



**PLANNING COMMISSION
REGULAR MEETING
Tuesday, January 4, 2022 – 7:00 PM**

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

AGENDA

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. MOMENT OF SILENCE**
- IV. PLEDGE OF ALLEGIANCE**
- V. HEARING OF CITIZENS**

Each person addressing the Board under Hearing of the Citizens shall be a resident or land owner of the County, or the registered agent of such resident or land owner. Each person shall step up, give his/her name and district in an audible tone of voice for the record, and unless further time is granted by the Chairman, shall limit his/her address to three (3) minutes. No person shall be permitted to address the Board more than once during Hearing of the Citizens. All remarks shall be addressed to the Board as a body and not to any individual member thereof. Hearing of the Citizens shall last for a maximum of forty-five (45) minutes. Any individual that is signed up to speak during said section who does not get the opportunity to do so because of the aforementioned time limit, shall be given speaking priority at the next Board meeting. Absent Chairman's approval, no person shall be able to speak who has not signed up.

- VI. APPROVAL OF AGENDA**
- VII. APPROVAL OF MINUTES**
 - 1. PC Minutes 12_07_2021
- VIII. CHAIRMAN'S REPORT**
- IX. PUBLIC HEARING**

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

Case Public Hearing: Case R-22-001; Garnette Short: Public Hearing: Case R-22-001; Garnette Short; Rezoning from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District (Harker)

Case Public Hearing: Case R-22-002; Christopher Meadows: Public Hearing: Case R-22-002; Christopher Meadows; Rezoning from MHP, Residential Manufactured Housing Park and R-1, Residential Suburban Subdivision District, to A-1, Agricultural District (Horne)

Case Public Hearing: Case R-22-003; JEL, Inc. aka Green Genie, Inc.: Public Hearing: Case R-22-003; JEL, Inc. aka Green Genie, Inc.; Rezoning from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District (Henderson)

Case Public Hearing: Case S-22-001; Cascade Holdings, LLC: Public Hearing: Case S-22-001; Cascade Holdings, LLC; Special Use Permit for Recreational Uses (Rental Cabins and Event Venue) and a Restaurant (Oakes)

Case Public Hearing: Case S-22-002; Michael and Wanda Roberts: Public Hearing: Case S-22-002; Michael and Wanda Roberts; Special Use Permit for a Singlewide Mobile Home (Harker)

X. OLD BUSINESS

XI. NEW BUSINESS

XII. ADJOURNMENT

XIII. PLANNING/ZONING ITEMS



Planning Commission

STAFF SUMMARY

Case:	PC Minutes 12_07_2021	District:	
Zoning Request:			
Agenda Date:	January 04, 2022		
Meeting History:			

December 7, 2021
Regular Meeting

**Pittsylvania County Planning Commission
Regular Meeting
December 7, 2021**

VIRGINIA: The Regular Meeting of the Pittsylvania County Planning Commission was held on December 7, 2021, in the Board Meeting Room, 39 Bank Street, SE, Chatham, Virginia. Chairman - Westover District H.F. Haymore, called the meeting to order at 7:00 PM. The following members were present:

Attendee Name	Title	Status	Arrived
H.F. Haymore	Chairman - Westover District	Present	6:33 PM
Nathan Harker	Vice Chairman - Staunton River District	Absent	6:34 PM
Colette Henderson	Member - Banister District	Present	6:38 PM
Janet Mease	Member - Callands-Gretna District	Present	6:34 PM
Brian K. Horne	Member - Dan River District	Present	6:34 PM
Gary Oakes	Member - Tunstall District	Absent	6:36 PM
Richard Waters	Member - Chatham-Blairs District	Present	6:37 PM
Timothy W. Dudley	Board of Supervisors Rep	Present	6:35 PM

HEARING OF CITIZENS

Mr. Morris Stowe spoke about what an honor it was to serve on the Planning Commission, and that he would be happy to assist in any way if needed upon his retirement. Mr. Haymore thanked Mr. Stowe for his dedicated service to the School Board and the Planning Commission. Mr. Dudley stated that Mr. Stowe was very helpful when he started on the Planning Commission four (4) years ago and appreciated Mr. Stowe's dedication. Mrs. Mease also offered thanks stating that she was a rookie and Mr. Stowe was so nice, and helpful and she appreciated his service very much. Mrs. Henderson spoke about how her grandfather served with him and how appreciative she was for his service to our community. Mr. Waters stated that he has enjoyed monthly stories and working with him each month and would love to have Mr. Stowe's knowledge.

APPROVAL OF AGENDA

A motion was made by Mr. Dudley, seconded by Mr. Waters, and by a six (6) to zero (0) vote, two (2) absent, the agenda was approved as presented.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Timothy W. Dudley, Board of Supervisors Rep
SECONDER:	Richard Waters, Member - Chatham-Blairs District
AYES:	Haymore, Henderson, Mease, Horne, Waters, Dudley
ABSENT:	Harker, Oakes

APPROVAL OF MINUTES

A motion was made by Mr. Horne, seconded by Mr. Dudley, and by a six (6) to zero (0) vote, two (2) absent, the November 4, 2021, minutes were approved as presented.

Attachment: PC Minutes 12_07_2021 (2957 : PC Minutes 12_07_2021)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Brian K. Horne, Member - Dan River District
SECONDER:	Timothy W. Dudley, Board of Supervisors Rep
AYES:	Haymore, Henderson, Mease, Horne, Waters, Dudley
ABSENT:	Harker, Oakes

CHAIRMAN'S REPORT

There was no Chairman's Report.

PUBLIC HEARING

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

Mr. Haymore opened the public hearing at 7:08 p.m. Mrs. Hayes, Deputy Director of Community Development, reported that John Patrik Dalton petitioned for a Special Use Permit on one parcel of land, a total of 1.03 acres located on Banister Road in the Callands-Gretna Election District. Patrik Dalton was present to represent the petition. There was no opposition to the petition. Mr. Haymore closed the public hearing at 7:09 p.m. A motion was made by Mrs. Mease, seconded by Mr. Dudley, that the Special Use Permit be granted. Motion passed by a six (6) to zero (0) vote, two (2) absent.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Janet Mease, Member - Callands-Gretna District
SECONDER:	Timothy W. Dudley, Board of Supervisors Rep
AYES:	Haymore, Henderson, Mease, Horne, Waters, Dudley
ABSENT:	Harker, Oakes

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

Mr. Haymore opened the public hearing at 7:10 p.m. Mrs. Hayes, Deputy Director of Community Development, reported that Richard Carter petitioned for a Special Use Permit on one parcel of land, a total of .056 acres 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. Mr. Haymore closed the public hearing at 7:11 p.m. A motion was made by Mr. Horne, seconded by Mr. Dudley, that the Special Use Permit be granted. Motion passed by a six (6) to zero (0) vote, two (2) absent.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Brian K. Horne, Member - Dan River District
SECONDER:	Timothy W. Dudley, Board of Supervisors Rep
AYES:	Haymore, Henderson, Mease, Horne, Waters, Dudley
ABSENT:	Harker, Oakes

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

Attachment: PC Minutes 12_07_2021 (2957 : PC Minutes 12_07_2021)

Mr. Haymore opened the public hearing at 7:14 p.m. Mrs. Hayes, Deputy Director of Community Development, reported that Queen Martin petitioned for a Special Use Permit on one parcel of land, a total of .99 acres 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. Mr. Haymore closed the public hearing at 7:15 p.m. A motion was made by Mr. Horne, seconded by Mr. Dudley, that the Special Use Permit be granted. Motion passed by a six (6) to zero (0) vote, two (2) absent.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Brian K. Horne, Member - Dan River District
SECONDER:	Timothy W. Dudley, Board of Supervisors Rep
AYES:	Haymore, Henderson, Mease, Horne, Waters, Dudley
ABSENT:	Harker, Oakes

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

Mr. Haymore opened the public hearing at 7:16 p.m. Mrs. Hayes, Deputy Director of Community Development, reported that James and Leighanna Dawson petitioned for a Special Use Permit on one parcel of land, a total of 5.3 acres located on Worley Court in the Staunton River Election District. James and Leighanna Dawson were present to represent the petition. There was opposition to the petition from Marie Souser who resides at 397 Worley Court. Ms. Souser was concerned about the placement of a home stating that road conditions are not being maintained, stating that she is paying for gravel while others are not, and this is not a state- maintained road so all homeowners are responsible to pay their share. Ms. Souser also stated that she would like the Dawsons to pay for gravel to keep the road in favorable conditions. Mr. Dudley asked if it was a private road and Ms. Souser stated that it was and that VDOT has stated they cannot do anything since it is not a state-maintained road. Mr. Dudley stated that maybe a Homeowners Association or a private attorney could help with this situation. Mr. Haymore closed the public hearing at 7:23 p.m. A motion was made by Mr. Dudley, seconded by Mr. Waters, that the Special Use Permit be granted. Motion passed by a six (6) to zero (0) vote, two (2) absent.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Timothy W. Dudley, Board of Supervisors Rep
SECONDER:	Richard Waters, Member - Chatham-Blairs District
AYES:	Haymore, Henderson, Mease, Horne, Waters, Dudley
ABSENT:	Harker, Oakes

- 5. Public Hearing: Case R-21-033 Kathy Yeatts and Garland Bennett; Rezoning from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District (Mease)

