 Queen Martin; Special Use Permit for a Double-Wide Mobile Home

The zoning precepts were read by Mr. Easley to open the public hearing at 7:16 pm. Mrs. Ragsdale, Director of Community Development, reported that Queen Martin petitioned for a Special Use permit for placement of a double-wide mobile home on 0.99 acres of land located at 2752 Martin Drive in the Tunstall Election District. Queen Martin was present to represent the petition. There was no opposition to the petition. The Public Hearing closed at 7:17 pm. The Board discussed the petition as the Committee of the Whole. Whereas, Queen Martin, has petitioned the Board of Zoning Appeals for a Special Use Permit for a double-wide mobile home. A motion was made by Mr. Yeaman, seconded by Mr. Merricks, to recommend the Board of Zoning Appeals grant the Special Use Permit. Motion passed by a seven (7) to zero (0) vote.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Carroll Yeaman, Board Member
<b>SECONDER:</b>	Ronald E. Merricks, Vice-Chairman
<b>AYES:</b>	Easley, Merricks, Brumfield, Craddock, Deering, Stone, Yeaman

4. Public Hearing: Case S-21-020 James and Leighanna Dawson; Special Use Permit for a Double-Wide Mobile

The zoning precepts were read by Mr. Easley to open the public hearing at 7:19 pm. Mrs. Ragsdale, Director of Community Development, reported that James and Leighanna Dawson petitioned for a Special Use permit for placement of a double-wide mobile home on 5.3 acres of land located on Worley Court in the Staunton River Election District. Leighanna Dawson was present to represent the petition. There was no opposition to the petition. The Public Hearing closed at 7:19 pm. The Board discussed the petition as the Committee of the Whole. Mr. Merricks stated this was a beautiful part of the county. Whereas James and Leighanna Dawson, have petitioned the Board of Zoning Appeals for a Special Use Permit for a double-wide mobile home. A motion was made by Mr. Craddock, seconded by Mrs. Deering, to recommend the Board of Zoning Appeals grant the Special Use Permit. Motion passed by a seven (7) to zero (0) vote.

Attachment: BZA Minutes 01\_10\_2022 (2998 : BZA Minutes 01/10/2022)

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Joseph A. Craddock, Board Member
<b>SECONDER:</b>	Ann Deering, Board Member
<b>AYES:</b>	Easley, Merricks, Brumfield, Craddock, Deering, Stone, Yeaman

### **CHAIRMAN'S REPORT**

Mr. Easley presented the board with the option of beginning the meetings at an earlier time of 6:00 pm. if at all possible. Mrs. Ragsdale stated there is no set time, they have just always convened at 7 pm. After discussion from the board, motion passed unanimously to start meetings at 6 pm. Mrs. Ragsdale stated this will be effective starting with the February 2022 meeting since the press has not been published.

### **ADJOURNMENT**

The meeting was adjourned at 7: 22 pm.



**Board of Zoning Appeals**  
**STAFF SUMMARY**

<b>Case:</b>		<b>District:</b>	
<b>Zoning Request:</b>			
<b>Agenda Date:</b>	February 07, 2022		
<b>Meeting History:</b>			



**PITTSYLVANIA COUNTY BOARD OF ZONING APPEALS  
RESOLUTION FIXING MISTAKE IN FINAL ORDER OF CASE S21-012**

**Axton Solar, LLC  
Case S-21-012**

*WHEREAS*, Axton Solar, LLC, did petition the Pittsylvania County Board of Zoning Appeals to issue a Special Use Permit for a utility scale solar energy facility (“Solar Energy Facility”) on properties totaling 225.58 acres, more or less, including parcels identified on the Pittsylvania County tax maps as parcel #s 1452-12-4768, 1452-00-7670, 1441-77-6885, 1430-77-3730, 1430-76-4322 and 1442-51-0809;

*WHEREAS*, after due legal notice as required by Section 15.2-2204 of Code of Virginia of 1950, as amended, the Planning Commission did hold a public hearing on November 4, 2021, at which time all parties in interest were given an opportunity to be heard; and

*WHEREAS*, after full consideration at the public hearing held on December 13, at which time all parties in interest were given an opportunity to be heard; and the Pittsylvania County Board of Zoning Appeals determined that the Special Use Permit be **granted with conditions**. The approval was memorialized in a Final Order attached as Exhibit A.

*WHEREAS*, the Final Order in its third condition mistakenly specified a setback of 100 feet instead of 150 feet from any property line or 200 feet from the property line of any residential use located outside of the project area and the Pittsylvania County Board of Zoning Appeals, with agreement by Axton, Solar, LLC, now wishes to correct the mistake.

NOW, THEREFORE, IT IS RESOLVED by the Pittsylvania County Board of Zoning Appeals that the Final Order is corrected to specify a setback of 150 feet from any property line or 200 feet from the property line of any residential use located outside of the project area in the third condition.

