



**PLANNING COMMISSION
REGULAR MEETING
Tuesday, August 1, 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. MONTH Board Meeting Minutes Approval (Staff Contact: Robin Vaughan)

8. CHAIRMAN'S REPORT

9. PUBLIC HEARING

Pursuant to Article V, Division 7 of the Pittsylvania County Zoning Ordinance, we the Planning Commission have been empowered to hear and decide specific applications in support of said ordinance and to

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

- a. Public Hearing: Case R-23-017 Gwendolyn Averett; Rezoning RC-1, Residential Combined Subdivision District, to B-2, Business District, General (Brown) (Staff Contact: Emily Ragsdale)
- b. Public Hearing: Case R-23-021 Kevin and Frances Reynolds; Rezoning from R-1, Residential Suburban Subdivision, to A-1, Agricultural District. (Mease) (Staff Contact: Emily Ragsdale)
- c. Public Hearing: Case R-23-022 Larry Dalton; Rezoning from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District (Brown) (Staff Contact: Emily Ragsdale)
- d. Public Hearing: Case R-23-023 Willie Thompson; Rezoning from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District (Waters) (Staff Contact: Emily Ragsdale)
- e. Public Hearing: Case R-23-024 David and Mary Ellen Wright; Rezoning R-1, Residential Suburban Subdivision District, to A-1, Agricultural District (Oakes) (Staff Contact: Emily Ragsdale)
- f. Public Hearing: Case S-23-009 Michael Blackwell; Special Use Permit for a Public Garage in accordance with Pittsylvania County Code § 35-179 (Waters) (Staff Contact: Emily Ragsdale)
- g. Public Hearing: Case S-23-010 Joseph Reynolds; Special Use Permit for the Placement of a Doublewide Mobile Home in accordance with Pittsylvania County Code § 35-223 (Oakes) (Staff Contact:)
- h. Public Hearing: Case S-23-011 Joy Hardy; Special Use Permit for a Private Club in accordance with Pittsylvania County Code § 35-179 (Webb) (Staff Contact: Emily Ragsdale)

10. OLD BUSINESS

11. NEW BUSINESS

12. ADJOURNMENT

PITTSYLVANIA

COUNTY, VIRGINIA

PLANNING COMMISSION EXECUTIVE SUMMARY

Action Item

Agenda Title:	MONTH Board Meeting Minutes Approval		
Staff Contact(s):	Robin Vaughan		
Agenda Date:	August 1, 2023	Item Number:	7.a.
Attachment(s):	1.	07062023 PC Minutes	
Reviewed By:			

SUMMARY:

FINANCIAL IMPACT AND FUNDING SOURCE:

RECOMMENDATION:

MOTION:

**PLANNING COMMISSION
REGULAR MEETING
Thursday, July 6, 2023 - 7:00 PM**

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

MINUTES

1. CALL TO ORDER

2. ROLL CALL

3. MOMENT OF SILENCE

The Board observed a moment of silence.

4. PLEDGE OF ALLEGIANCE

The Board recited the 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.

No citizen's came forward to speak.

6. APPROVAL OF AGENDA

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

RESULT: Approve

MOVER: Janet Mease

SECONDER: Colette Henderson

AYES: Colette Henderson, Gary Oakes, Janet Mease, Nathan Harker, Richard Waters, Fred Webb, Justin Brown

NOES: None

7. APPROVAL OF MINUTES

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

- a. June Board Meeting Minutes Approval (Staff Contact: Robin Vaughan)
- a. June Board Meeting Minutes Approval
RESULT: Approve
MOVER: Fred Webb
SECONDER: Justin Brown

AYES: Colette Henderson, Gary Oakes, Janet Mease, Nathan Harker, Richard Waters, Fred Webb, Justin Brown

NOES: None

ABSTAIN: None

8. CHAIRMAN'S REPORT

There was no Chairman's report.

9. PUBLIC HEARING

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

- a. Public Hearing: Case R-23-018 Rhetson Companies, Inc; Rezoning M-1, Industrial District, Light Industry, to B-2, Business District, General (Webb) (Staff Contact: Emily Ragsdale)
- a. Public Hearing: Case R-23-018 Rhetson Companies, Inc; Rezoning M-1, Industrial District, Light Industry, to B-2, Business District, General (Webb)
Mr. Harker opened the public hearing at 7:04 p.m. Mrs. Hayes, Deputy Director of Community Development, reported that Rhetson Companies, Inc., had petitioned to rezone 3.15 acres from M-1, Industrial District, Light Industry, to B-2, Business District, General, to allow for a retail business. Representatives from Rhetson Companies, Inc., represented the petition

and made a presentation. There was no opposition to the petition. Mr. Harker closed the public hearing at 7:11 p.m. A motion was made by Mr. Webb, seconded by Mrs. Henderson, to recommend the Board of Supervisors grant the rezoning request. Motion passed by a seven (7) to zero (0) vote.