Mr. Haymore opened the public hearing at 7:24 p.m. Mrs. Hayes, Deputy Director of Community Development, reported that Kathy Yeatts and Garland Bennett petitioned to rezone one parcel of land, a total of 46.24 acres located on Farmers Mountain Road in the Callands-Gretna Election District from R-1, Residential Suburban Subdivision District to A-1, Agricultural District, to combine with an adjacent parcel of land zoned A-1. Kathy Yeatts was present to represent the petition. There was no opposition to the petition. Mr. Haymore closed the public hearing at 7:25 p.m. A motion was made by Mrs. Mease, seconded by Mrs. Henderson, to recommend the Board

Attachment: PC Minutes 12_07_2021 (2957 : PC Minutes 12_07_2021)

of Supervisors grant the rezoning request. Motion passed by a six (6) to zero (0) vote, two (2) absent.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Janet Mease, Member - Callands-Gretna District
SECONDER:	Colette Henderson, Member - Banister District
AYES:	Haymore, Henderson, Mease, Horne, Waters, Dudley
ABSENT:	Harker, Oakes

- 6. Public Hearing: Case R-21-034 Nathan and Kathy Yeatts; Rezoning from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District (Mease)

Mr. Haymore opened the public hearing at 7:26 p.m. Mrs. Hayes, Deputy Director of Community Development, reported that Nathan and Kathy Yeatts petitioned to rezone one parcel of land, a total of 9.24 acres located on Farmers Mountain Road in the Callands-Gretna Election District from R-1, Residential Suburban Subdivision District to A-1, Agricultural District, to allow for a second dwelling. Kathy Yeatts was present to represent the petition. There was no opposition to the petition. Mr. Haymore closed the public hearing at 7:28 p.m. A motion was made by Mrs. Mease, seconded by Mrs. Henderson, to recommend the Board of Supervisors grant the rezoning request. Motion passed by a six (6) to zero (0) vote, two (2) absent.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Janet Mease, Member - Callands-Gretna District
SECONDER:	Colette Henderson, Member - Banister District
AYES:	Haymore, Henderson, Mease, Horne, Waters, Dudley
ABSENT:	Harker, Oakes

- 7. Public Hearing: Case R-21-035 Samuel Breedlove; Rezoning from A-1, Agricultural District, to R-1, Residential Suburban Subdivision District (Stowe)

Mr. Haymore opened the public hearing at 7:29 p.m. Mrs. Hayes, Deputy Director of Community Development, reported that Samuel Breedlove petitioned to rezone one parcel of land, a total of 0.27 acres located on Gammon Lake Road in the Tunstall Election District from A-1, Agricultural District, to R-1 Residential to combine with an adjacent parcel of land zoned R-1. Samuel Breedlove was present to represent the petition. There was no opposition to the petition. Mr. Haymore closed the public hearing at 7:30 p.m. A motion was made by Mr. Horne, seconded by Mr. Dudley, to recommend the Board of Supervisors grant the rezoning request. Motion passed by a six (6) to zero (0) vote, two (2) absent.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Brian K. Horne, Member - Dan River District
SECONDER:	Timothy W. Dudley, Board of Supervisors Rep
AYES:	Haymore, Henderson, Mease, Horne, Waters, Dudley
ABSENT:	Harker, Oakes

- 8. Public Hearing: Case R-21-036 Damon Haskins and April Allen; Rezoning from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District (Mease)

Attachment: PC Minutes 12_07_2021 (2957 : PC Minutes 12_07_2021)

Mr. Haymore opened the public hearing at 7:31 p.m. Mrs. Hayes, Deputy Director of Community Development, reported that Damon Haskins and April Allen petitioned to rezone one parcel of land, a total of 2.524 acres located at 229 Burton Lake Road in the Callands-Gretna Election District from R-1, Residential Suburban Subdivision District to A-1, Agricultural District, to use for agricultural purposes. Damon Haskins was present to represent the petition. There was no opposition to the petition. Mr. Haymore closed the public hearing at 7:32 p.m. A motion was made by Mrs. Mease, seconded by Mr. Waters, to recommend the Board of Supervisors grant the rezoning request. Motion passed by a six (6) to zero (0) vote, two (2) absent.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Janet Mease, Member - Callands-Gretna District
SECONDER:	Richard Waters, Member - Chatham-Blairs District
AYES:	Haymore, Henderson, Mease, Horne, Waters, Dudley
ABSENT:	Harker, Oakes

OLD BUSINESS

1. Virtual Participation

J. Vaden Hunt, Pittsylvania County Attorney presented a Remote Participation Policy and explained that the Board of Supervisors currently uses a similar policy to remotely participate if a board member is unable to attend a meeting. For each individual, up to two (2) meetings a calendar year can be virtual. He stated that this works well for the Board of Supervisors and will allow the Planning Commission to serve remotely via telephone. A quorum of the Commission shall be physically assembled at the central meeting location to proceed with the scheduled meeting. Upon motion of Mr. Dudley, seconded by Mrs. Henderson, the Board voted to approve the presented Virtual Participation Policy.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Timothy W. Dudley, Board of Supervisors Rep
SECONDER:	Colette Henderson, Member - Banister District
AYES:	Haymore, Henderson, Mease, Horne, Waters, Dudley
ABSENT:	Harker, Oakes

NEW BUSINESS

Mrs. Hayes, Deputy Director of Community Development, stated that there are three (3) re-zoning cases and two (2) Special Use Permits for the meeting in January 2022.

ADJOURNMENT

The meeting was adjourned at 7:36 p.m.

Attachment: PC Minutes 12_07_2021 (2957 : PC Minutes 12_07_2021)



Planning Commission

STAFF SUMMARY

Case:	Public Hearing: Case R-22-001; Garnette Short	District:	Staunton River Election District
Zoning Request:	R-1 to A-1		
Agenda Date:	January 04, 2022		
Meeting History:			

SUBJECT

Requested by Garnette Short, to rezone property located off State Road 754/Gallows Road, in the Staunton River Election District and shown on the Tax Maps as GPIN #s 2525-98-1095 and 2525-88-7016. The applicant is requesting to rezone a total of 7.0 acres, from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, to combine with an adjacent parcel of land zoned A-1.

BACKGROUND/DISCUSSION

Garnette Short is requesting to rezone a total of 7.0 acres from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, so that property lines may be adjusted. If rezoned, the property will be consolidated with an adjacent parcel currently zoned A-1, Agricultural District. All properties must share the same zoning classification to be consolidated, requiring the subject property to be rezoned prior to consolidation.

A plat titled *Garnette Jones Short* has been submitted with the application to identify the area where zoning changes are necessary and to present the proposed property line adjustments.

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

FUTURE LAND USE DESIGNATION

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

ZONING AND CURRENT USE OF SURROUNDING PROPERTIES

Adjacent to A-1, Agricultural District and R-1, Residential Suburban Subdivision District zoned properties.

RECOMMENDATION

Staff recommends APPROVAL of Case R-22-001, submitted by Garnette Short, requesting to rezone a total of 7.0 acres located off State Road 754/Gallows Road, in the Staunton River Election District and shown on the Tax Maps as GPIN #s 2525-98-1095 and 2525-88-7016, to

allow property lines to be adjusted. The subject property is adjacent to properties currently zoned A-1, Agricultural District and the rezoning would be consistent with the Comprehensive Plan.

PLANNING COMMISSION OPTIONS:

1. Recommend approval of Case R-22-001 as submitted.
2. Recommend denial of Case R-22-001 as submitted.

ATTACHMENTS:

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

STAFF SUMMARY

<p>CASE R-22-001</p>	<p>ZONING REQUEST R-1 to A-1</p>	<p>CYCLE January 2022/February 2022</p>
<p>SUBJECT/PROPOSAL/REQUEST Garnette Short is requesting to rezone the property from R-1, Residential Suburban Subdivision District to A-1, Agricultural District.</p> <p>DISTRICT: Staunton River</p>	<p>PLANNING COMMISSION: January 4, 2022</p> <p>BOARD OF SUPERVISORS: February 15, 2022</p> <p>ADVERTISED: December 22 & 29, 2021; January 19 & 26, 2022</p>	

SUBJECT

Requested by Garnette Short, to rezone property located off State Road 754/Gallows Road, in the Staunton River Election District and shown on the Tax Maps as GPIN #s 2525-98-1095 and 2525-88-7016. The applicant is requesting to rezone a total of 7.0 acres, from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, to combine with an adjacent parcel of land zoned A-1.

BACKGROUND/DISCUSSION

Garnette Short is requesting to rezone a total of 7.0 acres from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, so that property lines may be adjusted. If rezoned, the property will be consolidated with an adjacent parcel currently zoned A-1, Agricultural District. All properties must share the same zoning classification to be consolidated, requiring the subject property to be rezoned prior to consolidation.

A plat titled *Garnette Jones Short* has been submitted with the application to identify the area where zoning changes are necessary and to present the proposed property line adjustments.

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

FUTURE LAND USE DESIGNATION

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

ZONING AND CURRENT USE OF SURROUNDING PROPERTIES

Adjacent to A-1, Agricultural District and R-1, Residential Suburban Subdivision District zoned properties.

RECOMMENDATION

Staff recommends APPROVAL of Case R-22-001, submitted by Garnette Short, requesting to rezone a total of 7.0 acres located off State Road 754/Gallows Road, in the Staunton River Election District and shown on the Tax Maps as GPIN #s 2525-98-1095 and 2525-88-7016, to allow property lines to be adjusted. The subject property is adjacent to properties currently zoned A-1, Agricultural District and the rezoning would be consistent with the Comprehensive Plan.

