



**PLANNING COMMISSION
REGULAR MEETING
Tuesday, May 2, 2023 - 7:00 PM**

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

AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. MOMENT OF SILENCE

4. PLEDGE OF ALLEGIANCE

5. HEARING OF THE 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.

6. APPROVAL OF AGENDA

7. APPROVAL OF MINUTES

- a. 04042023 Planning Commission Minutes (Staff Contact: Robin Vaughan)

8. CHAIRMAN'S REPORT

9. PUBLIC HEARING

- a. 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 make

recommendations to the Board of Supervisors or Board of Zoning Appeals. In accomplishing this important task we are charged with promoting the health, safety, and general public welfare of the citizens of Pittsylvania County. We must ensure that all our decisions and recommendations be directed to these goals and that each be consistent with the environment, the comprehensive plan, and in the best interest of Pittsylvania County, its citizens, and its posterity. Anyone here to speak to the Board, other than the applicant, regarding zoning cases will be limited to (3) three minutes.

1. Public Hearing: Case R-23-010 Samantha Wiles Lipscomb; Rezoning from A-1, Agricultural District, to RC-1, Residential Combined Subdivision District (Henderson)

(Staff Contact: Emily Ragsdale)
2. Public Hearing: Case R-23-011 JDA Associates, Inc., Rezoning from A-1, Agricultural District to R-1, Residential Suburban Subdivision District (Waters) (Staff Contact: Emily Ragsdale)
3. Public Hearing: Case R-23-012 Joel Bryant; Rezoning from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District (Webb) (Staff Contact: Emily Ragsdale)
4. Public Hearing: Case R-23-013 Kermit King; Rezoning from A-1, Agricultural District, to R-1, Residential Suburban Subdivision District (Oakes) (Staff Contact: Emily Ragsdale)
5. Public Hearing: R-23-014 Clyde Hall, Jr.; Rezoning from B-2, Business District, General, to R-1, Residential Suburban Subdivision District (Waters) (Staff Contact: Emily Ragsdale)
6. Public Hearing: Case S-23-004 Carroll Riddle; Special Use Permit for a Singlewide Mobile Home (Mease) (Staff Contact: Emily Ragsdale)
7. Public Hearing: Case S-23-005 Robert Adkins; Special Use Permit for a Singlewide Mobile Home (Henderson) (Staff Contact:)
8. Public Hearing: Case S-23-006 Phillip Jennings; Special Use Permit for a Doublewide Mobile Home (Mease) (Staff Contact:)

- 10. OLD BUSINESS**
- 11. NEW BUSINESS**
- 12. ADJOURNMENT**

PITTSYLVANIA

COUNTY, VIRGINIA

PLANNING COMMISSION EXECUTIVE SUMMARY

Action Item

Agenda Title:	04042023 Planning Commission Minutes		
Staff Contact(s):	Robin Vaughan		
Agenda Date:	May 2, 2023	Item Number:	7.a.
Attachment(s):	1.	04-04-2023 Planning Commission Minutes	
Reviewed By:			

SUMMARY:

FINANCIAL IMPACT AND FUNDING SOURCE:

RECOMMENDATION:

MOTION:

**PLANNING COMMISSION
REGULAR MEETING
Tuesday, April 4, 2023 - 7:00 PM**

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

MINUTES

CALL TO ORDER

Mr. Harker called the meeting to order at 7:02 p.m.

ROLL CALL

MOMENT OF SILENCE

The Board observed a moment of silence.

PLEDGE OF ALLEGIANCE

The Board recited the Pledge of Allegiance.

HEARING OF THE 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.

HEARING OF THE CITIZENS

No citizens came forward to speak.

APPROVAL OF AGENDA

A motion was made by Mr. Horne, seconded by Mrs. Mease, and by a seven (7) to zero (0) vote, the agenda was approved as presented.

RESULT: APPROVE

MOVER: Brian Horne
SECONDER: Janet Mease
AYES: Brian Horne, Colette Henderson, Gary Oakes, Janet Mease, Nathan Harker, Richard Waters, Fred Webb
NOES: None
ABSTAIN: None

APPROVAL OF MINUTES

A motion was made by Mrs. Mease, seconded by Mr. Oakes, and by a seven (7) to zero (0) vote, the minutes were approved as presented.

RESULT: **APPROVE**
MOVER: Janet Mease
SECONDER: Gary Oakes
AYES: Brian Horne, Colette Henderson, Gary Oakes, Janet Mease, Nathan Harker, Richard Waters, Fred Webb
NOES: None
ABSTAIN: None

- a. Planning Commission Minutes 03-07-2023 (Staff Contact: Robin Vaughan)

CHAIRMAN'S REPORT

There was no Chairman's report.

PUBLIC HEARING

- a. 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 make recommendations to the Board of Supervisors or Board of Zoning Appeals. In accomplishing this important task we are charged with promoting the health, safety, and general public welfare of the citizens of Pittsylvania County. We must ensure that all our decisions and recommendations be directed to these goals and that each be consistent with the environment, the comprehensive plan, and in the best interest of Pittsylvania County, its citizens, and its posterity. Anyone here to speak to the Board, other than the applicant, regarding zoning cases will be limited to (3) three minutes.

1. Public Hearing: S-23-003 Christy Hicks (Staff Contact: Emily Ragsdale)

1. Public Hearing: S-23-003 Christy Hicks

Mr. Harker opened the public hearing at 7:07p.m. Mrs. Ragsdale, Director of Community Development, reported that Christy Hicks petitioned for a Special Use Permit on 13.47 acres, generally located on State Road 724/Mill Creek Road, in the Westover Election District to allow for a summer camp. Ms. Hicks represented the petition. Ms. Hicks stated that she wants to create a youth day camp to promote gardening, and have small animals such as chickens and rabbits. She stated that the summer camp will be a non-profit organization. She said activities will be held outside and she hopes to have several rustic barn structures on the property as well. Mr. Horne said he thinks this is a great thing. Mrs. Mease said she admires Ms. Hicks for doing this and asked how many children would be there each day. Ms. Hicks stated that starting out she will only have six (6)-twelve (12) children on a daily basis. Mrs. Henderson said she loves this idea. Mr. Waters said he appreciates this idea and he would send his children if they were younger. He asked about her business model. He wanted to know if the children be dropped off and picked-up later? He also asked about background checks for the staff. Ms. Hicks said there will be three (3) people helping her from the start that are employed by the school system and she hopes they have already been through the background check process since they are employed by the school system. She said the parents will drop the children off at eight (8) or nine (9) in the morning and they will be picked up at one (1). She said she may extend the hours for the camp after being in business a while. Mr. Harker said there are two staff recommendations that he wants to make sure she's familiar with: (1) Uniform State Building Code regulations and Virginia Department of Health regulations. Ms. Hicks said she had questions regarding the structures. She said that due to wanting them to look like they are from the nineteenth century, she has concerns with building codes due to building structures that will look antique. Mrs. Ragsdale said this will depend on the use of the buildings and staff would work through this with the code official, as code requirements vary on the type of use for each structure. She stated that buildings being occupied by people will be handled differently per the building code than buildings being used for storage. Mr. Hunt stated that Mrs. Ragsdale and staff will work with the applicant and walk her through which building codes will apply for each structure on this project. Mr. Webb asked if the Virginia Department of Health will oversee the number of youth per adult. Mrs. Ragsdale said they would not regulate that, but they will regulate required restrooms and any food that will be served. The Department of

Education will oversee permitting if needed, as there are different regulations for camps. Mr. Harker closed the public hearing at 7:23 p.m. There was no opposition to the petition. A motion was made by Mr. Webb, seconded by Mrs. Mease, that the Board of Zoning Appeals grant the Special Use Permit with the two conditions recommended by staff. Motion passed by a seven (7) to zero (0) vote.

RESULT:	APPROVE
MOVER:	Fred Webb
SECONDER:	Janet Mease
AYES:	None
NOES:	None
ABSTAIN:	None

OLD BUSINESS

Mrs. Ragsdale stated that next Wednesday, April 12th will be the Board of Supervisors, Planning Commission and Board of Zoning Appeals joint work session for the zoning ordinance update. The meeting will be held at 5:30 pm at 39 Bank Street, Chatham, VA .

NEW BUSINESS

Mrs. Ragsdale introduced the new County Administrator, Stuart Turille, to the Planning Commission. The May meeting will have eight (8) cases, five (5) rezoning cases and three (3) special use permits. Mr. Horne offered condolences to the family of Tim Chesher, Dan River District Board of Supervisors representative, on the passing of his daughter-in-law after a long battle with cancer.

ADJOURNMENT

The meeting was adjourned at 7:31 p.m.

PITTSYLVANIA

COUNTY, VIRGINIA

PLANNING COMMISSION

EXECUTIVE SUMMARY

Action Item

Agenda Title:	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 make recommendations to the Board of Supervisors or Board of Zoning Appeals. In accomplishing this important task we are charged with promoting the health, safety, and general public welfare of the citizens of Pittsylvania County. We must ensure that all our decisions and recommendations be directed to these goals and that each be consistent with the environment, the comprehensive plan, and in the best interest of Pittsylvania County, its citizens, and its posterity. Anyone here to speak to the Board, other than the applicant, regarding zoning cases will be limited to (3) three minutes.		
Staff Contact(s):			
Agenda Date:	May 2, 2023	Item Number:	9.a.
Attachment(s):	None		
Reviewed By:			

SUMMARY:

FINANCIAL IMPACT AND FUNDING SOURCE:

RECOMMENDATION:

MOTION:



PLANNING COMMISSION

EXECUTIVE SUMMARY

Rezoning Case

Agenda Title:	Public Hearing: Case R-23-010 Samantha Wiles Lipscomb; Rezoning from A-1, Agricultural District, to RC-1, Residential Combined Subdivision District (Henderson)		
Staff Contact(s):	Emily Ragsdale		
Agenda Date:	May 2, 2023	Item Number:	9.a.1.
Attachment(s):	1.	R-23-010 Samantha Lipscomb App	
	2.	R-23-010 Samantha Lipscomb Plat	
	3.	R-23-010 Samantha Lipscomb Map	
Reviewed By:			

SUMMARY:

SUBJECT

Requested by Samantha Wiles-Lipscomb, to rezone property located on State Road 997/Oleander Drive in the Banister Election District and shown on the Tax Maps GPIN # 2431-62-5738. The applicant is requesting to rezone a total of 1.997 acres, from A-1, Agricultural District, to RC-1, Residential Combined Subdivision District, to allow for property lines to be adjusted.

BACKGROUND/DISCUSSION

Samantha Wiles-Lipscomb is requesting to rezone one parcel, totaling 1.997 acres from A-1, Agricultural District, to RC-1, Residential Combined Subdivision District, to allow for property lines to be adjusted. The property is currently zoned A-1, Agricultural District. If rezoned, the property will be consolidated with adjacent parcels currently zoned RC-1, Residential Combined Subdivision District. All properties must share the same zoning classification to be consolidated, requiring the subject property to be rezoned prior to consolidation.

A plat titled *Samantha Gail Wiles-Lipscomb* has been submitted with the application to identify the area where zoning changes are necessary and to present the proposed property line adjustments.

Once the property is rezoned to RC-1, all uses listed under Section 35-267 are a permitted use.

FUTURE LAND USE DESIGNATION

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

ZONING AND CURRENT USE OF SURROUNDING PROPERTIES

Adjacent to A-1, Agricultural District, and RC-1, Residential Combined Subdivision District, zoned properties.

SITE DEVELOPMENT PLAN

N/A

FINANCIAL IMPACT AND FUNDING SOURCE:

None

RECOMMENDATION:

Staff recommends APPROVAL of Case R-23-010, submitted by Samantha Wiles-Lipscomb, requesting to rezone a total of 1.997 acres located on State Road 997/Oleander Drive in the Banister Election District and shown on the Tax Maps as GPIN # 2431-62-5738. The subject property is adjacent to properties currently zoned RC-1, Residential Combined Subdivision District.

MOTION:

- 1. Recommend approval of Case R-23-010 as submitted.
- 2. Recommend denial of Case R-23-010 as submitted.

STAFF SUMMARY

<p><u>CASE</u> R-23-010</p>	<p><u>ZONING REQUEST</u> A-1 to RC-1</p>	<p><u>CYCLE</u> May 2023/June 2023</p>
<p><u>SUBJECT/PROPOSAL/REQUEST</u> Samanthia Wiles-Lipscomb is requesting to rezone property from A-1, Agricultural District, to RC-1, Residential Combined Subdivision District.</p> <p>DISTRICT: Banister</p>		<p>PLANNING COMMISSION: May 2, 2023</p> <p>BOARD OF SUPERVISORS: June 20, 2023</p> <p>ADVERTISED: April 19 & 26, May 24 & 31 2023</p>

SUBJECT

Requested by Samanthia Wiles-Lipscomb, to rezone property located on State Road 997/Oleander Drive in the Banister Election District and shown on the Tax Maps GPIN # 2431-62-5738. The applicant is requesting to rezone a total of 1.997 acres, from A-1, Agricultural District, to RC-1, Residential Combined Subdivision District, to allow for property lines to be adjusted.