*BE IT FURTHER ORDERED* that a copy of this resolution be transmitted to the Director of Community Development and that she be directed to reflect that change on the official Zoning Map of Pittsylvania County.

*ADOPTED* on the motion of BZA Member Mr. and upon the following recorded vote:

- AYES:***
- NAYS:***
- ABSENT:***
- ABSTAIN:***

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*Pittsylvania County Board of Zoning Appeals*  
***R. Allan Easley***  
*02-07-22*  
*Date*

Attachment: Resolution S-21-012 (3016 : Resolution to correct Axton Solar S-21-012)

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

A total of 225.58 acres, six (6) parcels of land, )  
located on Medical Center Road, Sugar Barbour Road, )  
and Mosco Road, within the Tunstall Election District )  
and recorded as parcel #s 1452-12-4768, 1452-00-7670, )  
1441-77-6885, 1430-77-3730, 1430-76-4322, and )  
1442-51-0809 in the Pittsylvania County tax records )

**FINAL ORDER  
(S-21-012)**

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

*WHEREAS*, your Petitioner Axton Solar, LLC, did petition the Pittsylvania County Board of Zoning Appeals to issue a Special Use Permit for the above-referenced parcels of land for a utility-scale solar energy facility.

*WHEREAS*, after due legal notice as required by Section 15.2-2204 of Code of Virginia of 1950, as amended, the Planning Commission did hold a public hearing on November 4, 2021, at which time all parties in interest were given an opportunity to be heard; and

*WHEREAS*, after full consideration at the public hearing held on December 13, at which time all parties in interest were given an opportunity to be heard; and the Pittsylvania County Board of Zoning Appeals determined that the Special Use Permit be **granted with conditions**.

*NOW, THEREFORE BE IT ORDERED* that the aforementioned parcel of land, which is contained in the Pittsylvania County tax maps as parcel #s 1452-12-4768, 1452-00-7670, 1441-77-6885, 1430-77-3730, 1430-76-4322 and 1442-51-0809, and legally described below, be **granted** the Special Use Permit request **with conditions**.

*DESCRIPTION OF PROPERTY:* A total of 225.58 acres, six (6) parcels of land, generally located within the Tunstall Election District, and recorded as parcel #s 1452-12-4768, 1452-00-7670, 1441-77-6885, 1430-77-3730, 1430-76-4322 and 1442-51-0809 in the Pittsylvania County tax records.

**CONDITIONS ATTACHED TO THE SPECIAL USE PERMIT:**

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.

Attachment: Exhibit A (3016 : Resolution to correct Axton Solar S-21-012)

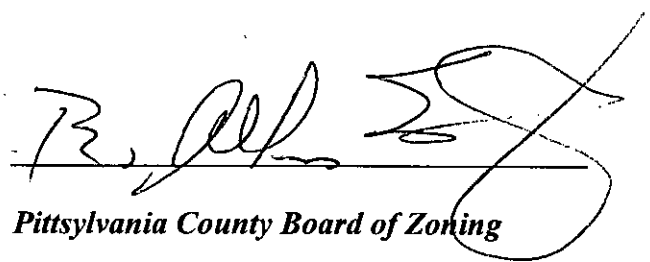
3. **Setbacks.** Except for fencing and any pole mounted electronic lines, consistent with the County ordinance, all above-ground equipment shall meet a 100-foot setback requirement. No setbacks are required between the parcels lines of parcels that are part of a single Project. No setbacks are required between the parcels 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. At the perimeter locations, 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 shall be evergreen and designed to be at least 15 feet in height at maturity of any new plantings and shall be a minimum of 6 feet in height at time of planting. Existing vegetation shall be maintained and supplemented with new plantings as needed to maintain required screening. 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.** All public and private roads must remain open during construction. Any damage to roads caused by construction will be promptly repaired to preconstruction conditions and/or VDOT standards where deemed necessary.
8. **Erosion and Sediment Control.** Prior to construction, an approved erosion and sediment control plan will be implemented for the entire 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 entire 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 entire Project is commenced within 3 years of the date of issuance of the SUP.
- 15. **Survival.** So long as the Project is operated in conformance with these conditions, the SUP shall continue for the life of the Project.
- 16. **Comply with all DEQ regulations regarding nonpoint source pollutants.** Chemical sprays used in weed control shall comply with DEQ regulations.
- 17. **Fire and Rescue Training.** The applicant shall provide annual training to the local fire department regarding battery storage.

*BE IT FURTHER ORDERED* that a copy of this order be transmitted to the Director of Community Development and that she be directed to reflect that change on the official Zoning Map of Pittsylvania County.