PLANNING COMMISSION OPTIONS:

1. Recommend approval of Case R-22-001 as submitted.
2. Recommend denial of Case R-22-001 as submitted.

ATTACHMENTS:

Attachment: R-22-001 Garnette Short App (2954 : Public Hearing: Case R-22-001; Garnette Short)

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

PITTSYLVANIA COUNTY
APPLICATION FOR REZONING

I, Garnette Short, as owner of the below described properties, hereby apply to the Pittsylvania County Board of Supervisors to amend the Pittsylvania County Zoning Maps as hereinafter described:

- 1. Property Owner's Names: Garnette Short
Address: 506 Prospect Road, Hurt, VA 24563
- 2. Location of Property: Gallows Road
- 3. Tax Map Numbers: 2525-98-1095 & 2525-88-7016

Telephone: 434-942-8922

- 4. Election District: Staunton River
- 5. Size of Property: 7.0 acres

Total Amount: \$321.99
Taken By: OSG 12/21/21
Check# 1434

- 6. Existing Land Use: Vacant

Existing Zoning: R-1, Residential Suburban Subdivision District

- 7. Proposed Land Use: Combine with an adjacent parcel zoned A-1

Proposed Zoning: A-1, Agricultural District

- 8. Are conditions being proffered: Yes No

- 9. Check completed items:

<input checked="" type="checkbox"/> Letter of Application	<input type="checkbox"/> Site Development Plan or Waiver	<input checked="" type="checkbox"/> Legal Forms
<input type="checkbox"/> 11"x 17" Concept Plan	<input checked="" type="checkbox"/> Application Fee	<input type="checkbox"/> List of Adjoining Properties
<input checked="" type="checkbox"/> Plat Map	<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.

Garnette C Short
Garnette Short

OFFICE USE ONLY
Application Deadline: 11/24/21
Received By: ESR
B.O.S. Meeting Date: 02/15/22

Application No. R-22-001
P.C. Meeting Date: 01/04/22
Date Received: 11/15/21
Action: _____

Attachment: R-22-001 Garnette Short App (2954 : Public Hearing: Case R-22-001; Garnette Short)

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

7.0 acres of land,)
generally located on Gallows)
Road within the Staunton River)
Election District, and recorded as)
parcel ID#s 2525-98-1095 & 2525-88-7016)
in the Pittsylvania County tax records)

PETITION

TO THE HONORABLE SUPERVISORS OF PITTSYLVANIA COUNTY:

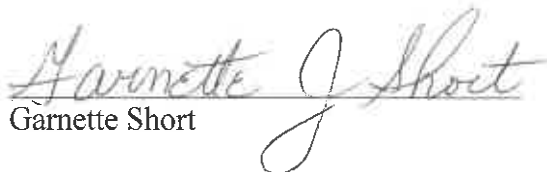
WHEREAS, your Petitioner, Garnette Short, respectfully files this petition pursuant to Sections 35-806 and 35-807 of the Pittsylvania County Zoning Ordinance and in accordance with the Code of Virginia, 1950, as amended, and would respectfully show the following:

- (1) The Petitioner is the Owner of the above-referenced parcel.
- (2) The properties are presently zoned under the provisions of the Pittsylvania County Zoning Ordinance as R-1, Residential Suburban Subdivision District.
- (3) Your petitioner now desires to have the property rezoned to A-1, Agricultural District.

WHEREFORE, your Petitioner respectfully requests that the Zoning Ordinance of Pittsylvania County be amended and that the above-referenced parcel of land be rezoned as set out in Number 3.

FURTHER, your Petitioner respectfully 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,


Garnette Short

Attachment: R-22-001 Garnette Short App (2954 : Public Hearing: Case R-22-001; Garnette Short)

December 16, 2021

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

Dear Mrs. Ragsdale:

I, Garnette Short, as owner, would like to apply to the Planning Commission/Board of Supervisors to rezone 7.0 acres, GPIN #s 2525-98-1095 & 2525-88-7016, located on Gallows Road, in the Staunton River Election District.

I am requesting to rezone these parcels from R-1, Residential Suburban Subdivision District to A-1, Agricultural District to consolidate with an adjacent property zoned A-1.

Sincerely,


Garnette Short



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.

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.

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.

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.

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

Case R-22-001 Applicant Garnette Short Date 21 Dec 2021

Attachment: R-22-001 Garnette Short App (2954 : Public Hearing: Case R-22-001; Garnette Short)

GPIN	ACCOUNT_NAME1	ACCOUNT_ADDR1	ACCOUNT_CSZ
2525-95-3500	WARD, SALLIE	RT 2	HURT, VA 24563
2525-87-5487	SHORT, GARNETTE JONES	506 PROSPECT RD	HURT VA 24563
2535-06-8861	HODGES, SHARON BARKSDALE	1185 HARBOR DIRVE	HURT, VA 24563
2525-78-8448	DZIABAS MARY A REV LIVING TRST	P O BOX 751	HURT, VA 24563

Legend

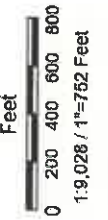
- Assessed Parcels
- Zoning**
- Unknown
- A-1 = Agricultural District
- B-1 = Business District, Limited
- B-2 = Business District, General
- C-1 = Conservation District
- DZ = Double Zoned Parcels
- M-1 = Industrial District, Light
- Industry
- M-2 = Industrial District, Heavy
- Industry
- MHP = Residential 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:

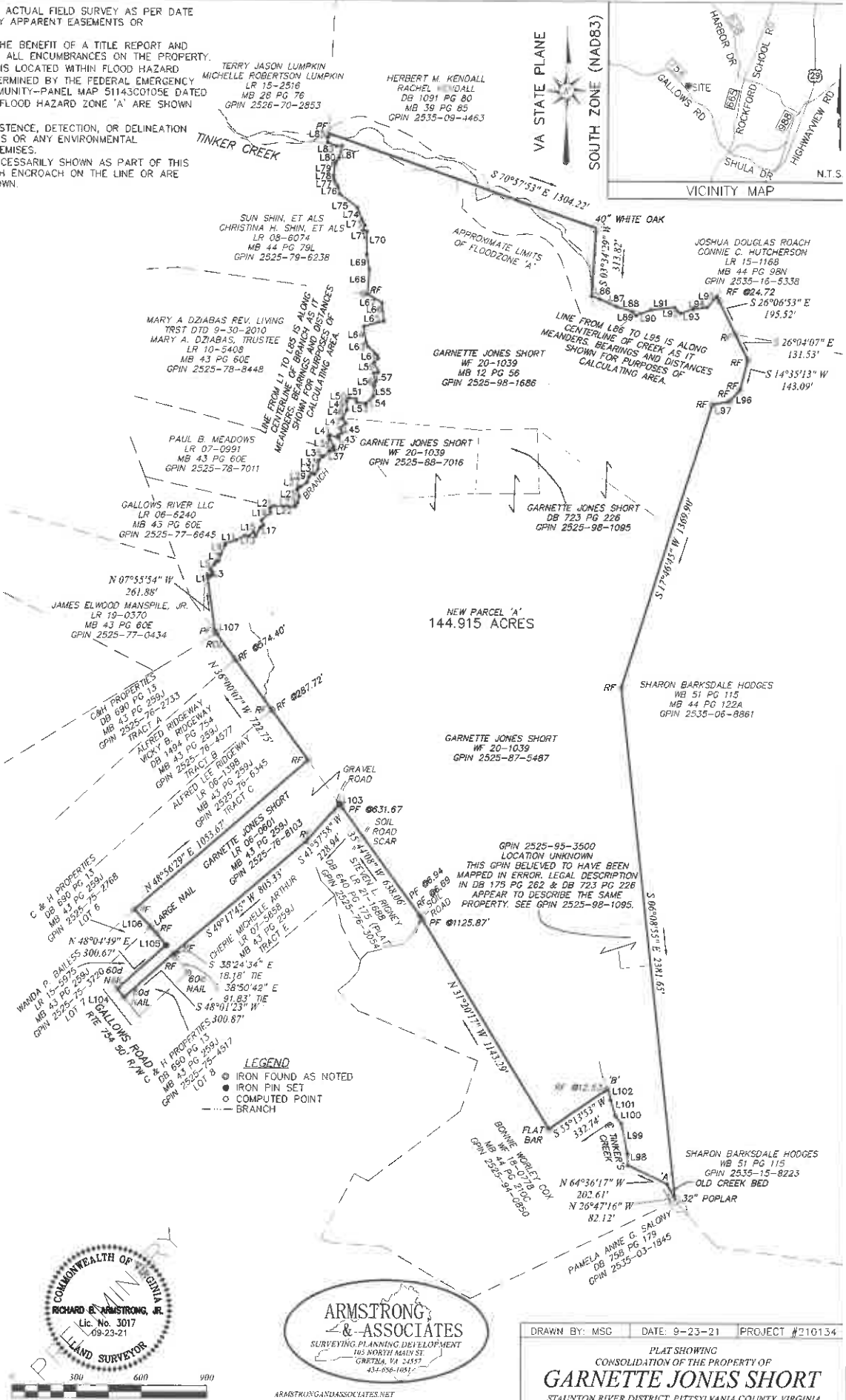
Date: 11/15/2021

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.



1. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY AS PER DATE OF THIS PLAT AND THERE ARE NO READILY APPARENT EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN.
2. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE, DOES NOT NECESSARILY SHOW ALL ENCUMBRANCES ON THE PROPERTY.
3. A PORTION OF THE AREA SHOWN HEREON IS LOCATED WITHIN FLOOD HAZARD ZONE 'A' FOR A 100 YEAR FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON COMMUNITY-PANEL MAP 51143C0105E DATED 9-29-2010. THE APPROXIMATE LIMITS OF FLOOD HAZARD ZONE 'A' ARE SHOWN HEREON BY GRAPHIC SCALING ONLY.
4. THIS SURVEY DOES NOT ADDRESS THE EXISTENCE, DETECTION, OR DELINEATION OF ANY ENVIRONMENTALLY SENSITIVE AREAS OR ANY ENVIRONMENTAL PROBLEMS LOCATED ON THE SURVEYED PREMISES.
5. NOT ALL PHYSICAL IMPROVEMENTS ARE NECESSARILY SHOWN AS PART OF THIS CONSOLIDATION. ONLY IMPROVEMENTS WHICH ENROACH ON THE LINE OR ARE IN CLOSE PROXIMITY TO THE LINE ARE SHOWN.

LINE	BEARING	DISTANCE
L1	S 42°47'38" E	14.12'
L2	N 50°58'10" E	13.94'
L3	N 08°04'36" W	15.12'
L4	N 22°05'17" W	13.41'
L5	N 41°33'19" W	27.09'
L6	N 30°11'49" W	16.36'
L7	N 80°04'18" E	11.69'
L8	N 16°43'17" E	31.51'
L9	N 24°51'31" E	47.84'
L10	N 04°18'38" W	7.16'
L11	N 72°52'33" E	51.60'
L12	N 61°43'41" E	47.08'
L13	S 82°16'55" E	19.24'
L14	N 50°16'06" E	28.73'
L15	S 27°36'44" E	19.39'
L16	N 28°08'58" E	40.57'
L17	N 54°11'55" E	20.23'
L18	N 21°55'29" W	25.84'
L19	N 51°24'32" E	53.76'
L20	N 08°35'52" W	20.61'
L21	N 54°02'18" E	20.18'
L22	S 87°32'44" E	20.92'
L23	N 25°22'16" E	23.25'
L24	N 18°09'26" E	27.31'
L25	N 16°19'37" W	34.66'
L26	N 27°01'14" E	12.80'
L27	N 79°23'11" E	9.89'
L28	N 54°43'41" E	36.38'
L29	N 19°45'25" E	26.12'
L30	N 41°08'42" E	21.07'
L31	S 75°50'08" E	12.53'
L32	S 33°36'33" E	29.19'
L33	N 03°47'43" E	38.96'
L34	N 41°30'32" E	24.69'
L35	N 74°03'44" E	9.81'
L36	N 46°02'17" E	31.58'
L37	N 75°44'41" E	27.42'
L38	N 18°59'50" W	18.96'
L39	N 28°52'36" W	39.10'
L40	N 18°03'02" W	12.48'
L41	N 56°03'29" W	7.85'
L42	S 70°53'16" E	36.78'
L43	N 08°00'57" E	11.41'
L44	N 61°35'36" E	21.72'
L45	N 21°05'10" W	24.74'
L46	N 48°46'48" E	33.77'
L47	N 37°19'28" W	26.90'
L48	N 28°56'18" E	45.74'
L49	N 03°12'14" W	40.14'
L50	N 32°18'25" E	16.85'
L51	S 80°42'42" E	33.98'
L52	S 14°16'04" E	15.30'
L53	S 81°29'04" E	41.89'
L54	N 45°28'26" E	47.02'
L55	N 04°16'15" E	48.73'
L56	N 20°18'41" E	10.09'
L57	N 11°27'52" W	43.01'
L58	N 82°55'49" E	23.72'
L59	N 25°03'16" W	50.67'
L60	N 47°21'17" E	25.89'
L61	N 18°24'01" W	16.44'
L62	N 47°10'35" W	58.50'
L63	N 23°36'58" W	21.23'
L64	N 07°54'39" W	73.64'
L65	N 75°09'14" E	95.48'
L66	N 06°02'25" W	85.72'
L67	N 58°34'55" W	78.16'
L68	N 04°18'59" E	111.43'
L69	N 10°12'41" W	72.53'
L70	N 00°09'09" E	105.06'
L71	N 72°53'15" W	18.91'
L72	N 23°00'56" E	23.34'
L73	N 25°32'19" W	31.04'
L74	N 21°00'17" W	58.08'
L75	N 53°20'48" W	101.46'
L76	N 15°29'25" W	40.34'
L77	N 30°52'15" W	31.20'
L78	N 07°40'19" W	18.69'
L79	N 04°45'42" E	56.55'
L80	N 36°41'14" E	31.08'
L81	N 15°42'08" E	59.09'
L82	S 82°15'14" W	25.37'
L83	N 67°38'26" W	45.85'
L84	N 01°28'33" W	22.11'
L85	N 15°11'50" E	19.59'
L86	S 70°40'15" E	38.39'
L87	S 65°51'15" E	86.06'
L88	S 72°37'57" E	74.34'
L89	S 43°40'50" E	26.74'
L90	N 68°36'39" E	75.28'
L91	N 83°41'01" E	109.79'
L92	S 46°04'54" E	39.12'
L93	N 70°54'05" E	59.94'
L94	N 82°16'35" E	66.01'
L95	N 41°01'18" E	68.01'
L96	S 41°54'45" W	71.46'
L97	S 78°53'45" W	78.81'
L98	N 02°50'02" W	55.04'
L99	N 11°22'03" W	143.07'
L100	N 37°39'10" W	43.41'
L101	N 16°48'55" W	77.75'
L102	N 09°57'00" W	54.47'
L103	N 36°00'18" W	14.93'
L104	N 38°42'12" W	50.01'
L105	N 38°07'05" W	70.61'
L106	N 42°52'41" W	149.66'
L107	N 35°51'43" W	9.92'



Attachment: R-22-001 Garnette Short Plat (2954 : Public Hearing: Case R-22-001; Garnette Short)

DRAWN BY: MSG DATE: 9-23-21 PROJECT #210154
 PLAT SHOWING CONSOLIDATION OF THE PROPERTY OF
GARNETTE JONES SHORT
 STAUNTON RIVER DISTRICT, PITTSYVAHAN COUNTY, VIRGINIA



Planning Commission

STAFF SUMMARY

Case:	Public Hearing: Case R-22-002; Christopher Meadows	District:	Dan River Election District
Zoning Request:	MHP & R-1 to A-1		
Agenda Date:	January 04, 2022		
Meeting History:			

SUBJECT

Requested by Christopher Meadows, to rezone property located on State Road 729/Kentuck Road, in the Dan River Election District and shown on the Tax Maps as GPIN #s 2349-57-0611, 2349-57-3757, 2349-58-0204, 234-57-1415 and part of 2349-57-2680. The applicant is requesting to rezone a total of 11.905 acres, from MHP, Residential Manufactured Housing Park, and R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, to allow property lines to be adjusted.

BACKGROUND/DISCUSSION

Christopher Meadows is requesting to rezone a total of 11.905 acres from MHP, Residential Manufactured Housing Park, and R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, to property lines to be adjusted. Two (2) of the properties zoned MHP are currently vacant and will be consolidated with a portion of a property that is zoned MHP and R-1. The other two (2) properties will remain separate lots. One is occupied by a single-family dwelling and the other is currently vacant. All properties must share the same zoning classification to be consolidated, requiring the subject properties to be rezoned prior to consolidation. Additionally, the newly created lot is land locked and cannot meet the minimum road frontage requirements. The A-1 zoning classification is the only zoning district that does not require road frontage; therefore, if the property is not rezoned to A-1, property lines will not be able to be adjusted.

A plat titled *Becky G. Meadows* has been submitted with the application to identify the area where zoning changes are necessary and to present the proposed property line adjustments.

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

FUTURE LAND USE DESIGNATION

The Comprehensive Plan designates the future land use as Medium to High Density Residential.

ZONING AND CURRENT USE OF SURROUNDING PROPERTIES

Adjacent to MHP, Residential Manufactured Housing Park, A-1, Agricultural District and R-1, Residential Suburban Subdivision District zoned properties.

RECOMMENDATION

Staff recommends APPROVAL of Case R-22-002, submitted by Christopher Meadows, requesting to rezone a total of 11.905 acres located on State Road 729/Kentuck Road, in the Dan River Election District and shown on the Tax Maps as GPIN #s 2349-57-0611, 2349-57-3757, 2349-58-0204, 234-57-1415 and part of 2349-57-2680, to allow property lines to be adjusted. The subject properties are adjacent to properties currently zoned A-1, Agricultural District.

