



**PLANNING COMMISSION
REGULAR MEETING
Tuesday, May 3, 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 04_05_2022
- 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-22-008; Robert and Barbie Eanes: Public
Hearing: Case R-22-008; Robert and Barbie Eanes; Rezoning from RC-1, Residential Combined Subdivision District, to A-1, Agricultural District (Waters)

Case Public Hearing: Case R-22-009 Ronnie Warren: Public Hearing: Case R-22-009 Ronnie Warren; Rezoning from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District (Oakes)

Case Public Hearing: Case R-22-015 Bradley and Shannon Mceowen: Public
Hearing: Case R-22-015 Bradley and Shannon Mceowen ; Rezoning from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District (Henderson)

Case Case S-22-005 Louise Morrison: Case S-22-005 Louise Morrison; Special Use Permit for a Doublewide Mobile Home (Henderson)

Case Case S-22-007 Sally Norcutt: Case S-22-007 Sally Norcutt; Special Use Permit for a Singlewide Mobile Home

Case Case S-22-008 Green Genie LLC: Case S-22-008 Green Genie LLC; Special Use Permit for a Recreational Use (ATV Trails) (Henderson)

- X. OLD BUSINESS
- XI. NEW BUSINESS
- XII. ADJOURNMENT



Planning Commission

STAFF SUMMARY

Case:	PC Minutes 04_05_2022	District:	
Zoning Request:			
Agenda Date:	May 03, 2022		
Meeting History:			

April 5, 2022
Regular Meeting

**Pittsylvania County Planning Commission
Regular Meeting
April 5, 2022**

VIRGINIA: The Regular Meeting of the Pittsylvania County Planning Commission was held on April 5, 2022, 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	6:38 PM
Nathan Harker	Vice Chairman - Staunton River District	Present	6:35 PM
Colette Henderson	Member - Banister District	Present	6:31 PM
Janet Mease	Member - Callands-Gretna District	Present	6:32 PM
Brian K. Horne	Member - Dan River District	Present	6:34 PM
Gary Oakes	Member - Tunstall District	Present	6:38 PM
Richard Waters	Member - Chatham-Blairs District	Present	6:33 PM
Darrell Dalton	Board of Supervisors Rep	Present	6:39 PM

HEARING OF CITIZENS

No citizens came forward to speak.

APPROVAL OF AGENDA

A motion was made by Mr. Waters, seconded by Mr. Dalton, and by an eight (8) to zero (0) vote the agenda was approved as presented.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Richard Waters, Member - Chatham-Blairs District
SECONDER:	Darrell Dalton, Board of Supervisors Rep
AYES:	Haymore, Harker, Henderson, Mease, Horne, Oakes, Waters, Dalton

APPROVAL OF MINUTES

1. Planning Commission Minutes 03 01 2022

A motion was made by Mr. Horne, seconded by Mr. Harker, and by an eight to (8) to zero (0) vote, the minutes were approved as presented.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Brian K. Horne, Member - Dan River District
SECONDER:	Nathan Harker, Vice Chairman - Staunton River District
AYES:	Haymore, Harker, Henderson, Mease, Horne, Oakes, Waters, Dalton

CHAIRMAN'S REPORT

There was no Chairman's Report.

Attachment: 04_05_2022 PC Minutes (3137 : PC Minutes 04_05_2022)

PUBLIC HEARING

- 1. Public Hearing: Case R-22-011; Jane Ellis Holding Company, LLC; Rezoning from R-1, Residential Suburban Subdivision District, and A-1, Agricultural District, to A-1, Agricultural District (Henderson)

Mr. Haymore opened the public hearing at 7:06 p.m. Mrs. Ragsdale, Director of Community Development, reported that Jane Ellis Holding Company, LLC, had petitioned to rezone 52.01 acres, located at 637 Mill Creek Road from R-1, Residential Suburban Subdivision District, and A-1, Agricultural District, to A-1 Agricultural District, to allow for a Utility Scale Solar Facility. Kieran Siao with Dimension Renewable Energy presented a PowerPoint presentation regarding the project. He stated that the project would only be around 14 acres in size. He also stated that this project would be 5 MW, and therefore, too small for a siting agreement. He gave an overview of what a Community Solar Project and how it could benefit subscribers. John Harris spoke next, suggesting that all potential uses be examined before a solar project is allowed to operate on this property. He stated that county water is coming to this area, and he does not want this to interfere with or delay that project. Richard Cocke spoke next, expressing concerns about the project being so close to Chatham Medical Center and how this could affect the county water project. He also stated that Chatham Town Council has not had time to meet and discuss the project as it was advertised after their monthly meeting. Mr. Cocke stated that the Mayor would like to meet and have time examine the project before it is approved, and requested that the rezoning be postponed. Mr. Harker stated this was just the rezoning that is required to take place before the Special Use Permit can be applied for. Mr. Haymore asked about the percentage of each zoning designation on the parcel and Mrs. Ragsdale stated that the majority of the subject parcel is zoned A-1, Agricultural District. She stated that the Board of Supervisors will meet next month for the final decision on the rezoning case, and the process for the Special Use Permit will take approximately four (4) months. Kieran Siao stated that this project will not compromise the water line project as this area is flagged for future industrial use by the Comprehensive Plan. He also stated that the neighbors to the east of this project are customers of Mecklenburg Electric Cooperative customers and there are neighbors that can benefit from this project. Mr. Haymore closed the public hearing at 7:40 p.m.

A motion was made by Mrs. Henderson, seconded by Mr. Oakes, to recommend the Board of Supervisors grant the rezoning request. Motion passed by an eight (8) to zero (0) vote.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Colette Henderson, Member - Banister District
SECONDER:	Gary Oakes, Member - Tunstall District
AYES:	Haymore, Harker, Henderson, Mease, Horne, Oakes, Waters, Dalton

- 2. Public Hearing: Case R-22-012; Martha Adams; Rezoning from R-1, Residential Suburban Subdivision District, to M-1, Industrial District, Light Industry (Henderson)

Mr. Haymore opened the public hearing at 7:43 p.m. Mrs. Ragsdale, Director of Community Development, reported that Martha Adams petitioned to rezone 0.56 acres, located at 824 E Gretna Road, in the Banister Election District from R-1, Residential Suburban Subdivision District to M-1 Industrial District, Light Industry, to allow for property lines to be adjusted. David Adams was present to represent the petition. There was no opposition to the petition. Mr. Haymore closed the public hearing at 7:44 p.m. A motion was made by Mrs. Henderson, seconded by Mrs. Mease, to

Attachment: 04_05_2022 PC Minutes (3137 : PC Minutes 04_05_2022)

recommend the Board of Supervisors grant the rezoning request. Motion passed by an eight (8) to zero (0) vote.

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

- 3. Public Hearing: Case R-22-014; Joshua & Amy Jennings; RC-1, Residential Combined Subdivision District, to A-1, Agricultural District (Oakes)

Mr. Haymore opened the public hearing at 7:45 p.m. Mrs. Ragsdale, Director of Community Development, reported that Joshua & Amy Jennings petitioned to rezone a total of 9.83 acres, generally located on US Hwy 58/Martinsville Hwy, in the Tunstall Election District from RC-1, Residential Combined Suburban District to A-1, Agricultural District, to allow for an indoor gun range. Joshua Jennings was present to represent the petition. There was no opposition to the petition. Mr. Haymore closed the public hearing at 7:47 p.m. A motion was made by Mr. Oakes, seconded by Mrs. Mease, to recommend the Board of Supervisors grant the rezoning request. Motion passed by an eight (8) to zero (0) vote.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Gary Oakes, Member - Tunstall District
SECONDER:	Janet Mease, Member - Callands-Gretna District
AYES:	Haymore, Harker, Henderson, Mease, Horne, Oakes, Waters, Dalton

- 4. Case S-22-004 Aquillas Kanagy and Jacob Mast; Special Use Permit for a Permanent Sawmill (Henderson)

Mr. Haymore opened the public hearing at 7:48 p.m. Mrs. Ragsdale, Director of Community Development, reported that Aquillas Kanagy & Jacob Mast petitioned for a Special Use Permit to operate a sawmill on 351.38 acres, generally located on State Road 678/Corner Road, in the Banister Election District. Aquillas Kanagy was present to represent the petition. Mr. Haymore opened the floor for discussion for anyone that signed up to speak. First to speak was Brenda McGregor. She stated that Corner Road is a dead-end road with eight (8) residents that live there full-time and felt that the sawmill would create traffic and noise that is unwanted. Geneva Robertson spoke and said she agreed with everything that Brenda McGregor said. Jimmy Glass spoke next. He stated that he is not happy with the mess the horses are leaving in the road and that it is not being cleaned up. He was also concerned about the increase in traffic and noise. Cleo Glass said she opposes the sawmill coming to this area. Betty George spoke next. She stated that she lives closest to the proposed sawmill and said that traffic had increased due to bringing in equipment and animals, but that she cannot hear the sawmill when it is in operation. Ms. George said they are some of the best neighbors they have had. Mr. Waters asked if there should be any conditions, Mrs. Ragsdale stated that the Planning Commission has the ability to add conditions if they felt they were needed. Mrs. Henderson asked Mr. Kanagy about his intentions with the sawmill. He stated that they want to be profitable so they may sell some lumber, but most of it will be for friends and neighbors. He stated that most of the lumber will be used for small scale projects and pallets. He also said there will be some traffic as they are bringing in logs now and they will be sawing them by hand. He stated that they want to be good neighbors and that any neighbors can

Attachment: 04_05_2022 PC Minutes (3137 : PC Minutes 04_05_2022)

stop by to speak to them, and that they will be happy to explain the operation and show them around. Mr. Haymore closed the public hearing at 8:02 p.m. A motion was made by Mrs. Henderson, seconded by Mrs. Mease, to recommend the Board of Zoning Appeals grant the Special Use Permit with no conditions. Motion passed by a seven (7) to zero (0) vote, one (1) abstained.

RESULT:	APPROVED [7 TO 0]
MOVER:	Colette Henderson, Member - Banister District
SECONDER:	Janet Mease, Member - Callands-Gretna District
AYES:	Haymore, Henderson, Mease, Horne, Oakes, Waters, Dalton
ABSTAIN:	Harker

5. Case S-22-006 Michael Mollohan; Special Use Permit for a Double-Wide Mobile Home (Oakes)

Mr. Haymore opened the public hearing at 8:04 p.m. Mrs. Ragsdale, Director of Community Development, reported that Michael Mollohan petitioned for a Special Use Permit for placement of a Double-Wide home to be used as his primary residence on 0.90 acres, generally located on Drucker Court in the Tunstall Election District. Michael Mollohan was present to represent the petition. There was no opposition to the petition. Mr. Haymore closed the public hearing at 8:06 p.m. A motion was made by Mr. Oakes, seconded by Mrs. Mease, to recommend the Board of Zoning Appeals grant the Special Use Permit. Motion passed by an eight (8) to zero (0) vote.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Gary Oakes, Member - Tunstall District
SECONDER:	Janet Mease, Member - Callands-Gretna District
AYES:	Haymore, Harker, Henderson, Mease, Horne, Oakes, Waters, Dalton

OLD BUSINESS

There was no old business.

NEW BUSINESS

Mrs. Ragsdale stated there will be 6 cases next month, 3 rezoning cases and 3 Special Use Permits.

ADJOURNMENT

The meeting was adjourned at 8:08 p.m.

Attachment: 04_05_2022 PC Minutes (3137 : PC Minutes 04_05_2022)



Planning Commission

STAFF SUMMARY

Case:	Public Hearing: Case R-22-008; Robert and Barbie Eanes	District:	Chatham-Blairs Election District
Zoning Request:	RC-1 to A-1		
Agenda Date:	May 03, 2022		
Meeting History:			

SUBJECT

Requested by Robert and Barbie Eanes, to rezone property located on State Road 718/Snakepath Road, in the Chatham-Blairs Election District and shown on the Tax Maps as GPIN # 2434-10-4406. The applicants are requesting to rezone 7.41 acres, from RC-1, Residential Combined Subdivision District, to A-1, Agricultural District, allow for two dwellings to be placed on the property.

BACKGROUND/DISCUSSION

Robert and Barbie Eanes are requesting to rezone 7.41 acres from RC-1, Residential Combined Suburban Subdivision District, to A-1, Agricultural District. The applicants are requesting to place two (2) dwellings on the property. Pittsylvania County Code § 35-53 allows for two (2) single family dwellings to be placed on properties zoned A-1, Agricultural District, or C-1, Conservation District, as long as all the additional dwelling can meet the minimum lot area, minimum lot width, and maximum lot coverage for the Zoning District; the arrangement of the additional dwelling is in such a manner that if the lot were to be subdivided, a nonconforming lot would not be created; and the additional dwelling has access to a public street by a passage that is at least fifteen (15) wide.

The property is currently vacant.

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 RC-1, Residential Combined Suburban Subdivision District, zoned properties.

SITE DEVELOPMENT PLAN

N/A

RECOMMENDATION

Staff recommends APPROVAL of Case R-22-008, submitted by Robert and Barbie Eanes, requesting to rezone 7.41 acres located on State Road 718/Snakepath Road, in the Chatham-Blairs Election District and shown on the Tax Maps as GPIN # 2434-10-4406. 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-22-008 as submitted.
2. Recommend denial of Case R-22-008 as submitted.

ATTACHMENTS:

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

STAFF SUMMARY

<p>CASE R-22-008</p>	<p>ZONING REQUEST RC-1 to A-1</p>	<p>CYCLE May 2022/June</p>
<p>SUBJECT/PROPOSAL/REQUEST Robert and Barbie Eanes are requesting to rezone property from RC-1, Residential Combined Suburban Subdivision District, to A-1, Agricultural District.</p> <p>DISTRICT: Chatham-Blairs</p>	<p>PLANNING COMMISSION: May 3, 2022</p> <p>BOARD OF SUPERVISORS: June 21, 2022</p> <p>ADVERTISED: April 20 & 27, 2022 & May 18 & 25, 2022</p>	

SUBJECT

Requested by Robert and Barbie Eanes, to rezone property located on State Road 718/Snakepath Road, in the Chatham-Blairs Election District and shown on the Tax Maps as GPIN # 2434-10-4406. The applicants are requesting to rezone 7.41 acres, from RC-1, Residential Combined Subdivision District, to A-1, Agricultural District, allow for two dwellings to be placed on the property.