BACKGROUND/DISCUSSION

Samanthia Wiles-Lipscomb is requesting to rezone one parcel, totaling 1.997 acres from A-1, Agricultural District, to RC-1, Residential Combined Subdivision District, to allow for property lines to be adjusted. The property is currently zoned A-1, Agricultural District. If rezoned, the property will be consolidated with adjacent parcels currently zoned RC-1, Residential Combined Subdivision District. All properties must share the same zoning classification to be consolidated, requiring the subject property to be rezoned prior to consolidation.

A plat titled *Samanthia Gail Wiles-Lipscomb* has been submitted with the application to identify the area where zoning changes are necessary and to present the proposed property line adjustments.

Once the property is rezoned to RC-1, all uses listed under Section 35-267 are a permitted use.

FUTURE LAND USE DESIGNATION

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

ZONING AND CURRENT USE OF SURROUNDING PROPERTIES

Adjacent to A-1, Agricultural District, and RC-1, Residential Combined Subdivision District, zoned properties.

SITE DEVELOPMENT PLAN

N/A

RECOMMENDATION

Staff recommends APPROVAL of Case R-23-010, submitted by Samanthia Wiles-Lipscomb, requesting to rezone a total of 1.997 acres located on State Road 997/Oleander Drive in the Banister Election District and shown on the Tax Maps as GPIN # 2431-62-5738. The subject property is adjacent to properties currently zoned RC-1, Residential Combined Subdivision District.

PLANNING COMMISSION OPTIONS:

1. Recommend approval of Case R-23-010 as submitted.
2. Recommend denial of Case R-23-010 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**

Samantha Wiles-Lipscomb, 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 Name: Samantha Wiles-Lipscomb
Address: 2482 Vandola Road, Danville, VA 24541

2. Location of Property: State Road 997/Oleander Drive

Telephone: 434-203-1501

3. Tax Map Number: 2431-62-5738

4. Election District: Banister

Total Amount: \$364.80

5. Size of Property: 1.997 acres

Taken By: CK # 29561

6. Existing Land Use: Vacant

Existing Zoning: A-1, Agricultural District

7. Proposed Land Use: To allow for property lines to be adjusted

Proposed Zoning: RC-1, Residential Combined Subdivision District

8. Are conditions being proffered: Yes X No

9. Check completed items:

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

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

Samantha Wiles-Lipscomb

OFFICE USE ONLY

Application Deadline: 03/30/23

Received By: ESR

B.O.S. Meeting Date: 06/20/23

Application No. R-23-010

P.C. Meeting Date: 05/02/23

Date Received: 03/02/23

Action: _____

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

1.997 acres of land, generally located)
on State Road 997/Oleander Drive)
within the Banister Election District)
and recorded as parcel ID # 2431-62-5738)
in the Pittsylvania County tax records)

PETITION

TO THE HONORABLE SUPERVISORS OF PITTSYLVANIA COUNTY:

WHEREAS, your Petitioner, Samantha Wiles-Lipscomb, 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 A-1, Agricultural District.
- (3) Your petitioner now desires to have the property rezoned to RC-1, Residential Combined Subdivision 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,


Samantha Wiles-Lipscomb

April 7, 2023

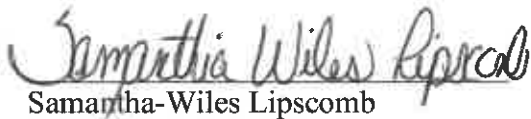
Mrs. Emily Ragsdale
Director of Community Development
P. O. Drawer D
Chatham, VA 24531

Dear Mrs. Ragsdale:

I, Samantha-Wiles Lipscomb, as owner, would like to apply to the Planning Commission/Board of Supervisors to rezone 1.997 acres, GPIN # 2431-62-5738, located on State Road 997/Oleander Drive, in the Banister Election District.

I am requesting to rezone this parcel from A-1, Agricultural District, to RC-1, Residential Combined Subdivision District, to allow for the property lines to be adjusted.

Sincerely,


Samantha-Wiles Lipscomb



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

SIGN AFFIDAVIT

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

At least fourteen (14) days preceding the Commission's public hearing on a zoning map amendment, there shall be erected on the property proposed to be rezoned, a sign or signs provided by the Zoning Administrator indicating the date, time, and place of the public hearing.

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

When a public hearing has been scheduled before the Board of Supervisors for a Zoning Map amendment, there shall be erected, at least fourteen (14) days preceding such hearing, a sign or signs provided by the Zoning Administrator indicating the date, time and place of the public hearing.

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

Any sign erected in compliance with this section shall be maintained at all times by the applicant up to the time of the hearing. It shall be unlawful for any person, except the applicant or the Zoning Administrator or an authorized agent of either, to remove or tamper with any sign furnished during the period it is required to be maintained under this Section.

I have read and understand Sections 35-817, 35-818, and 35-819 of the Pittsylvania County Zoning Ordinance. I understand it is my responsibility to post, maintain and remove this/these sign or signs, according to Section 35-817, Section 35-818, and 35-819.

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

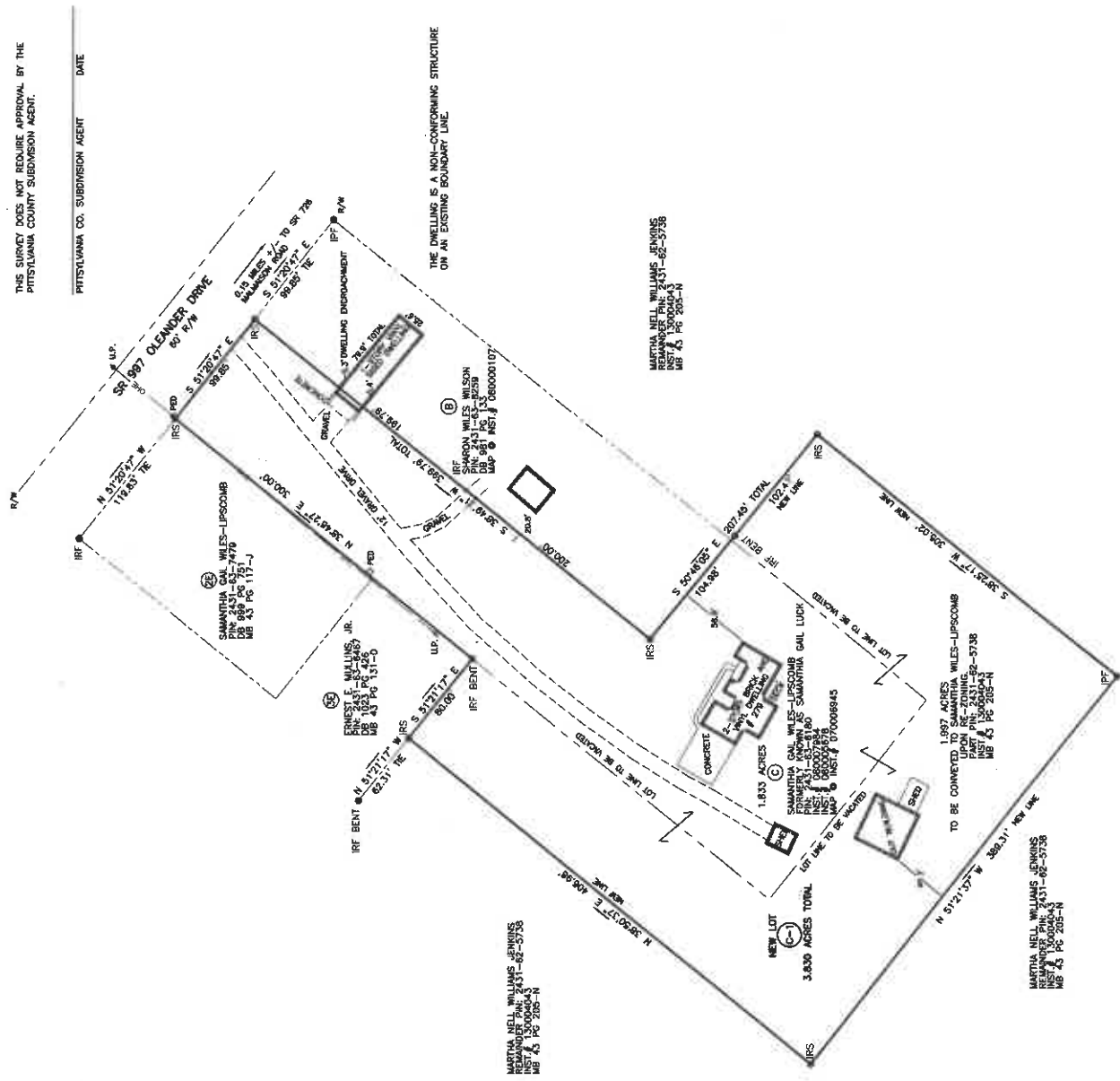
Case R-23-010 Applicant Samantha Wilkes-Lipson Date 4-24-2023

GPIN	ACCOUNT_NAME1	ACCOUNT_ADDR1	ACCOUNT_CSZ
2431-63-6467	MULLINS, ERNEST E JR	8896 EDMONSTON DR	BRISTOW, VA 20136
2431-63-8259	WILSON, SHARON WILES	261 OLANDER DRIVE	BLAIRS, VA 24527
2431-62-5738	JENKINS, MARTHA NELL WILLIAMS	3615 MOONLIGHT DRIVE	CHAPEL HILL, NC 27516
2431-63-6180	WILES-LIPSCOMB, SAMANTHA GAIL	279 OLEANDER DRIVE	BLAIRS, VA 24527
2431-63-5574	WITCHER, LARRY J	337 OLEANDER DR	BLAIRS, VA 24527
2431-63-4563	CARROLL, JEFF	5539 COLUMBIA PIKE	ARLINGTON, VA 22204
2431-73-0604	GLENN, CLAUDE DALE	268 OLEANDER DR	BLAIRS, VA 24527
2431-73-0598	FITZGERALD, CLIFTON W	248 OLEANDER DR	BLAIRS, VA 24527

R-23-010 SAMANTHA WILES-LIPSCOMB

THIS SURVEY DOES NOT REQUIRE APPROVAL BY THE
PITTSYLVANIA COUNTY SUBMISSION AGENT.

PITTSYLVANIA CO. SUBMISSION AGENT _____ DATE _____



MARTHA NELL WILLIAMS JENKINS
REMANUFACTURED PIN 2431-62-5738
DIST # 13000043
MB # 43 PG 285-N

MARTHA NELL WILLIAMS JENKINS
REMANUFACTURED PIN 2431-62-5738
DIST # 13000043
MB # 43 PG 285-N

MARTHA NELL WILLIAMS JENKINS
REMANUFACTURED PIN 2431-62-5738
DIST # 13000043
MB # 43 PG 285-N

CURRENT OWNER:
SAMANTHA GAIL WILES-LIPSCOMB
FORMERLY KNOWN AS SAMANTHA GAIL LUCK
PREVIOUSLY ZONED: RC-1
CURRENTLY ZONED: RC-1

CURRENT OWNER:
MARTHA NELL WILLIAMS JENKINS
FORMERLY KNOWN AS SAMANTHA GAIL LUCK
PREVIOUSLY ZONED: RC-1
CURRENTLY ZONED: A-1



LEGEND

- IRF IRON PIPE FOUND
- IRF IRON ROD FOUND
- IRF IRON ROD SET
- IRF COMPUTED POINT
- IRF JUMPER
- IRF UTILITY POLE
- IRF TELEPHONE PEDestal
- IRF RIGHT-OF-WAY
- IRF OVERHEAD UTILITY LINE

PLAT # 070008949
PATRICK T. CRANE
Lic. No. 2476

THIS BOUNDARY SURVEY IS BASED ON A CURRENT FIELD SURVEY.
THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT
OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY
INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
THIS PROPERTY IS NOT LOCATED WITHIN A F.E.M.A. DEFINED
FLOOD HAZARD ZONE AS OF 9-28-2010.
SEE COMMUNITY PANEL 5114300530E.
THIS PLAT IS SUBJECT TO ANY EASEMENTS, AGREEMENTS OR
RIGHTS-OF-WAY OF RECORD PRIOR TO THE DATE OF THIS PLAT,
WHICH WERE NOT VISIBLE AT THE TIME OF MY INSPECTION.