PLANNING COMMISSION OPTIONS:

1. Recommend approval of Case R-22-002 as submitted.
2. Recommend denial of Case R-22-002 as submitted.

ATTACHMENTS:

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

STAFF SUMMARY

CASE R-22-002	ZONING REQUEST MHP & R-1 to A-1	CYCLE January 2022/February 2022
SUBJECT/PROPOSAL/REQUEST Christopher Meadows is requesting to rezone the properties from MHP, Residential Manufactured Housing Park, and R-1, Residential Suburban Subdivision District, to A-1, Agricultural District. DISTRICT: Dan River		PLANNING COMMISSION: January 4, 2022 BOARD OF SUPERVISORS: February 15, 2022 ADVERTISED: December 22 & 29, 2021; January 19 & 26, 2022

SUBJECT

Requested by Christopher Meadows, to rezone property located on State Road 729/Kentuck Road, in the Dan River Election District and shown on the Tax Maps as GPIN #s 2349-57-0611, 2349-57-3757, 2349-58-0204, 234-57-1415 and part of 2349-57-2680. The applicant is requesting to rezone a total of 11.905 acres, from MHP, Residential Manufactured Housing Park, and R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, to allow property lines to be adjusted.

BACKGROUND/DISCUSSION

Christopher Meadows is requesting to rezone a total of 11.905 acres from MHP, Residential Manufactured Housing Park, and R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, to property lines to be adjusted. Two (2) of the properties zoned MHP are currently vacant and will be consolidated with a portion of a property that is zoned MHP and R-1. The other two (2) properties will remain separate lots. One is occupied by a single-family dwelling and the other is currently vacant. All properties must share the same zoning classification to be consolidated, requiring the subject properties to be rezoned prior to consolidation. Additionally, the newly created lot is land locked and cannot meet the minimum road frontage requirements. The A-1 zoning classification is the only zoning district that does not require road frontage; therefore, if the property is not rezoned to A-1, property lines will not be able to be adjusted.

A plat titled *Becky G. Meadows* has been submitted with the application to identify the area where zoning changes are necessary and to present the proposed property line adjustments.

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

FUTURE LAND USE DESIGNATION

The Comprehensive Plan designates the future land use as Medium to High Density Residential.

ZONING AND CURRENT USE OF SURROUNDING PROPERTIES

Adjacent to MHP, Residential Manufactured Housing Park, A-1, Agricultural District and R-1, Residential Suburban Subdivision District zoned properties.

RECOMMENDATION

Staff recommends APPROVAL of Case R-22-002, submitted by Christopher Meadows, requesting to rezone a total of 11.905 acres located on State Road 729/Kentuck Road, in the Dan River Election District and shown on the Tax Maps as GPIN #s 2349-57-0611, 2349-57-3757, 2349-58-0204, 234-57-1415 and part of

Attachment: R-22-002 Chris Meadows App (2955 : Public Hearing: Case R-22-002; Christopher Meadows)

2349-57-2680, to allow property lines to be adjusted. The subject properties are adjacent to properties currently zoned A-1, Agricultural District.

PLANNING COMMISSION OPTIONS:

1. Recommend approval of Case R-22-002 as submitted.
2. Recommend denial of Case R-22-002 as submitted.

ATTACHMENTS:

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

PITTSYLVANIA COUNTY
APPLICATION FOR REZONING

I, Chris Meadows, as contract owner of the below described properties, hereby apply to the Pittsylvania County Board of Supervisors to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Property Owner's Names: Christopher Meadows
Address: 5227 Kentuck Road, Ringgold, VA 24586

2. Location of Property: on Kentuck Road

Telephone: 434-203-1985

3. Tax Map Number: 2349-57-0611, 2349-57-3757,
2349-57-2680, 2349-58-0204 & 2349-57-1415

4. Election District: Dan River

Total Amount: \$351.31
Taken By: _____

5. Size of Property: 11.905 acres

6. Existing Land Use: Residential & Vacant

Existing Zoning: MHP Residential Manuf. Housing Park District
R-1 Residential Suburban Subdivison District & Double Zoned (R-1 & MHP)

7. Proposed Land Use: Agricultural

Proposed Zoning: A-1, Agricultural District

8. Are conditions being proffered: _____ Yes X No

9. Check completed items:

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

Christopher Meadows

OFFICE USE ONLY
Application Deadline: 11/24/21
Received By: ESR
B.O.S. Meeting Date: 02/15/22

Application No. R-22-002
P.C. Meeting Date: 01/04/22
Date Received: 11/03/21
Action: _____

Attachment: R-22-002 Chris Meadows App (2955 : Public Hearing: Case R-22-002; Christopher Meadows)

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

11.905 acres of land,)
generally located on Kentuck Road)
within the Dan River)
Election District, and recorded as)
parcel ID#s 2349-57-0611, 2349-57-3757,)
2349-57-2680, 2349-58-0204 &)
2349-57-1415)
in the Pittsylvania County tax records)

PETITION

TO THE HONORABLE SUPERVISORS OF PITTSYLVANIA COUNTY:

WHEREAS, your Petitioner, Christopher Meadows, respectfully file this petition pursuant to Sections 35-806 and 35-807 of the Pittsylvania County Zoning Ordinance and in accordance with the Code of Virginia, 1950, as amended, and would respectfully show the following:

- (1) The Petitioner is the Owner of the above-referenced parcels.
- (2) The properties are presently zoned under the provisions of the Pittsylvania County Zoning Ordinance as R-1, Residential Suburban Subdivision District, MHP Residential Manuf. Housing Park District & Double Zoned (R-1 & MHP)
- (3) Your petitioner now desires to have the property rezoned to A-1, Agricultural District.

WHEREFORE, your Petitioner respectfully requests that the Zoning Ordinance of Pittsylvania County be amended and that the above-referenced parcels of land be rezoned as set out in Number 3.

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

Respectfully submitted,

Christopher Meadows

Attachment: R-22-002 Chris Meadows App (2955 : Public Hearing: Case R-22-002; Christopher Meadows)

December 17, 2021

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

Dear Mrs. Ragsdale:

I, Christopher Meadows, as owner, would like to apply to the Planning Commission/Board of Supervisors to rezone a total of 11.905 acres, GPIN #s 2349-57-0611, 2349-57-3757, 2349-57-2680, 2349-58-0204 & 2349-57-1415 located on Kentuck Road, in the Dan River Election District.

I am requesting to rezone the property from to R-1, Residential Suburban Subdivision District, MHP Residential Manuf. Housing Park District & Double Zoned (R-1 & MHP) to A-1, Agricultural District.

Sincerely,

Christopher Meadows



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.

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.

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.

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.

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

Case R-22-002 Applicant Date

Attachment: R-22-002 Chris Meadows App (2955 : Public Hearing: Case R-22-002; Christopher Meadows)

I, Becky Meadows, agree to gift 10.36 acres GPIN # 2349-57-3757 (0.18 acres), 2349-57-2680 (1.94 acres), and 2349-58-0204 (8.24 acres) to Christopher Meadows.

Becky M. Meadows
Becky Meadows

Christopher Meadows
Christopher Meadows

AFFIDAVIT

State of Virginia

County of Pittsylvania

Sworn to and subscribed before me in my presence this

6th day of December 2021, in my City and State

aforesaid, by Bonnie M. Case Notary Public.

My Commission Expires: 6/30/2025

State of Virginia

County of Pittsylvania

Sworn to and subscribed before me in my presence this

6th day of December 2021, in my City and State

aforesaid, by Bonnie M. Case Notary Public.

My Commission Expires: 6/30/2025

BONNIE M. CASE
NOTARY PUBLIC
REGISTRATION # 7277125
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
6/30/2025

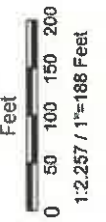
Attachment: R-22-002 Chris Meadows App (2955 : Public Hearing: Case R-22-002; Christopher Meadows)

GPIN	ACCOUNT_NAME1	ACCOUNT_ADDR1	ACCOUNT_CSZ
2349-56-2756	HOGAN JAMES E REVOC TRUST DTD 6/10/15 ET ALS	1260 RINGGOLD CHURCH RD	RINGGOLD, VA 24586
2349-57-4671	MEEKS, JOSEPH NEAL	5389 KENTUCK ROAD	RINGGOLD, VA 24586
2349-57-4981	SLAUGHTER, RICHARD D	5461 KENTUCK RD	RINGGOLD, VA 24586
2349-57-0412	SAWYER, ROBIN G	P O BOX 1292	MANTEO, NC 27954
2349-48-2604	GIBSON, LYNN E	5229 KENTUCK RD	RINGGOLD, VA 24586
2349-57-0611	MEADOWS, CHRISTOPHER E	5227 KENTUCK RD	RINGGOLD, VA 24586
2349-58-5400	REEVES, MATTHEW R	5509 KENTUCK RD	RINGGOLD, VA 24586



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.

APPROVED BY: _____ **DATE:** _____

PITTSYLVANIA CO. SUBDIVISION AGENT

CURRENT OWNER: PIN: 2349-57-2680
 DB: 982, PG. 251
 ZONING: MZ, DOUBLE ZONED

PIN: 2349-57-2757
 BECKY G. MEADOWS
 DB: 1289, PG. 683
 ZONING: RT, RESIDENTIAL SUBURBAN

PIN: 2349-58-0204
 BECKY G. MEADOWS
 DB: 1289, PG. 683
 ZONING: MZP, RESIDENTIAL MANUFACTURED HOUSING PARK DISTRICT

OWNER'S CERTIFICATE:
 THE PLATING OR DEDICATION OF THE LAND DESCRIBED BY THIS PLAT IS WITH THE CONSENT AND APPROVAL OF THE UNDERSIGNED OWNERS, PROPERTY OWNERS, AND TRUSTEES, IF ANY.