BACKGROUND/DISCUSSION

Robert and Barbie Eanes are requesting to rezone 7.41 acres from RC-1, Residential Combined Suburban Subdivision District, to A-1, Agricultural District. The applicants are requesting to place two (2) dwellings on the property. Pittsylvania County Code § 35-53 allows for two (2) single family dwellings to be placed on properties zoned A-1, Agricultural District, or C-1, Conservation District, as long as all the additional dwelling can meet the minimum lot area, minimum lot width, and maximum lot coverage for the Zoning District; the arrangement of the additional dwelling is in such a manner that if the lot were to be subdivided, a nonconforming lot would not be created; and the additional dwelling has access to a public street by a passage that is at least fifteen (15) wide.

The property is currently vacant.

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 RC-1, Residential Combined Suburban Subdivision District, zoned properties.

SITE DEVELOPMENT PLAN

N/A

RECOMMENDATION

Staff recommends APPROVAL of Case R-22-008, submitted by Robert and Barbie Eanes, requesting to rezone 7.41 acres located on State Road 718/Snakepath Road, in the Chatham-Blairs Election District and shown on the Tax Maps as GPIN # 2434-10-4406. The subject property is adjacent to properties currently zoned A-1, Agricultural District, and the rezoning would be consistent with the Comprehensive Plan.

Attachment: R-22-008 Robert & Barbie Eanes App (3131 : Public Hearing: Case R-22-008; Robert and Barbie Eanes)

PLANNING COMMISSION OPTIONS:

1. Recommend approval of Case R-22-008 as submitted.
2. Recommend denial of Case R-22-008 as submitted.

ATTACHMENTS:

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

PITTSYLVANIA COUNTY
APPLICATION FOR REZONING

We, Robert W & Barbie H Eanes, as owners 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 Name: Robert W & Barbie H Eanes
Address: 529 Blairs Circle, Blairs, VA 24527

2. Location of Property: State Road 718 /Snakepath Road

Telephone: 434-432-7755

3. Tax Map Numbers: 2434-10-4406

4. Election District: Chatham-Blairs

Total Amount: \$351.31

Taken By: check # 159

5. Size of Properties: 7.41 acres

RSF

6. Existing Land Use: Vacant

Existing Zoning: RC-1, Residential Combined Subdivision District

7. Proposed Land Use: Construction of two dwellings

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 checked="" 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 checked="" 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.


Barbie Eanes

OFFICE USE ONLY
Application Deadline: 03/31/22
Received By: ESR
B.O.S. Meeting Date: 06/21/22

Application No. R-22-008
P.C. Meeting Date: 05/03/22
Date Received: 3/14/22
Action: _____

Attachment: R-22-008 Robert & Barbie Eanes App (3131 : Public Hearing: Case R-22-008; Robert and Barbie Eanes)

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

7.41 acres of land,)
generally located on State Road 718/)
Snakepath Road within the Chatham-Blairs)
Election District, and recorded as parcel)
ID# 2434-10-4406 on the Pittsylvania)
County tax records)

PETITION

TO THE HONORABLE SUPERVISORS OF PITTSYLVANIA COUNTY:

WHEREAS, your Petitioners, Robert W & Barbie H Eanes, 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 RC-1, Residential Combined Subdivision District.
- (3) Your petitioners now desire to have the property rezoned to A-1, Agricultural District.

WHEREFORE, your Petitioners respectfully request 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,


Barbie Eanes

Attachment: R-22-008 Robert & Barbie Eanes App (3131 : Public Hearing: Case R-22-008; Robert and Barbie Eanes)

March 14, 2022

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

Dear Mrs. Ragsdale:

We, Robert W & Barbie H Eanes, as owners, would like to apply to the Planning Commission/Board of Supervisors to rezone 7.41 acres, GPIN # 2434-10-4406, on State Road 718/Snakepath Road in the Chatham-Blairs Election District.

We are requesting to rezone this parcel from RC-1, Residential Combined Subdivision District to A-1, Agricultural District, to allow for construction of two dwellings.

Sincerely,


Barbie Eanes



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.

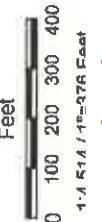
Should the property not be posted and the sign(s) maintained as required above, I understand the board may defer the case.

Case R-22-008 Applicant Barbie Eanes Date 3/14/2022

GPIN	ACCOUNT_NAME1	ACCOUNT_ADDR1	ACCOUNT_CSZ
2434-10-4055	DICHELO, LOUIS O LIFE TENANT	2341 SNAKEPATH RD	BLAIRS, VA 24527
2433-19-2795	LOEB, BRIAN KEITH	P.O. BOX 286	BLAIRS, VA 24527
2433-19-8746	ZIELINSKI, MARTIN THOMAS	141 EDDIES LANE	BLAIRS, VA 24527
2434-10-0759	BILGRAV, DOUGLAS C SR	174 WOODCREEK DR	BLAIRS, VA 24527
2433-36-0963	OWEN, HUNTER EDDIE ET ALS	1832 TRAVIS LANE	BURLINGTON, NC 27217
2434-10-2012	WILLIAMS, DENISE ELIZABETH DICHELLO	2361 SNAKEPATH ROAD	BLAIRS, VA 24527
2434-10-0313	KISTLER, CHADWICK L	2261 SNAKEPATH RD	BLAIRS, VA 24527

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: 3/14/2022

9.1.b

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-22-008 Robert & Barbie Eanes Map (3131 : Public Hearing: Case R-22-008; Robert and Barbie Eanes)



Planning Commission

STAFF SUMMARY

Case:	Public Hearing: Case R-22-009 Ronnie Warren	District:	Tunstall District Election District
Zoning Request:	R-1 to A-1		
Agenda Date:	May 03, 2022		
Meeting History:			

SUBJECT

Requested by Ronnie Warren, to rezone property located on State Road 622/Cascade Road, in the Tunstall Election District and shown on the Tax Maps as GPIN # 1358-08-7268. The applicant is requesting to rezone 2.91 acres, from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District to allow for an accessory building.

BACKGROUND/DISCUSSION

Ronnie Warren is requesting to rezone 2.91 acres from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, to allow for the placement of an accessory structure on property without a primary structure. Pittsylvania County Code § 35-74 requires a main building to be on the property prior to the construction of an accessory building in residential districts. In order to place an accessory structure on the property without a main building, the property would need to be rezoned to A-1, Agricultural District. The applicant is proposing to use this structure for his personal use only.

The property is currently vacant.

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 and High Density Residential.

ZONING AND CURRENT USE OF SURROUNDING PROPERTIES

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

SITE DEVELOPMENT PLAN

N/A

RECOMMENDATION

Staff recommends APPROVAL of Case R-22-009, submitted by Ronnie Warren, requesting to rezone 2.91 acres located on State Road 622/Cascade Road, in the Tunstall Election District and shown on the Tax Maps as GPIN # 1358-08-7268. 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-22-009 as submitted.
2. Recommend denial of Case R-22-009 as submitted.

ATTACHMENTS:

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

STAFF SUMMARY

<p>CASE R-22-009</p>	<p>ZONING REQUEST R-1 to A-1</p>	<p>CYCLE May 2022/June 2022</p>
<p>SUBJECT/PROPOSAL/REQUEST Ronnie Warren is requesting to rezone the property from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District.</p> <p>DISTRICT: Tunstall</p>	<p>PLANNING COMMISSION: May 3, 2022</p> <p>BOARD OF SUPERVISORS: June 21, 2022</p> <p>ADVERTISED: April 20 & 27, 2022/May 18 & 25, 2022</p>	

SUBJECT

Requested by Ronnie Warren, to rezone property located on State Road 622/Cascade Road, in the Tunstall Election District and shown on the Tax Maps as GPIN # 1358-08-7268. The applicant is requesting to rezone 2.91 acres, from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District to allow for an accessory building.

BACKGROUND/DISCUSSION

Ronnie Warren is requesting to rezone 2.91 acres from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, to allow for the placement of an accessory structure on property without a primary structure. Pittsylvania County Code § 35-74 requires a main building to be on the property prior to the construction of an accessory building in residential districts. In order to place an accessory structure on the property without a main building, the property would need to be rezoned to A-1, Agricultural District. The applicant is proposing to use this structure for his personal use only.

The property is currently vacant.

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 and High Density Residential.

ZONING AND CURRENT USE OF SURROUNDING PROPERTIES

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

SITE DEVELOPMENT PLAN

N/A

RECOMMENDATION

Staff recommends APPROVAL of Case R-22-009, submitted by Ronnie Warren, requesting to rezone 2.91 acres located on State Road 622/Cascade Road, in the Tunstall Election District and shown on the Tax Maps as GPIN # 1358-08-7268. 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-22-009 as submitted.
2. Recommend denial of Case R-22-009 as submitted.

Attachment: R-22-009 Ronnie Warren App (3132 : Public Hearing: Case R-22-009 Ronnie Warren)

ATTACHMENTS:

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

PITTSYLVANIA COUNTY
APPLICATION FOR REZONING

I, Ronnie G. Warren, as Owner of the below described property, hereby applies to the Pittsylvania County Board of Supervisors to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Property Owner's Names: Ronnie G. Warren
Address: 134 Locust Dr, Cascade, VA 24069

2. Location of Property: on Cascade Rd

Telephone: (434) 429-2259

3. Tax Map Number: 1358-08-7268

4. Election District: Tunstall

Total Amount: \$329.32

Taken By: Cash

5. Size of Property: 2.91 acres

6. Existing Land Use: Vacant

Existing Zoning: R-1, Residential Suburban Subdivision District

7. Proposed Land Use: Accessory building/Garage

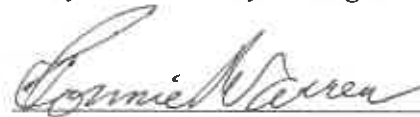
Proposed Zoning: A-1, Agricultural District

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 checked="" 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.


Ronnie G. Warren

OFFICE USE ONLY
Application Deadline: 03/31/22
Received By: ESR
B.O.S. Meeting Date: 06/21/22

Application No. R-22-009
P.C. Meeting Date: 05/03/22
Date Received: 03/17/22
Action: _____

Attachment: R-22-009 Ronnie Warren App (3132 : Public Hearing: Case R-22-009 Ronnie Warren)

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

A 2.91 acre parcel of land,)
generally located on Cascade Rd)
within the Tunstall) **PETITION**
Election District, and recorded as)
parcel #1358-08-7268)
in the Pittsylvania County tax records)

TO THE HONORABLE SUPERVISORS OF PITTSYLVANIA COUNTY:

WHEREAS, your Petitioner, Ronnie G. Warren, 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 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 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 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,



Ronnie G. Warren

Attachment: R-22-009 Ronnie Warren App (3132 : Public Hearing: Case R-22-009 Ronnie Warren)

March 17, 2022

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

Dear Mrs. Ragsdale:

Ronnie G. Warren, as owner, would like to apply to the Planning Commission/Board of Supervisors to rezone a total of 2.91 acres, GPIN 1358-08-7268, located on Cascade Road, in the Tunstall Election District.

I am requesting to rezone the property from R-1, Residential Suburban Subdivision District to A-1, Agricultural District.

Sincerely,



Ronnie G. Warren



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-22-009 Applicant Ronnie Warren Date 3/17/22

Attachment: R-22-009 Ronnie Warren App (3132 : Public Hearing: Case R-22-009 Ronnie Warren)

GPIN	ACCOUNT_NAME1	ACCOUNT_ADDR1	ACCOUNT_CSZ
1358-08-7521	BOARD OF SUPERVISORS PITTS CO	P O BOX 426	CHATHAM, VA 24531
1358-08-9513	S R E LIMITED LIABILITY COMPANY	P O BOX 3588	DANVILLE, VA 24543
1358-08-5663	BOYD, LISA HAIRSTON	220 CASCADE ROAD	CASCADE, VA 24069
1358-08-4814	LONG, DAVID A JR	6424 WHISPERING PINES ROAD	CASCADE, VA 24069
1358-18-2119	MCMAHON, MICHAEL J ESTATE	27 THE FAIRWAY	OAK BEACH, NY 11702

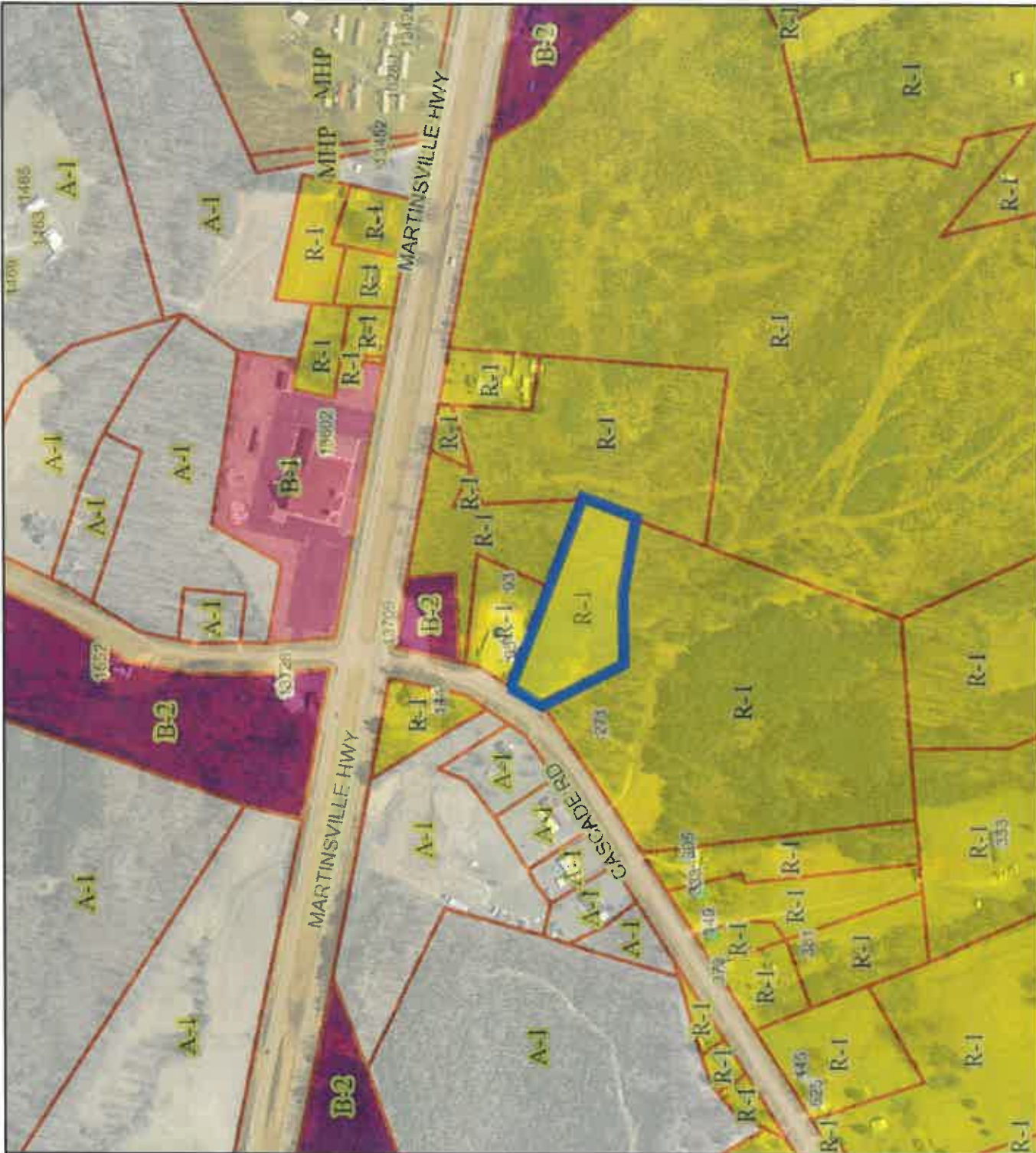
Legend

- Assessed Parcels
- Parcels
- Special Uses
- 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

Feet



4-1 5-1 1 40-076 0000



Title:

Date: 3/17/2022

9.2.b
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.