*ADOPTED* on the motion of BZA Member Mr. Yeaman and upon the following recorded vote:

**AYES: 6**  
**NAYS: 0**  
**ABSENT: 1**  
**ABSTAIN: 0**



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*Pittsylvania County Board of Zoning*

*Appeals*

**R. Allan Easley**  
12-13-21  
*Date*

Attachment: Exhibit A (3016 : Resolution to correct Axton Solar S-21-012)



## Board of Zoning Appeals

### STAFF SUMMARY

<b>Case:</b>	Public Hearing: Case S-22-001; Cascade Holdings, LLC	<b>District:</b>	Tunstall District Election District
<b>Zoning Request:</b>	SUP		
<b>Agenda Date:</b>	February 07, 2022		
<b>Meeting History:</b>			

#### **SUBJECT**

Requested by Cascade Holdings, LLC, for a Special Use Permit for a Recreational Use and a Restaurant. The property is 88.02 acres, located on Worley Court, in the Tunstall Election District and shown on the Tap Maps as GPIN # 1336-85-1205.

#### **BACKGROUND/DISCUSSION**

Cascade Holdings, LLC is requesting a Special Use Permit to allow for Recreational Use (Event Venue) and a Restaurant. PCC § 35-178 requires a Special Use Permit for Recreational Uses and Restaurants under the A-1 zoning classification. The applicant is in the process of renovating a farmhouse located on the property that will be used for the restaurant if the Special Use Permit application is approved. Additionally, the applicant is requesting to add twenty (20) rental cabins and an event venue on the property. According to the applicant, future plans for the property include a winery in addition to the restaurant, rental cabins, and event venue. If a Special Use Permit for recreational uses (rental cabins and event venue) and a restaurant is granted, all applicable Zoning and Building Code regulations would govern the development of the property. A concept plan is included in the packet.

#### **FUTURE LAND USE DESIGNATION**

The Comprehensive Plan designates the future land use as Agricultural and Rural Residential.

#### **ZONING OF SURROUNDING PROPERTIES**

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

#### **SITE DEVELOPMENT PLAN**

Concept Plan included in the packet.

#### **RECOMMENDATION**

Staff recommends APPROVAL of Case S-22-001 with the following conditions:

1. Any outdoor events with amplified sound or outdoor music must end by 10:00 p.m. Monday-Thursday and by midnight (12:00 a.m.) Friday-Sunday.
2. Must remain in compliance with the Pittsylvania County Noise Ordinance.
3. Must remain in compliance with all applicable Virginia Department of Health regulations.

**PLANNING COMMISSION MOTIONS:**

1. Recommend approval of Case S-22-001 as submitted.
2. Recommend approval of Case S-22-001 subject to conditions by Staff.
3. Recommend approval of Case S-22-001 subject to conditions by the Planning Commission.
4. Recommend denial of Case S-22-001 as submitted.

**ATTACHMENTS:**

- A. Application
- B. Maps and Directions
- C. Letter of Intent
- D. Executive Summary
- E. Petition
- F. Sign Affidavit
- G. Adjacent Parcel Owners

**PLANNING COMMISSION MOTIONS**

On January 4, 2022, the Planning Commission recommended by a 7 to 0 vote, with no opposition, that the petitioner's request be granted with the conditions by Staff.

## STAFF SUMMARY

<u>CASE</u>	<u>ZONING REQUEST</u>	<u>CYCLE</u>
S-22-001	SUP	January 2022/February 2022
<u>SUBJECT/PROPOSAL/REQUEST</u>		<b>PLANNING COMMISSION:</b> January 4, 2022
Cascade Holdings, LLC is requesting a Special Use Permit for a Single-Wide Mobile Home		<b>BOARD OF ZONING APPEALS:</b> February 7, 2022
<b>DISTRICT:</b> Tunstall		<b>ADVERTISED:</b> December 22 & 29, 2021; January 19 & 26, 2022

### SUBJECT

Requested by Cascade Holdings, LLC, for a Special Use Permit for a Recreational Use and a Restaurant. The property is 88.02 acres, located on Cascade Road, in the Tunstall Election District and shown on the Tap Maps as GPIN # 1336-85-1205.

### BACKGROUND/DISCUSSION

Cascade Holdings, LLC is requesting a Special Use Permit to allow for Recreational Use (Event Venue) and a Restaurant. PCC § 35-178 requires a Special Use Permit for Recreational Uses and Restaurants under the A-1 zoning classification. The applicant is in the process of renovating a farmhouse located on the property that will be used for the restaurant if the Special Use Permit application is approved. Additionally, the applicant is requesting to add twenty (20) rental cabins and an event venue on the property. According to the applicant, future plans for the property include a winery in addition to the restaurant, rental cabins, and event venue. If a Special Use Permit for recreational uses (rental cabins and event venue) and a restaurant is granted, all applicable Zoning and Building Code regulations would govern the development of the property. A concept plan is included in the packet.

### FUTURE LAND USE DESIGNATION

The Comprehensive Plan designates the future land use as Agricultural and Rural Residential.

### ZONING OF SURROUNDING PROPERTIES

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

### SITE DEVELOPMENT PLAN

Concept Plan included in the packet.