RESULT: Approve
MOVER: Fred Webb
SECONDER: Colette Henderson

AYES: Colette Henderson, Gary Oakes, Janet Mease, Nathan Harker, Richard Waters, Fred Webb, Justin Brown
NOES: None

ABSTAIN: None

- b. Public Hearing: Case R-23-019 Neil Waltman; Rezoning from A-1, Agricultural District, to R-1, Residential Suburban Subdivision District (Brown) (Staff Contact: Emily Ragsdale)
- b. Public Hearing: Case R-23-019 Neil Waltman; Rezoning from A-1, Agricultural District, to R-1, Residential Suburban Subdivision District (Brown)
Mr. Harker opened the public hearing at 7:12 p.m. Mrs. Hayes, Deputy Director of Community Development, reported that Neil Waltman, had petitioned to rezone 2.99 acres from A-1, Agricultural District, to R-1, Residential Suburban Subdivision District, to allow for the property to be consolidated with an adjacent property zoned R-1. Neil Waltman represented the petition. There was no opposition to the petition. Mr. Harker closed the public hearing at 7:14 p.m. A motion was made by Mr. Brown, seconded by Mrs. Mease, to recommend the Board of Supervisors grant the rezoning request. Motion passed by a seven (7) to zero (0) vote.

RESULT: Approve
MOVER: Justin Brown
SECONDER: Janet Mease

AYES: Colette Henderson, Gary Oakes, Janet Mease, Nathan Harker, Richard Waters, Fred Webb, Justin Brown
NOES: None

ABSTAIN: None

- c. Public Hearing: Case R-23-020 Emmanuel Pentecostal Holiness Church; Rezoning A-1, Agricultural District, to R-1, Residential Suburban Subdivision District (Oakes) (Staff Contact: Emily Ragsdale)
- c. Public Hearing: Case R-23-020 Emmanuel Pentecostal Holiness Church; Rezoning A-1, Agricultural District, to R-1, Residential Suburban Subdivision District (Oakes)
Mr. Harker opened the public hearing at 7:14 p.m. Mrs. Hayes, Deputy Director of Community Development, reported that Emmanuel Pentecostal Holiness Church, had petitioned to rezone 0.859 acres from A-1, Agricultural District, to R-1, Residential Suburban Subdivision District, to allow for the property to be consolidated with an adjacent property zoned R-1. William Bray represented the petition. There was no opposition to the petition. Mr. Harker closed the public hearing at 7:16 p.m. A motion was made by Mr. Oakes, seconded by Mr. Waters, to recommend the Board of Supervisors grant the rezoning request. Motion passed by a seven (7) to zero (0) vote.

RESULT: Approve
MOVER: Gary Oakes
SECONDER: Richard Waters

AYES: Colette Henderson, Gary Oakes, Janet Mease, Nathan Harker, Richard Waters, Fred Webb, Justin Brown
NOES: None

ABSTAIN: None

- d. Public Hearing: Case S-23-007 J. D. Shelton, Et Als; Requesting an amendment to the conditions attached to existing Special Use Permit S-19-010. (Brown) (Staff Contact: Emily Ragsdale)
- d. Public Hearing: Case S-23-007 J. D. Shelton, Et Als; Requesting an amendment to the conditions attached to existing Special Use Permit S-19-010. (Brown)
Mr. Harker opened the public hearing at 7:17 p.m. Mrs. Hayes, Deputy Director of Community Development, reported that JD Shelton, Gloria Shelton and Tammy Shelton Wiles had petitioned for an amendment to the conditions attached to Special Use Permit S-19-010, that was granted with conditions on September 10, 2019 for recreational uses; ATV trails. JD Shelton and Tammy Shelton Wiles represented the petition. They would like to eliminate the 300-foot setbacks, open at 12 pm on Sundays and Holidays, they would like to have two (2) night rides per year and would like to be open on weekday holidays. Mr. Shelton stated