Planning Commission

STAFF SUMMARY

Case:	Public Hearing: Case R-22-015 Bradley and Shannon Mceowen	District:	Banister Election District
Zoning Request:	R-1 to A-1		
Agenda Date:	May 03, 2022		
Meeting History:			

SUBJECT

Requested by Bradley and Shannon Mceowen, to rezone property located on State Road 57/Halifax Road, in the Banister Election District and shown on the Tax Maps as part of GPIN #s 2456-0198 and 2456-31-5275. The applicants are requesting to rezone 34.9 acres, from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, to allow for agricultural uses.

BACKGROUND/DISCUSSION

Bradley and Shannon Mceowen are requesting to rezone a total of 34.9 acres from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, so that the properties can be used for agricultural purposes.

The applicants were cited for disturbing over 10,000 square feet without a land disturbing permit. They contact the Community Development office and stated that the clearing was for agricultural purposes, exempting them from the required permit under Virginia State Code. Under the current zoning classification, agricultural uses would only be allowed as an incidental use. Section 35-51 of the Pittsylvania County Zoning Ordinance states that "incidental agricultural is permitted in any district that allows residential uses provided that such agricultural use shall not occupy over five (5) acres." In order for entire twelve (12) acres cleared to be used for agricultural purposes, the property must be rezoned to A-1.

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 properties.

RECOMMENDATION

Staff recommends APPROVAL of Case R-22-015, submitted by Bradley & Shannon Mceowen, requesting to rezone a total of 34.9 acres located off Halifax Road, in the Banister Election District and shown on the Tax Map as GPIN#s 2456-31-5275 and 2456-31-0198, to allow for agricultural purposes. The subject properties are 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-22-015 as submitted.
2. Recommend denial of Case R-22-015 as submitted.

ATTACHMENTS:

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

STAFF SUMMARY

<p>CASE R-22-015</p>	<p>ZONING REQUEST R-1 to A-1</p>	<p>CYCLE May 2022/June 2022</p>
<p>SUBJECT/PROPOSAL/REQUEST Bradley & Shannon Mceowen are requesting to rezone the properties from R-1, Residential Suburban Subdivision District to A-1, Agricultural District.</p> <p>DISTRICT: Banister</p>	<p>PLANNING COMMISSION: May 3, 2022</p> <p>BOARD OF SUPERVISORS: June 21, 2022</p> <p>ADVERTISED: April 20 & 27, 2022, & May 18 & 25, 2022</p>	

SUBJECT

Requested by Bradley and Shannon Mceowen, to rezone property located on State Road 57/Halifax Road, in the Banister Election District and shown on the Tax Maps as part of GPIN #s 2456-0198 and 2456-31-5275. The applicants are requesting to rezone 34.9 acres, from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, to allow for agricultural uses.

BACKGROUND/DISCUSSION

Bradley and Shannon Mceowen are requesting to rezone a total of 34.9 acres from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, so that the properties can be used for agricultural purposes.

The applicants were cited for disturbing over 10,000 square feet without a land disturbing permit. They contact the Community Development office and stated that the clearing was for agricultural purposes, exempting them from the required permit under Virginia State Code. Under the current zoning classification, agricultural uses would only be allowed as an incidental use. Section 35-51 of the Pittsylvania County Zoning Ordinance states that “incidental agricultural is permitted in any district that allows residential uses provided that such agricultural use shall not occupy over five (5) acres.” In order for entire twelve (12) acres cleared to be used for agricultural purposes, the property must be rezoned to A-1.

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 properties.

RECOMMENDATION

Staff recommends APPROVAL of Case R-22-015, submitted by Bradley & Shannon Mceowen, requesting to rezone a total of 34.9 acres located off Halifax Road, in the Banister Election District and shown on the Tax Map as GPIN#s 2456-31-5275 and 2456-31-0198, to allow for agricultural purposes. The subject properties are 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-22-015 as submitted.
2. Recommend denial of Case R-22-015 as submitted.

Attachment: R-22-015 Bradley & Shannon Mceowen App (3133 : Public Hearing: Case R-22-015 Bradley and Shannon Mceowen)

ATTACHMENTS:

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

PITTSYLVANIA COUNTY
APPLICATION FOR REZONING

We, Bradley & Shannon Mceowen, as owners of the below described properties, hereby apply to the Pittsylvania County Board of Supervisors to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Property Owner's Names: Bradley & Shannon Mceowen
Address: 6940 Halifax Road, Chatham, VA 24531

2. Location of Property: Halifax Road

Telephone: 210-218-3889

3. Tax Map Numbers: 2456-31-5275 & 2456-31-0198

4. Election District: Banister

Total Amount: \$358.64

Taken By: check # 1004

5. Size of Property: 34.9 acres

OG 4/22/2022

6. Existing Land Use: Single Family Dwelling & Vacant lot

Existing Zoning: R-1, Residential Suburban Subdivision District

7. Proposed Land Use: Agricultural purposes


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 type="checkbox"/> Legal Forms |
| <input type="checkbox"/> 11"x 17" Concept Plan | <input checked="" type="checkbox"/> Application Fee | <input checked="" type="checkbox"/> List of Adjoining Properties |
| <input checked="" type="checkbox"/> 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.


Bradley Mceowen

OFFICE USE ONLY
Application Deadline: 03/31/22
Received By: ESR
B.O.S. Meeting Date: 06/21/22

Application No. R-22-015
P.C. Meeting Date: 05/03/22
Date Received: 03/21/22
Action: _____

Attachment: R-22-015 Bradley & Shannon Mceowen App (3133 : Public Hearing: Case R-22-015 Bradley and Shannon Mceowen)

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

34.9 acres of land,)
generally located on Halifax)
Road within the Banister)
Election District, and recorded as)
parcel ID#s 2456-31-5275 & 2456-31-0198)
in the Pittsylvania County tax records)

PETITION

TO THE HONORABLE SUPERVISORS OF PITTSYLVANIA COUNTY:

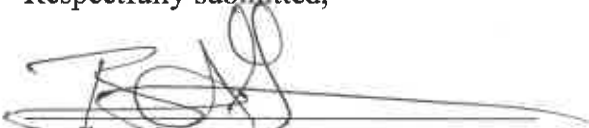
WHEREAS, your Petitioners, Bradley & Shannon Mceowen, respectfully file this petition pursuant to Sections 35-806 and 35-807 of the Pittsylvania County Zoning Ordinance and in accordance with the Code of Virginia, 1950, as amended, and would respectfully show the following:

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

WHEREFORE, your Petitioners 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 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,



Bradley Mceowen

Attachment: R-22-015 Bradley & Shannon Mceowen App (3133 : Public Hearing: Case R-22-015 Bradley and Shannon Mceowen)

April 22, 2022


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

Dear Mrs. Ragsdale:

We, Bradley & Shannon Mceowen, as owners, would like to apply to the Planning Commission/Board of Supervisors to rezone 34.9 acres, GPIN #s 2456-31-5275 & 2456-31-0198, located at 6940 Halifax Road, in the Banister Election District.

We are requesting to rezone these parcels from R-1, Residential Suburban Subdivision District to A-1, Agricultural District to use for agricultural purposes.

Sincerely,



Bradley Mceowen



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-22-015 Applicant [Signature] Date 4-22-22

Attachment: R-22-015 Bradley & Shannon Mceowen App (3133 : Public Hearing: Case R-22-015 Bradley and Shannon Mceowen)

2456-22-3658	BEIMEL, LEROY W JR	BEIMEL, PAULA J	6653 HALIFAX ROAD	null	CHATHAM, VA 24531
2456-33-0481	ROGERS, WILLIAM H JR	ROGERS, JUDITH R	460 CARTER LODGE RD	null	BLAIRS, VA 24527
2456-32-7266	LOGAN, BARRY T	null	772 HICKORY RD	null	CHATHAM, VA 24531
2456-32-8256	LOGAN, BARRY T	null	772 HICKORY RD	null	CHATHAM, VA 24531
2456-40-4987	BUMGARNER, CARROLL W LI	BUMGARNER, KIRK PATTON	233 FAIRVIEW RD	null	CHATHAM, VA 24531
2456-31-8638	ECHOLS, NORRIS E	null	P O BOX 13	null	DRY FORK, VA 24549
2456-21-6164	LOGAN, JIMMIE LEE	LOGAN, SHIRLEY M	6890 HALIFAX RD	null	CHATHAM, VA 24531
2456-32-9257	WOMACK, THOMAS C	WOMACK, RAMONA L	7021 HALIFAX RD	null	CHATHAM, VA 24531
2455-39-7240	MOTLEY, NANCIE M	null	C/O WACHOVIA WEALTH MANAGEMENT	PO BOX 969 ATTN:FRANK WILSON	GREENVILLE, SC 29602

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



Feet



Title:

Date: 3/21/2022

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.



Planning Commission

STAFF SUMMARY

Case:	Case S-22-005 Louise Morrison	District:	Banister Election District
Zoning Request:	SUP		
Agenda Date:	May 03, 2022		
Meeting History:			

SUBJECT

Requested by Louise Morrison, for a Special Use Permit for the placement of a doublewide mobile home in accordance with Pittsylvania County Code § 35-223. The property is 1.0 acres, located on State Road 685/Telegraph Road in the Banister Election District and shown on the Tap Maps as GPIN # 2550-84-5062.

BACKGROUND/DISCUSSION

Joseph and Louise Morrison are requesting a Special Use Permit to allow for the placement of a double-wide mobile home on their 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 occupied by a single-family dwelling that was damaged during a fire. This structure is currently being demolished. 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-22-005 as submitted.

PLANNING COMMISSION MOTIONS:

1. Recommend approval of Case S-22-005 as submitted.

2. Recommend approval of Case S-22-005 subject to conditions by the Planning Commission.
3. Recommend denial of Case S-22-005 as submitted.

ATTACHMENTS:

- A. Application
- B. Maps
- 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-22-005	SUP	May 2022/June 2022
<u>SUBJECT/PROPOSAL/REQUEST</u>		PLANNING COMMISSION: May 3, 2022
Joseph & Louise Morrison are requesting a Special Use Permit for a Double-Wide Mobile Home		BOARD OF ZONING APPEALS: June 13, 2022
DISTRICT: Banister		ADVERTISED: April 20 & 27, 2022/May 18 & 25, 2022

SUBJECT

Requested by Louise Morrison, for a Special Use Permit for the placement of a doublewide mobile home in accordance with Pittsylvania County Code § 35-223. The property is 1.0 acres, located on State Road 685/Telegraph Road in the Banister Election District and shown on the Tap Maps as GPIN # 2550-84-5062.

BACKGROUND/DISCUSSION

Joseph and Louise Morrison are requesting a Special Use Permit to allow for the placement of a double-wide mobile home on their 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 occupied by a single-family dwelling that was damaged during a fire. This structure is currently being demolished. 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-22-005 as submitted.

PLANNING COMMISSION MOTIONS:

1. Recommend approval of Case S-22-005 as submitted.
2. Recommend approval of Case S-22-005 subject to conditions by the Planning Commission.
3. Recommend denial of Case S-22-005 as submitted.

ATTACHMENTS:

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

G. Adjacent Parcel Owners

PITTSYLVANIA COUNTY
APPLICATION FOR SPECIAL USE PERMIT

We, Joseph & Louise Morrison, 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: Joseph & Louise Morrison
Address: 252 Thunderbird Circle, Danville, VA 24540 Telephone: (434) 688-5078

2. Location of Property: 705 Telegraph Road Total Amt: \$ 350.00

3. Tax Map Number 2550-84-5062 Taken By: CSK
paid cash 4/21/22

4. Election District: Banister

5. Size of Property: 1.0 Acre

6. Existing Land Use: Vacant


Existing Zoning: R-1, Residential Suburban Subdivision District

7. Proposed Land Use: Placement of a Double-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.


Louise Morrison

OFFICE USE ONLY
Application Deadline: 03/31/22
Received By: ESR
B.Z.A. Meeting Date: 06/13/22

Application No. S-22-005
P.C. Meeting Date: 05/03/22
Date Received: 03/04/2022
Action: _____

Attachment: S-22-005 Joseph & Louise Morrison App (3134 : Case S-22-005 Louise Morrison)

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

A 1.0 acre parcel of land)
generally located at 705 Telegraph Road)
within the Banister) **PETITION**
Election District, and recorded as)
parcel # 2550-84-5062)
in the Pittsylvania County tax records.)