### RECOMMENDATION

Staff recommends APPROVAL of Case S-22-001 with the following conditions:

1. Any outdoor events with amplified sound or outdoor music must end by 10:00 p.m. Monday-Thursday and by midnight (12:00 a.m.) Friday-Sunday.
2. Must remain in compliance with the Pittsylvania County Noise Ordinance.
3. Must remain in compliance with all applicable Virginia Department of Health regulations.

### PLANNING COMMISSION MOTIONS:

1. Recommend approval of Case S-22-001 as submitted.
2. Recommend approval of Case S-22-001 subject to conditions by Staff.

3. Recommend approval of Case S-22-001 subject to conditions by the Planning Commission.
4. Recommend denial of Case S-22-001 as submitted.

**ATTACHMENTS:**

- A. Application
- B. Maps and Directions
- C. Letter of Intent
- D. Executive Summary
- E. Petition
- F. Sign Affidavit
- G. Adjacent Parcel Owners



PITTSYLVANIA COUNTY  
APPLICATION FOR SPECIAL USE PERMIT

We, Cascade Holdings, LLC, 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: Cascade Holdings, LLC  
Address: P.O.Box 90 Cascade, VA 24069 Telephone: (434)203-3795

2. Location of Property: State Road 622/Cascade Road Total Amt: \$350.00  
Taken By: [Signature] 12/24/21

3. Tax Map Number GPIN 1336-85-1205  
check # 10865

4. Election District: Tunstall

5. Size of Property: 88.02 acres

6. Existing Land Use: Agricultural Use

Existing Zoning: A-1, Agricultural District

7. Proposed Land Use: Recreational Use: Event Venue

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

*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.*

[Signature]  
Bert Lewis

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OFFICE USE ONLY	Application No. <u>S-22-001</u>
Application Deadline: <u>12-30-2021</u>	P.C. Meeting Date: <u>01-04-2022</u>
Received By: <u>ESR</u>	Date Received: <u>11-29-2021</u>
B.Z.A. Meeting Date: <u>02-07-2022</u>	Action: _____

Attachment: S-22-001 Cascade Holdings App (2017) : Public Hearing: Case S-22-001; Cascade Holdings, LLC

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

A 88.02 acre parcel of land, )  
generally located on State Road 622/ )  
Cascade Road within the Tunstall )  
Election District, and recorded as )  
parcel # 1336-85-1205 )  
in the Pittsylvania County tax records )

**PETITION**

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

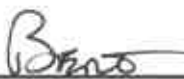
WHEREAS, your Petitioner, Cascade Holdings, LLC, respectfully files this petition pursuant to Sections 35-713 of the Pittsylvania County Zoning Ordinance and in accordance with the Code of Virginia, 1950, as amended, and would respectfully show the following:

- (1) The Petitioner is owner of the above-referenced parcel of land, or is filing with the owner's consent.
- (2) The property is presently zoned under the provisions of the Pittsylvania County Zoning Ordinance as A-1, Agricultural District.
- (3) Your petitioner now desires to have a Special Use Permit issued for Recreational Use: Event Venue

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

FURTHER, your Petitioner respectfully request that this petition be referred by the Zoning Administrator to the Pittsylvania County Planning Commission for its consideration and recommendation.

Respectfully submitted,

  
\_\_\_\_\_  
Bert Lewis

Attachment: S-22-001 Cascade Holdings App (2017 : Public Hearing: Case S-22-001; Cascade Holdings, LLC)

December 13, 2021

Mrs. Emily Ragsdale  
Director of Community Development  
P. O. Drawer D  
Chatham, VA 24531

Dear Mrs. Ragsdale:

We, Cascade Holdings, LLC, as Owner, would like to apply to the Planning Commission/ Board of Zoning Appeals for a Special Use Permit on 88.02 acres, located on State Road 622/Cascade Rd, in the Chatham-Blairs Election District. The property is shown as GPIN # 1336-85-1205.

I would like a Special Use Permit for an Event Venue.

Sincerely,

  
\_\_\_\_\_  
Bert Lewis



OFFICE OF COMMUNITY DEVELOPMENT  
P.O. DRAWER D  
Chatham, Virginia 24531  
(434) 432-1771

**SIGN AFFIDAVIT**

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

At least fourteen (14) days preceding the Commission's public hearing on a zoning map amendment, there shall be erected on the property proposed to be rezoned, a sign or signs provided by the Zoning Administrator indicating the date, time, and place of the public hearing. The sign shall be erected within ten (10) feet of whatever boundary line of such land abuts a public road and shall be so placed as to be clearly visible from the road with the bottom of the sign not less than two and one-half (2 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-22-001 Applicant Bent Date 12-21-21

Attachment: S-22-001 Cascade Holdings App (2017) : Public Hearing: Case S-22-001; Cascade Holdings, LLC)