there are trails within the 300 foot buffer that have been there for forty years. He would like to have the current setbacks reduced by 250 feet to 50 feet. Mr. Shelton stated that they only have one (1) night ride a year and they would like to have two (2) per year. They also asked to open at 12 pm on Sundays, rather than 1 pm. He stated that church is over at 12 pm and church members state they cannot hear the ATV's in church but can hear them when they come out. Mr. Shelton stated they are not allowed to be open on Monday, Tuesday or Wednesday and they are asking to be able to open on weekday holidays. He said they get multiple calls on weekday holidays to see if they are open and they have to turn people away stating they are closed. He stated that 65 percent of the patrons are from North Carolina. Ms. Wiles spoke next, stating that she is in agreement with all of the requests and it will be beneficial not only to the riders and also to the county's revenue as the changes will allow for more attendance. She stated they have lots of riders that attend early morning church services on Sundays and they have to sit in the parking lot until they can be released at 1:00 pm. She would also like to have one more night ride, either in the spring or fall when temperatures are more comfortable for riding. She stated that riders have been compliant by having machines turned off and loaded by the 2 am closing time for the night rides. She stated that two other ATV parks have 50 foot setbacks, so she asks for fairness in doing the same for their park, she would like to see the setbacks at no less than 100 feet. Mrs. Mease asked if the church people are in agreement with the park opening at 12 pm. Mr. Shelton stated that the majority of the church people are aware that he wants to open at noon. Ms. Wiles stated that Mount Tabor members were pulled into the situation and had no idea that they were, and they were upset about it, but they are aware of it this time. Several residents signed up to speak. First was Phyllis Bledsoe, she is not happy with the noise, she said the current conditions are not being enforced, she also wants to know who is checking the noise levels since the Sheriff's Department does not have a decibel meter. Tanner Owen spoke next, stating that he was speaking on behalf of twelve (12) property owners. He said the 300 foot buffers allow space between the dust, the noise, the radios blaring over the mufflers, that you can hear it from miles away. He has a neighbor that lives two (2) miles down the road and he can hear all of this. He says the holidays are the only time they get any peace and quiet. Next to speak was Sunny Singh, he has just moved into this community and has started a business, he enjoys it and loves the county, he supports anyone who has a small business here. He said most of the riders are from out of town, they are very well mannered. Coleman Phelps spoke next, he rides ATV's and would especially love to ride there on the Fourth of July and would love to ride at night, but can't due to restrictions. Mr. Brown called Mr. Shelton

back to answer some questions. Mr. Brown is building a home right in the middle of this area, he stated he used to ride there years ago. He says it is well kept and well groomed, and that the sound will always be an issue. He is all for holiday riding, he doesn't have an issue with opening at noon on Sunday, he also has no problem with two night rides per year. He asked Mrs. Hayes about complaints, she states the Sheriff's Department regulates the noise ordinance and the trails have been checked for setbacks. Mrs. Hayes stated that it is hard to tell where the property lines are as they are not marked, whether they are in the 300-foot setbacks, was hard to tell. Mr. Brown wanted to know if all amendments had to be approved or if they could be approved individually. He said there should be some type of mitigation for the setbacks, he said he is good with the noon opening time on Sundays, holiday rides and town night rides per year. Vaden Hunt interjected and reminded the board they are just making a recommendation to the Board of Zoning Appeals, so the conditions can be tweaked as to how they see fit, then it will go before the BZA with whatever suggestions they have and it will be up to them to agree to the changes. Mr. Harker stated that staff has recommended denial of four conditions, he said it sounds like there have been violations in the past. Mrs. Mease asked if there is a limit to how many people can be on the trail at night. Ms. Wiles stated that they normally don't have more than 200 - 300 at once, spread over the entire property. Mr. Oakes says that the 300 foot setbacks should remain to leave a buffer for the neighbors, and he is good with changes to the other conditions. Mr. Shelton stated he would like for the setbacks to be changed more than anything else, since it is land he cannot use. Mr. Waters asked Mr. Shelton how he ranks each condition, from top priority to lowest priority. Mr. Shelton stated that setbacks are his priority. Mr. Waters asked if the violations from 2020 have been corrected or addressed, or what the violation letters were. Mrs. Hayes stated they were regarding drinking while riding and the way it was worded the County could not enforce it. Mrs. Hayes says the Sheriff's Department has been out to Red Oak with decibel readers, and that new ones were purchased just for that use. The County has been down several times regarding being too close to the property lines and they have met with Mr. Owen and Mr. Shelton and there are some discrepancies on where the actual property lines are. Mrs. Henderson said this is phenomenal in getting people outdoors, rather than playing video games and staying inside all day. She asked about the competing ATV services in the area who have reduced setbacks of 50 feet from the property lines. She asked if the other parks were in residential areas as well, Ms. Wiles says that the other park is just up from the road from their park and the other is at Elkhorn Lake. Mrs. Henderson asked how they compare to what Red Oak offers. She asked if the setback is what

they are seeking more so than anything else in comparison to what those services provide, she asked if they thought they were being treated unfairly? Mr. Shelton said that in the beginning with the three hundred foot setback, he had two trails that were too close, one trail was 287 feet, 13 feet too close, they were the only issues found. Mr. Harker closed the public hearing at 7:52 p.m. A motion was made by Mr. Brown, seconded by Mr. Waters to recommend the Board of Zoning appeals grant the Special Use Permit with the following conditions. 1) 300 foot setbacks, 2) Two night rides per year 3) Open at 12 pm on Sundays and 4) Holiday riding that does not fall on normal weekend days. Motion passed by a six (6) to one (1) vote.