PITTSYLVANIA COUNTY VIRGINIA

SITUATED IN
BLAIRS MAGISTERIAL DISTRICT
279 OLEANDER DRIVE
BEING PIN : 2431-62-5738 &
PART PIN: 2431-62-5738
PLAT OF SURVEY SHOWING
NEW LOT C-1
FOR :

SAMANTHA GAIL WILES-LIPSCOMB

DATE : FEBRUARY 23, 2023

SCALE : 1"=60'



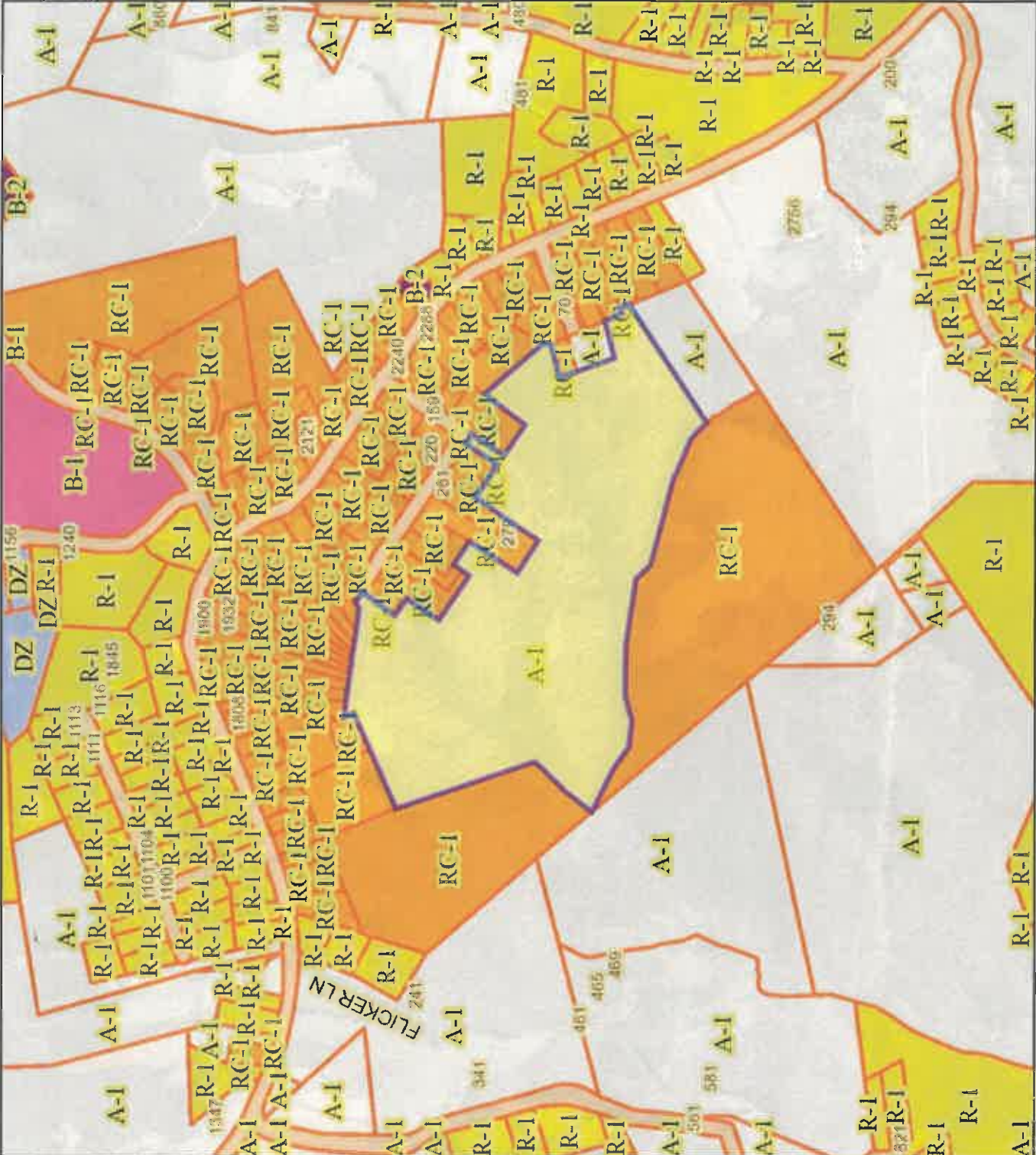
FILE: 23005

CRANE SURVEYING PLLC
113 TALBOTT DRIVE
DANVILLE, VA. 24040
ptcrane@cranesurveying.com
(834)250-3713

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

Feet



Title:

Date: 4/6/2023

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

EXECUTIVE SUMMARY

Rezoning Case

Agenda Title:	Public Hearing: Case R-23-011 JDA Associates, Inc., Rezoning from A-1, Agricultural District to R-1, Residential Suburban Subdivision District (Waters)						
Staff Contact(s):	Emily Ragsdale						
Agenda Date:	May 2, 2023	Item Number:	9.a.2.				
Attachment(s):	<table border="1"> <tr> <td>1.</td> <td>R-23-011 JDA Assoc., Inc</td> </tr> <tr> <td> </td> <td> </td> </tr> </table>			1.	R-23-011 JDA Assoc., Inc		
1.	R-23-011 JDA Assoc., Inc						
Reviewed By:							

SUMMARY:

The applicant has requested that this application be withdrawn. The request is attached.

FINANCIAL IMPACT AND FUNDING SOURCE:

RECOMMENDATION:

Staff recommends the applicant's request to withdraw without penalty.

MOTION:

Robin S. Vaughan

From: Billy Talbott <billytalbott52@gmail.com>
Sent: Wednesday, April 26, 2023 10:09 AM
To: Robin S. Vaughan
Subject: R23-011

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

JDA Associates Inc. wishes to withdraw zoning request for Case # R23-011 at this time. Thanks for your assistance. Billy



Virus-free. www.avq.com



PLANNING COMMISSION

EXECUTIVE SUMMARY

Rezoning Case

Agenda Title:	Public Hearing: Case R-23-012 Joel Bryant; Rezoning from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District (Webb)		
Staff Contact(s):	Emily Ragsdale		
Agenda Date:	May 2, 2023	Item Number:	9.a.3.
Attachment(s):	1.	R-23-012 Joel Bryant App	
	2.	R-23-012 Joel Bryant Map	
Reviewed By:			

SUMMARY:

SUBJECT

Requested by Joel Bryant, to rezone property located off State Road 1520/Mount Olivet Lane and State Road 724/Mill Creek Road, in the Westover Election District and shown on the Tax Maps as GPIN #s 2308-87-4127 and 2308-86-8894. The applicant is requesting to rezone two (2) parcels, totaling 51.31 acres, from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, to allow the property to be used for agricultural purposes.

BACKGROUND/DISCUSSION

Joel Bryant is requesting to rezone two parcels, totaling 51.31 acres, from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, to allow for the placement of a pole barn and agricultural uses on the property. The property is currently zoned R-1, Residential Suburban Subdivision District. Under the current zoning classification, this type of use 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 the property to be used for agricultural uses with the current R-1 zoning classification, the property must be occupied by a dwelling. Only one of the lots is currently occupied by a dwelling. The applicant is proposing to use the property to expand their current floriculture operation.

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

FUTURE LAND USE DESIGNATION

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

ZONING AND CURRENT USE OF SURROUNDING PROPERTIES

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

SITE DEVELOPMENT PLAN

N/A

FINANCIAL IMPACT AND FUNDING SOURCE:

None

RECOMMENDATION:

Staff recommends APPROVAL of Case R-23-012, submitted by Joel Bryant, requesting to rezone a total of 51.31 acres located on State Road 1520/Mount Olivet Lane in the Westover Election District and shown on the Tax Maps as GPIN #s 2308-86-8894 and 2308-87-4127. The subject properties are adjacent to properties currently zoned A-1, Agricultural District.

MOTION:

1. Recommend approval of Case R-23-012 as submitted.
2. Recommend denial of Case R-23-012 as submitted.

STAFF SUMMARY

<p><u>CASE</u> R-23-012</p>	<p><u>ZONING REQUEST</u> R-1 to A-1</p>	<p><u>CYCLE</u> May 2023/June 2023</p>
<p><u>SUBJECT/PROPOSAL/REQUEST</u> Joel Bryant is requesting to rezone property from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District.</p> <p>DISTRICT: Westover</p>	<p>PLANNING COMMISSION: May 2, 2023</p> <p>BOARD OF SUPERVISORS: June 20, 2023</p> <p>ADVERTISED: April 19 & 26, May 24 & 31 2023</p>	

SUBJECT

Requested by Joel Bryant, to rezone property located off State Road 1520/Mount Olivet Lane and State Road 724/Mill Creek Road, in the Westover Election District and shown on the Tax Maps as GPIN #s 2308-87-4127 and 2308-86-8894. The applicant is requesting to rezone two (2) parcels, totaling 51.31 acres, from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, to allow the property to be used for agricultural purposes.

BACKGROUND/DISCUSSION

Joel Bryant is requesting to rezone two parcels, totaling 51.31 acres, from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, to allow for the placement of a pole barn and agricultural uses on the property. The property is currently zoned R-1, Residential Suburban Subdivision District. Under the current zoning classification, this type of use 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 the property to be used for agricultural uses with the current R-1 zoning classification, the property must be occupied by a dwelling. Only one of the lots is currently occupied by a dwelling. The applicant is proposing to use the property to expand their current floriculture operation.

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

FUTURE LAND USE DESIGNATION

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

ZONING AND CURRENT USE OF SURROUNDING PROPERTIES

Adjacent to 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-23-012, submitted by Joel Bryant, requesting to rezone a total of 51.31 acres located on State Road 1520/Mount Olivet Lane in the Westover Election District and shown on the Tax Maps as GPIN #s 2308-86-8894 and 2308-87-4127. The subject properties are adjacent to properties currently zoned A-1, Agricultural District.

PLANNING COMMISSION OPTIONS:

1. Recommend approval of Case R-23-012 as submitted.
2. Recommend denial of Case R-23-012 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**

Joel Bryant, as owner of the below described properties, hereby applies to the Pittsylvania County Board of Supervisors to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Property Owner Name: Joel Bryant
Address: 164 Mt. Olivet Lane, Danville, VA 24540
2. Location of Property: State Road 1520/Mount Olivet Lane

Telephone: 434-441-0286

3. Tax Map Numbers: 2308-86-8894 & 2308-87-4127

4. Election District: Westover

Total Amount: \$324.30

Taken By: Cash \$324.30

5. Size of Property: 51.31 acres

Jo

6. Existing Land Use: Single-family dwelling & vacant lot

Existing Zoning: R-1, Residential Suburban Subdivision District

7. Proposed Land Use: To allow for a pole barn and agricultural use

Proposed Zoning: A-1, Agricultural District

8. Are conditions being proffered: Yes X No

9. Check completed items:

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

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


Joel Bryant

OFFICE USE ONLY

Application Deadline: 03/30/23

Received By: ESR

B.O.S. Meeting Date: 06/20/23

Application No. R-23-012

P.C. Meeting Date: 05/02/23

Date Received: 03/27/23

Action: _____

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

51.31 acres of land, generally located)
on State Road 1520/Mount Olivet Lane)
within the Westover Election District)
and recorded as parcel ID #s 2308-86-8894)
& 2308-87-4127 in the Pittsylvania County)
tax records)

PETITION

TO THE HONORABLE SUPERVISORS OF PITTSYLVANIA COUNTY:

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

- (1) The Petitioner is the Owner of the above-referenced parcels.
- (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 request that the Zoning Ordinance of Pittsylvania County be amended and that the above-referenced parcels of land be rezoned as set out in Number 3.

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

Respectfully submitted,


Joel Bryant

April 14, 2023

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

Dear Mrs. Ragsdale:

Joel Bryant, as owner, would like to apply to the Planning Commission/Board of Supervisors to rezone 51.31 acres, GPIN #s 2308-86-8894 & 2308-87-4127, located on State Road 1520/Mount Olivet Lane, in the Westover Election District.

I am requesting to rezone these parcels from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District to allow for a pole barn and agricultural use.

Sincerely,


Joel Bryant

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. 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 B-23-012 Applicant Joel Bryant Date _____

SPECIAL POWER OF ATTORNEY

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

164 Mt. Olive Ln Danville, VA 24540
1836 Mill Creek Rd. Danville, VA 24540

Tax Map # _____

I/we Joel, Ruby Bryant, am/are:

the applicant for the above-referenced application

the owner(s) of the property described above

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

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

Ruby Bryant, Joel I Bryant
Owner: Print Name Joel, Ruby Bryant

Commonwealth of Virginia

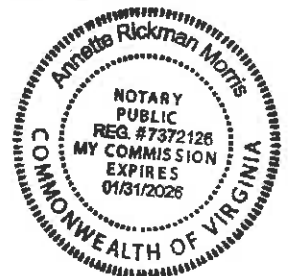
(City) County of Danville, Va, to-wit:

Subscribed and sworn to before me this 13th day of April, 2023.

in my City and State aforesaid, by Annette Rickman Morris

Annette Rickman Morris Notary Public.