TO THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY:

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

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

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

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

Respectfully submitted,


Louise Morrison

Attachment: S-22-005 Joseph & Louise Morrison App (3134 : Case S-22-005 Louise Morrison)

April 11, 2022


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

Dear Mrs. Ragsdale:

We, Joseph & Louise Morrison, would like to apply to the Planning Commission/ Board of Zoning Appeals for a Special Use Permit on 1.0 acres, located at 705 Telegraph Road, in the Banister Election District. The property is shown on the Tax Maps as GPIN # 2550-84-5062.

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

Sincerely,



Louise Morrison



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-22-005 Applicant Louise Morrison Date 4-22-22

Attachment: S-22-005 Joseph & Louise Morrison App (3134 : Case S-22-005 Louise Morrison)

2550-84-5288
2550-83-1903
2550-92-6938

CALLANDS, LUEVINIA
COCHRAN, GRAY A ET ALS
ROWLAND, DOROTHY S LIFE TENANT ET ALS

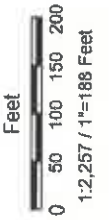
COCHRAN, KIMBERLY D ET ALS
WOODY, CAROLYN R REMAINDERMAN ET ALS

737 TELEGRAPH RD
512 WINE ST
664 TELEGRAPH RD

GRETNA, VA 24557
BEDFORD, VA 24523
GRETNA, VA 24557

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: 3/4/2022

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: S-22-005 Joseph & Louise Morrison Map (3134 : Case S-22-005 Louise Morrison)



Planning Commission

STAFF SUMMARY

Case:	Case S-22-007 Sally Norcutt	District:	Banister Election District
Zoning Request:	SUP		
Agenda Date:	May 03, 2022		
Meeting History:			

SUBJECT

Requested by Sally Norcutt, for a Special Use Permit for the placement of a singlewide mobile home in accordance with Pittsylvania County Code § 35-223. The property is 3.28 acres, located on State Road 691/Motley Road in the Banister Election District and shown on the Tap Maps as GPIN # 2446-09-9440.

BACKGROUND/DISCUSSION

Sally Norcutt is requesting a Special Use Permit to allow for the placement of a single-wide mobile home on the subject 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-22-007 as submitted.

PLANNING COMMISSION MOTIONS:

1. Recommend approval of Case S-22-007 as submitted.
2. Recommend approval of Case S-22-007 subject to conditions by the Planning Commission.

3. Recommend denial of Case S-22-007 as submitted.

ATTACHMENTS:

- A. Application
- B. Maps
- 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-22-007	SUP	May 2022/June 2022
<u>SUBJECT/PROPOSAL/REQUEST</u>		PLANNING COMMISSION: May 3, 2022
Sally Norcutt is requesting a Special Use Permit for a Single-Wide Mobile Home		BOARD OF ZONING APPEALS: June 13, 2022
DISTRICT: Banister		ADVERTISED: April 20 & 27, 2022/May 18 & 25, 2022

SUBJECT

Requested by Sally Norcutt, for a Special Use Permit for the placement of a singlewide mobile home in accordance with Pittsylvania County Code § 35-223. The property is 3.28 acres, located on State Road 691/Motley Road in the Banister Election District and shown on the Tap Maps as GPIN # 2446-09-9440.

BACKGROUND/DISCUSSION

Sally Norcutt is requesting a Special Use Permit to allow for the placement of a single-wide mobile home on the subject 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-22-007 as submitted.

PLANNING COMMISSION MOTIONS:

1. Recommend approval of Case S-22-007 as submitted.
2. Recommend approval of Case S-22-007 subject to conditions by the Planning Commission.
3. Recommend denial of Case S-22-007 as submitted.

ATTACHMENTS:

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

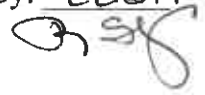
PITTSYLVANIA COUNTY
APPLICATION FOR SPECIAL USE PERMIT

I, Sally Norcutt, 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: Sally Norcutt
Address: 1061 Brandon Road, Chatham, VA 24531 Telephone: (434) 656-1778

2. Location of Property: 1657 Motley Road Total Amt: \$ 350.00
Taken By: Cash

3. Tax Map Number 2446-09-9440



4. Election District: Banister

5. Size of Property: 3.28 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 checked="" 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.


Sally Norcutt

OFFICE USE ONLY
Application Deadline: 03/31/22
Received By: ESR
B.Z.A. Meeting Date: 06/13/22

Application No. S-22-007
P.C. Meeting Date: 05/03/22
Date Received: 03/10/2022
Action: _____

Attachment: S-22-007 Sally Norcutt App (3135 : Case S-22-007 Sally Norcutt)

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

A 3.28 acre parcel of land)
generally located at 1657 Motley Road)
within the Banister) **PETITION**
Election District, and recorded as)
parcel # 2446-09-9440)
in the Pittsylvania County tax records.)

TO THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY:

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

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

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

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

Respectfully submitted,



Sally Norcutt

Attachment: S-22-007 Sally Norcutt App (3135 : Case S-22-007 Sally Norcutt)

March 10, 2022

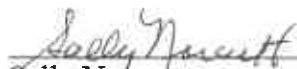
Mrs. Emily Ragsdale
Director of Community Development
P. O. Box 426
Chatham, VA 24531

Dear Mrs. Ragsdale:

I, Sally Norcutt, would like to apply to the Planning Commission/ Board of Zoning Appeals for a Special Use Permit on 3.28 acres, located at 1657 Motley Road, in the Banister Election District. The property is shown on the Tax Maps as GPIN # 2446-09-9440.

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

Sincerely,


Sally Norcutt

Attachment: S-22-007 Sally Norcutt App (3135 : Case S-22-007 Sally Norcutt)



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-22-007 Applicant Sally Norcutt Date 3/10/22

Attachment: S-22-007 Sally Norcutt App (3135 : Case S-22-007 Sally Norcutt)

GPIN	ACCOUNT_NAME1	ACCOUNT_ADDR1	ACCOUNT_CSZ
2446-09-6104	RUNYON, WILLIAM ALAN	1261 MOTLEY RD	CHATHAM, VA 24531
2446-19-3169	GROSS, ALLEN E	1636 MOTLEY RD	CHATHAM, VA 24531
2437-90-4859	EAST, GEORGE D	4430 CHALK LEVEL RD	CHATHAM, VA 24531
2446-09-9440	NORCUTT, SALLY M	1061 BRANDON RD	CHATHAM, VA 24531

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 Distric
- RE = Residential Estates District
- RMF = Residential Multi-Family
- Subdivision Distric
- RPD = Residential Planned
- Development District
- TZ = Town Zoning
- UK = Unknown
- County Boundary



Title:

Date: 3/10/2022

9.5.b

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: S-22-007 Sally Norcutt Map (3135 : Case S-22-007 Sally Norcutt)



Planning Commission

STAFF SUMMARY

Case:	Case S-22-008 Green Genie LLC	District:	Banister Election District
Zoning Request:	SUP		
Agenda Date:	May 03, 2022		
Meeting History:			

SUBJECT

Requested by Green Genie, Inc., for a Special Use Permit for a Recreational Use (ATV Trails). The property 322.85 acres, located on State Road 686/Elkhorn Road, in the Banister Election District and shown on the Tap Map as GPIN #s 2486-41-1819, 2486-26-0293, and 2486-05-3039.

BACKGROUND/DISCUSSION

Green Genie, LLC is requesting a Special Use Permit to operate a Recreational Use (ATV Trails) on the subject properties. The subject properties are zoned A-1, Agricultural District. According to Pittsylvania County Code § 35-179, Recreational Uses require a Special Use Permit.

A Special Use Permit was granted on July 12, 2021 for ATV Trails on an adjacent property owned by Green Genie, LLC. One of the subject properties was recently rezoned to A-1, Agricultural District, to allow for Recreational Uses and the other two (2) were recently acquired to create the area needed to propose an expansion their current operation. Staff is recommending that the same conditions be applied to this Special Use Permit if approved.

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, R-1, Residential Suburban Subdivision District, and B-2, Business District, General zoned properties.

SITE DEVELOPMENT PLAN

A site plan is enclosed in the board packet.

RECOMMENDATION

Staff recommends APPROVAL of the SUP request for ATV Trails with the following conditions:

1. Days of operation shall be limited to Thursday-Sunday.

2. Hours of operation shall be limited to 10:00 a.m. to 8:00 p.m. Thursday through Saturday and 1:00 p.m. to 8:00 p.m. on Sunday.
3. No alcohol permitted on premises.
4. Must maintain a 100-foot vegetative buffer along all exterior property lines. This does not apply to interior property lines within the total project area.
5. Must maintain a natural buffer along all waterways.
6. Must remain in compliance with all applicable Erosion and Sediment Control and Stormwater regulations
7. Must remain in compliance with all applicable Health Department regulations
8. Night rides are permitted once per calendar year until 2:00 a.m.

PLANNING COMMISSION MOTIONS:

1. Recommend approval of Case S-22-008 as submitted.
2. Recommend approval of Case S-22-008 subject to conditions by staff.
3. Recommend approval of Case S-22-008 subject to conditions by the Planning Commission.
4. Recommend denial of Case S-22-008 as submitted.

ATTACHMENTS:

- A. Application
- B. Maps
- 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-22-008	SUP	May 2022/June 2022
<u>SUBJECT/PROPOSAL/REQUEST</u>		PLANNING COMMISSION: May 3, 2022
Green Genie, LLC is requesting a Special Use Permit for a Recreational Use (ATV Trails)		BOARD OF ZONING APPEALS: June 13, 2022
DISTRICT: Banister		ADVERTISED: April 20 & 27, 2022/May 18 & 25, 2022

SUBJECT

Requested by Green Genie, Inc., for a Special Use Permit for a Recreational Use (ATV Trails). The property 322.85 acres, located on State Road 686/Elkhorn Road, in the Banister Election District and shown on the Tap Map as GPIN #s 2486-41-1819, 2486-26-0293, and 2486-05-3039.

BACKGROUND/DISCUSSION

Green Genie, LLC is requesting a Special Use Permit to operate a Recreational Use (ATV Trails) on the subject properties. The subject properties are zoned A-1, Agricultural District. According to Pittsylvania County Code § 35-179, Recreational Uses require a Special Use Permit.

A Special Use Permit was granted on July 12, 2021 for ATV Trails on an adjacent property owned by Green Genie, LLC. One of the subject properties was recently rezoned to A-1, Agricultural District, to allow for Recreational Uses and the other two (2) were recently acquired to create the area needed to propose an expansion their current operation. Staff is recommending that the same conditions be applied to this Special Use Permit if approved.

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, R-1, Residential Suburban Subdivision District, and B-2, Business District, General zoned properties.

SITE DEVELOPMENT PLAN

A site plan is enclosed in the board packet.

RECOMMENDATION

Staff recommends APPROVAL of the SUP request for ATV Trails with the following conditions:

1. Days of operation shall be limited to Thursday-Sunday.
2. Hours of operation shall be limited to 10:00 a.m. to 8:00 p.m. Thursday through Saturday and 1:00 p.m. to 8:00 p.m. on Sunday.
3. No alcohol permitted on premises.
4. Must maintain a 100-foot vegetative buffer along all exterior property lines. This does not apply to interior property lines within the total project area.
5. Must maintain a natural buffer along all waterways.
6. Must remain in compliance with all applicable Erosion and Sediment Control and Stormwater regulations

7. Must remain in compliance with all applicable Health Department regulations
8. Night rides are permitted once per calendar year until 2:00 a.m.

PLANNING COMMISSION MOTIONS:

1. Recommend approval of Case S-22-008 as submitted.
2. Recommend approval of Case S-22-008 subject to conditions by staff.
3. Recommend approval of Case S-22-008 subject to conditions by the Planning Commission.
4. Recommend denial of Case S-22-008 as submitted.

ATTACHMENTS:

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

PITTSYLVANIA COUNTY
APPLICATION FOR SPECIAL USE PERMIT

I/We, Green Genie, Inc., 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: Green Genie, Inc. Phone: 202-437-9327
Address: 2000 S Arlington Ridge Rd., Arlington, VA
ZIP 22202

2. Location of Property: 2500 Elkhorn Road, Java, VA - multiple parcels

3. Tax Map Parcel Number: 2486-41-1819, 2486-26-0293, 2486-05-3039

pd check 4/25
8224 OG

4. Election District: Blairs Magisterial District

5. Size of Property: 213.95 acres + 17.8 acres + 91 acres = 322.75 acres acres/square feet

Size of Proposed Special Use: 322.75 acres acres/square feet

6. Existing Land Use: Forestry

Existing Zoning: A-1

7. Proposed Land Use: ATV trails expansion to add to ATV trails on 2486-34-5505 (334 +/- acres)

8. Check completed items:

- X Letter of Application Site Development Plan Legal Forms
11" x 17" Concept Plan Application Fee Plat Map
X List of Adjoining Properties

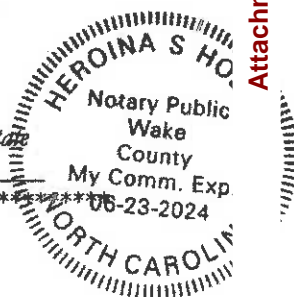
9. Any materials relating to a particular case, including a staff recommendation or report furnished to a member of the board, shall be made available without cost to such applicant, appellant or other person aggrieved. Such materials will be sent to the following email address, unless otherwise requested.

OakHillFarm@hotmail.com Copy: wchamberlaon0807@outlook.com (Email)

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

[Signature]
Applicant

Sworn to and subscribed before me in my presence this 21 day of March, 2022, in my City and State aforesaid, by [Signature] Notary Public. My commission Expires: 06/23/24



OFFICE USE ONLY: Application No.:

Application Deadline: P. C. Hearing Date:
Received By: Date Received:
B.Z.A. Hearing Date: Action:

Attachment: S-22-008 Green Genie App (3136 : Case S-22-008 Green Genie LLC)

VIRGINIA

:

BEFORE THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY

A 322.75 acre parcel of land,)
generally located Elkhorn Rd., Java)
within the Blairs)
Election District, and recorded as)
parcel # 2486-41-1819 + 05-3090 + 26-0293 in the)
Pittsylvania County tax records.)