RESULT: Approve

MOVER: Justin Brown

SECONDER: Richard Waters

AYES: Colette Henderson, Gary Oakes, Janet Mease, Richard Waters, Fred Webb, Justin Brown

NOES: Nathan Harker

ABSTAIN: None

- e. Public Hearing: Case S-23-008 Larry and Lucinda Burnett; Requesting a Special Use Permit for offsite parking in accordance with Pittsylvania County Code § 35-179 (Brown) (Staff Contact: Emily Ragsdale)
- e. Public Hearing: Case S-23-008 Larry and Lucinda Burnett; Requesting a Special Use Permit for offsite parking in accordance with Pittsylvania County Code § 35-179 (Brown)

Mr. Harker opened the public hearing at 7:55 p.m. Mrs. Hayes, Deputy Director of Community Development, reported that Larry & Lucinda Burnett, had petitioned for a Special Use Permit on 105.9 acres, to allow for offsite parking. Larry Burnette represented the petition. There was no opposition to the petition. Mr. Harker closed the public hearing at 7:58 p.m. A motion was made by Mr. Brown, seconded by Mrs. Mease, to recommend the Board of Zoning Appeals grant the Special Use Permit. Motion passed by a seven (7) to zero (0) vote.

RESULT: Approve

MOVER: Justin Brown

SECONDER: Janet Mease

AYES: Colette Henderson, Gary Oakes, Janet Mease, Nathan Harker,
Richard Waters, Fred Webb, Justin Brown

NOES: None

ABSTAIN: None

10. OLD BUSINESS

There was no old business.

11. NEW BUSINESS

Mrs. Hayes stated there are 9 cases on the schedule for the August meeting, five (5) rezoning cases and three (3) special use permits.

12. ADJOURNMENT

The meeting was adjourned at 7:59 p.m.

STAFF SUMMARY

<u>CASE</u> R-23-017	<u>ZONING REQUEST</u> RC-1 to B-2	<u>CYCLE</u> August 2023/September 2023
<u>SUBJECT/PROPOSAL/REQUEST</u> Darryl and Gwendolyn Averett are requesting to rezone property from RC-1, Residential Combined Subdivision District, to B-2, Business District, General.		PLANNING COMMISSION: August 1, 2023 BOARD OF SUPERVISORS: September 19, 2023 ADVERTISED: July 19 & 26, 2023 & August 23 & 30, 2023
DISTRICT: Dan River		

SUBJECT

Requested by Gwendolyn Averett, to rezone property located State Road 732/Little Creek Road, in the Dan River Election District and shown on the Tax Maps as GPIN # 2338-33-4895. The applicant is requesting to rezone 1.80 acres, from RC-1, Residential Combined Subdivision District, to B-2, Business District, General, to allow a day care facility to be operated on the property.

BACKGROUND/DISCUSSION

Darryl and Gwendolyn Averett are requesting to rezone 1.8 acres from RC-1, Residential Combined Subdivision District, to B-2, Business District, General, to allow for a day care to be operated on the property. The applicants currently live on the property. The applicant stated that she previously operated a day care out of the residence but was forced to close in 2020. Gwendolyn Averett is requesting to keep approximately twelve (12) children in her home. Pittsylvania County Code defines a “day care” as “any facility or center operated for the purpose of providing care, protection and guidance to a group of five (5) or more children separated from their parents or guardian during a part of the day.” Based on this definition, this use cannot be classified as a home occupation and requires the property to be zoned B-2, Business District, General for this use to be permitted. If the rezoning is approved, all applicable building and fire codes would have to be met prior to operation commencing.

Once the property is rezoned to B-2, all uses listed under Section 35-365 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, B-2, Business District, General, and R-1, Residential Suburban Subdivision District, zoned properties.

SITE DEVELOPMENT PLAN

N/A

RECOMMENDATION

Staff recommends APPROVAL of Case R-23-017, submitted by Darryl and Gwendolyn Averett, requesting to rezone 1.8 acres located off State Road 732/Little Creek Road, in the Dan River Election District and shown on the Tax Maps as GPIN # 2338-33-4895. The subject property is adjacent to properties currently zoned B-2, Business District, General.

PLANNING COMMISSION OPTIONS:

1. Recommend approval of Case R-23-017 as submitted.
2. Recommend denial of Case R-23-017 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**

Darryl & Gwendolyn Averett, as owners of the below described property, hereby apply to the Pittsylvania County Board of Supervisors to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Property Owner's Name: Darryl & Gwendolyn Averett
Address: 913 Little Creek Road, Ringgold, VA 24586

2. Location of Property: State Road 732/Little Creek Road

Telephone: 434-203-1101

3. Tax Map Numbers: 2338-33-4895

4. Election District: Dan River

Total Amount: \$351.18

Taken By: _____

5. Size of Property: 1.8 acres

6. Existing Land Use: Single-family dwelling

Existing Zoning: RC-1, Residential Combined Subdivision District

7. Proposed Land Use: To allow for a daycare

Proposed Zoning: B-2, Business District General

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.

Gwendolyn Averett

OFFICE USE ONLY

Application Deadline: 06/29/23

Received By: ESR

B.O.S. Meeting Date: 09/19/23

Application No. R-23-017

P.C. Meeting Date: 08/01/23

Date Received: 06/15/23

Action: _____

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

1.8 acres of land, generally located)
on State Road 732/Little Creek Road within)
the Dan River Election District and)
recorded as parcel ID # 2338-33-4895)
in the Pittsylvania County tax recrds)

PETITION

TO THE HONORABLE SUPERVISORS OF PITTSYLVANIA COUNTY:

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

- (1) The Petitioners are the Owners of the above-referenced parcel.
- (2) The property is presently zoned under the provisions of the Pittsylvania County Zoning Ordinance as RC-1, Residential Combined Subdivision District.
- (3) Your petitioners now desire to have the property rezoned to B-2, Business District General.