My Commission Expires: 1-31-2026

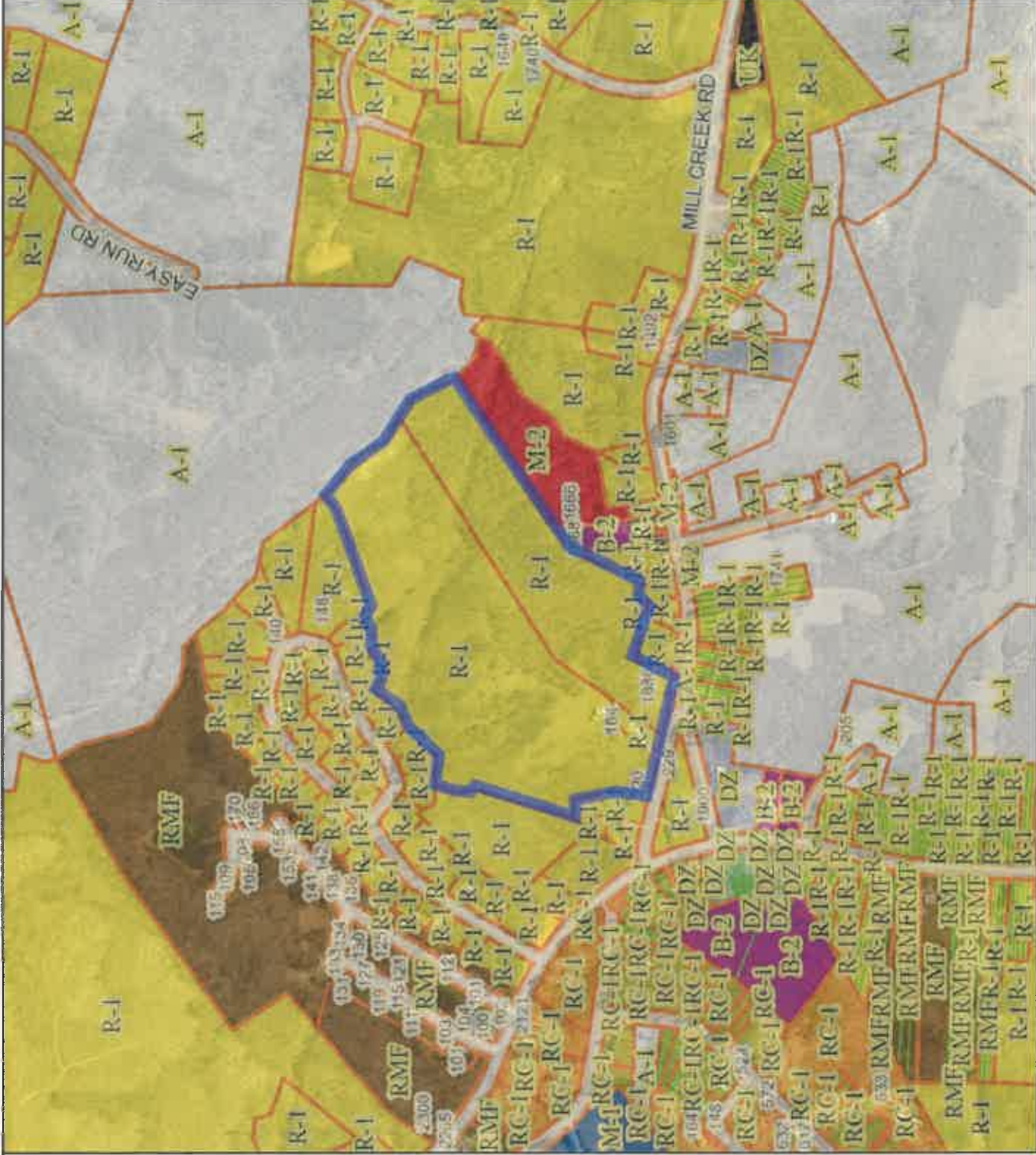


GPIN	ACCOUNT_NAME2	ACCOUNT_ADDR1	ACCOUNT_CSZ
2308-77-8455	PRITCHETT, JEAN TURNER	4034 KESWICK DR	DANVILLE, VA 24540
2308-76-4481	BRYANT, RUBY H	248 MOUNT OLIVET LN	DANVILLE, VA 24540
2308-99-2085	KNICK LINDA F IRREVOC TRUST DTD 10/27/16	1500 COPPERHEAD RD	DANVILLE, VA 24540

R-23-012 JOEL BRYANT

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
- 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: 4/18/2023



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

EXECUTIVE SUMMARY

Rezoning Case

Agenda Title:	Public Hearing: Case R-23-013 Kermit King; Rezoning from A-1, Agricultural District, to R-1, Residential Suburban Subdivision District (Oakes)		
Staff Contact(s):	Emily Ragsdale		
Agenda Date:	May 2, 2023	Item Number:	9.a.4.
Attachment(s):	1.	R-23-013 Kermit King App	
	2.	R-23-013 Kermit King Map	
	3.	R-23-013 Kermit King Plat	
Reviewed By:			

SUMMARY:

SUBJECT

Requested by Kermit King, to rezone property located on State Road 750/Strawberry Road in the Tunstall Election District and shown on the Tax Maps as GPIN # 1473-90-3879. The applicant is requesting to rezone a total of 0.52 acres, from A-1, Agricultural District, to R-1, Residential Suburban Subdivision District, to allow for property lines to be adjusted.

BACKGROUND/DISCUSSION

Kermit King, is requesting to rezone one parcel, totaling 0.524 acres from A-1, Agricultural District, to R-1, Residential Suburban Subdivision District, so that property lines may be adjusted. The property is currently zoned A-1, Agricultural District. If rezoned, the property will be consolidated with adjacent parcels currently zoned R-1, Residential Suburban Subdivision District. All properties must share the same zoning classification to be consolidated, requiring the subject property to be rezoned prior to consolidation.

A plat titled *Kermit King JR & Janette King & Jacob Lee Martin* has been submitted with the application to identify the area where zoning changes are necessary and to present the proposed property line adjustments.

Once the property is rezoned to R-1, all uses listed under Section 35-223 are a permitted use.

FUTURE LAND USE DESIGNATION

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

ZONING AND CURRENT USE OF SURROUNDING PROPERTIES

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

SITE DEVELOPMENT PLAN

N/A

FINANCIAL IMPACT AND FUNDING SOURCE:

None

RECOMMENDATION:

Staff recommends APPROVAL of Case R-23-013, submitted by Kermit King, requesting to rezone a total of 0.52 acres located on State Road 750/Strawberry Road in the Tunstall Election District and shown on the Tax Maps as GPIN # 1473-90-3879. The subject property is adjacent to properties currently zoned R-1, Residential Suburban Subdivision District.

MOTION:

1. Recommend approval of Case R-23-013 as submitted.
2. Recommend denial of Case R-23-013 as submitted.

STAFF SUMMARY

<p><u>CASE</u> R-23-013</p>	<p><u>ZONING REQUEST</u> A-1 to R-1</p>	<p><u>CYCLE</u> May 2023/June 2023</p>
<p><u>SUBJECT/PROPOSAL/REQUEST</u> Kermit King, requesting to rezone property from A-1, Agricultural District, to R-1, Residential Suburban Subdivision District.</p> <p>DISTRICT: Tunstall</p>	<p>PLANNING COMMISSION: May 2, 2023</p> <p>BOARD OF SUPERVISORS: June 20, 2023</p> <p>ADVERTISED: April 19 & 26, May 24 & 31 2023</p>	

SUBJECT

Requested by Kermit King, to rezone property located on State Road 750/Strawberry Road in the Tunstall Election District and shown on the Tax Maps as GPIN # 1473-90-3879. The applicant is requesting to rezone a total of 0.52 acres, from A-1, Agricultural District, to R-1, Residential Suburban Subdivision District, to allow for property lines to be adjusted.

BACKGROUND/DISCUSSION

Kermit King, is requesting to rezone one parcel, totaling 0.524 acres from A-1, Agricultural District, to R-1, Residential Suburban Subdivision District, so that property lines may be adjusted. The property is currently zoned A-1, Agricultural District. If rezoned, the property will be consolidated with adjacent parcels currently zoned R-1, Residential Suburban Subdivision District. All properties must share the same zoning classification to be consolidated, requiring the subject property to be rezoned prior to consolidation.

A plat titled *Kermit King JR & Janette King & Jacob Lee Martin* has been submitted with the application to identify the area where zoning changes are necessary and to present the proposed property line adjustments.

Once the property is rezoned to R-1, all uses listed under Section 35-223 are a permitted use.

FUTURE LAND USE DESIGNATION

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

ZONING AND CURRENT USE OF SURROUNDING PROPERTIES

Adjacent to 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-23-013, submitted by Kermit King, requesting to rezone a total of 0.52 acres located on State Road 750/Strawberry Road in the Tunstall Election District and shown on the Tax Maps as GPIN # 1473-90-3879. The subject property is adjacent to properties currently zoned R-1, Residential Suburban Subdivision District.

PLANNING COMMISSION OPTIONS:

1. Recommend approval of Case R-23-013 as submitted.
2. Recommend denial of Case R-23-013 as submitted.

ATTACHMENTS:

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

**PITTSYLVANIA COUNTY
APPLICATION FOR REZONING**

Kermit and Jeanette King, as owners 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 Name: Kermit and Jeanette King
Address: 6773 Strawberry Road, Chatham, VA 24531

2. Location of Property: State Road 750/Strawberry Road

Telephone: 434-489-4630

3. Tax Map Number: 1473-90-3879

4. Election District: Tunstall

Total Amount: \$340.50

Taken By: Ch# 4316

5. Size of Property: 0.52 acres

JK

6. Existing Land Use: Vacant

Existing Zoning: A-1, Agricultural District

7. Proposed Land Use: To allow for property lines to be adjusted

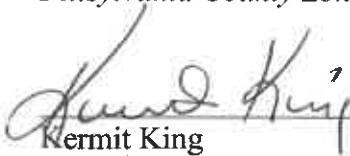
Proposed Zoning: R-1, Residential Suburban Subdivision District

8. Are conditions being proffered: Yes X No

9. Check completed items:

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

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


Kermit King

OFFICE USE ONLY

Application Deadline: 03/30/23

Received By: ESR

B.O.S. Meeting Date: 06/20/23

Application No. R-23-013

P.C. Meeting Date: 05/02/23

Date Received: 03/21/23

Action: _____

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

0.52 acres of land, generally located)
on State Road 750/Strawberry Road)
within the Tunstall Election District)
and recorded as parcel ID # 1473-90-3879)
in the Pittsylvania County tax records)

PETITION

TO THE HONORABLE SUPERVISORS OF PITTSYLVANIA COUNTY:

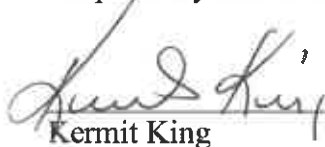
WHEREAS, your Petitioners, Kermit and Jeanette King, respectfully file this petition pursuant to Sections 35-806 and 35-807 of the Pittsylvania County Zoning Ordinance and in accordance with the Code of Virginia, 1950, as amended, and would respectfully show the following:

- (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 A-1, Agricultural District.
- (3) Your petitioner now desires to have the property rezoned to R-1, Residential Suburban Subdivision 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,


Kermit King

April 11, 2023

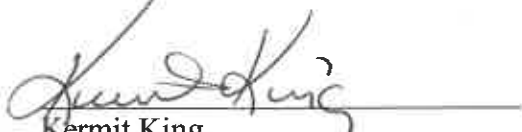
Mrs. Emily Ragsdale
Director of Community Development
P. O. Drawer D
Chatham, VA 24531

Dear Mrs. Ragsdale:

We Kermit and Jeanette King, as owners, would like to apply to the Planning Commission/Board of Supervisors to rezone 0.52 acres, GPIN # 1473-90-3879, located on State Road 750/Strawberry Road, in the Tunstall Election District.

We are requesting to rezone this parcel from A-1, Agricultural District, to R-1, Residential Suburban Subdivision District, to allow for the property lines to be adjusted.

Sincerely,


Kermit King



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-23-013 Applicant [Signature] Date 4-21-23

GPIN	ACCOUNT_NAME1	ACCOUNT_ADDR1	ACCOUNT_CSZ
1473-80-9406	UNION HALL BAPTIST CHURCH	6860 STRAWBERRY RD	CHATHAM, VA 24531
1473-90-9761	MARTIN, JACOB LEE	275 SHADY GROVE RD	PROVIDENCE., NC 27315
1473-90-4746	KING, KERMIT JR	6773 STRAWBERRY RD	CHATHAM, VA 24531
1473-90-1862	GREENE, LAVERNE HUBBARD	6740 STRAWBERRY RD	CHATHAM VA 24531
1473-71-2111	TURNER, CHANCELLOR D	1864 JOHN DR	DANVILLE, VA 24540
1473-91-6249	CLARK, TAMMY K	6653 STRAWBERRY RD	CHATHAM, VA 24531

R-23-013 KERMIT KING

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: 4/7/2023

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.

OWNER'S CERTIFICATE
 SUBMISSION OF THIS PROPERTY
 AS APPEARS ON THIS PLAT IS WITH
 THE CONSENT AND IN
 ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED
 OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

KERMIT KING JR. _____ DATE _____
 JANETTE H. KING _____ DATE _____
 JACOB LEE MARTIN _____ DATE _____

STATE OF VIRGINIA _____ TO WIT:

AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT KERMIT KING JR.,
 WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAVE PERSONALLY
 APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID
 JURISDICTION ON THIS _____ DAY OF _____ 2022.

MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC DATE & SEAL
 REGISTRATION # _____

STATE OF VIRGINIA _____ TO WIT:

AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT JANETTE KING
 WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAVE PERSONALLY
 APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID
 JURISDICTION ON THIS _____ DAY OF _____ 2022.

MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC DATE & SEAL
 REGISTRATION # _____

STATE OF VIRGINIA _____ TO WIT:

AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT JACOB LEE MARTIN
 WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAVE PERSONALLY
 APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID
 JURISDICTION ON THIS _____ DAY OF _____ 2022.

MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC DATE & SEAL
 REGISTRATION # _____

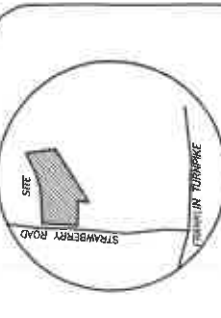


NOTES:
 THIS PLAT REPRESENTS A CURRENT FIELD SURVEY BY WARREN
 ALAN CLEMENS.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT
 OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL
 ENCUMBRANCES ON THE PROPERTY.

THIS PROPERTY IS LOCATED WITHIN F.E.M.A. DEFINED FLOOD
 HAZARDOUS ZONE X UNDESIGNED AS OF 8-29-2010.
 SEE COMMUNITY PANELS 5145C0665 E.