GPIN	ACCOUNT_NAME1	ACCOUNT_ADDR1	ACCOUNT_CSZ
1336-97-4176	CASCADE BAPTIST CHURCH	P O BOX 39	CASCADE, VA 24069
1336-87-7394	DATON CORP INC	3855 LIBERTY RD	DOLPHIN, VA 23843
1336-87-9357	HAIRSTON, JOSEPH B	263 TENDER LN	CASCADE, VA 24069
1336-87-4432	FITTS, BENJAMIN WATKINS	217 ELIZABETH ST	DANVILLE, VA 24541
1346-06-2866	CASCADE RURITAN CLUB	3527 HUNTINGTON TRL	CASCADE, VA 24069
1336-75-3584	THOMAS, RAYMOND C	2037 E STADIUM DRIVE	EDEN, NC 27288
1336-96-9766	STRANGE, ADELAIDE H	3563 HUNTINGTON TRAIL	CASCADE, VA 24069
1346-14-2200	CASCADE HOLDINGS LLC	PO BOX 90	CASCADE, VA 24069
1336-76-1563	MEDFORD, HAROLD D	P O BOX 77	CASCADE, VA 24069
1336-77-8763	WALKER, KELLY WADE	2052 HILL CREEK RD	DRY FORK, VA 24549
1336-96-5989	MILLNER, ANNA	1837 SHOREWOOD DR	ROCK HILL, SC 29732
1346-06-0905	CASCADE SCHOOL COMMUNITY CTR IN	3860 CASCADE RD	CASCADE, VA 24069



Attachment: S-22-001 Cascade Holdings App (1997 : Public Hearing: Case S-22-001; Cascade Holdings, LLC)



Attachment: S-22-001 Cascade Holdings App (1997 : Public Hearing: Case S-22-001; Cascade Holdings, LLC)



Attachment: S-22-001 Cascade Holdings App (2007 : Public Hearing: Case S-22-001; Cascade Holdings, LLC)



**Legend**

- Assessed Parcels
- Parcels
- Zoning**
- Unknown
- A-1 = Agricultural District
- B-1 = Business District, Limited
- B-2 = Business District, General
- C-1 = Conservation District
- DZ = Double Zoned Parcels
- M-1 = Industrial District, Light Industry
- M-2 = Industrial District, Heavy Industry
- MHF = Residential Manuf. Housing
- Park District
- R-1 = Residential Suburban
- 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:**

**Date: 12/13/2021**

*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.*



**CONCEPT PLAN**  
NOT TO SCALE

NOTE: AERIAL IMAGE PROVIDED BY THE PITTSYLVANIA COUNTY GIS WEBSITE.

**SITE ADDRESS:**

CASCADE RD.  
(NEAR INTERSECTION OF HUNTINGTON TRAIL)  
CASCADE VIRGINIA 24069

**PARCEL INFORMATION**

OWNER OF PARCELS: CASCADE HOLDINGS LLC  
PARCEL ID: 1336-85-1205 - 88.02 AC.

**ZONING:**

A-1 AGRICULTURAL DISTRICT

**PROPOSED SCOPE OF WORK:**

- RENOVATION AND ADDITION OF EXISTING BUILDING TO BE USED AS A WINERY AND RESTAURANT.
- CONSTRUCTION OF A 30'X60' BUILDING TO BE USED AS A CHAPEL.
- CONSTRUCTION OF (20) 16'X32' RENTAL CABINS.

Wendy Bryant-Cook  
DRAFTING BY DESIGN  
PHONE: 434-489-4781  
wendy.draftingbydesign@gmail.com

PROPOSED CONCEPT PLAN FOR:  
**CASCADE CREEK WINERY**  
**BERT LEWIS**  
CASCADE RD.  
CASCADE VIRGINIA 24069

SHEET	1 OF 1
DATE	11/13/2021
FILE	2021-37
SCALE	N.T.S.



## Board of Zoning Appeals

### STAFF SUMMARY

<b>Case:</b>	Public Hearing: Case S-22-002; Michael and Wanda Roberts	<b>District:</b>	Staunton River Election District
<b>Zoning Request:</b>	SUP		
<b>Agenda Date:</b>	February 07, 2022		
<b>Meeting History:</b>			

#### **SUBJECT**

Requested by Michael and Wanda Roberts, for a Special Use Permit for a singlewide mobile home. The property is 9.68 acres, located on State Road 754/Gallows Road, in the Staunton River Election District and shown on the Tap Maps as GPIN # 2525-73-3571.

#### **BACKGROUND/DISCUSSION**

Michael and Wanda Roberts are requesting a Special Use Permit to allow for the placement of a single-wide mobile home on the property to be used as a personal residence. PCC § 35-223 requires a Special Use Permit for mobile homes under the R-1 zoning classification. The property is currently vacant. There are other single-wide mobile homes and double-wide mobile homes in the general area. If a Special Use Permit is granted, all applicable setback requirements and Building Code regulations would have to be met before the mobile home could be placed on the property.

#### **FUTURE LAND USE DESIGNATION**

The Comprehensive Plan designates the future land use as Agricultural and Rural Residential.

#### **ZONING OF SURROUNDING PROPERTIES**

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

#### **SITE DEVELOPMENT PLAN**

N/A

#### **RECOMMENDATION**

Staff recommends APPROVAL of Case S-22-002 as submitted.