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,

Gwendolyn Averett

July 26, 2023

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

Dear Mrs. Ragsdale:

Darryl & Gwendolyn Averett, as owners, would like to apply to the Planning Commission/Board of Supervisors to rezone 1.8 acres, GPIN # 2338-33-4895, located on State Road 732/Little Creek Road, in the Dan River Election District.

We are requesting to rezone this parcel from RC-1, Residential Combined Subdivision District, to B-2, Business District General to allow for a daycare.

Sincerely,

Gwendolyn Averett



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.

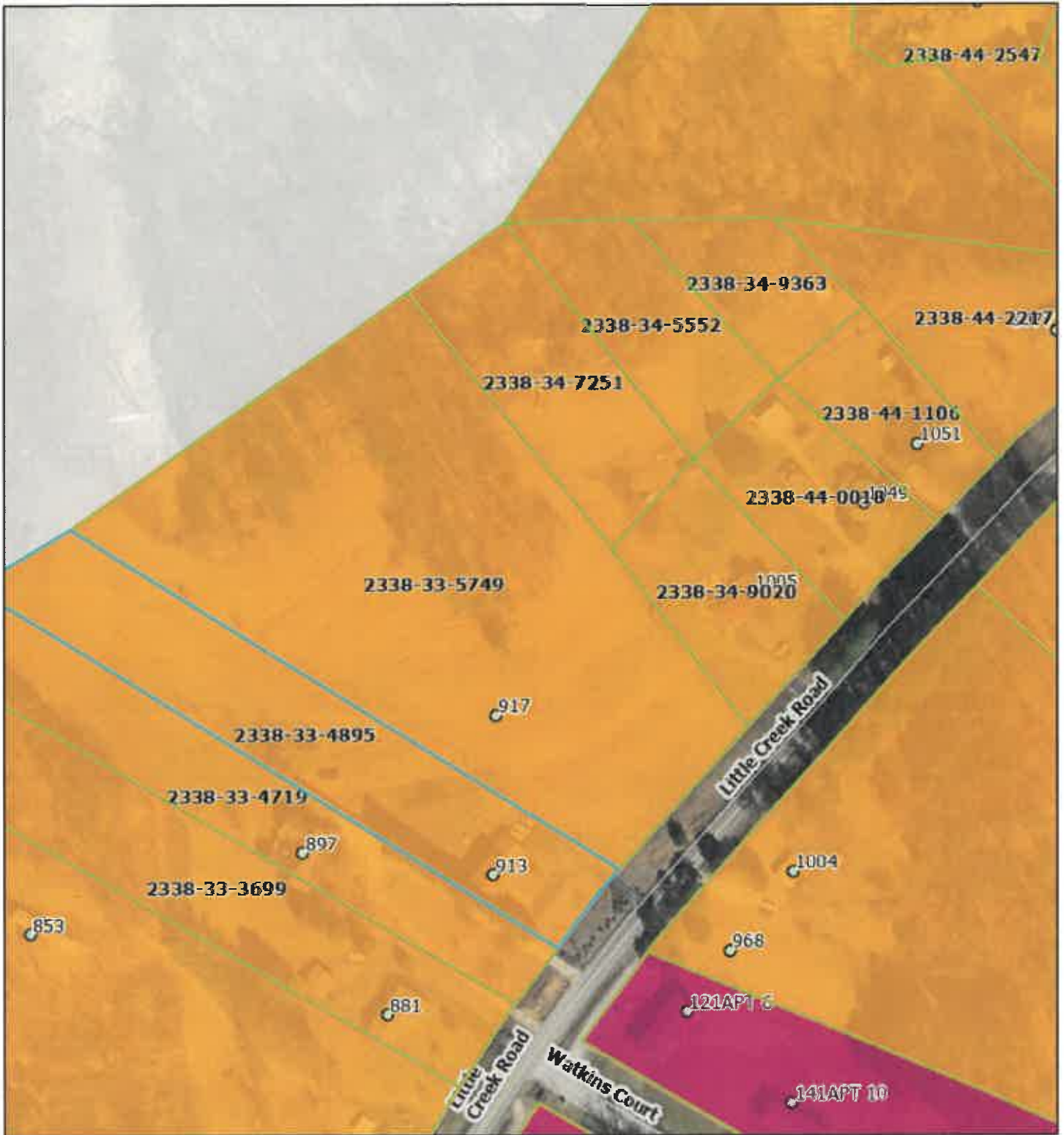
Should the property not be posted and the sign(s) maintained as required above, I understand the board may defer the case.