THIS PLAT IS SUBJECT TO ANY EASEMENTS, AGREEMENTS OR
 INTERESTS IN THE PROPERTY WHICH WERE NOT VISIBLE AT THE TIME OF MY INSPECTION.

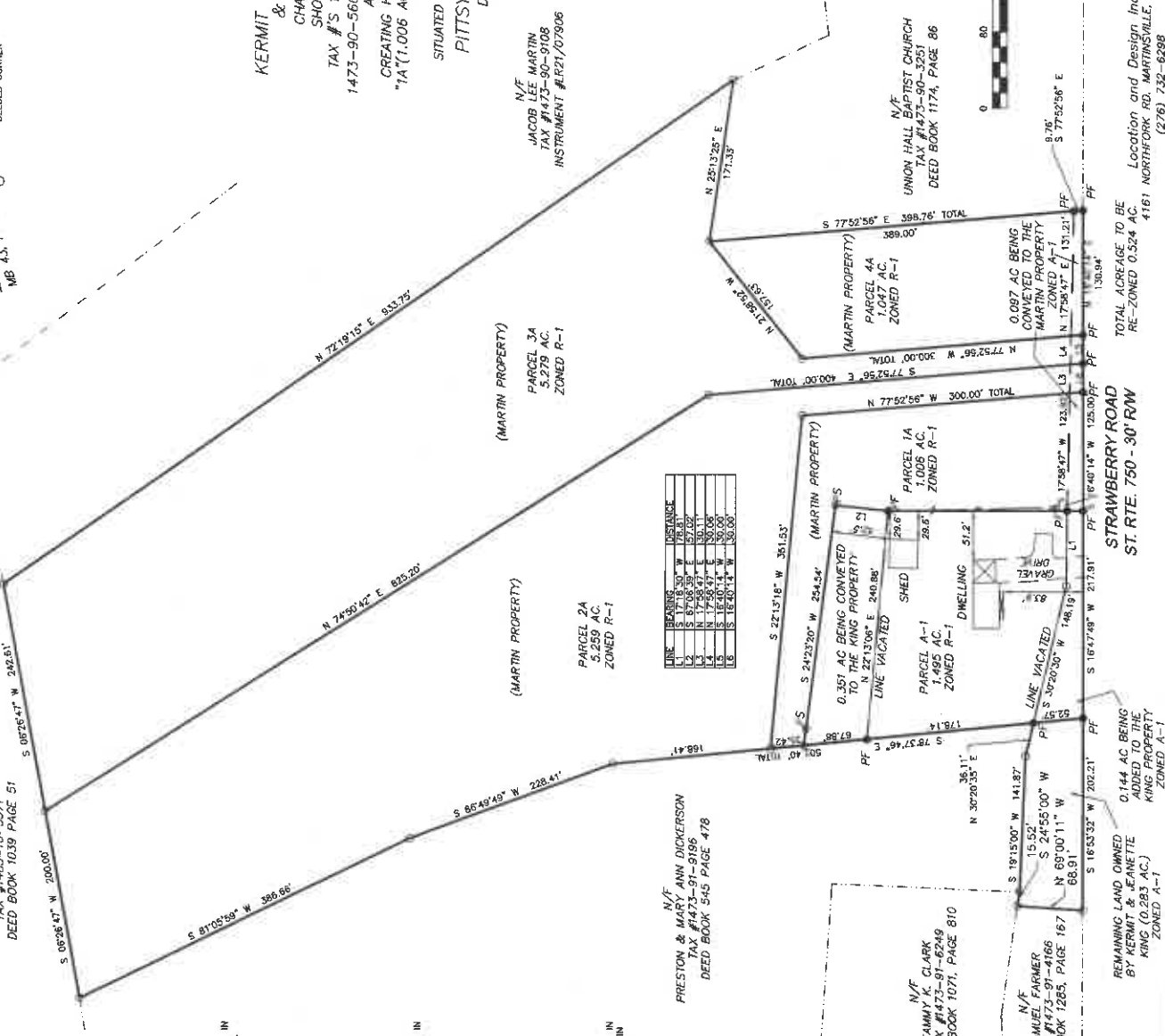
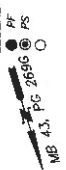


VICINITY MAP
 NOT TO SCALE

PLAT OF SURVEY FOR
 KERMIT KING JR. & JANETTE KING
 & JACOB LEE MARTIN
 CHATHAM MAGISTERIAL DISTRICT
 SHOWING THE RESUBDIVISION OF
 TAX #S 1473-90-4746, 1473-90-3879,
 1473-90-5605, 1473-90-9761, 1473-90-9477
 AND 1473-90-4400
 CREATING HEREON PARCELS A-1 (1.495 AC.)
 & "1A" (1.005 AC.), "2A" (5.259 AC.), "3A" (5.279 AC.)
 SITUATED ON STRAWBERRY ROAD ST. RTE. 750
 PITTSYLVANIA COUNTY VIRGINIA
 DATE : FEBRUARY 13, 2023
 SCALE : 1" = 80'

CURRENT OWNERS:
 PARCEL ID #1473-90-4746
 JACOB LEE MARTIN
 TAX #1473-90-9108
 INSTRUMENT #LR21/07906
 PARCEL ID #1473-90-3879
 KERMIT & JANETTE KING
 DEED BOOKS: 1048, PG 498
 & 1066, PG 855
 PARCEL ID #1473-90-5605
 #1473-90-9477
 #1473-90-9477
 JACOB LEE MARTIN
 TAX #1473-90-4400
 INSTR. #LR21/07906

LEGEND
 PIN FOUND
 PIN SET
 ZEEDED CORNER
 MB 4.3, PG 2690 @ PS
 O



FILE: #22080

Location and Design Inc.
 4161 NORTHFORK RD, MARTINSVILLE, VA 24112
 (276) 732-6298

TOTAL ACREAGE TO BE
 RE-ZONED 0.524 AC.

REMAINING LAND OWNED
 BY KERMIT & JANETTE
 KING (0.283 AC.)
 ZONED A-1

0.144 AC BEING
 ADDED TO THE
 KING PROPERTY
 ZONED A-1

0.097 AC BEING
 CONVERTED TO THE
 MARTIN PROPERTY
 ZONED A-1

0.351 AC BEING
 CONVERTED
 TO THE KING PROPERTY
 ZONED R-1

0.351 AC BEING
 CONVERTED
 TO THE KING PROPERTY
 ZONED R-1



PLANNING COMMISSION

EXECUTIVE SUMMARY

Rezoning Case

Agenda Title:	Public Hearing: R-23-014 Clyde Hall, Jr.; Rezoning from B-2, Business District, General, to R-1, Residential Suburban Subdivision District (Waters)		
Staff Contact(s):	Emily Ragsdale		
Agenda Date:	May 2, 2023	Item Number:	9.a.5.
Attachment(s):	1.	R-23-014 Clyde Hall App	
	2.	R-23-014 Clyde Hall Map	
	3.	R-23-014 Clyde Hall Plat	
Reviewed By:			

SUMMARY:

SUBJECT

Requested by Clyde Hall, Jr., to rezone property located on State Road 41/Franklin Turnpike and State Road 1166/Jackson Heights, in the Chatham-Blairs Election District and shown on the Tax Maps as GPIN #s 2410-43-2897 and 2410-43-1878. The applicant is requesting to rezone two (2) parcels, totaling 0.57 acres, from B-2, Business District, General, to R-1, Residential Suburban Subdivision District, to allow for the placement of an accessory structure.

BACKGROUND/DISCUSSION

Clyde and Vivian Hall, are requesting to rezone two parcels, totaling 0.57 acres from B-2, Business District, General, to R-1, Residential Suburban Subdivision District, to allow for placement of an accessory building. On January 19, 2023, the Pittsylvania Building Official sent a violation letter regarding the construction of a metal building on the subject properties without the required permits. Upon inspection, staff realized that the placement of the building was crossing a property line and did not meet the required setbacks. Additionally, since the subject properties are zoned B-2, Business District, General, if the parcels were consolidated to remove the interior line, the building could not meet the required 50' rear yard setback and still remain 20' feet from the dwelling as required. The B-2, Business District, General zoning district requires a 50' rear yard

setback since the subject properties are adjacent to property zoned R-1, Residential Suburban Subdivision District. By rezoning the property to R-1, Residential Suburban Subdivision District, the applicants can consolidate the two (2) properties and reposition the building on the property to meet applicable setbacks.

A plat titled *Clyde M. Hall & Vivian Howerton Hall* has been submitted with the application to identify the area where zoning changes are necessary and to present the proposed property line adjustments.

Once the property is rezoned to R-1, all uses listed under Section 35-223 are a permitted use.

FUTURE LAND USE DESIGNATION

The Comprehensive Plan designates the future land use as Commercial.

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

FINANCIAL IMPACT AND FUNDING SOURCE:

None

RECOMMENDATION:

Staff recommends APPROVAL of Case R-23-014, submitted by Clyde and Vivian Hall, requesting to rezone a total of 0.57 acres located on Route 41/Franklin Turnpike in the Chatham-Blairs Election District and shown on the Tax Maps as GPIN #s 2410-43-2897 & 2410-43-1878. The subject properties are adjacent to properties currently zoned R-1, Residential Suburban Subdivision District.

MOTION:

1. Recommend approval of Case R-23-014 as submitted.
2. Recommend denial of Case R-23-014 as submitted.

STAFF SUMMARY

<p><u>CASE</u> R-23-014</p>	<p><u>ZONING REQUEST</u> B-2 to R-1</p>	<p><u>CYCLE</u> May 2023/June 2023</p>
<p><u>SUBJECT/PROPOSAL/REQUEST</u> Clyde and Vivian Hall, requesting to rezone property from B-2, Business District, General, to R-1, Residential Suburban Subdivision District.</p> <p>DISTRICT: Chatham-Blairs</p>	<p>PLANNING COMMISSION: May 2, 2023</p> <p>BOARD OF SUPERVISORS: June 20, 2023</p> <p>ADVERTISED: April 19 & 26, May 24 & 31 2023</p>	

SUBJECT

Requested by Clyde Hall, Jr., to rezone property located on State Road 41/Franklin Turnpike and State Road 1166/Jackson Heights, in the Chatham-Blairs Election District and shown on the Tax Maps as GPIN #s 2410-43-2897 and 2410-43-1878. The applicant is requesting to rezone two (2) parcels, totaling 0.57 acres, from B-2, Business District, General, to R-1, Residential Suburban Subdivision District, to allow for the placement of an accessory structure.

BACKGROUND/DISCUSSION

Clyde and Vivian Hall, are requesting to rezone two parcels, totaling 0.57 acres from B-2, Business District, General, to R-1, Residential Suburban Subdivision District, to allow for placement of an accessory building. On January 19, 2023, the Pittsylvania Building Official sent a violation letter regarding the construction of a metal building on the subject properties without the required permits. Upon inspection, staff realized that the placement of the building was crossing a property line and did not meet the required setbacks. Additionally, since the subject properties are zoned B-2, Business District, General, if the parcels were consolidated to remove the interior line, the building could not meet the required 50' rear yard setback and still remain 20' feet from the dwelling as required. The B-2, Business District, General zoning district requires a 50' rear yard setback since the subject properties are adjacent to property zoned R-1, Residential Suburban Subdivision District. By rezoning the property to R-1, Residential Suburban Subdivision District, the applicants can consolidate the two (2) properties and reposition the building on the property to meet applicable setbacks.

A plat titled *Clyde M. Hall & Vivian Howerton Hall* has been submitted with the application to identify the area where zoning changes are necessary and to present the proposed property line adjustments.

Once the property is rezoned to R-1, all uses listed under Section 35-223 are a permitted use.

FUTURE LAND USE DESIGNATION

The Comprehensive Plan designates the future land use as Commercial.

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-23-014, submitted by Clyde and Vivian Hall, requesting to rezone a total of 0.57 acres located on Route 41/Franklin Turnpike in the Chatham-Blairs Election District and shown on the Tax Maps as GPIN #s 2410-43-2897 & 2410-43-1878. The subject properties are adjacent to properties currently zoned R-1, Residential Suburban Subdivision District.

PLANNING COMMISSION OPTIONS:

1. Recommend approval of Case R-23-014 as submitted.
2. Recommend denial of Case R-23-014 as submitted.

ATTACHMENTS:

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

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

0.57 acres of land, generally located)
on Route 41/Franklin Tpk)
within the Chatham-Blairs Election District)
and recorded as parcel ID #s 2410-43-2897)
& 2410-43-1878 in the Pittsylvania County)
tax records)

PETITION

TO THE HONORABLE SUPERVISORS OF PITTSYLVANIA COUNTY:

WHEREAS, your Petitioners, Clyde and Vivian Hall, 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 property is presently zoned under the provisions of the Pittsylvania County Zoning Ordinance as B-2, Business District, General.
- (3) Your petitioners now desire to have the property rezoned to R-1, Residential Suburban Subdivision District.

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

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

Respectfully submitted,


Clyde Hall

April 11, 2023

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

Dear Mrs. Ragsdale:

We Clyde and Vivian Hall, as owners, would like to apply to the Planning Commission/Board of Supervisors to rezone 0.57 acres, GPIN #s 2410-43-2897 & 2410-43-1878, located on Route 41/ Franklin Turnpike, in the Chatham-Blairs Election District.