#### **PLANNING COMMISSION MOTIONS:**

1. Recommend approval of Case S-22-002 as submitted.
2. Recommend approval of Case S-22-002 subject to conditions by the Planning Commission.

3. Recommend denial of Case S-22-002 as submitted.

**ATTACHMENTS:**

- A. Application
- B. Maps and Directions
- C. Letter of Intent
- D. Executive Summary
- E. Petition
- F. Sign Affidavit
- G. Adjacent Parcel Owners

**PLANNING COMMISSION MOTIONS**

On January 4, 2022, the Planning Commission recommended by a 7 to 0 vote, with no opposition, that the petitioner's request be granted.

## STAFF SUMMARY

<u>CASE</u>	<u>ZONING REQUEST</u>	<u>CYCLE</u>
S-22-002	SUP	January 2022/February 2022
<u>SUBJECT/PROPOSAL/REQUEST</u>		<b>PLANNING COMMISSION:</b> January 4, 2022
Michael & Wanda Roberts are requesting a Special Use Permit for a Single-Wide Mobile Home		<b>BOARD OF ZONING APPEALS:</b> February 7, 2022
<b>DISTRICT:</b> Staunton River		<b>ADVERTISED:</b> December 22 & 29, 2021; January 19 & 26, 2022

### SUBJECT

Requested by Michael and Wanda Roberts, for a Special Use Permit for a singlewide mobile home. The property is 9.68 acres, located on State Road 754/Gallows Road, in the Staunton River Election District and shown on the Tap Maps as GPIN # 2525-73-3571.

### BACKGROUND/DISCUSSION

Michael and Wanda Roberts are requesting a Special Use Permit to allow for the placement of a single-wide mobile home on the property to be used as a personal residence. PCC § 35-223 requires a Special Use Permit for mobile homes under the R-1 zoning classification. The property is currently vacant. There are other single-wide mobile homes and double-wide mobile homes in the general area. If a Special Use Permit is granted, all applicable setback requirements and Building Code regulations would have to be met before the mobile home could be placed on the property.

### FUTURE LAND USE DESIGNATION

The Comprehensive Plan designates the future land use as Agricultural and Rural Residential.

### ZONING OF SURROUNDING PROPERTIES

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

### SITE DEVELOPMENT PLAN

N/A

### RECOMMENDATION

Staff recommends APPROVAL of Case S-22-002 as submitted.

### PLANNING COMMISSION MOTIONS:

1. Recommend approval of Case S-22-002 as submitted.
2. Recommend approval of Case S-22-002 subject to conditions by the Planning Commission.
3. Recommend denial of Case S-22-002 as submitted.

### ATTACHMENTS:

- A. Application
- B. Maps and Directions
- C. Letter of Intent
- D. Executive Summary
- E. Petition
- F. Sign Affidavit

G. Adjacent Parcel Owners

Attachment: S-22-002 Roberts App (2996 : Public Hearing: Case S-22-002; Michael and Wanda Roberts)

PITTSYLVANIA COUNTY  
APPLICATION FOR SPECIAL USE PERMIT

We, Michael & Wanda Roberts, 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 Name: Michael & Wanda Roberts  
Address: 2306 Tabor Road, Gladys, VA 24554

Telephone: (434) 238-6016

2. Location of Property: Gallows Road

Total Amt: \$ 350.00

Taken By: Cash  
11/23/2021

3. Tax Map Number 2525-73-3571

4. Election District: Staunton River

5. Size of Property: 9.68 Acres

6. Existing Land Use: Vacant

Existing Zoning: R-1, Residential Suburban Subdivision District

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

8. Check completed items:

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

Michael Roberts  
Michael Roberts

OFFICE USE ONLY  
Application Deadline: 11/24/21  
Received By: ESR  
B.Z.A. Meeting Date: 02/07/22

Application No. S-21-022  
P.C. Meeting Date: 01/04/22  
Date Received: 11/23/2021  
Action: \_\_\_\_\_

Attachment: S-22-002 Roberts App (2096 : Public Hearing: Case S-22-002; Michael and Wanda Roberts)

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

A 9.68 acre parcel of land )  
generally located on Gallows Road )  
within the Staunton River ) **PETITION**  
Election District, and recorded as )  
parcel # 2525-73-3571 )  
in the Pittsylvania County tax records. )

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

WHEREAS, your Petitioners, Michael & Wanda Roberts 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 petitioner now desires to have a Special Use Permit issued to allow for placement of a single-wide mobile home.

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,

  
\_\_\_\_\_  
Michael Roberts

Attachment: S-22-002 Roberts App (2096 : Public Hearing: Case S-22-002; Michael and Wanda Roberts)



October 28, 2021

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

Dear Mrs. Ragsdale:

We, Michael & Wanda Roberts, would like to apply to the Planning Commission/ Board of Zoning Appeals for a Special Use Permit on 9.68 acres, located on Gallows Road, in the Staunton River Election District. The property is shown on the Tax Maps as GPIN # 2525-73-3571.