Case B-23-017 Applicant _____ Date _____

GPIN	ACCOUNT HOLDER	ACCOUNT ADDRESS	ACCOUNT_CSZ
2338-45-0275	BARKER, MICHAEL T	1235 LITTLE CREEK RD	RINGGOLD, VA 24586
2338-33-5749	RICHARDSON, GERALINE ET ALS	1005 LITTLE CREEK RD	RINGGOLD, VA 24586
2338-33-4719	MANGUM, PERCY	897 LITTLE CREEK RD	RINGGOLD, VA 24586
2338-43-4672	TATE, JASON W SR	1661 LITTLE CREEK RD	RINGGOLD, VA 24586
2338-43-2279	WATKINS & WATKINS LLC	301 PINEVIEW DR	RINGGOLD, VA 24586

R-23-017 GWENDOLYN AVERETT

ArcGIS Web Map



7/10/2023, 11:03:44 AM

Virginia Cities and Counties

County

Tax Parcels (All)

Assessed Parcels

Assessed Parcels Labels

Addresses

Route Numbers

Streets

ALL OTHER

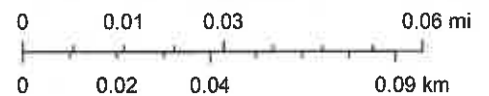
Zoning Districts

Agricultural

Business, General

Residential Combined Subdivision

1:2,257



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)

ArcGIS Web AppBuilder

STAFF SUMMARY

<u>CASE</u> R-23-021	<u>ZONING REQUEST</u> R-1 to A-1	<u>CYCLE</u> August 2023/September 2023
<u>SUBJECT/PROPOSAL/REQUEST</u> Kevin & Frances Reynolds are requesting to rezone property from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District.		PLANNING COMMISSION: August 1, 2023
DISTRICT: Callands-Gretna		BOARD OF SUPERVISORS: September 19, 2023
		ADVERTISED: July 19 & 26, 2023 & August 23 & 30, 2023

SUBJECT

Requested by Kevin and Frances Reynolds, to rezone property located on Coveway Lane, in the Callands-Gretna Election District and shown on the Tax Maps as GPIN # 1563-32-5941. The applicant is requesting to rezone 2.28 acres, from R-1, Residential Suburban Subdivision, to A-1, Agricultural District, to allow a second dwelling to be placed on the property. Once the property is rezoned to A-1, all uses listed under Pittsylvania County Code Section 35-178 are a Permitted Use.

BACKGROUND/DISCUSSION

Kevin and Frances Reynolds are requesting to rezone 2.28 acres, from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, to allow for a second dwelling. The property is currently zoned R-1, Residential Suburban Subdivision District. The applicants are requesting to place a second dwelling on GPIN # 1563-32-5941. Pittsylvania County Code § 35-53 allows an additional dwelling to be placed on properties zoned A-1, Agricultural District, or C-1, Conservation District as long as all the additional dwelling can meet the minimum lot area, minimum lot width, and maximum lot coverage for the Zoning District; the arrangement of the additional dwelling is in such a manner that if the lot were to be subdivided, a nonconforming lot would not be created; and the additional dwelling has access to a public street by a passage that is at least fifteen (15) wide. The subject property is currently occupied by one (1) dwelling.

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-23-021, submitted by Kevin and Frances Reynolds, requesting to rezone a total of 2.28 acres located at on Coveway Lane in the Callands-Gretna Election District and shown on the Tax Maps as GPIN # 1563-32-5941. The subject property is adjacent to properties currently zoned A-1, Agricultural District.

PLANNING COMMISSION OPTIONS:

1. Recommend approval of Case R-23-021 as submitted.
2. Recommend denial of Case R-23-021 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**

Kevin & Frances Reynolds, as owners of the below described property, hereby apply to the Pittsylvania County Board of Supervisors to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Property Owner's Name: Kevin & Frances Reynolds
Address: 284 Coveway Lane, Penhook, VA 24137

2. Location of Property: Coveway Lane

Telephone: 540-263-0146

3. Tax Map Numbers: 1563-32-5941

4. Election District: Callands-Gretna

Total Amount: \$376.77

Taken By: Cash
7/25/23

5. Size of Property: 2.28 acres

6. Existing Land Use: Single-family dwelling

Existing Zoning: R-1, Residential Suburban Subdivision District

7. Proposed Land Use: To allow for a second dwelling

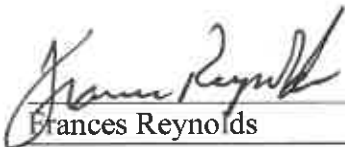
Proposed Zoning: A-1, Agricultural District

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.