We are requesting to rezone this parcel from B-2, Business District General, to R-1, Residential Suburban Subdivision District, to allow for placement of an accessory building.

Sincerely,


Clyde Hall



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

SIGN AFFIDAVIT

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

At least fourteen (14) days preceding the Commission's public hearing on a zoning map amendment, there shall be erected on the property proposed to be rezoned, a sign or signs provided by the Zoning Administrator indicating the date, time, and place of the public hearing.

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

When a public hearing has been scheduled before the Board of Supervisors for a Zoning Map amendment, there shall be erected, at least fourteen (14) days preceding such hearing, a sign or signs provided by the Zoning Administrator indicating the date, time and place of the public hearing.

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

Any sign erected in compliance with this section shall be maintained at all times by the applicant up to the time of the hearing. It shall be unlawful for any person, except the applicant or the Zoning Administrator or an authorized agent of either, to remove or tamper with any sign furnished during the period it is required to be maintained under this Section.

I have read and understand Sections 35-817, 35-818, and 35-819 of the Pittsylvania County Zoning Ordinance. I understand it is my responsibility to post, maintain and remove this/these sign or signs, according to Section 35-817, Section 35-818, and 35-819.

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

Case R-23-014 Applicant Clyde M. [Signature] Date 4/21/23

GPIN	ACCOUNT_NAME1	ACCOUNT_ADDR1	ACCOUNT_CSZ
2410-43-1878	HALL, CLYDE M JR	3457 FRANKLIN TPKE	DANVILLE, VA 24540
2410-43-2604	WALKER, SPENCER W	340 WYATT DR	DANVILLE, VA 24540
2410-43-6807	CARTER, MARY BROWN LIFE TENANT	719 VISTA VIEW LANE	RIDGEWAY, VA 24148
2410-43-5797	PERSONAL TOUCH REALTY INC	3100 ETON DRIVE	UPPER MARLBORO, MD 20772

R-23-014 CLYDE HALL

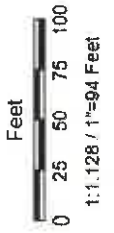
Legend

- 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



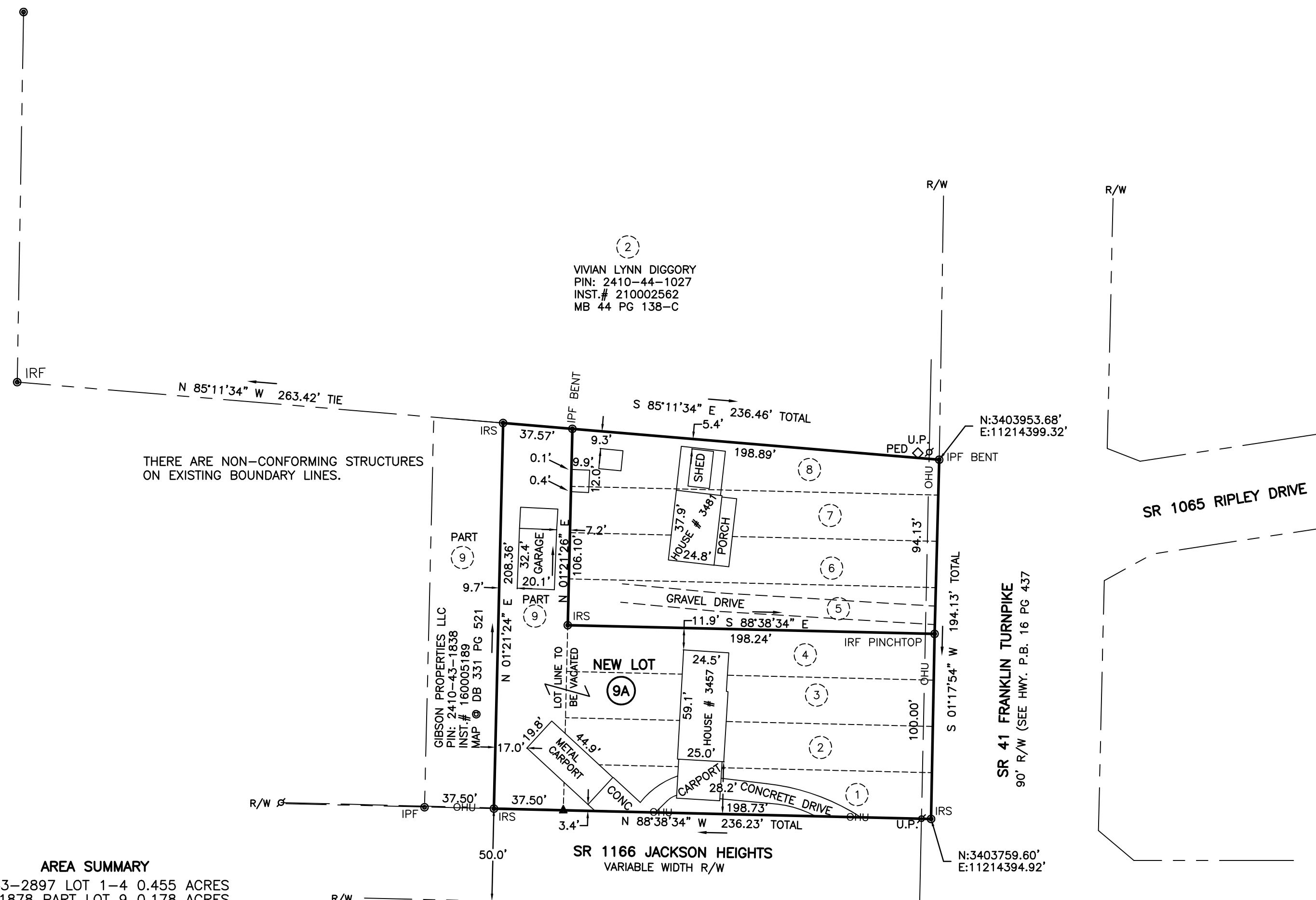
Title: Date: 4/11/2023

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



THIS SURVEY DOES NOT REQUIRE APPROVAL BY THE
PITTSYLVANIA COUNTY SUBDIVISION AGENT.

PITTSYLVANIA CO. SUBDIVISION AGENT DATE



AREA SUMMARY
PIN: 2410-43-2897 LOT 1-4 0.455 ACRES
PIN: 2410-43-1878 PART LOT 9 0.178 ACRES
NEW LOT 9A 0.633 ACRES TOTAL

PIN: 2410-43-2987 LOTS 5-8
0.456 ACRES

CURRENT OWNERS: PIN: 2410-43-2897
CLYDE M. HALL, JR.
VIVIAN HOWERTON HALL
DB 1128 PG 242
MAP @ DB 331 PG 521

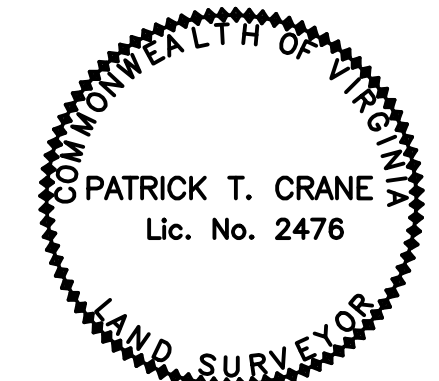
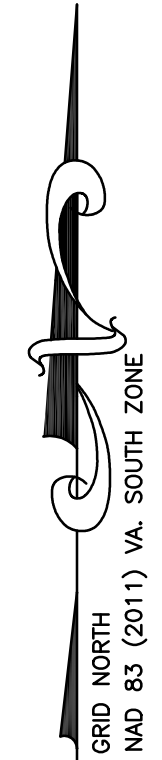
PIN: 2410-43-1878
CLYDE M. HALL, JR.
VIVIAN HOWERTON HALL
DB 1128 PG 242
MAP @ DB 331 PG 521

PIN: 2410-43-2987
CLYDE M. HALL, JR.
VIVIAN HOWERTON HALL
DB 888 PG 363
MAP @ DB 486 PG 19
MAP @ DB 331 PG 521

NOTES:
1. HORIZONTAL CONTROL: VIRGINIA STATE PLANE COORDINATES (SOUTH ZONE, NAD83, U.S. SURVEY FEET). OBTAINED USING OPUS, NATIONAL GEODETIC SURVEY.
2. NORTH ARROW IS GRID NORTH. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.

LEGEND

⊙	IPF	IRON PIPE FOUND
⊙	IRF	IRON ROD FOUND
⊙	IRS	IRON ROD SET
▲		COMPUTED POINT
○	PIN	PARCEL ID NUMBER
○	UP	UTILITY POLE
□	PED	TELEPHONE PEDESTAL
—	R/W	RIGHT-OF-WAY
—	OHU	OVERHEAD UTILITY LINE



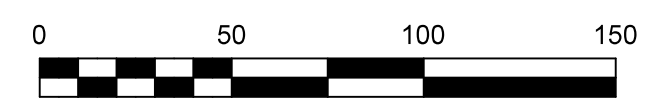
THIS BOUNDARY SURVEY IS BASED ON A CURRENT FIELD SURVEY.
THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
THIS PROPERTY IS NOT LOCATED WITHIN A F.E.M.A. DEFINED FLOOD HAZARD ZONE AS OF 9-29-2010. SEE COMMUNITY PANEL 51143C0520E.
THIS PLAT IS SUBJECT TO ANY EASEMENTS, AGREEMENTS OR RIGHTS-OF-WAY OF RECORD PRIOR TO THE DATE OF THIS PLAT, WHICH WERE NOT VISIBLE AT THE TIME OF MY INSPECTION.

PITTSYLVANIA COUNTY VIRGINIA

SITUATED IN
TUNSTALL MAGISTERIAL DISTRICT
BEING PIN's : 2410-43-2897,
2410-43-1878, & 2410-43-2987
3457 & 3481 FRANKLIN TURNPIKE
PLAT OF SURVEY SHOWING
LOTS 5-8 & NEW LOT 9A
FOR :

**CLYDE M. HALL, JR. &
VIVIAN HOWERTON HALL**

DATE : FEBRUARY 27, 2023
SCALE : 1"=50'



FILE: 23012

CRANE SURVEYING PLLC
113 TALBOTT DRIVE DANVILLE, VA. 24540
(434)250-3713 pcrane@cranesurveying.com



PLANNING COMMISSION

EXECUTIVE SUMMARY

Rezoning Case

Agenda Title:	Public Hearing: Case S-23-004 Carroll Riddle; Special Use Permit for a Singlewide Mobile Home (Mease)		
Staff Contact(s):	Emily Ragsdale		
Agenda Date:	May 2, 2023	Item Number:	9.a.6.
Attachment(s):	1.	S-23-004 Carroll Riddle App	
	2.	S-23-004 Carroll Riddle Map	
Reviewed By:			

SUMMARY:

SUBJECT

Requested by Carroll Riddle, for a Special Use Permit for the placement of a singlewide mobile home in accordance with Pittsylvania County Code § 35-223. The property is 5.99 acres, located off State Road 750/Green Pond Road, in the Callands-Gretna Election District and shown on the Tap Map as GPIN # 1487-30-2356.

BACKGROUND/DISCUSSION

Carroll Riddle is requesting a Special Use Permit to allow for the placement of a single-wide mobile home on the property to be used as a personal residence. PCC § 35-223 requires a Special Use Permit for mobile homes under the R-1 zoning classification. The property is currently vacant. There are other 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 zoned properties.

SITE DEVELOPMENT PLAN

N/A

FINANCIAL IMPACT AND FUNDING SOURCE:

None

RECOMMENDATION:

Staff recommends APPROVAL of Case S-23-004 as submitted.

MOTION:

1. Recommend approval of Case S-23-004 as submitted.
2. Recommend approval of Case S-23-004 subject to conditions by the Planning Commission.
3. Recommend denial of Case S-23-004 as submitted.

STAFF SUMMARY

<p><u>CASE</u> S-23-004</p>	<p><u>ZONING REQUEST</u> SUP</p>	<p><u>CYCLE</u> May 2023/June 2023</p>
<p><u>SUBJECT/PROPOSAL/REQUEST</u> Carroll Riddle is requesting a Special Use Permit for a Single-Wide Mobile Home</p>		<p>PLANNING COMMISSION: May 2, 2023</p> <p>BOARD OF ZONING APPEALS: June 12, 2023</p>
<p>DISTRICT: Callands-Gretna Election District</p>		<p>ADVERTISED: April 19 & 26, 2023/May 24 & 31, 2023</p>

SUBJECT

Requested by Carroll Riddle, for a Special Use Permit for the placement of a singlewide mobile home in accordance with Pittsylvania County Code § 35-223. The property is 5.99 acres, located off State Road 750/Green Pond Road, in the Callands-Gretna Election District and shown on the Tap Map as GPIN # 1487-30-2356.

BACKGROUND/DISCUSSION

Carroll Riddle is requesting a Special Use Permit to allow for the placement of a single-wide mobile home on the property to be used as a personal residence. PCC § 35-223 requires a Special Use Permit for mobile homes under the R-1 zoning classification. The property is currently vacant. There are other 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 zoned properties.

SITE DEVELOPMENT PLAN

N/A

RECOMMENDATION

Staff recommends APPROVAL of Case S-23-004 as submitted.