BECKY G. MEADOWS _____ DATE _____

COMMUNWEALTH OF VIRGINIA _____
 AT LARGE, TO WIT:

NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF VIRGINIA AT LARGE HEREBY CERTIFY THAT _____

WHOSE NAME(S) ARE SIGNED TO THIS PLAT DATED: AUGUST 3, 2021 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE COMMONWEALTH OF AFORESAID.

GIVEN UNDER MY HAND THIS _____ DAY OF _____, 2021.

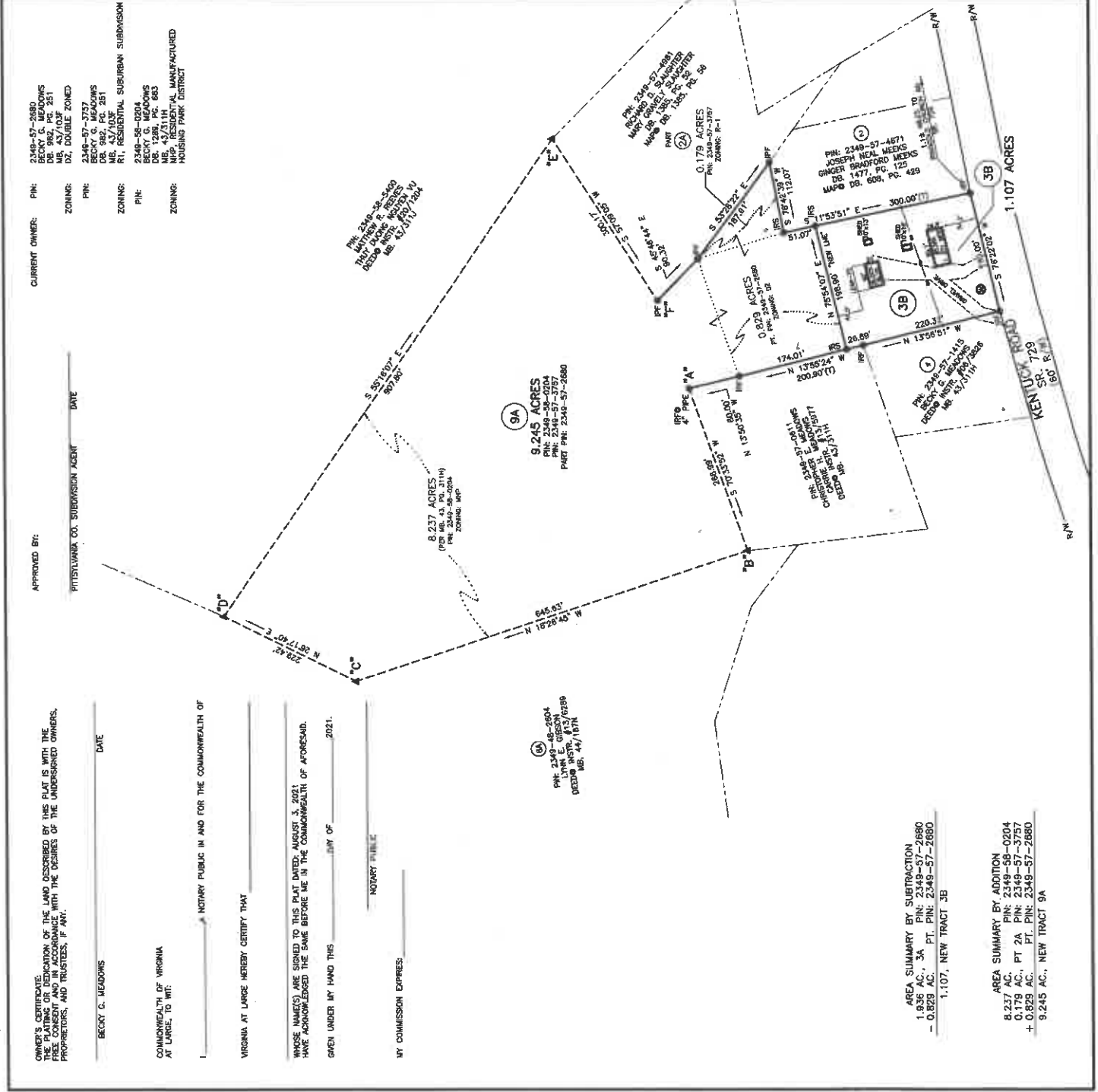
NOTARY PUBLIC _____

BY COMMISSION EXPIRES: _____

LEGEND

- IRON PIPE FOUND
- IRON ROD FOUND
- ▲ CALCULATED POINT
- ▲ PARCEL ID NUMBER
- UP
- WELLS
- R/W RIGHT-OF-WAY
- UTILITY LINE
- LOT LINES TO BE VACATED

LOCATION MAP N.T.S.



AREA SUMMARY BY SUBTRACTION

1.836 AC., 3A PT. PIN: 2349-57-2680
 - 0.829 AC. PT. PIN: 2349-57-2680
 = 1.107, NEW TRACT 3B

AREA SUMMARY BY ADDITION

8.237 AC. PIN: 2349-58-0204
 0.179 AC., PT 2A PIN: 2349-57-3757
 + 0.829 AC. PT. PIN: 2349-57-2680
 = 9.245 AC., NEW TRACT 9A

OWNER'S CERTIFICATE:
 I CERTIFY THAT THIS PLAT AND SUBDIVISION WAS MADE BY ME AT THE REQUEST OF THE SUBDIVISION OWNERS AND THAT THE MONUMENTS SHOWN ON THIS PLAT HAVE BEEN ACTUALLY PLACED AND THAT THEIR LOCATION AND CHARACTER ARE CORRECTLY SHOWN.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THIS PLAT AND SUBDIVISION WAS MADE BY ME AT THE REQUEST OF THE SUBDIVISION OWNERS AND THAT THE MONUMENTS SHOWN ON THIS PLAT HAVE BEEN ACTUALLY PLACED AND THAT THEIR LOCATION AND CHARACTER ARE CORRECTLY SHOWN.

APPROVED BY: _____ **DATE:** _____

PITTSYLVANIA CO. SUBDIVISION AGENT

CURRENT OWNER: PIN: 2349-57-2680
 DB: 982, PG. 251
 ZONING: MZ, DOUBLE ZONED

PIN: 2349-57-2757
 BECKY G. MEADOWS
 DB: 1289, PG. 683
 ZONING: RT, RESIDENTIAL SUBURBAN

PIN: 2349-58-0204
 BECKY G. MEADOWS
 DB: 1289, PG. 683
 ZONING: MZP, RESIDENTIAL MANUFACTURED HOUSING PARK DISTRICT

OWNER'S CERTIFICATE:
 THE PLATING OR DEDICATION OF THE LAND DESCRIBED BY THIS PLAT IS WITH THE CONSENT AND APPROVAL OF THE UNDERSIGNED OWNERS, PROPERTY OWNERS, AND TRUSTEES, IF ANY.

BECKY G. MEADOWS _____ DATE _____

COMMUNWEALTH OF VIRGINIA _____
 AT LARGE, TO WIT:

NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF VIRGINIA AT LARGE HEREBY CERTIFY THAT _____

WHOSE NAME(S) ARE SIGNED TO THIS PLAT DATED: AUGUST 3, 2021 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE COMMONWEALTH OF AFORESAID.

GIVEN UNDER MY HAND THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC _____

BY COMMISSION EXPIRES: _____

LEGEND

- IRON PIPE FOUND
- IRON ROD FOUND
- ▲ CALCULATED POINT
- ▲ PARCEL ID NUMBER
- UP
- WELLS
- R/W RIGHT-OF-WAY
- UTILITY LINE
- LOT LINES TO BE VACATED

LOCATION MAP N.T.S.

Attachment: R-22-002 Chris Meadows Plat (2955 : Public Hearing: Case R-22-002; Christopher Meadows)



Planning Commission

STAFF SUMMARY

Case:	Public Hearing: Case R-22-003; JEL, Inc. aka Green Genie, Inc.	District:	Banister Election District
Zoning Request:	R-1 to A-1		
Agenda Date:	January 04, 2022		
Meeting History:			

SUBJECT

Requested by JEL, Inc aka Green Genie, Inc., to rezone property located on State Road 686/Elkhorn Road, in the Banister Election District and shown on the Tax Maps as GPIN # 2486-41-1819. The applicant is requesting to rezone 213.95 acres, from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, to allow for the expansion of the existing campground.

BACKGROUND/DISCUSSION

JEL, Inc aka Green Genie, Inc. is requesting to rezone a total of 213.95 acres from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, to allow for the future expansion of an existing campground. The applicant currently owns and operates Elkhorn Lake Campground on a property adjacent to the subject property. Campgrounds are only allowed by Special Use Permit within the A-1, Agricultural District, zoning classification. If rezoned to A-1, Pittsylvania County Code § 35-179 would require a Special Use Permit be granted by the Board of Zoning Appeals before the campground can be expanded onto the subject property.

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

FUTURE LAND USE DESIGNATION

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

ZONING AND CURRENT USE OF SURROUNDING PROPERTIES

Adjacent to A-1, Agricultural District and R-1, Residential Suburban Subdivision District zoned properties.