Frances Reynolds

OFFICE USE ONLY

Application Deadline: 06/29/23

Received By: ESR

B.O.S. Meeting Date: 09/19/23

Application No. R-23-021

P.C. Meeting Date: 08/01/23

Date Received: 06/09/23

Action: _____

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

2.28 acres of land, generally located)
on Coveway Lane within the)
the Callands-Gretna Election District and)
recorded as parcel ID # 1563-32-5941)
in the Pittsylvania County tax recrds)

PETITION

TO THE HONORABLE SUPERVISORS OF PITTSYLVANIA COUNTY:

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

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

WHEREFORE, your Petitioners respectfully 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,



Frances Reynolds

July 10, 2023

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

Dear Mrs. Ragsdale:

Kevin & Frances Reynolds, as owners, would like to apply to the Planning Commission/Board of Supervisors to rezone 2.28 acres, GPIN # 1563-32-5941, located on Covey Lane, in the Callands-Gretna Election District.

We are requesting to rezone this parcel from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District to allow for a second dwelling.

Sincerely,



Frances Reynolds



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-23-021 Applicant James Reynolds Date 7/25/23

July 25, 2023

EMILY RAGSDALE
DIRECTOR OF COMMUNITY DEVELOPMENT
EMILY.RAGSDALE@PITGOV.ORG
53 N MAIN STREET
CHATHAM, VA 24531

RE: Rezoning Application # R-23-021

Hello Emily,

Per the letter we received regarding the application submitted by Kevin and Francis Reynold, for the property located at 284 Coveway Lane, GPIN # 1563-32-5941, both Kirk and Susan Simmons support this application. Please submit this letter in both public hearings on August 1, 2023, at 7:00 PM and on September 19, 2023, at 7:00 PM on our behalf.

Thank you,
Kirk Simmons

Ksimmons48@yahoo.com
910.524.0321
324 Coveway Lane
Penhook, VA 24137

GPIN	ACCOUNT HOLDER	ACCOUNT ADDRESS	ACCOUNT_CSZ
1563-32-0999	WARREN, JAMES D	532 BEACH HOLLOW RD	DANVILLE, VA 24541
1563-32-3763	SIMMONS, KIRK	640 BARNESWYCK DRIVE	FUQUAY-VARINA, NC 27526
1563-13-4437	CRAFT, WILLIAM R L JR & OTHERS	PO BOX 330	CHRISTIANSBURG, VA 24068
1563-32-5682	HOLLEY, DUREND NEAL R/TOD/G	401 DOWNING DRIVE	DANVILLE, VA 24541
1563-32-6659	SHIELDS, LISA C ET ALS	329 COVEWAY LANE	PENHOOK, VA 24137
1563-32-7718	KAEMMER, DAVID D	201 STRATFORD DR	CHAPEL HILL, NC 27516
1563-32-9807	RICHARDSON, LEON O	P O BOX 92	PENHOOK, VA 24137
1563-32-5941	REYNOLDS, KEVIN S	284 COVEWAY LANE	PENHOOK, VA 24137
1563-33-5119	TARIO, BENJAMIN L	1706 W MARKET ST	GREENSBORO, NC 27403

R-23-021 FRANCES REYNOLDS

ArcGIS Web Map



6/9/2023, 10:51:40 AM

Virginia Cities and Counties

County

Tax Parcels (All)

Zoning Districts

Agricultural

Residential Suburban Subdivision

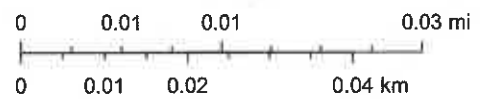
Assessed Parcels

Assessed Parcels Labels

Addresses

Address Labels

1:1,128



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)

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

STAFF SUMMARY

<u>CASE</u> R-23-022	<u>ZONING REQUEST</u> R-1 to A-1	<u>CYCLE</u> August 2023/September 2023
<u>SUBJECT/PROPOSAL/REQUEST</u> Larry Dalton is requesting to rezone property from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District.		PLANNING COMMISSION: August 1, 2023
DISTRICT: Dan River		BOARD OF SUPERVISORS: September 19, 2023
		ADVERTISED: July 19 & 26, 2023 & August 23 & 30, 2023

SUBJECT

Requested by Larry Dalton, to rezone property located off State Road 713/Oak Grove Road, in the Dan River Election District and shown on the Tax Maps as GPIN # 2452-87-6518. The applicant is requesting to rezone 2.38 acres, from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, to allow the property to be consolidated with an adjacent property zoned A-1.

BACKGROUND/DISCUSSION

Larry Dalton is requesting to rezone 2.38 acres from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, so that property lines may be adjusted. The property is currently zoned R-1, Residential Suburban Subdivision District. If rezoned, the property will be consolidated with an adjacent parcel currently zoned A-1, Agricultural District. All properties must share the same zoning classification to be consolidated, requiring the subject property to be rezoned prior to consolidation.

A plat titled *Larry D. Dalton & Lynne Hill Dalton* has been submitted with the application to identify the area where zoning changes are necessary and to present the proposed property line adjustments.

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

FUTURE LAND USE DESIGNATION

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

ZONING AND CURRENT USE OF SURROUNDING PROPERTIES

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

SITE DEVELOPMENT PLAN

N/A

RECOMMENDATION

Staff recommends APPROVAL of Case R-23-022, submitted by Larry Dalton, requesting to rezone 2.38 acres located off State Road 713/Oak Grove Road, in the Dan River Election District and shown on the Tax Maps as GPIN # 2452-87-6518. The subject property is adjacent to properties currently zoned A-1, Agricultural District.