PLANNING COMMISSION MOTIONS:

1. Recommend approval of Case S-23-004 as submitted.
2. Recommend approval of Case S-23-004 subject to conditions by the Planning Commission.
3. Recommend denial of Case S-23-004 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, Carroll Riddle, 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: Carroll Riddle
Address: 2057 Snakepath Road, Blairs, VA 24527 Telephone: (434) 441-8842
2. Location of Property: State Road 750/Green Pond Road Total Amt: \$ 350.00
Taken By: cash \$350-
3. Tax Map Number 1487-30-2356
4. Election District: Callands-Gretna
5. Size of Property: 5.99 Acres
6. Existing Land Use: Vacant

OR

Existing Zoning: R-1, Residential Suburban Subdivision District

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

8. Check completed items:

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

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


Carroll Riddle

OFFICE USE ONLY
Application Deadline: 03/30/23
Received By: ESR
B.Z.A. Meeting Date: 06/12/23

Application No. S-23-004
P.C. Meeting Date: 05/02/23
Date Received: 03/02/2023
Action: _____

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

A 5.99 acre parcel of land)
generally located on State Road 750/Green Pond)
Road within the Callands-Gretna Election District) **PETITION**
and recorded as parcel # 1487-30-2356)
in the Pittsylvania County tax records.)

TO THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY:

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

WHEREFORE, your 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,


Carroll Riddle

April 11, 2023

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

Dear Mrs. Ragsdale:

I, Carroll Riddle, would like to apply to the Planning Commission/ Board of Zoning Appeals for a Special Use Permit on 5.99 acres, located on State Road 750/Green Pond Road, in the Callands-Gretna Election District. The property is shown on the Tax Maps as GPIN # 1487-30-2356.

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

Sincerely,



Carroll Riddle



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.

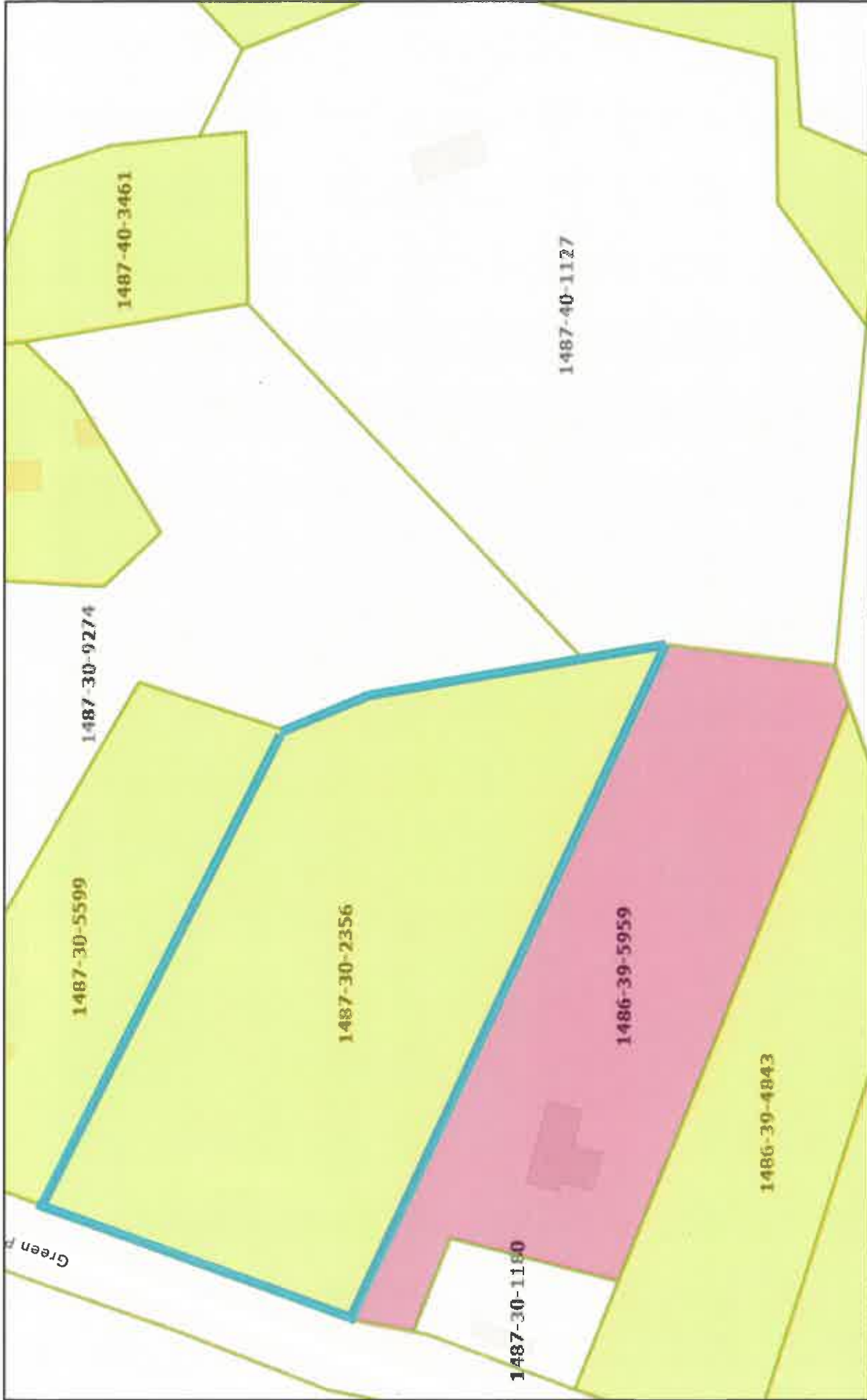
Should the property not be posted and the sign(s) maintained as required above, I understand the board may defer the case.

Case S-23-004 Applicant Cornell Hill Date 4-19-23

GPIN	ACCOUNT_NAME1	ACCOUNT_ADDR1	ACCOUNT_CSZ
1486-39-5959	REYNOLDS, ROBERT ALAN	1960 GREEN POND RD	CHATHAM, VA 24531
1487-20-1761	EVANS, ANN ANDERSON	2169 GREEN POND RD	CHATHAM VA 24531
1487-30-5441	RIDDLE, CARROLL WAYNE	2057 SNAKEPATH ROAD	BLAIRS, VA 24527
1487-30-9274	BAKER, AMANDA MOSS	2180 GREENPOND RD	CHATHAM, VA 24531

S-23-004 CARROLL WAYNE RIDDLE

ArcGIS Web Map



3/2/2023, 11:33:53 AM

Virginia Cities and Counties Zoning Districts

Residential Suburban Subdivision

County

Agricultural

Assessed Parcels

Tax Parcels (All)

Business, General

Assessed Parcels Labels

0 0.01 0.03 0.06 mi
0 0.02 0.04 0.09 km

1:2,257

Esri Community Maps Contributors, VGIN, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, ArcGIS Web AppBuilder

Esri Community Maps Contributors, VGIN, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA | Virginia Geographic Information Network (VGIN) | USGS The National Map:



PLANNING COMMISSION

EXECUTIVE SUMMARY

Rezoning Case

Agenda Title:	Public Hearing: Case S-23-005 Robert Adkins; Special Use Permit for a Singlewide Mobile Home (Henderson)		
Staff Contact(s):			
Agenda Date:	May 2, 2023	Item Number:	9.a.7.
Attachment(s):	1.	S-23-005 Robert Adkins App	
	2.	S-23-005 Robert Adkins Map	
Reviewed By:			

SUMMARY:

SUBJECT

Requested by Robert Adkins, for a Special Use Permit for the placement of a singlewide mobile home in accordance with Pittsylvania County Code § 35-223. The property is 1.0 acre, located on State Road 1258/Meadows Farm Road, in the Banister Election District and shown on the Tap Map as GPIN # 2431-94-6134.

BACKGROUND/DISCUSSION

Robert Adkins is requesting a Special Use Permit to allow for the placement of a single-wide mobile home on the property to be used as a personal residence. PCC § 35-223 requires a Special Use Permit for mobile homes under the R-1 zoning classification. The property is currently vacant. There are other 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 zoned properties.

SITE DEVELOPMENT PLAN

N/A

FINANCIAL IMPACT AND FUNDING SOURCE:

None

RECOMMENDATION:

Staff recommends APPROVAL of Case S-23-005 as submitted.

MOTION:

1. Recommend approval of Case S-23-005 as submitted.
2. Recommend approval of Case S-23-005 subject to conditions by the Planning Commission.
3. Recommend denial of Case S-23-005 as submitted.

STAFF SUMMARY

<p><u>CASE</u> S-23-005</p>	<p><u>ZONING REQUEST</u> SUP</p>	<p><u>CYCLE</u> May 2023/June 2023</p>
<p><u>SUBJECT/PROPOSAL/REQUEST</u> Robert Adkins is requesting a Special Use Permit for a Single-Wide Mobile Home</p>	<p>PLANNING COMMISSION: May 2, 2023</p> <p>BOARD OF ZONING APPEALS: June 12, 2023</p>	
<p>DISTRICT: Banister Election District</p>	<p>ADVERTISED: April 19 & 26, 2023/May 24 & 31, 2023</p>	

SUBJECT

Requested by Robert Adkins, for a Special Use Permit for the placement of a single-wide mobile home in accordance with Pittsylvania County Code § 35-223. The property is 1.0 acre, located on State Road 1258/Meadow Farm Road in the Banister Election District and shown on the Tap Maps as GPIN # 2431-94-6134.

BACKGROUND/DISCUSSION

Robert Adkins is requesting a Special Use Permit to allow for the placement of a single-wide mobile home on the property to be used as a personal residence. PCC § 35-223 requires a Special Use Permit for mobile homes under the R-1 zoning classification. The property is currently vacant. There are other 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 zoned properties.

SITE DEVELOPMENT PLAN

N/A

RECOMMENDATION

Staff recommends APPROVAL of Case S-23-005 as submitted.

PLANNING COMMISSION MOTIONS:

1. Recommend approval of Case S-23-005 as submitted.
2. Recommend approval of Case S-23-005 subject to conditions by the Planning Commission.
3. Recommend denial of Case S-23-005 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**

I, Robert Adkins, 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: Robert Adkins
Address: 732 Meadow Farm Road, Blairs, VA 24527 Telephone: (434) 822-1410

2. Location of Property: State Road 1258/Meadow Farm Road Total Amt: \$ 350.00
Taken By: cash

3. Tax Map Number 2431-94-6134

4. Election District: Banister

5. Size of Property: 1.0 Acres

6. Existing Land Use: Non-conforming single-wide

Existing Zoning: R-1, Residential Suburban Subdivision District

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

8. Check completed items:

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

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



Robert Adkins

OFFICE USE ONLY
Application Deadline: 03/30/23
Received By: ESR
B.Z.A. Meeting Date: 06/12/23

Application No. S-23-005
P.C. Meeting Date: 05/02/23
Date Received: 03/06/2023
Action: _____

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

A 1.0 acre parcel of land)
generally located on State Road 1258/Meadow Farm)
Road within the Banister Election District.) **PETITION**
and recorded as parcel # 2431-94-6134)
in the Pittsylvania County tax records.)

TO THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY:

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

WHEREFORE, your 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,



Robert Adkins

April 11, 2023

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

Dear Mrs. Ragsdale:

I, Robert Adkins, would like to apply to the Planning Commission/ Board of Zoning Appeals for a Special Use Permit on 1.0 acres, located on State Road 1258/Meadow Farm Road, in the Banister Election District. The property is shown on the Tax Maps as GPIN # 2431-94-6134.

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

Sincerely,



Robert Adkins



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.