RECOMMENDATION

Staff recommends APPROVAL of Case R-22-003, submitted by JEL, Inc. aka Green Genie, Inc., requesting to rezone a total of 213.95 acres located on State Road 686/Elkhorn Road, in the Banister Election District and shown on the Tax Maps as GPIN # 2486-41-1819, to allow for the

expansion of an existing campground. The subject property is adjacent to properties currently zoned A-1, Agricultural District and the rezoning would be consistent with the Comprehensive Plan.

PLANNING COMMISSION OPTIONS:

1. Recommend approval of Case R-22-003 as submitted.
2. Recommend denial of Case R-22-003 as submitted.

ATTACHMENTS:

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

STAFF SUMMARY

<u>CASE</u> R-22-003	<u>ZONING REQUEST</u> R-1 to A-1	<u>CYCLE</u> January 2022/February 2022
<u>SUBJECT/PROPOSAL/REQUEST</u> JEL, Inc. aka Green Genie, Inc. is requesting to rezone the property from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District.		PLANNING COMMISSION: January 4, 2022 BOARD OF SUPERVISORS: February 15, 2022 ADVERTISED: December 22 & 29, 2021; January 19 & 26, 2022
DISTRICT: Banister		

SUBJECT

Requested by JEL, Inc aka Green Genie, Inc., to rezone property located on State Road 686/Elkhorn Road, in the Banister Election District and shown on the Tax Maps as GPIN # 2486-41-1819. The applicant is requesting to rezone 213.95 acres, from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, to allow for the expansion of the existing campground.

BACKGROUND/DISCUSSION

JEL, Inc aka Green Genie, Inc. is requesting to rezone a total of 213.95 acres from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, to allow for the future expansion of an existing campground. The applicant currently owns and operates Elkhorn Lake Campground on a property adjacent to the subject property. Campgrounds are only allowed by Special Use Permit within the A-1, Agricultural District, zoning classification. If rezoned to A-1, Pittsylvania County Code § 35-179 would require a Special Use Permit be granted by the Board of Zoning Appeals before the campground can be expanded onto the subject property.

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

FUTURE LAND USE DESIGNATION

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

ZONING AND CURRENT USE OF SURROUNDING PROPERTIES

Adjacent to A-1, Agricultural District and R-1, Residential Suburban Subdivision District zoned properties.

RECOMMENDATION

Staff recommends APPROVAL of Case R-22-003, submitted by JEL, Inc. aka Green Genie, Inc., requesting to rezone a total of 213.95 acres located on State Road 686/Elkhorn Road, in the Banister Election District and shown on the Tax Maps as GPIN # 2486-41-1819, to allow for the expansion of an existing campground. The subject property is adjacent to properties currently zoned A-1, Agricultural District and the rezoning would be consistent with the Comprehensive Plan.

PLANNING COMMISSION OPTIONS:

1. Recommend approval of Case R-22-003 as submitted.
2. Recommend denial of Case R-22-003 as submitted.

ATTACHMENTS:

- A. Application

- B. Maps
- C. Letter of Intent
- D. Executive Summary
- E. Petition
- F. Sign Affidavit
- G. Adjacent Parcel Owners
- H. Plat

PITTSYLVANIA COUNTY
APPLICATION FOR REZONING

Jel Inc., aka Green Genie Inc., as owner of the below described property, hereby apply to the Pittsylvania County Board of Supervisors to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Property Owner's Names: Jel Inc., aka Green Genie Inc.
Address: P.O. Box 90758, Raleigh, NC 27675

2. Location of Property: 2492 Elkhorn Road

Telephone: 910-261-9626

3. Tax Map Number: 2486-41-1819

4. Election District: Banister

Total Amount: \$336.65

Taken By: _____

5. Size of Property: 213.95 acres

6. Existing Land Use: Campground

Existing Zoning: R-1, Residential Suburban Subdivision District

7. Proposed Land Use: Expansion of existing campground

Proposed Zoning: A-1, Agricultural District

8. Are conditions being proffered: _____ Yes X No

9. Check completed items:

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

Todd Chamberlain

OFFICE USE ONLY

Application Deadline: 11/24/21

Received By: ESR

B.O.S. Meeting Date: 02/15/22

Application No. R-21-039

P.C. Meeting Date: 01/04/22

Date Received: 11/16/21

Action: _____

Attachment: R-22-003 Jel aka Green Genie App (2956 : Public Hearing: Case R-22-003; JEL, Inc. aka Green Genie, Inc.)

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

213.95 acres of land,)
generally located at 2492 Elkhorn Road)
within the Banister Election)
District, and recorded as parcel)
ID# 2486-41-1819 in the Pittsylvania)
County tax records)

PETITION

TO THE HONORABLE SUPERVISORS OF PITTSYLVANIA COUNTY:

WHEREAS, your Petitioners, Jel Inc., aka Green Genie Inc., respectfully file this petition pursuant to Sections 35-806 and 35-807 of the Pittsylvania County Zoning Ordinance and in accordance with the Code of Virginia, 1950, as amended, and would respectfully show the following:

- (1) The Petitioners are the Owners of the above-referenced parcel.
- (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 the property rezoned to A-1, Agricultural District.

WHEREFORE, your Petitioners respectfully requests that the Zoning Ordinance of Pittsylvania County be amended and that the above-referenced parcel of land be rezoned as set out in Number 3.

FURTHER, your 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,

Todd Chamberlain

Attachment: R-22-003 Jel aka Green Genie App (2956 : Public Hearing: Case R-22-003; JEL, Inc. aka Green Genie, Inc.)

December 1, 2021

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

Dear Mrs. Ragsdale:

Jel Inc aka Green Genie Inc., as owners, would like to apply to the Planning Commission/Board of Supervisors to rezone 213.95 acres, GPIN # 2486-41-1819, located at 2492 Elkhorn Road, in the Banister Election District.

We are requesting to rezone this parcel from R-1, Residential Suburban Subdivision District to A-1, Agricultural District to allow for an expansion of the existing campground.

Sincerely,

Todd Chamberlain



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 R-21-039 Applicant _____ Date _____

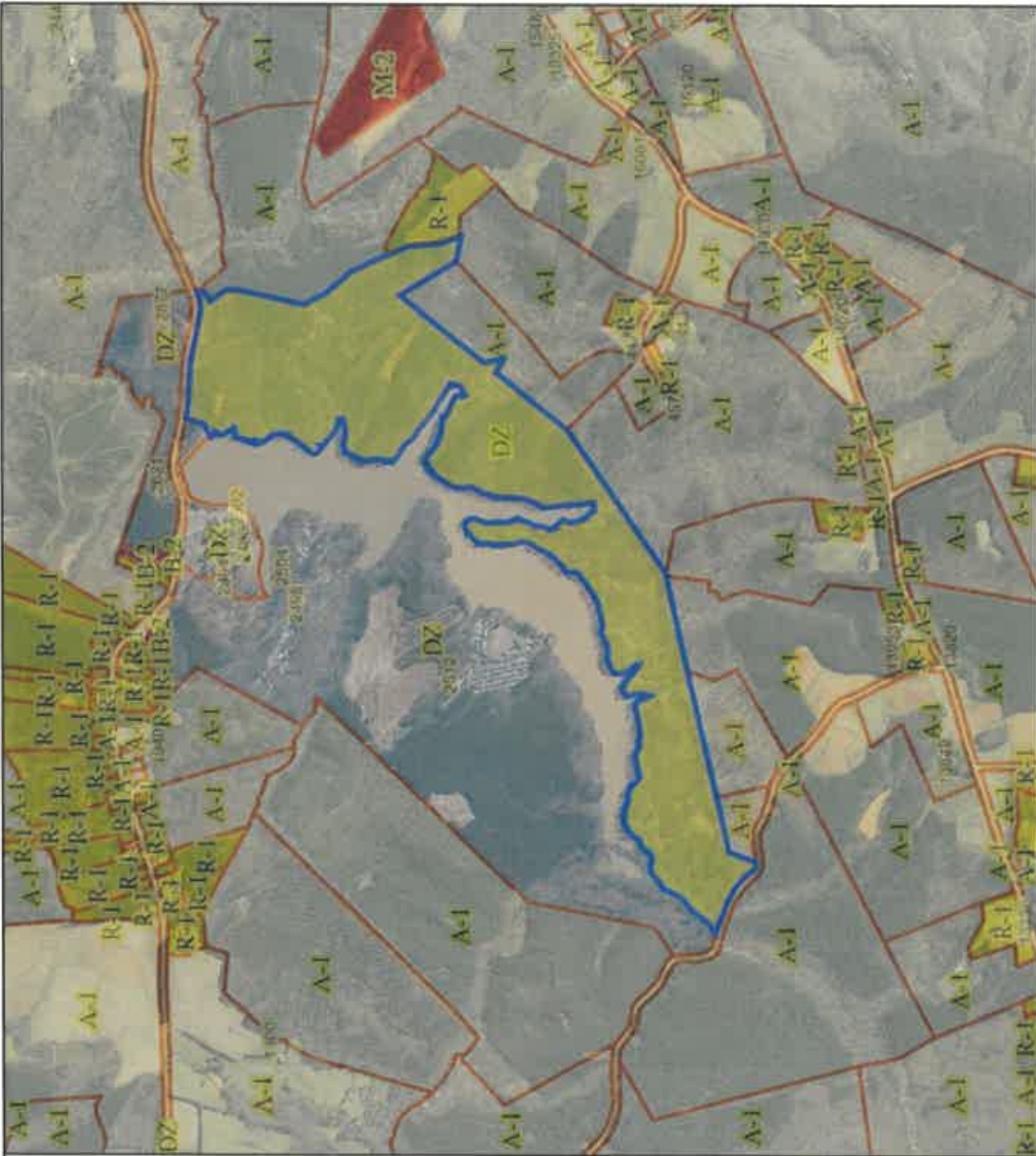
Attachment: R-22-003 Jel aka Green Genie App (2956 : Public Hearing: Case R-22-003; JEL, Inc. aka Green Genie, Inc.)