PETITION

TO THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY:

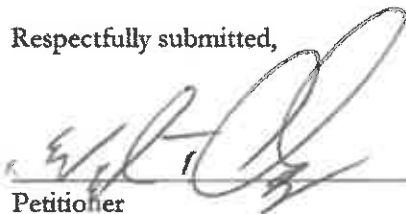
WHEREAS, your Petitioner Green Genie, Inc. respectfully files this petition pursuant to Section 35-713 of the Pittsylvania County Zoning Ordinance and in accordance with the Code of Virginia 1950, as amended, and would respectfully show the following:

- 1) The Petitioner is the owner of the above-referenced parcel of land, or is filing with the owner's consent.
- 2) The property is presently zoned under the provisions of the Pittsylvania County Zoning Ordinance as Agriculture District.
- 3) Your petitioner now desires to have a Special Use Permit issued for the purpose of expanding the existing ATV trails.

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

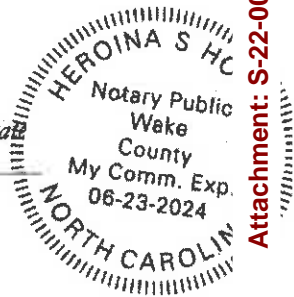
Further, your Petitioner respectfully requests that this petition be referred by the Secretary to the Pittsylvania County Planning Commission for its consideration and recommendation.

Respectfully submitted,



Petitioner

Sworn to and subscribed before me in my presence this 21 day of March, 2022 in my City and State aforesaid, by James Hill Notary Public. My commission Expires: 06/23/24



Attachment: S-22-008 Green Genie App (3136 : Case S-22-008 Green Genie LLC)

March 21, 2022

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

Dear Mrs. Ragsdale:

Green Genie, Inc. would like to apply to the Planning Commission/Board of Supervisors for a Special Use to operate the Elkhorn Lake ATV Trails on three parcels owned by Green Genie along or near Elkhorn Road, Java, VA in the Blairs Magisterial District. The parcels are 2486-41-1819, 2486-26-0293 and 2486-05-3039 totaling 322 +/- acres.

Operation of the Elkhorn Lake ATV Trails will comply with:

1. Have days of operation limited to Thursday-Sunday.
2. Have limited hours of operation limited to 10:00 a.m. to 8:00 p.m. Thursday through Saturday and 1:00 p.m. to 8:00 p.m. on Sunday.
3. Not permit alcohol beverage consumption on the trails.
4. Maintain a 100-foot vegetative buffer along all exterior property lines. This does not apply to interior property lines within the total project area.
5. Maintain a natural buffer along all waterways.
6. Remain in compliance with all applicable Erosion and Sediment Control and Stormwater regulations
7. Establish and remain in compliance with all applicable Health Department regulations
8. Conduct night rides no more than once per calendar year no longer than up to 2:00 a.m.
9. Maintain compliance with applicable floodplain regulations.

Sincerely,



William Todd Chamberlain
 Secretary/Treasurer
 Green Genie, Inc.

PITTSYLVANIA COUNTY, VIRGINIA

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. 25-819. MAINTENANCE AND REMOVAL OF SIGNS.

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

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

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

Case _____ Applicant [Signature] Date 3/11/2022

Sworn to and subscribed before me in my presence this 21 day of March, 2022, in my City and State aforesaid, by [Signature] Notary Public. My commission Expires: 06/23/24



Attachment: S-22-008 Green Genie App (3136 : Case S-22-008 Green Genie LLC)

GPIN	ACCOUNT_NAME1	ACCOUNT_ADDR1	ACCOUNT_CSZ
2486-20-7940	ALSUP, JOHN DEAN III	511 HARWOOD ST	ELIZABETHTOWN, NC 28337
2486-00-1594	CLOVERDALE LUMBER CO INC	5863 S BOSTON HWY	SUTHERLIN, VA 24594
2486-46-3725	JEL INC	PO BOX 90758	RALEIGH, NC 27675
2485-49-6587	EASLEY, KEVIN K	4611 BOONSBORO ROAD	LYNCHBURG, VA 24503
2486-63-7042	STEPHENS, CLARINE	6206 8TH STREET NW	WASHINGTON, DC 20011
2486-46-5925	PHELPS, MICHAEL L	2449 ELKHORN RD	JAVA, VA 24565
2486-03-9536	QUERCUS INC	150 DEER RUN RD	LEWISVILLE, NC 27023
2486-51-8054	REDD, DELMA WEATHERFORD	413 REDD LANE	JAVA, VA 24565
2486-26-8213	COLEMAN-FULLER, LEE ANDREW	3616 KELOX RD	BALTIMORE, MD 21207
2486-16-5350	YEATTS, STUART H & WANDA	1740 ELKHORN ROAD	JAVA, VA 24565
2486-16-1387	KEATTS, HAROLD	1700 ELKHORN RD	JAVA, VA 24565
2486-06-7553	BOLES, LUTHER	1608 ELKHORN ROAD	JAVA, VA 24565
2476-95-2701	ENGEL, JOSEPH & ROSITA	6422 JULIAN ST	SPRINGFIELD, VA 22150
2486-72-3788	STEPHENS, JOHN & MARY	719 IONA TERRACE	CAPITAL HEIGHTS, MD 20743
2486-83-1818	GREGORY, JAMES & DEBORAH	789 HENRY'S MILL RD	JAVA, VA 24565
2486-87-8628	COLES, ELIZABETH & JACOB THOMPSON	10 OAK STREET	CHATHAM, VA 24531
2486-16-6738	MARION, TEDDY	2316 WHARTON CT	NORFOLK, VA 23518
2486-26-1913	CHANDLER, JAMES D JR & JAMES D III	101 RAHMAD RD	BRIDGETON, NJ 08302

GPIN: 2486-05-3039

Consideration: \$150,000.00

Prepared by: Robert T. Vaughan, Jr.
VSB No. 18722

Assessed Value: \$164,000.00

Title Insurer: First AmericanGrantee Address: 2000 S. Arlington Ridge Road
Arlington, VA 22202Return to: Robert T. Vaughan, Jr., P.C.
772 Main Street
Danville, VA 24541

THIS DEED, made this 10th day of February, 2022, by and between **WILLIAM MAYNARD GREGORY, TRUSTEE OF THE W. MAYNARD GREGORY REVOCABLE TRUST OF 2014 UNDER AGREEMENT DATED JANUARY 16, 2014**, Grantor, party of the first part; and **GREEN GENIE, INC., a Virginia stock corporation by and through its President and CEO Charles R. Chamberlain, Grantee, party of the second part;**

WITNESSETH

WHEREAS, William Maynard Gregory established a trust under Trust Agreement dated January 16, 2014 known as the W. Maynard Gregory Revocable Trust of 2014, (the "Trust Agreement") and the trust thereunder (the "Trust") with William Maynard Gregory serving as Trustee;

WHEREAS, by Deed dated July 15, 2020, recorded in the Clerk's Office of the Circuit Court of Pittsylvania County, Virginia, (the "Clerk's Office") on August 6, 2020, as Instrument No. 20-3727, at page 23, Edward H. Feller and John T. Lamb, Jr., conveyed the property

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Robert T. Vaughan, Jr., P.C.
Law Office
772 Main Street
Danville, VA 24541

Attachment: S-22-008 Green Genie Agreement (3136 : Case S-22-008 Green Genie LLC)

described herein to William Maynard Gregory, as Trustee of the W. Maynard Gregory Revocable Trust of 2014; and

NOW THEREFORE for and in consideration of the sum of TEN DOLLARS (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, William Maynard Gregory, as Trustee of the W. Maynard Gregory Revocable Trust of 2014 under Agreement dated January 16, 2014, Grantor, does hereby grant and convey with General Warranty with English Covenants of Title, unto GREEN GENIE, Inc., a Virginia stock corporation by and through its President and CEO Charles R. Chamberlain, Grantee, all those certain lots or parcels of land, together with improvements thereon and appurtenances thereunto belonging, situate in the Blairs Magisterial District, Pittsylvania County, Virginia, and more particularly described as follows:

ALL that certain tract of land containing 91.1 acres, more or less, adjoining land now or formerly owned by A. F. Boles, S. Yeatts, C. S. Walker, Clifford Lewis, Lillie S. Boles and Hazel Run Branch, situated off of State Road No. 686 (Elkhorn Road), as shown on a Plat of Survey for Aubrey F. Boles and Faye G. Boles, dated September 7, 1987, made by E. S. Daniels, Jr., C.L.S., recorded in the Clerk's Office of the Circuit Court of Pittsylvania County, Virginia (the "Clerk's Office") in Map Book 40, at page 97; and

BEING, IN FACT, the same property conveyed to William Maynard Gregory, Trustee of the W. Maynard Gregory Revocable Trust of 2014 Under Agreement dated January 16, 2014, by deed from Edward H. Fellers and John T. Lamb, Jr., dated July 15, 2020, recorded in the aforesaid Clerk's Office as Instrument No. 20-03727, to which map and deed reference is here made for a more particular description of the property herein conveyed.

TOGETHER WITH a non-exclusive easement and right of way of ingress and egress thereto from State Highway No. 686 as follows: A roadway for ingress and egress purposes 20 feet in width, the southern and westernmost margin of said 20 foot roadway to be the southern

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Robert T. Vaughan, Jr., P.C.
Law Office
772 Main Street
Danville, VA 24541

and western boundaries of the 3.85 acre parcel more particularly described on map of lands for Aubrey F. Boles and Faye G. Boles, dated June 11, 1975, by Fred O. Shanks, Jr., recorded in the Clerk's Office in Deed Book 607, at page 25, and BEGINNING at Point A as shown on said map recorded in the Clerk's Office in Deed Book 607, at page 25, being the southeasternmost rear corner of the 3.85 acre parcel as shown on said map; thence N. 55° 05' W. 466.21 feet to point; thence N. 59° 57' W. 12.07 feet to the center of a farm road, and thence along the center of said farm road N. 7° 34' E. 301.72 feet, and N. 1° 29' 00" E. 111.71 feet to the southern right of way margin of State Highway No. 686, as shown on said map recorded in Deed Book 607, at page 25; the said portion of said 20 foot wide roadway to be subject to the joint use of the parties hereto, their successors and/or assigns, and with such other person or persons who have heretofore or who may hereinafter be granted similar or like rights, but the parties of the second part hereto shall not use any portion of the farm road shown on map recorded in Deed Book 607, at page 25, which lies outside of the boundaries of said 3.85 acre tract; and specific reference to said map dated June 11, 1975 is hereby made.

This conveyance is further made **SUBJECT** to all recorded easements, conditions, restrictions and agreements as they may lawfully apply to the real estate hereby conveyed or any part thereof.

William Maynard Gregory, as Trustee and his successors in trust, under Trust Agreement dated January 16, 2014, known as the W. Maynard Gregory Revocable Trust of 2014, has power and authority to grant and convey the real estate conveyed by this Deed pursuant to Article VII, Section 7.1 of the Trust Agreement, and the Trust Agreement incorporates and grants to the Trustee all powers and authority provided under Section 64.1-57 (now 64.2-105), Code of Virginia, 1950, as amended. A Certification of Trust for the W. Maynard Gregory Revocable Trust of 2014 is attached to this Deed further confirming the authority of the Trustee to make the conveyance of the real estate by this Deed.

WITNESS the following signature and seal:

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Robert T. Vaughan, Jr., P.C.
Law Office
772 Main Street
Danville, VA 24541

William Maynard Gregory Trustee
WILLIAM MAYNARD GREGORY, (SEAL)
TRUSTEE OF THE W. MAYNARD
GREGORY REVOCABLE TRUST
OF 2014 UNDER AGREEMENT
DATED JANUARY 16, 2014

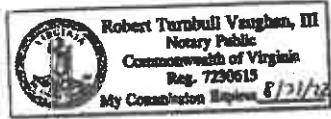
STATE OF Virginia

CITY/COUNTY OF Danville, to-wit:

The foregoing instrument was acknowledged before me this 16th day of February, 2022, by WILLIAM MAYNARD GREGORY, TRUSTEE OF THE W. MAYNARD GREGORY REVOCABLE TRUST OF 2014 UNDER AGREEMENT DATED JANUARY 16, 2014.

My commission expires: August 31, 2022

Robert Turnbull Vaughan, III
NOTARY PUBLIC



Robert T. Vaughan, Jr., P.C.
Law Office
772 Main Street
Danville, VA 24541

Attachment: S-22-008 Green Genie Agreement (3136 : Case S-22-008 Green Genie LLC)



A. Settlement Statement (HUD-1)

OMB Approval No. 2502-0265

9.6.b

B. Type of Loan

1. FHA 2. RHS 3. Conv. Unins. 6. File Number: 21-1377 7. Loan Number 8. Mortgage Insurance Case Number

4. VA 5. Conv. Ins.

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for information purposes and are not included in the totals.