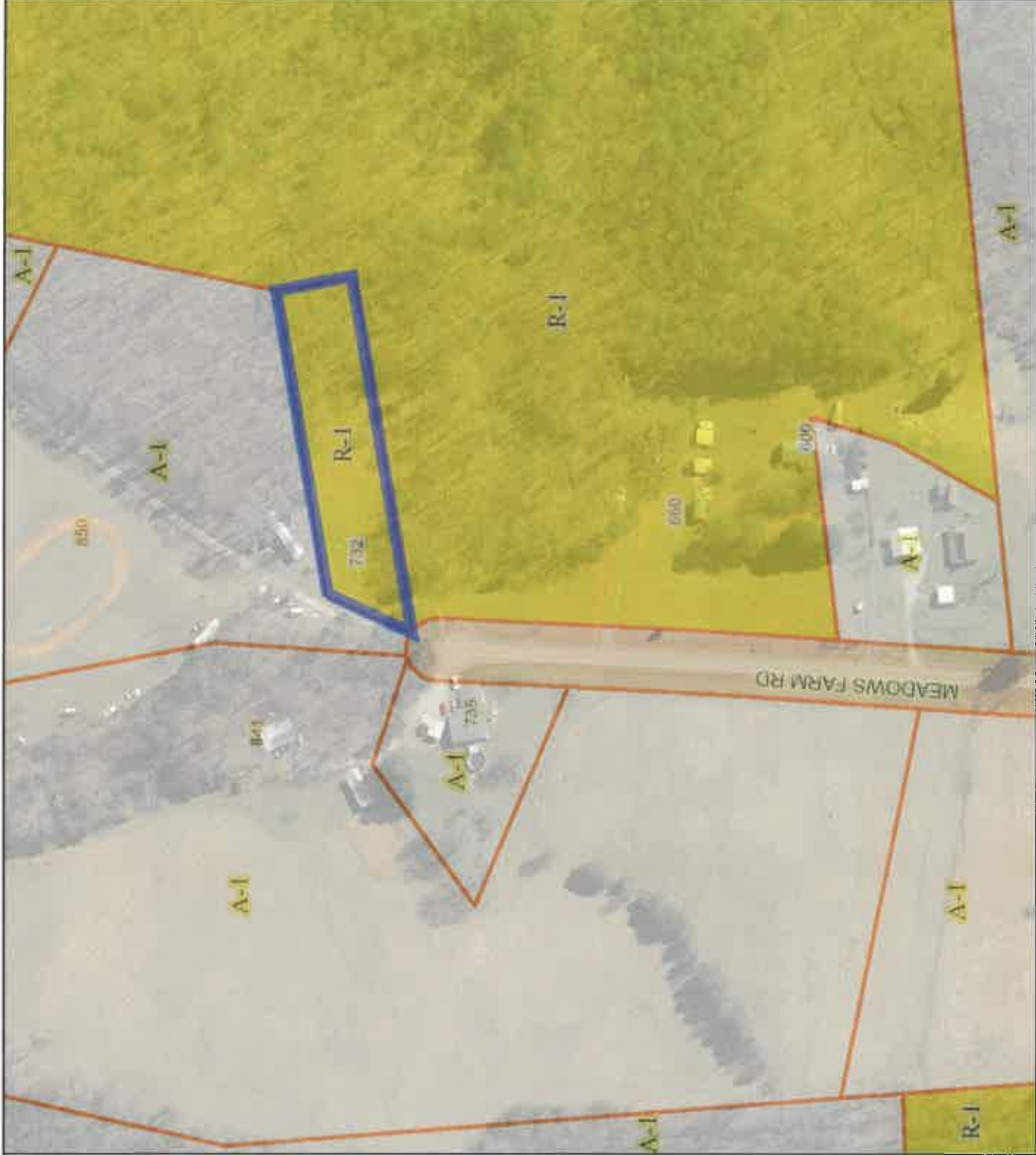
Case 3-23-005 Applicant [Signature] Date 1-21-2023

GPIN	ACCOUNT_NAME1	ACCOUNT_ADDR1	ACCOUNT_CSZ
2441-03-0903	MEADOWS, OTHA LAWSON	600 MEADOWS FARM RD	BLAIRS, VA 24527
2431-93-2958	MEADOWS, JERRY FRANKLIN	735 MEADOWS FARM ROAD	BLAIRS, VA 24527
2431-94-6134	ROBERT ADKINS	732 MEADOW FARM ROAD	BLAIRS, VA 24527
2431-94-5494	REYNOLDS, JONATHAN M	860 MEADOWS FARM RD.	BLAIRS, VA 24527

S-23-005 ROBERT ADKINS

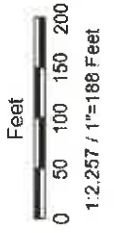
Legend

- 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: 4/24/2023



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

EXECUTIVE SUMMARY

Rezoning Case

Agenda Title:	Public Hearing: Case S-23-006 Phillip Jennings; Special Use Permit for a Doublewide Mobile Home (Mease)		
Staff Contact(s):			
Agenda Date:	May 2, 2023	Item Number:	9.a.8.
Attachment(s):	1.	S-23-006 Phillip Jennings App	
	2.	S-23-006 Phillip Jennings Map	
Reviewed By:			

SUMMARY:

SUBJECT

Requested by Phillip and Alese Jennings, for a Special Use Permit for the placement of a doublewide mobile home in accordance with Pittsylvania County Code § 35-223. The property is 1.86 acres, located on State Road 612/Wyatt Farm Road, in the Callands-Gretna Election District and shown on the Tap Map as GPIN # 1442-77-3274.

BACKGROUND/DISCUSSION

Phillip and Alese Jennings are requesting a Special Use Permit to allow for the placement of a double-wide mobile home on the property to be used as a personal residence. PCC § 35-223 requires a Special Use Permit for mobile homes under the R-1 zoning classification. The property is currently vacant. There are other 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 zoned properties.

SITE DEVELOPMENT PLAN

N/A

FINANCIAL IMPACT AND FUNDING SOURCE:

None

RECOMMENDATION:

Staff recommends APPROVAL of Case S-23-006 as submitted.

MOTION:

1. Recommend approval of Case S-23-006 as submitted.
2. Recommend approval of Case S-23-006 subject to conditions by the Planning Commission.
3. Recommend denial of Case S-23-006 as submitted.

STAFF SUMMARY

<u>CASE</u>	<u>ZONING REQUEST</u>	<u>CYCLE</u>
S-23-006	SUP	May 2023/June 2023
<u>SUBJECT/PROPOSAL/REQUEST</u> Phillip & Alese Jennings is requesting a Special Use Permit for a Double-Wide Mobile Home		PLANNING COMMISSION: May 2, 2023 BOARD OF ZONING APPEALS: June 12, 2023
DISTRICT: Callands-Gretna Election District		ADVERTISED: April 19 & 26, 2023/May 24 & 31, 2023

SUBJECT

Requested by Phillip and Alese Jennings, for a Special Use Permit for the placement of a double-wide mobile home in accordance with Pittsylvania County Code § 35-223. The property is 1.88 acres, located on State Road 612/Wyatt Farm Road in the Callands-Gretna Election District and shown on the Tap Maps as GPIN # 1442-77-3274.

BACKGROUND/DISCUSSION

Phillip and Alese Jennings are requesting a Special Use Permit to allow for the placement of a double-wide mobile home on the property to be used as a personal residence. PCC § 35-223 requires a Special Use Permit for mobile homes under the R-1 zoning classification. The property is currently vacant. There are other 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 zoned properties.

SITE DEVELOPMENT PLAN

N/A

RECOMMENDATION

Staff recommends APPROVAL of Case S-23-006 as submitted.

PLANNING COMMISSION MOTIONS:

1. Recommend approval of Case S-23-006 as submitted.
2. Recommend approval of Case S-23-006 subject to conditions by the Planning Commission.
3. Recommend denial of Case S-23-006 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, Phillip and Alese Jennings, 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: Phillip and Alese Jennings
Address: 476 Harris Drive, Conyers, GA 30012 Telephone: (404) 493-7404
- 2. Location of Property: State Road 612/Wyatt Farm Road Total Amt: \$ 350.00
Taken By: ck# 1107
- 3. Tax Map Number 1442-77-3274
- 4. Election District: Callands-Gretna
- 5. Size of Property: 1.88 Acres
- 6. Existing Land Use: Vacant

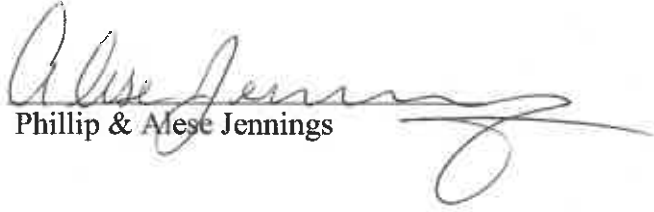
oj

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.


Phillip & Alese Jennings

OFFICE USE ONLY
Application Deadline: 03/30/23
Received By: ESR
B.Z.A. Meeting Date: 06/12/23

Application No. S-23-006
P.C. Meeting Date: 05/02/23
Date Received: 03/30/2023
Action: _____

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

A 1.88 acre parcel of land)
generally located on State Road 612/Wyatt Farm)
Road within the Callands-Gretna Election District,) **PETITION**
and recorded as parcel # 1442-77-3274)
in the Pittsylvania County tax records.)

TO THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY:

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

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

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

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

Respectfully submitted,


Phillip & Alese Jennings

April 12, 2023

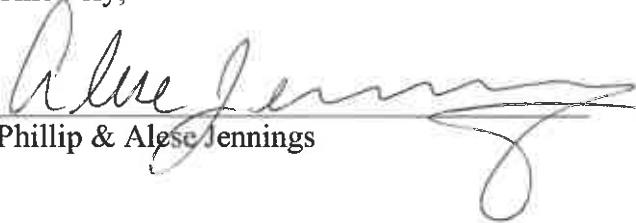
Mrs. Emily Ragsdale
Director of Community Development
P. O. Box 426
Chatham, VA 24531

Dear Mrs. Ragsdale:

We, Phillip and Alese Jennings, would like to apply to the Planning Commission/ Board of Zoning Appeals for a Special Use Permit on 1.88 acres, located on State Road 612/Wyatt Farm Road, in the Callands-Gretna Election District. The property is shown on the Tax Maps as GPIN # 1442-77-3274.

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

Sincerely,


Phillip & Alese Jennings

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. 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.

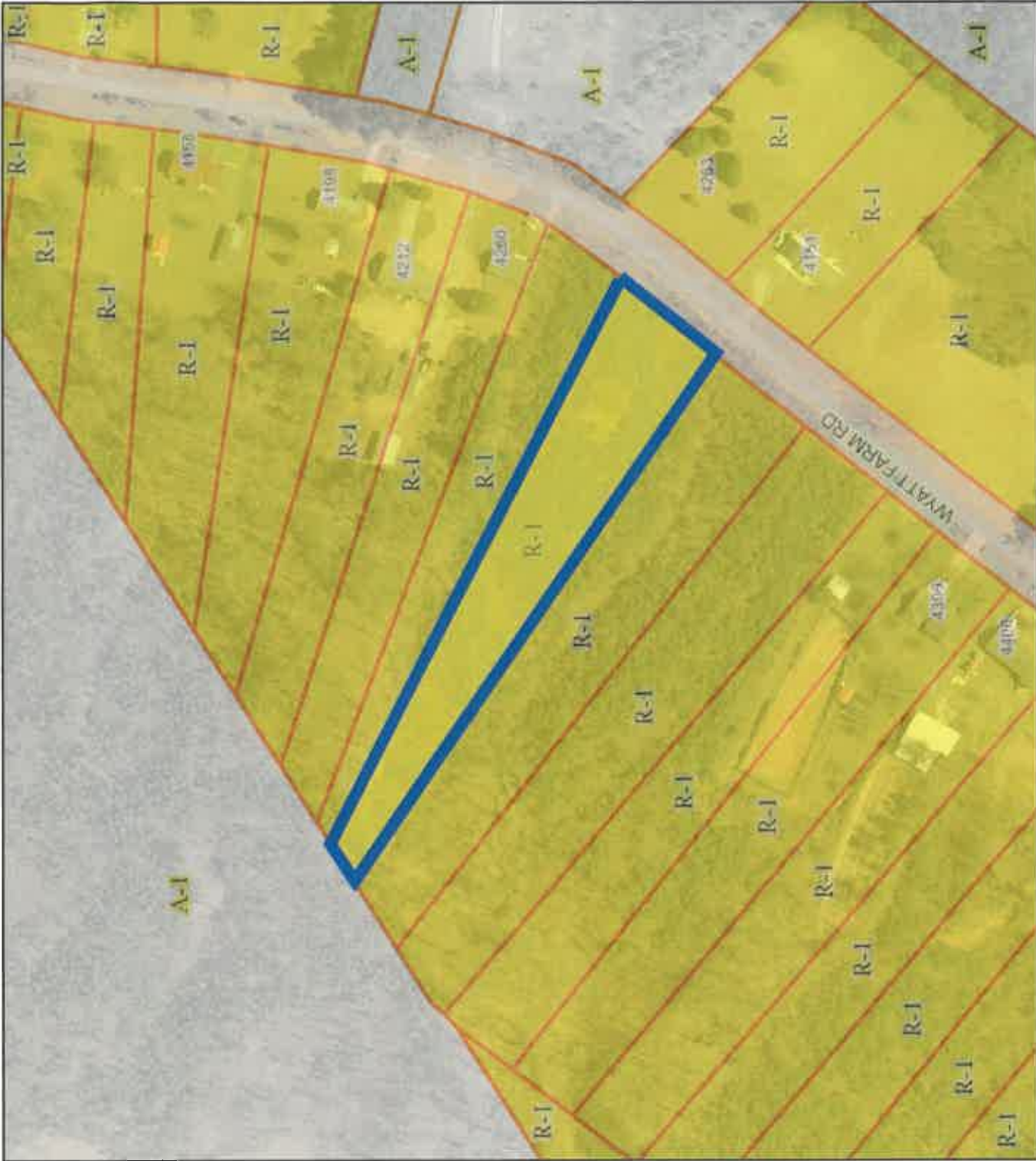
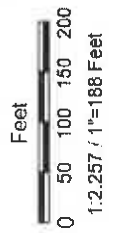
Case S-23-006 Applicant Alvin Jones Date 04/17/23

GPIN	ACCOUNT_NAME1	ACCOUNT_ADDR1	ACCOUNT_CSZ
1442-76-3545	WITCHER, CARLTON H	3670 WYATT FARM RD	AXTON, VA 24054
1442-76-3644	EASLEY, FRANKIE EUGENE	4161 WYATT FARM RD	AXTON, VA 24054
1442-77-4372	WOMACK, TEDDY R	3440 WYATT FARM RD	AXTON, VA 24054
1442-67-3844	CONOVER, BRUCE JAMES	4441 STILLMEADOW RD	AXTON, VA 24054
1442-77-3274	JENNINGS, PHILLIP & ALESE	476 HARRIS DRIVE	CONYERS GA 30012

S-23-006 PHILLIP JENNINGS

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: 4/12/2023

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.