We would like a Special Use Permit to allow for placement of single-wide mobile home.

Sincerely,



---

Michael Roberts



OFFICE OF COMMUNITY DEVELOPMENT  
P.O. DRAWER D  
Chatham, Virginia 24531  
(434) 432-1771

**SIGN AFFIDAVIT**

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

At least fourteen (14) days preceding the Commission's public hearing on a zoning map amendment, there shall be erected on the property proposed to be rezoned, a sign or signs provided by the Zoning Administrator indicating the date, time, and place of the public hearing. The sign shall be erected within ten (10) feet of whatever boundary line of such land abuts a public road and shall be so placed as to be clearly visible from the road with the bottom of the sign not less than two and one-half (2 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.

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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-21-022 Applicant Michael Roberts Date 11-23-2021

Attachment: S-22-002 Roberts App (2996 : Public Hearing: Case S-22-002; Michael and Wanda Roberts)

GPIN	ACCOUNT_NAME1	ACCOUNT_ADDR1	ACCOUNT_CSZ
2525-73-1994	HUNT, MILDRED	10803 THIMBLE BERRY CT	UPPER MARLBORO, MD 20772
2525-84-0699	ANDERSON, LARRY B	1132 CAROLEE DR	RICHMOND, VA 23223
2525-52-7881	SCHULTZ, ROGER D	1340 MARINA DR	GRETNA, VA 24557
2525-73-3571	EAST, DARRYL G	14957 WYATTS WAY	HUDDLESTON, VA 24104
2525-83-0905	INSCOE, DENNIS L JR	1812 THRASHER'S CREEK RD	AMHERST, VA 24521
2525-73-5210	EAST, DARRYL G	14957 WYATTS WAY	HUDDLESTON, VA 24104

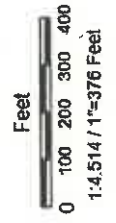
**Legend**

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



**Title:**

**Date: 11/23/2021**



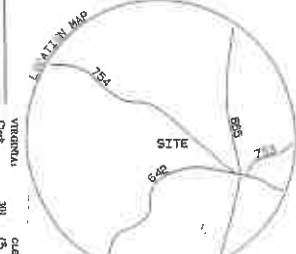
*DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and Pittsylvania County is not responsible for its accuracy or how current it may be.*

This subdivision is approved for individual onsite sewage systems in accordance with provisions of the Code of Virginia and the Sewage Handling and Disposal Regulations (12 VAC 5-610-10 et seq., the Regulations), and local ordinances. This subdivision was submitted to the Health Department for the review pursuant to the Code Section 32.1-163.5 of the Code of Virginia, which requires the Health Department to accept private soil evaluations and designs from an Authorized Onsite Soil Evaluation (AOSE) or a Professional Engineer working in consultation with an AOSE for residential development. The Department is not required to perform a field check of such evaluations. This subdivision is certified as being in compliance with the Board of Health's regulations by Charles Allison Jr., AOSSE #23, telephone number (804) 567-7425. This subdivision approval is issued in reliance upon that certification. Pursuant to Code Section 380 of the Regulations this approval is not an assurance that the subdivision system construction permits will be issued for any lot in the subdivision unless that lot is specifically identified as having an approved site for an onsite sewage disposal system, and unless all conditions and circumstances are present at the time of application for a permit as are present at the time of this approval. This subdivision may contain lots that do not have approved sites for onsite sewage systems. This subdivision approval is issued in reliance upon the certification that approved lots are suitable for "traditional systems", however actual system designs may be different at the time construction permits are issued. The approved onsite sewage system sites are not shown on this plat. Those sites are shown on a separate plat on file in the County Health Office.

LINE	ARC	CHORD	DELTA	CHORD BEARING	CHORD
C1	127.63'	655.96'	11°08'59"	N39°17'23"W	127.45'
C2	207.91'	955.91'	2°19'13"	N27°39'17"W	207.51'
C3	42.00'	1915.91'	2°21'59"	S22°34'40"E	41.99'
C4	129.44'	5715.91'	7°17'35"	S27°24'27"E	129.35'
C5	47.23'	2115.91'	2°39'39"	S32°23'04"E	47.22'
C6	89.27'	705.95'	5°37'19"	S38°31'33"E	89.24'
C7	76.79'	705.95'	6°18'57"	S42°27'11"E	76.79'

Subdivision Approved:  
*Dee H. Shelton, Jr.* 10-10-07  
 Pittsylvania County Subdivision Agent  
*Dee H. Shelton, Jr.* 10-13-07  
 Health Department  
*Dee H. Shelton, Jr.* 10-2-07  
 Virginia Department of Transportation

SOURCE OF TITLE:  
 LARRY B. ANDERSON, ET ALS  
 GPIN 2525-73-4572  
 TAX PARCEL #19-A-2  
 HILL BOOK 43 PAGE 787  
 DEED BOOK 674 PAGE 446