D. Name and Address of Borrower: Green Genie, Inc. 91.1 acres located off of State Road 686 Pittsylvania, VA

E. Name and Address of Seller: William Maynard Gregory, Trustee

F. Name and Address of Lender:

G. Property Location: 91.1 acres located off of State Road 686 Java, VA 24565

H. Settlement Agent: (703)827-7000
 Hallmark Title, Inc.
 8381 Old Courthouse Rd. #120, Vienna, VA 22182

I. Settlement Date: 02/16/2022
 DD: 02/16/2022

J. SUMMARY OF BORROWER'S TRANSACTION:

100. GROSS AMOUNT DUE FROM BORROWER	
101. Contract sales price	150,000.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	1,911.67
104.	
105.	
Adjustments for items paid by seller in advance	
106. City/town taxes	to
107. County taxes	to
108. Assessments	to
109.	
110.	
111.	
112.	
120. GROSS AMOUNT DUE FROM BORROWER	151,911.67
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER	
201. Deposit or earnest money	10,000.00
202. New Loan and Note	
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
Adjustments for items unpaid by seller	
210. City/town taxes	to
211. County taxes	01/01 to 02/16 129.21
212. Assessments	to
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. TOTAL PAID BY / FOR BORROWER	10,129.21
300. CASH AT SETTLEMENT FROM OR TO BORROWER	
301. Gross amount due from borrower (line 120)	151,911.67
302. Less amounts paid for borrower (line 220)	10,129.21
303. CASH FROM BORROWER	141,782.46

K. SUMMARY OF SELLER'S TRANSACTION:

400. GROSS AMOUNT DUE TO SELLER	150,000.00
401. Contract sales price	150,000.00
402. Personal property	
403.	
404.	
405.	
Adjustments for items paid by seller in advance	
406. City/town taxes	to
407. County taxes	to
408. Assessments	to
409.	
410.	
411.	
412.	
420. GROSS AMOUNT DUE TO SELLER	150,000.00
500. REDUCTIONS IN AMOUNT TO SELLER	
501. Excess Deposit (see instructions)	
502. Settlement charges to seller (line 1400)	514.00
503. Existing loans taken subject to	
504. Payoff of first mortgage loan	
505. Payoff of second mortgage loan	
506.	
507. Deposit being disbursed as proceeds (10,000.00)	
508. New Loan and Note	
509.	
Adjustments for items unpaid by seller	
510. City/town taxes	to
511. County taxes	01/01 to 02/16 129.2
512. Assessments	to
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. TOTAL REDUCTION AMOUNT DUE SELLER	643.2
600. CASH AT SETTLEMENT TO OR FROM SELLER	
601. Gross amount due to seller (line 420)	150,000.00
602. Less reduction amount due to seller (line 520)	643.2
603. CASH TO SELLER	149,356.78

Attachment: S-22-008 Green Genie Agreement (3136 : Case S-22-008 Green Genie LLC)

L. SETTLEMENT CHARGES:				File Number: 21-1377			
700.	Total Real Estate Broker Fees			0.00			
	Division of commission (line 700) as follows:						
701.	\$		to				
702.	\$		to				
703.	Commission paid at Settlement						
704.							
705.							
800.	Items Payable in Connection with Loan					P.O.C.	
801.	Origination charge			\$		(from GFE#1)	
802.	Your credit or charge (month) for the specific interest rate chosen			\$		(from GFE#2)	
803.	Your adjusted origination charges					(from GFE #)	
804.	Application Fee					(from GFE#3)	
805.	Credit Report					(from GFE#3)	
806.	Tax service					(from GFE#3)	
807.	Flood certification					(from GFE#3)	
808.							
809.							
810.							
811.							
812.							
813.							
814.							
900.	Items Required by Lender to be Paid in Advance						
901.	Daily interest charges from to			\$		(from GFE#10)	
902.	Mortgage Insurance Premium for to					(from GFE#3)	
903.	Homeowner's insurance for to					(from GFE#11)	
904.							
905.							
1000.	Reserves Deposited with Lender						
1001.	Initial deposit for your escrow account					(from GFE#8)	
1002.	Hazard insurance mo. \$ per mo. \$						
1003.	Mortgage Insurance mo. \$ per mo. \$						
1004.	City property taxes mo. \$ per mo. \$						
1005.	County property taxes mo. \$ per mo. \$						
1006.	Annual Assessments mo. \$ per mo. \$						
1007.	mo. \$ per mo. \$						
1008.	mo. \$ per mo. \$						
1009.	Aggregate Adjustment			\$			
1100.	Title Charges						
1101.	Title services and lender's title insurance						
1102.	Settlement or closing fee HALLMARK TITLE, INC			\$ 350.00		(from GFE#4) 350.00	
1103.	Owner's title insurance					(from GFE#5) 615.00	
1104.	Lender's title insurance						
1105.	Lender's coverage						
1106.	Owner's coverage 150,000.00 — 615.00						
1107.	Agent's portion of the total title insurance premium HALLMARK TITLE, INC.			\$ 522.76			
1108.	Underwriter's portion of the total title insurance premium			\$ 92.25			
1109.	Title abstract and exam Hallmark Title, Inc.					348.00	
1110.							
1111.							
1112.							
1113.							
1200.	Government Recording and Transfer Charges						
1201.	Government recording charges						
1202.	Deed \$ 92.00 Mortgage \$ Releases \$					(from GFE#7) 92.00	
1203.	Transfer taxes						
1204.	City/utility tax/stamps Deed \$ 136.67 Mortgage \$					(from GFE#8) 548.67	
1205.	State tax/stamps Deed \$ 410.00 Mortgage \$						
1206.	Grantors Tax Deed \$ 164.00 Mortgage \$					(from GFE#8) 164.00	
1207.							
1208.							
1300.	Additional Settlement Charges						
1301.	Required services that you can show for					(from GFE#8)	
1302.							
1303.							
1304.							
1305.							
1306.							
1307.							
1308.							
1400.	Total Settlement Charges (enter on lines 103, Section J and 90, Section K)				1,811.67		514.00

Attachment: S-22-008 Green Genie Agreement (3136 : Case S-22-008 Green Genie LLC)

ADDENDUM TO HUD-1 SETTLEMENT STATEMENT

TAX ADJUSTMENTS: If proration of taxes and assessments was made on estimates prior to receipt of actual bills, the parties hereto agree to adjust the prorations shown hereon when the actual bills are received. Payments of outstanding real estate taxes not paid at settlement are assumed by the purchaser.

SUBJECT TO FINAL AUDIT: All computations are subject to final audit. Any error discovered may be corrected by the Company in which event the parties hereto agree to immediately reimburse the Company for any error made in their favor, and for the cost of the collection of same, if necessary, including reasonable attorney's fees.

EXISTING LIENS: The Sellers certify that there are no bankruptcy proceedings, Deeds of Trusts, Mortgages, Special Assessments, or HOA Dues, levied or pending, or other liens affecting the property other than those shown on page 1 of hereof, and if there are such liens, the Sellers hereby guarantee payment and release of same.

The undersigned, for and in consideration of the Company's preparation of closing documents and the conducting of closing, agree, that if requested, they will fully cooperate, adjust and correct all **TYPOGRAPHICAL OR CLERICAL ERRORS** discovered in any or all of the closing documents executed by the undersigned at settlement. The undersigned appoint the Company and its designees as their attorney-in-fact to correct any such errors, place our initials on documents where changes are made, and/or sign our names to and acknowledge any document or form adjusting or correcting such errors.

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Green Genie, Inc.

By: 
Its: _____

Seller **William Maynard Gregory, Trustee**

Buyer Phone # _____

Seller Phone # _____

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused the funds to be disbursed in accordance with this statement.

HALLMARK TITLE, INC.


SETTLEMENT AGENT

CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE ORIGINAL SETTLEMENT STATEMENT CONSISTING OF 3 PAGES. WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

Attachment: S-22-008 Green Genie Agreement (3136 : Case S-22-008 Green Genie LLC)

ADDENDUM TO HUD-1 SETTLEMENT STATEMENT

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SUBJECT TO FINAL AUDIT: All computations are subject to final audit. Any error discovered may be corrected by the Company in which event the parties hereto agree to immediately reimburse the Company for any error made in their favor, and for the cost of the collection of same, if necessary, including reasonable attorney's fees.

EXISTING LIENS: The Sellers certify that there are no bankruptcy proceedings, Deeds of Trusts, Mortgages, Special Assessments, or HOA Dues, levied or pending, or other liens affecting the property other than those shown on page 1 of hereof, and if there are such liens, the Sellers hereby guarantee payment and release of same.

The undersigned, for and in consideration of the Company's preparation of closing documents and the conducting of closing, agree, that if requested, they will fully cooperate, adjust and correct all **TYPOGRAPHICAL OR CLERICAL ERRORS** discovered in any or all of the closing documents executed by the undersigned at settlement. The undersigned appoint the Company and its designees as their attorney-in-fact to correct any such errors, place our initials on documents where changes are made, and/or sign our names to and acknowledge any document or form adjusting or correcting such errors.

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Green Genie, Inc.

By: _____
Its: _____


Seller William Maynard Gregory, Trustee

Buyer Phone # _____

Seller Phone # 3363421935

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused the funds to be disbursed in accordance with this statement.

HALLMARK TITLE, INC.

SETTLEMENT AGENT

CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE ORIGINAL SETTLEMENT STATEMENT CONSISTING OF 3 PAGES. WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

Attachment: S-22-008 Green Genie Agreement (3136 : Case S-22-008 Green Genie LLC)

ROBERT T. VAUGHAN, JR., P.C.

ATTORNEYS AT LAW

ROBERT T. VAUGHAN, JR.
ROBERT T. VAUGHAN, III772 MAIN STREET
DANVILLE, VIRGINIA 24541RICHMOND OFFICE
312 GRANITE AVENUE, STE 6
RICHMOND, VIRGINIA 23226TELEPHONE: (434) 792-5005
FACSIMILE: (434) 792-4615
WEB ADDRESS: www.robertvaughan.net
E-MAIL: rvaughan@robertvaughan.net
February 16, 2022Colleen A. Mulrenin
Vice President and Counsel
Hallmark Title, Inc.
8381 Old Courthouse Road #120
Vienna, VA 22182Re: 91.1 acres, State Road 686
GPIN No. 2486-05-3039

Dear Ms. Mulrenin:

I enclose herewith the following closing documents signed by William Maynard Gregory, Trustee of the W. Maynard Gregory Revocable Trust of 2014 relating to the above referenced property:

1. Deed.
2. Certification of Trust.
3. Settlement Statement.
4. No Financing Affidavit.
5. Addendum to HUD-1 Settlement Statement.
6. Affidavit of Payment.
7. FIRPTA Affidavit.
8. Owner/Seller Affidavit.
9. Substitute 1099S.
10. Form R-5.
11. Form R-5E.
12. Privacy Policy.
13. Incomplete Settlement Agreement-Sale.
14. Closing Certification and Authorization.
15. GAP Affidavit and Indemnity.
16. Seller Form.

Attachment: S-22-008 Green Genie Agreement (3136 : Case S-22-008 Green Genie LLC)

Colleen A. Mulrenin
February 16, 2021
Page 2

- 17. A copy of 1099 Certification Exemption Form.

Very truly yours,

ROBERT T. VAUGHAN, JR., P.C.



Robert T. Vaughan, III

kk
enclosures

Attachment: S-22-008 Green Genie Agreement (3136 : Case S-22-008 Green Genie LLC)

**CERTIFICATION OF TRUST
FOR THE
W. MAYNARD GREGORY
REVOCABLE TRUST OF 2014**

This Certification of Trust is made pursuant to Section 64.2-804,
Code of Virginia, 1950, as amended.

1. The "W. Maynard Gregory Revocable Trust of 2014" was established by William Maynard Gregory (a/k/a: W. Maynard Gregory), as Grantor, with William Maynard Gregory, as Trustee, under agreement executed January 16, 2014, (the "Trust Agreement"). The Trust Agreement is referred to herein as the "Trust Agreement" and the trust created thereunder as the "Trust". The Trust exists and the date the Trust Agreement was initially executed by the Grantor is January 16, 2014.

2. The original grantor or settlor of the Trust is William Maynard Gregory.

3. The identity and address of the Trustee of the Trust is William Maynard Gregory, 745 Underwood Road, Elon, NC 27244.

4. The Trust Agreement grants to the Trustee all powers set forth in North Carolina General Statutes Section 32-27, which are incorporated into the Trust Agreement as they existed on January 16, 2014. These powers are subject to the provisions of North Carolina General Statutes Section 32-26, and are in addition to, and not in limitation of, the powers granted by General Statutes Section 28A-13-3. These powers include the power and authority of the Trustee to grant and convey real estate, to borrow money, and to pledge real estate of the Trust as security on such loans. The forgoing powers and authority are set forth in Article VII, Section 7.1, of the Trust Agreement and are incorporated by reference into this Certificate of Trust.

5. The Trust is revocable at this time.

Robert T. Vaughan, Jr., P.C.
Law Office
772 Main Street
Danville, VA 24541

6. William Maynard Gregory (a/k/a: W. Maynard Gregory) is the Trustee of the Trust. He has the power and authority to exercise the powers of the Trustee under the Trust Agreement.

7. The Trust does not have a tax identification number separate from the social security number of the grantor at this time.

8. The Trust real property is currently titled in the name of the Trustee of the Trust on behalf of the Trust. Property, real or personal, tangible or intangible, of any kind or nature may be transferred to the Trustee on behalf of the Trust or to the Trust by any person or entity in any manner authorized by law.

9. The Trust has not been revoked, modified or amended in any manner that would cause the representations made in this Certification of Trust to be incorrect.

WITNESS the following signature and seal:

William Maynard Gregory trustee

WILLIAM MAYNARD GREGORY (SEAL)
AS TRUSTEE OF THE W. MAYNARD
GREGORY REVOCABLE TRUST OF
2014, UNDER AGREEMENT DATED
JANUARY 16, 2014

Date: February 16, 2022

Robert T. Vaughan, Jr., P.C.
Law Office
772 Main Street
Danville, VA 24541

Attachment: S-22-008 Green Genie Agreement (3136 : Case S-22-008 Green Genie LLC)

**HALLMARK TITLE, INC.
PRIVACY POLICY**

We collect nonpublic personal information about you from the following sources:

- Information we receive from you, such as your name, address, telephone number or social security number.
- Information about your transaction with us, our affiliates or others. We receive this information from your Lender, Attorney, Real Estate Agent, etc; and
- Information from public records.

We do not disclose any nonpublic personal information about our customers or former customers to anyone, except as permitted by law.

We restrict access to nonpublic personal information about you to those employees who need to know that information to provide the products or services requested by you or your lender.

We maintain physical, electronic and procedural safeguards that comply with appropriate Federal and State regulations.

Green Genie, Inc.

By: _____

Its:

Borrower

Seller William Maynard Gregory, Trustee

Attachment: S-22-008 Green Genie Agreement (3136 : Case S-22-008 Green Genie LLC)

Date: February, 2022

Buyer/Borrowers: Green Genie, Inc.

Sellers: William Maynard Gregory, Trustee
Property Address: 91.1 acres located off of State Road 686, Java, VA 24565

Settlement Agent: Hallmark Title, Inc.

CLOSING CERTIFICATION AND AUTHORIZATION

The Buyer and the Seller agree that all terms of the contract have been met, including but not limited to delivery and receipt of homeowner condominium disclosure packages (if any), and direct the settlement agent to proceed to closing on this transaction. The Buyer and Seller acknowledge that closing is subject to the receipt and clearance of all funds necessary to complete the transaction

The Buyer and Seller this date have reviewed and approved the figures on the Closing Disclosure. They hereby acknowledge that this is a compilation of information provided to the Settlement Agent by the parties hereto, and Realtors, government authorities, vendors and others, and that the Settlement Agent is relying on the accuracy of the information provided.