GPIN	ACCOUNT_NAME1	ACCOUNT_ADDR1	ACCOUNT_CSZ
2486-66-2762	PATTERSON, KASEY B	2621 ELKHORN RD	JAVA, VA 24565
2486-00-1594	CLOVERDALE LUMBER CO INC	5863 S BOSTON HWY	SUTHERLIN, VA 24594
2486-83-1818	GREGORY, JAMES BANISTER JR	789 HENRY'S MILL RD	JAVA, VA 24565
2486-63-7042	STEPHENS, CLARINE	6206 8TH STREET NW	WASHINGTON, DC 20011
2486-03-9536	QUERCUS INC	150 DEER RUN RD	LEWISVILLE, NC 27023



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: 11/30/2021

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.



Attachment: R-22-003 Jel aka Green Genie Map (2956 : Public Hearing: Case R-22-003; JEL, Inc. aka Green Genie, Inc.)



Planning Commission

STAFF SUMMARY

Case:	Public Hearing: Case S-22-001; Cascade Holdings, LLC	District:	Tunstall District Election District
Zoning Request:	SUP		
Agenda Date:	January 04, 2022		
Meeting History:			

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

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> Cascade Holdings, LLC is requesting a Special Use Permit for a Single-Wide Mobile Home		PLANNING COMMISSION: January 4, 2022
DISTRICT: Tunstall		BOARD OF ZONING APPEALS: February 7, 2022
		ADVERTISED: 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 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

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] 12/21/21
check # 10865

3. Tax Map Number GPIN 1336-85-1205

4. Election District: Chatham-Blairs

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

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 (2952 : 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 Chatham-Blairs)
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 (2952 : 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.

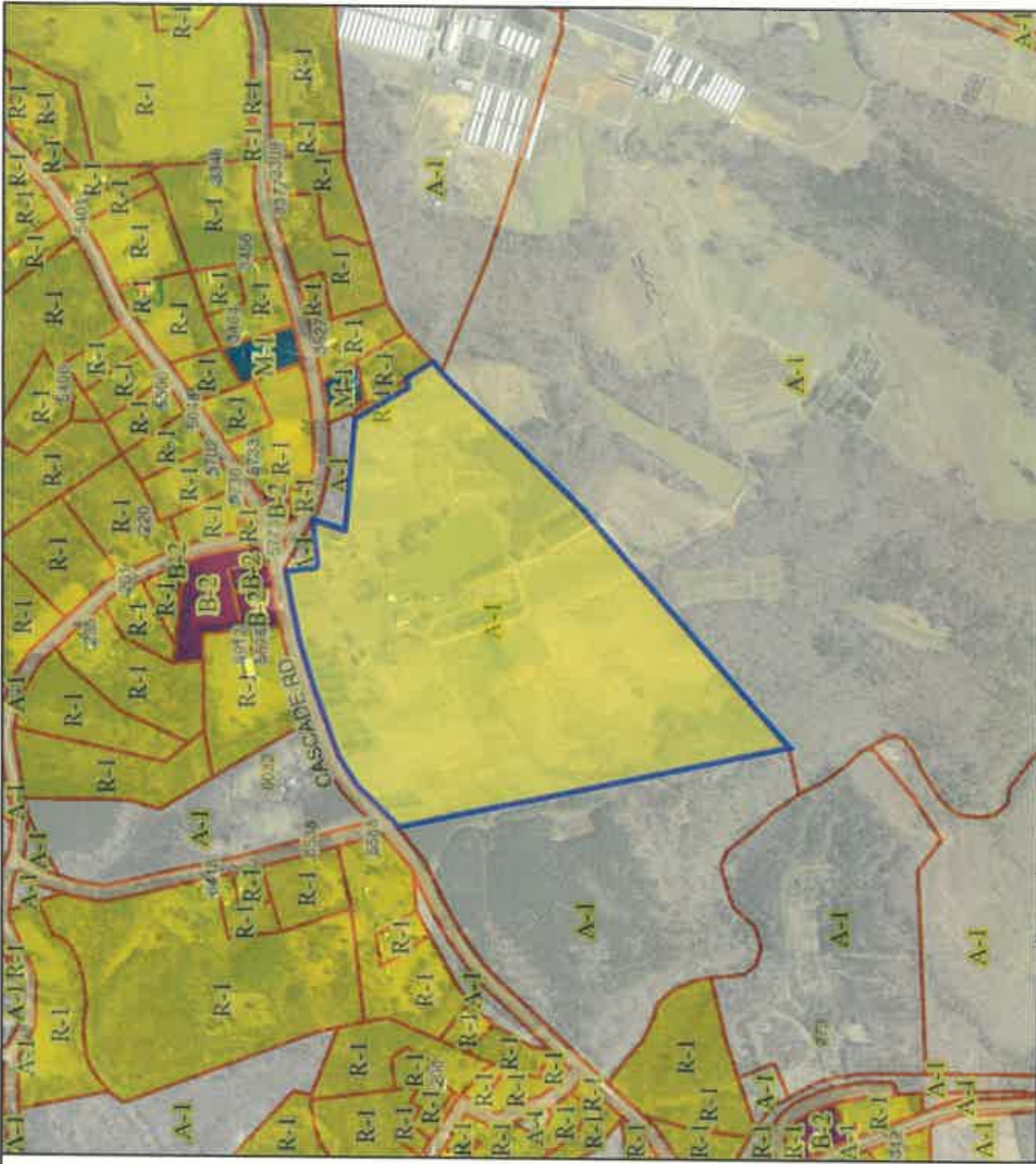
Case S-22-001 Applicant Benn Date 12-21-21

Attachment: S-22-001 Cascade Holdings App (2952 : 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

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.



Planning Commission

STAFF SUMMARY

Case:	Public Hearing: Case S-22-002; Michael and Wanda Roberts	District:	Staunton River Election District
Zoning Request:	SUP		
Agenda Date:	January 04, 2022		
Meeting History:			

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

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>		PLANNING COMMISSION: January 4, 2022
Michael & Wanda Roberts are requesting a Special Use Permit for a Single-Wide Mobile Home		BOARD OF ZONING APPEALS: February 7, 2022
DISTRICT: Staunton River		ADVERTISED: 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

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 (2953 : 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 (2953 : 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.

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

Attachment: S-22-002 Roberts App (2953 : 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

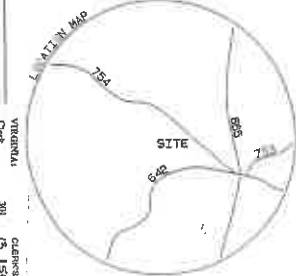
DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and Pittsylvania County is not responsible for its accuracy or how current it may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

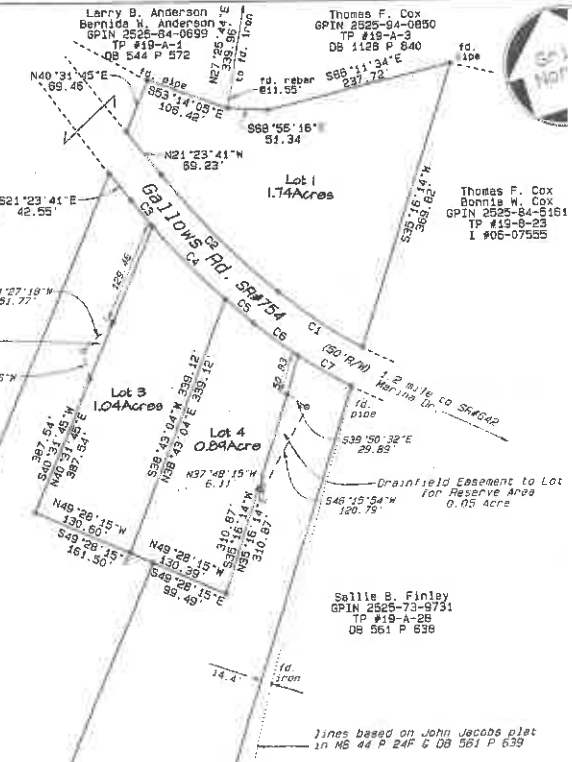
CLERK'S OFFICE OF THE CIRCUIT COURT OF PITTSYLVANIA COUNTY
 The foregoing instrument, when acknowledged, was admitted to record on 10/17/07 at 10:08 A.M.

Southeastern Surveyors
 WILLIAM R. HEEVES, JR.
 1518
 ALTVISTA, VA
 LAND SURVEYOR

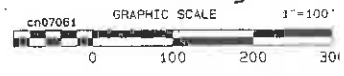
This plat is based on a current field survey marked on the ground with the physical monuments indicated and was prepared without a title report.

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

Hawk's Nest, LLC
 GPIN 2525-52-7881
 I #06-00998



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 (2953 : Public Hearing: Case S-22-002; Michael and Wanda Roberts)