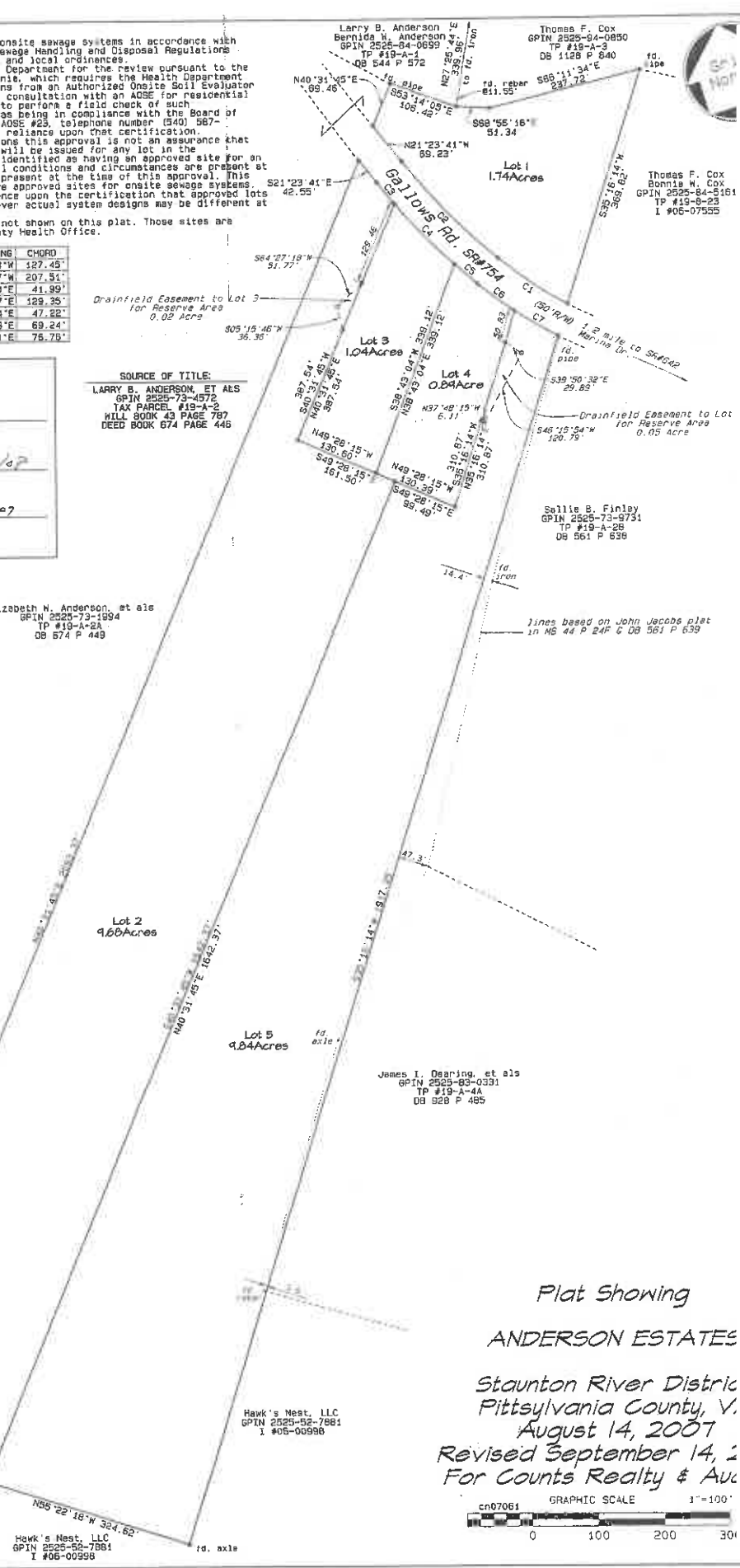
Elizabeth N. Anderson, et als  
 GPIN 2525-73-1994  
 TP #19-A-2A  
 DB 574 P 449

Southeastern Surveyors  
 WILLIAM R. HEEVES, JR.  
 COMMONWEALTH OF VIRGINIA  
 LAND SURVEYOR  
 1518  
 9-14-07  
 ALTVISTA, VA

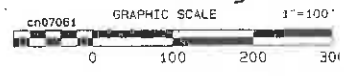
This plat is based on a current field survey marked on the ground with the physical monuments indicated and was prepared without a title report.

NOTE:  
 o indicates set iron

Southeast Survey Group, LTD.  
 P. O. Box 90  
 2292 Lynch Mill Road  
 Altavista, VA 24517-0090  
 434-309-1101



Plat Showing  
 ANDERSON ESTATES  
 Staunton River District  
 Pittsylvania County, V.  
 August 14, 2007  
 Revised September 14, 2007  
 For Counts Realty & Auction



Attachment: S-22-002 Roberts Plat (1996 : Public Hearing: Case S-22-002; Michael and Wanda Roberts)