The Buyer and Seller understand that the real estate tax pro-rations and/or payments shown on the Closing Disclosure are based in information currently available, and may be based on information from a prior tax period. The Buyer and Seller agree to adjust the tax pro-rations shown on the Closing Disclosure, if necessary, once the taxing authority issues the actual tax bill. Seller agrees to forward the next tax bill to Buyer immediately upon receipt of the bill from the taxing authority. The Seller understands and agrees that they are responsible for payment of all real estate taxed due and/or assessable up to the Settlement Date, and agree to pay any such sums as may be due for periods up to the Settlement Date.

Seller understands that the payoff figure(s) shown on the first page of the Closing Disclosure (if any) are figures supplied to the Settlement Agent by the Seller's lender(s) and is/are subject to confirmation upon tender of payment. If the payoff figure(s) are inaccurate, Seller agrees to immediately pay any shortage(s) that may exist.

Correction Agreement-Limited Power of Attorney

In consideration of the Lender funding the closing of the loan and Hallmark Title, Inc closing the loan, the undersigned Purchaser/Borrower and Seller agree that if required by the Lender or Hallmark Title, Inc, they will adjust all typographical or clerical errors discovered in any or all of the closing documentation presented at settlement. The undersigned also appoint Hallmark Title, Inc as their attorney-in-fact to correct any such errors, place their initials on documents where changes are made and/or sign their names to any document or forms. In the event this procedure is utilized, the party involved shall be notified and receive a corrected copy of the changed document.

Hallmark Title, Inc hereby reserves the right to charge \$30.00 [monthly] as an administrative accounting fee to be applied against any checks in connection with this settlement not negotiated by the payees within 180 days (6 months) from the date of the settlement.

I have carefully reviewed the Closing Disclosure and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Closing Disclosure.

Green Genie, Inc.

By: 
Its: _____

Seller William Maynard Gregory, Trustee

To the best of my knowledge, the Closing Disclosure, which I have prepared, is a true and accurate account of the funds to be received and thence disbursed by the undersigned as a part of the closing of this transaction.

Hallmark Title, Inc

By: 

Attachment: S-22-008 Green Genie Agreement (3136 : Case S-22-008 Green Genie LLC)

NOTICE OF AVAILABILITY OF OWNER'S TITLE INSURANCE

TO: Green Genie, Inc.

DATE: February 21st, 2022

Buying property identified as: 91.1 acres located off of State Road 686, Java, VA 24565

A Mortgagee's Policy of title insurance insuring the title to the property you are buying is being issued to your mortgage lender, but the policy does not provide title insurance coverage to you.

You may obtain an Owner's Policy of title insurance, which provides title insurance coverage to you. The additional cost to you for an ALTA Homeowner's Policy of title insurance in the amount of \$150,000.00 is \$615.00, if you request it at this time. The additional cost for an ALTA Owner's Policy in the amount of \$150,000.00 is \$ NA, if you request it at this time in lieu of the Homeowner's Policy. You may also require title insurance coverage for unrecorded mechanic's liens for work performed or materials furnished prior to the settlement. This coverage may or may not be available. If available, an additional cost of \$ will be charged to you. NOTE: The value of subsequent improvements to the property may not be covered by the title insurance policy.

If you are uncertain as to whether you should obtain an Owner's Policy of title insurance, you are urged to seek independent legal advice. If you are uncertain as to whether you should obtain an Owner's Policy of title insurance coverage with affirmative coverage for un-filed mechanic's liens, you are urged to seek independent legal advice.

[] I/We do request an ALTA Homeowner's Policy of title insurance.

[X] I/We do request an ALTA Owner's Policy of title insurance.

[] I/We do request an Owner's Policy of title insurance with affirmative mechanic's lien Coverage.

[] I/We do not request an Owner's Policy of title insurance.

Green Genie, Inc.

By: [Signature] Date
Its: Borrower

Attachment: S-22-008 Green Genie Agreement (3136 : Case S-22-008 Green Genie LLC)

AFFIDAVIT OF PAYMENT

VIRGINIA

State of Virginia
County of Danville ss:
City

COMES NOW the Affiant(s), William Maynard Gregory, Trustee, who being duly sworn under oath, depose and affirm the following pursuant to the provisions of Section 43-13.3 of the Code of Virginia (1950 as amended):

1. That William Maynard Gregory, Trustee have been the Owner(s) of the Property described below for at least 123 days prior to the date hereof:

**91.1 acres located off of State Road 686
Java, VA**

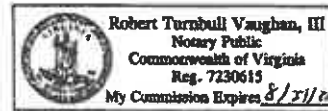
2. That all persons performing labor or furnishing material in connection with any improvements on such property, and with whom I/We are in privity of contract, have been paid in full except for the following:

(See attached for list of names, addresses and amounts payable OR if NONE, please state NONE")

NONE

WITNESS the following signature(s) and seal(s)

William Maynard Gregory (SEAL)
William Maynard Gregory, Trustee
Social Security No.



Sworn to and subscribed before me this 16th day of February, 2022.

Robert Turnbull Vaughan III
Notary Public

My Commission Expires: August 31, 2022

Our File No: 21-1377

Attachment: S-22-008 Green Genie Agreement (3136 : Case S-22-008 Green Genie LLC)

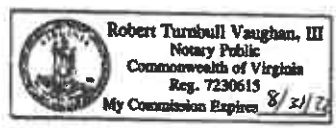
FIRPTA AFFIDAVIT

COMMONWEALTH OF Virginia
COUNTY OF Danville
City

The undersigned, being first duly sworn according to law, deposes and states, according to its first-hand information and belief, as follows:

1. That the testimony herein relates to the certain Purchase Agreement (the "Agreement") made and entered into as of xx, by and between William Maynard Gregory, Trustee (collectively the "Seller") and Green Genie, Inc. (collectively the "Buyer"), with respect to certain real estate known as 91.1 acres located off of State Road 686, Java, VA 24565, and further described on Exhibit "A" attached hereto and incorporated herein (the "Premises") and partnership interests with respect thereto.
2. Seller is selling, transferring and conveying control of the Premises to Buyer pursuant to the Agreement.
3. The undersigned is delivering this Affidavit for the purposes of informing Buyer that withholding of tax is not required upon the sale, transfer, and conveyance of control of the Premises by the undersigned.
4. The undersigned is not a foreign person, a foreign corporation, foreign partnership, foreign trust or foreign estate as those terms are defined in Section 1445 of the Internal Revenue Code and the treasury and income tax regulations promulgated thereunder.
5. That the U.S. Employer Tax Identification Number or Social Security Number of the undersigned is as set forth below and that the undersigned intends to file a U.S. Income Tax Return reporting the transfer of control of the Premises.
6. That the undersigned understands that this Affidavit may be disclosed to the Internal Revenue Service by Buyer and that any false statement contained herein could be punished by fine, imprisonment, or both.

William Maynard Gregory (SEAL)
William Maynard Gregory, Trustee
Social Security No. 244-62-9774



Sworn to and subscribed before me this 16th day of February, 2022.

Robert Turnbull Vaughan III
Notary Public
My Commission Expires: August 16th 2022

Our File No: 21-1377

Attachment: S-22-008 Green Genie Agreement (3136 : Case S-22-008 Green Genie LLC)

OWNER/SELLER AFFIDAVIT

Re: 91.1 acres located off of State Road 686, Java, VA 24565, (hereinafter referred to as "Property")

THE UNDERSIGNED, HAVING BEEN DULY SWORN, state that I am/are citizen(s) of the United States, of legal age, and that I/we am/are known as: William Maynard Gregory, Trustee state the following:

1. That Affiant(s) is/are the record titleholders of the property known and described as follow:

91.1 acres located off of State Road 686, Java, VA 24565

2. As to Mechanics' Liens: That at no time within 120 days of the date hereof has any work, services, or labor been done or any fixtures, apparatus or material been furnished in connection with, or to, the said premises, except such material, fixtures, work, apparatus, labor or services as have been fully and completely paid for; that there is no indebtedness to anyone for any labor, fixtures, apparatus, material, services or work done to, upon, or in connection with, the said premises; that there is no claim or indebtedness; that there is no mechanics' lien claim against said premises, whether of record or otherwise;

3. As to Contracts & Conveyances: THAT no agreement or contract for conveyance or deed, conveyance, written lease, or writing whatsoever, is in existence, adversely affecting the title to said premises, except that in connection with which this affidavit is given;

4. As to Possession: THAT there are no parties in possession of said premises other than the undersigned;

5. As to Judgments: THAT no judgment or decree has been entered in any court of this State of the United States against said Affiant(s) and which remains unsatisfied; THAT no proceedings in bankruptcy have ever been instituted by or against Deponent(s) in any court, or before any officer of any state

6. As to Marital Status: THAT the undersigned is/are single/married (if married and spouse is joining in subject deed/deed of trust, spouse must also join herein);

7. As to Taxes and Assessments: THAT there are no unpaid or delinquent real estate taxes or assessments or assessments against said premises; further, that there are no unpaid or delinquent water or sewer service charges against said premises;

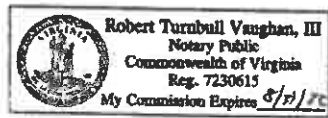
Also, that the undersigned has not/have not received notice, nor know of any recent or future planned improvement (such as street paving, sidewalks, street lighting, surface drainage, etc.) that will or might result in special assessment against this property;

8. THAT this Affidavit is made to induce the purchase of and/or a loan secured by the premises described herein and the issuance of a title insurance policy relating to same;

9. THAT Affiant(s) further state(s) that he/she/they is/are each familiar with the nature of an oath; and with the penalties as provided by the laws of the State below for falsely swearing to statements made in an instrument of this nature. Affiants(s) further certify that he/she/they has/have heard read to Affiant(s) the full facts of this Affidavit, and understand its contents;

FURTHER YOUR AFFIANT(S) SAYETH NAUGHT

William Maynard Gregory (SEAL)
William Maynard Gregory, Trustee



STATE OF Virginia
COUNTY OF Shenandoah, to wit:
City

SUBSCRIBED AND SWORN to this 16th day of February, 2022 before the undersigned, a Notary Public in and for the State and City recited above.

Robert Turnbull Vaughan, III
Notary Public

My Commission Expires: August 21, 2022

HALLMARK TITLE, INC.
8381 Old Courthouse Road, Suite 120
VIENNA, VA 22182

NO FINANCING AFFIDAVIT

To: HALLMARK TITLE, INC.

I, William Maynard Gregory, Trustee, the owner(s) of the property known as 91.1 acres located off of State Road 686 Java, VA ("the Property"), more particularly described in Commitment No. 21-1377, do hereby state:

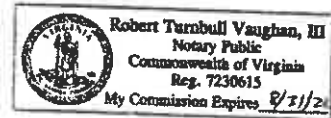
1. I/we acknowledge that no recorded deed of trust or mortgage was found affecting the property in a search of the land records in the County/city where the Property is located;
2. The Property is owned by me/us free and clear of liens, other than the lien of real estate taxes
3. There are no recorded or unrecorded deed(s) of trust, personal notes and/or obligations intended by the mortgagee, lender or noteholder to be paid prior to sale or refinancing of the Property;
4. The Property has not been pledged as security for the repayment of any personal or business loans.

This affidavit is made for the purpose of inducing First American Title Insurance Company to issue its policy or policies of title insurance as to the Property and is given with full knowledge that the Company will rely upon the accuracy of statements made herein. The undersigned further states that he/she is familiar with the nature of an oath and with the penalties provided by the laws of the Commonwealth of Virginia for falsely swearing to statements made in an instrument of this nature.

The undersigned further certifies that he/she has read and understands the full fact of this Affidavit.

WITNESS the following signature(s) and seal(s)

William Maynard Gregory (SEAL)
William Maynard Gregory, Trustee



Sworn to and subscribed before me this 16th day of February, 2022.

Robert Turnbull Vaughan, III
Notary Public

My Commission Expires: August 31, 2022

Attachment: S-22-008 Green Genie Agreement (3136 : Case S-22-008 Green Genie LLC)

HALLMARK TITLE, INC.
PRIVACY POLICY

We collect nonpublic personal information about you from the following sources:

- Information we receive from you, such as your name, address, telephone number or social security number.
- Information about your transaction with us, our affiliates or others. We receive this information from your Lender, Attorney, Real Estate Agent, etc; and
- Information from public records.

We do not disclose any nonpublic personal information about our customers or former customers to anyone, except as permitted by law.

We restrict access to nonpublic personal information about you to those employees who need to know that information to provide the products or services requested by you or your lender.

We maintain physical, electronic and procedural safeguards that comply with appropriate Federal and State regulations.

Green Genie, Inc.

By: _____
As:
Borrower


Seller William Maynard Gregory, Trustee

Our File No: 20-1446

Attachment: S-22-008 Green Genie Agreement (3136 : Case S-22-008 Green Genie LLC)

Date: February, 2022

Buyer/Borrowers: Green Genie, Inc.

Sellers: William Maynard Gregory, Trustee

Property Address: 91.1 acres located off of State Road 686, Java, VA 24565

Settlement Agent: Hallmark Title, Inc.

INCOMPLETE SETTLEMENT AGREEMENT – SALE

This Agreement is made in connection with the sale and purchase of the above referenced property (the "Property"):

1. The SELLER/BUYER have scheduled a settlement at Hallmark Title, Inc. to be conducted for the sale of the property on February 2022 (date)
2. As a prerequisite for the closing, the following are required (the "Required Documents/Actions"):

Check all that apply:

Receive Funds from Lender

Receive Funds from Buyer

Receive Funds from Seller

Receive Funds from _____

Other: _____

3. As of this date and time, the Required Documents/Actions have not been delivered or taken.
4. In spite of the missing requirements for settlement, the SELLER/BUYER nonetheless desire to proceed with the settlement on.
5. Therefore, the SELLER/BUYER hereby agree and authorize Hallmark Title, Inc. to conduct the settlement on and to hold all the documents in escrow unless and until the Required Documents/Actions are complete.
6. The SELLER/BUYER further agree that if the Required Documents/Actions are not completed by close of business on _____ then the settlement shall be deemed voidable. If the settlement becomes void, the SELLER/BUYER shall proceed as though settlement had not occurred, but had been delayed.
7. The SELLER/BUYER agree to hold Hallmark Title, Inc. harmless from any liability arising out of this agreement.

Witness the following signatures:

SELLER:


 William Maynard Gregory, Trustee

BUYER:

Green Genie, Inc.

By: _____

Its: _____

Attachment: S-22-008 Green Genie Agreement (3136 : Case S-22-008 Green Genie LLC)

Date: February, 2022

Buyer/Borrowers: Green Genie, Inc.

Sellers: William Maynard Gregory, Trustee
Property Address: 91.1 acres located off of State Road 686, Java, VA 24565

Settlement Agent: Hallmark Title, Inc.

CLOSING CERTIFICATION AND AUTHORIZATION

The Buyer and the Seller agree that all terms of the contract have been met, including but not limited to delivery and receipt of homeowner condominium disclosure packages (if any), and direct the settlement agent to proceed to closing on this transaction. The Buyer and Seller acknowledge that closing is subject to the receipt and clearance of all funds necessary to complete the transaction.

The Buyer and Seller this date have reviewed and approved the figures on the Closing Disclosure. They hereby acknowledge that this is a compilation of information provided to the Settlement Agent by the parties hereto, and Realtors, government authorities, vendors and others, and that the Settlement Agent is relying on the accuracy of the information provided.

The Buyer and Seller understand that the real estate tax pro-rations and/or payments shown on the Closing Disclosure are based in information currently available, and may be based on information from a prior tax period. The Buyer and Seller agree to adjust the tax pro-rations shown on the Closing Disclosure, if necessary, once the taxing authority issues the actual tax bill. Seller agrees to forward the next tax bill to Buyer immediately upon receipt of the bill from the taxing authority. The Seller understands and agrees that they are responsible for payment of all real estate taxed due and/or assessable up to the Settlement Date, and agree to pay any such sums as may be due for periods up to the Settlement Date.

Seller understands that the payoff figure(s) shown on the first page of the Closing Disclosure (if any) are figures supplied to the Settlement Agent by the Seller's lender(s) and is/are subject to confirmation upon tender of payment. If the payoff figure(s) are inaccurate, Seller agrees to immediately pay any shortage(s) that may exist.

Correction Agreement-Limited Power of Attorney

In consideration of the Lender funding the closing of the loan and Hallmark Title, Inc closing the loan, the undersigned Purchaser/Borrower and Seller agree that if required by the Lender or Hallmark Title, Inc, they will adjust all typographical or clerical errors discovered in any or all of the closing documentation presented at settlement. The undersigned also appoint Hallmark Title, Inc as their attorney-in-fact to correct any such errors, place their initials on documents where changes are made and/or sign their names to any document or forms. In the event this procedure is utilized, the party involved shall be notified and receive a corrected copy of the changed document.

Hallmark Title, Inc hereby reserves the right to charge \$30.00 (monthly) as an administrative accounting fee to be applied against any checks in connection with this settlement not negotiated by the payees within 180 days (6 months) from the date of the settlement.

I have carefully reviewed the Closing Disclosure and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Closing Disclosure.

Green Genie, Inc.

By: _____
Its: _____

William Maynard Gregory
Seller William Maynard Gregory, Trustee **TRUSTEE**

To the best of my knowledge, the Closing Disclosure, which I have prepared, is a true and accurate account of the funds to be received and thence disbursed by the undersigned as a part of the closing of this transaction.

Hallmark Title, Inc

By: _____

Attachment: S-22-008 Green Genie Agreement (3136 : Case S-22-008 Green Genie LLC)

GAP AFFIDAVIT AND INDEMNITY

WHEREAS, and HALLMARK TITLE, INC., (hereinafter referred to jointly as the "Company") has issued 's Commitment for Title Insurance (the "Commitment") with respect to 91.1 acres located off of State Road 686, Java, VA 24565 (the "Property") containing the following or a similar exception to coverage in Schedule B thereof:

"Defects, liens, encumbrances, adverse claims or other matters, if any, filed, created, first appearing in the public records or attaching subsequent to the effective date of this Commitment for Title Insurance but prior to the date on which the proposed insured acquires for value of record the estate or interest or mortgage thereon which is/are referred to in Schedule A hereof" (the "Gap Exception"); and

WHEREAS, the Company has been requested to issue 's owner's and/or loan policies of Title Insurance on the Property without the Gap Exception; and

WHEREAS, in order to induce the Company to delete the Gap Exception from said policy or policies, the undersigned have entered into these presents.

NOW, THEREFORE, THIS GAP AFFIDAVIT AND INDEMNITY WITNESSETH, that for and in consideration of the premises and the Company's promise to issue 's owner's and/or loan policies of Title Insurance of the Property without the Gap Exception, the undersigned do hereby make oath or affirm, under penalties of perjury, that to the best of his/her/their/its personal information, knowledge and belief, no outstanding interest, liens, or encumbrances have been created, suffered or agreed to by the undersigned, nor have any adverse claims, other matters or acts of the undersigned affecting title to the Property been made, recorded in, intended to be recorded in or filed among the public records of the jurisdiction in which the Property is located between the effective date of the Commitment and the date hereof and the date on which the instruments creating the interest being insured are recorded among the Land Records thereof; in the event that any of the above statements or representations shall prove incomplete or incorrect and shall result in a loss to the Company under its policy or policies, the undersigned, for himself/herself/themselves/itself, and his/her/their/its personal representatives, successors and assigns, do/does hereby jointly and severally covenant and agree to indemnify and save the Company, its successors and assigns, harmless from any and all loss, cost, damage and expense it may sustain under any policy it may issue in reliance upon the statements/representations made herein including, but not limited to, attorneys' fees, costs and the expenses of litigation, including any litigation deemed necessary by the Company to enforce this Affidavit and Indemnity.

WITNESS the hands and seals of the undersigned this 16 day of February, 2022.

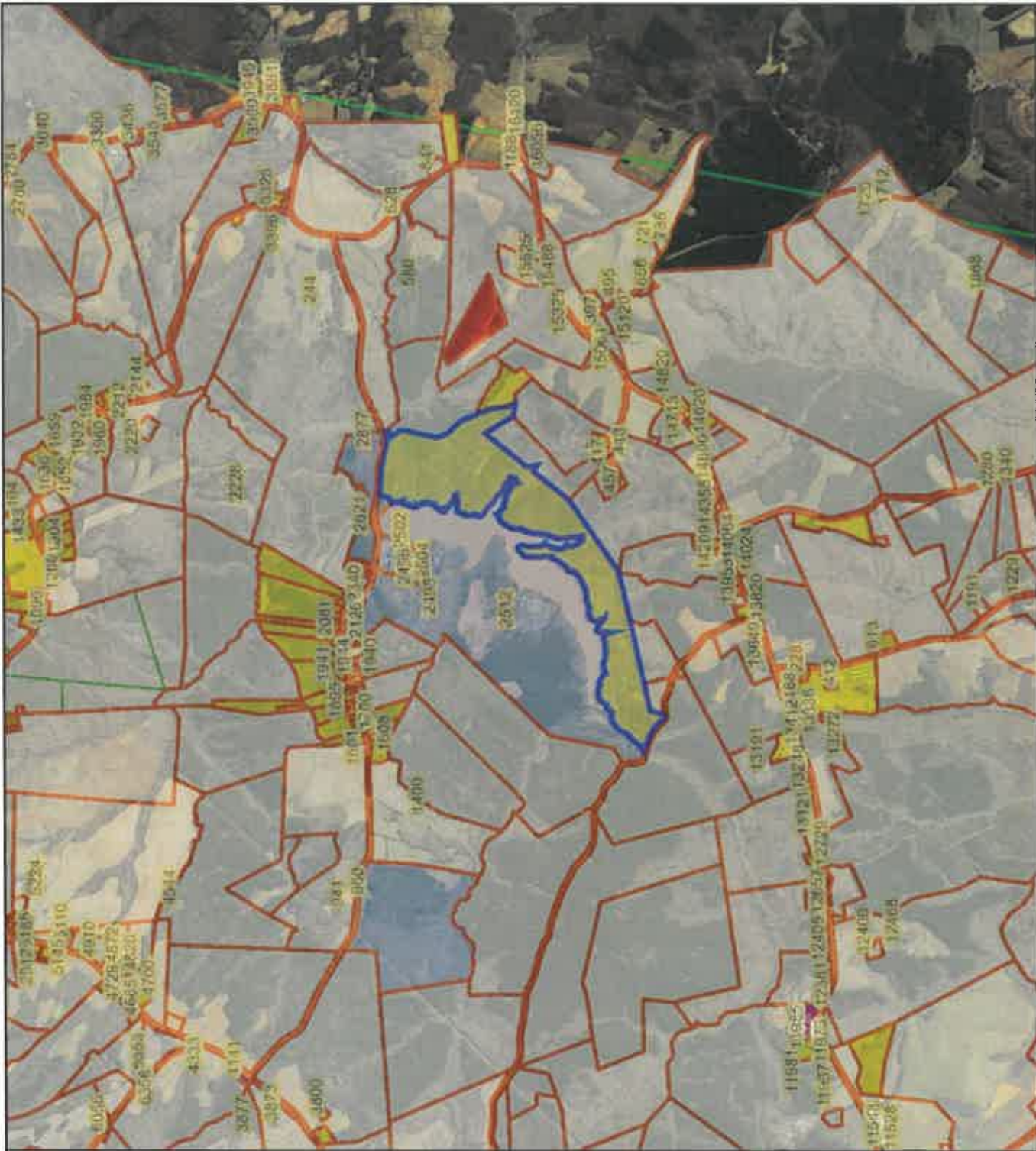
William Maynard Gregory
Seller William Maynard Gregory, Trustee TRUSTEE

Attachment: S-22-008 Green Genie Agreement (3136 : Case S-22-008 Green Genie LLC)

Legend

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

Feet



Title:

Date: 4/27/2022

9.6.c

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 curve it may be.

Attachment: S-22-008 Green Genie Maps (3136 : Case S-22-008 Green Genie LLC)

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- M-2 = Industrial District, Heavy Industry
- MHP = Residential Manuf. Housing
- Park District
- R-1 = Residential Suburban
- Subdivision District
- RC-1 = Residential Combined
- Subdivision Distric
- RE = Residential Estates District
- RMF = Residential Multi-Family
- Subdivision Distric
- RPD = Residential Planned
- Development District
- TZ = Town Zoning
- UK = Unknown
- County Boundary



Title:

Date: 4/27/2022

9.6.c

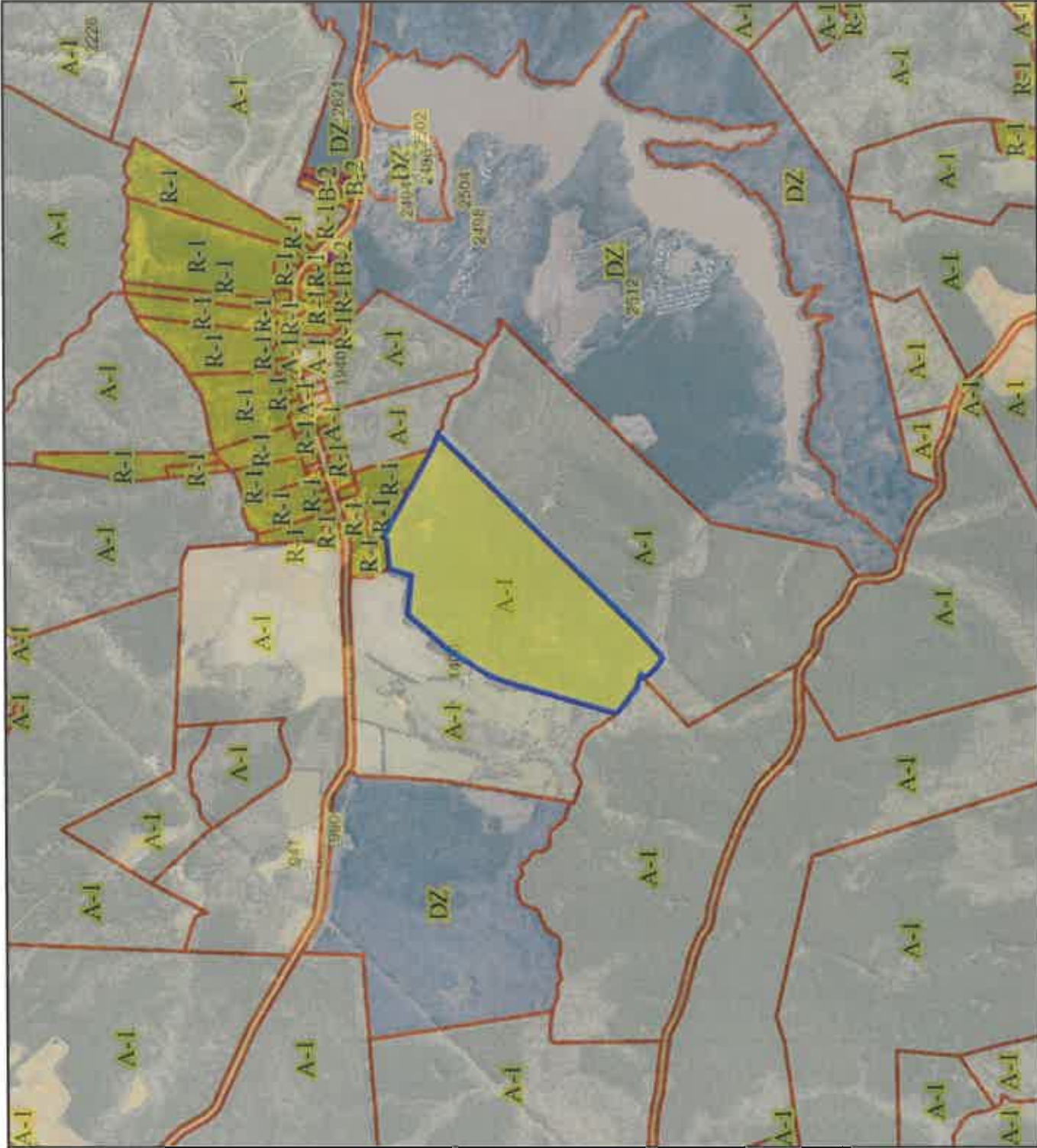
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Attachment: S-22-008 Green Genie Maps (3136 : Case S-22-008 Green Genie LLC)



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Title:

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