PLANNING COMMISSION OPTIONS:

1. Recommend approval of Case R-23-022 as submitted.

2. Recommend denial of Case R-23-022 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**

Larry Dalton, as owner of the below described property, hereby apply to the Pittsylvania County Board of Supervisors to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Property Owner's Name: Larry Dalton
Address: 1349 Oak Grove Road, Keeling, VA 24566

2. Location of Property: State Road 713/Oak Grove Road

Telephone: 336-269-8600

3. Tax Map Numbers: 2452-87-6518

4. Election District: Dan River

Total Amount: \$334.12

Taken By: ck# 393

5. Size of Property: 2.38 acres



6. Existing Land Use: Single-family dwelling

Existing Zoning: R-1, Residential Suburban Subdivision District

7. Proposed Land Use: To adjust property lines

Proposed Zoning: A-1, Agricultural District

8. Are conditions being proffered: Yes No

9. Check completed items:

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

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



Larry Dalton

OFFICE USE ONLY
Application Deadline: 06/29/23
Received By: ESR
B.O.S. Meeting Date: 09/19/23

Application No. R-23-022
P.C. Meeting Date: 08/01/23
Date Received: 06/16/23
Action: _____

VIRGINIA:

BEFORE THE BOARD OF SUPERVISORS OF PITTSYLVANIA COUNTY

2.38 acres of land, generally located)
on State Road 713/Oak Grove Road within)
the Callands-Gretna Election District and)
recorded as parcel ID # 2452-87-6518)
in the Pittsylvania County tax recrds)

PETITION

TO THE HONORABLE SUPERVISORS OF PITTSYLVANIA COUNTY:

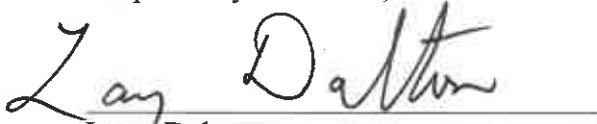
WHEREAS, your Petitioner, Larry Dalton, respectfully files this petition pursuant to Sections 35-806 and 35-807 of the Pittsylvania County Zoning Ordinance and in accordance with the Code of Virginia, 1950, as amended, and would respectfully show the following:

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

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

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

Respectfully submitted,


Larry Dalton

July 11, 2023


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

Dear Mrs. Ragsdale:

Larry Dalton, as owner, would like to apply to the Planning Commission/Board of Supervisors to rezone 2.38 acres, GPIN # 2452-87-6518, located on State Road 713/Oak Grove Road, in the Dan River Election District.

I am requesting to rezone this parcel from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District to adjust property lines.

Sincerely,


Larry Dalton



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 B-23-022 Applicant [Signature] Date

CLR230001761

Recordation Requested By/Return to:
LARRY DALTON
1349 OAK GROVE ROAD
KEELING, VA 24566
File No. 23-500086

Return: Carter Craig, Attorneys
Stephen G. Bass, Esq., VSB #15417
126 South Union Street
Danville, VA 24541

This Instrument Prepared By:
JENNIFER LACEY, ESQ., Bar No. 43541
o/b/o BC LAW FIRM, P.A.
1385 FORDHAM DRIVE, STE 105-110
VIRGINIA BEACH, VA 23464

Title Insurance: INVESTORS TITLE INSURANCE COMPANY
Consideration: \$25,000.00
Total Actual Value: \$33,500.00
Tax ID. No.: ~~XXXXXXXX~~ 2452-87-6518
Grantee Address: ~~1349 OAK GROVE ROAD, KEELING, VA 24566~~

97 Hyco Hills Road
Semora, NC 27343

SPECIAL WARRANTY DEED

THIS DEED is made this 13 day of April, 2023, by and between US BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF THE TREEHOUSE SERIES V TRUST, as Grantor; and LARRY DALTON, as Grantee.

WITNESSETH:

That for and in consideration of the sum of TWENTY-FIVE THOUSAND DOLLARS AND 00/100 (\$25,000.00), cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey, with SPECIAL WARRANTY of title, unto the Grantees, as sole owner in fee simple, all the following described lot or parcel of land together with improvements thereon, situate, lying and being in the County of PITTSYLVANIA, Commonwealth of Virginia:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Being the same premises conveyed to US BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF THE TREEHOUSE SERIES V TRUST, by Deed recorded on 03/31/2023 as Instrument No. 230001486 in the Clerk's Office of the Circuit Court for PITTSYLVANIA County, Virginia.

Property Address: 1349 OAK GROVE ROAD, KEELING, VA 24566

This instrument was prepared without the benefit of a title examination.

This conveyance is made expressly subject to the easements, conditions, restrictions, and rights-of-way of record contained in the instruments forming the chain of title to the property conveyed herein and to matters visible upon inspection.

EXHIBIT "A"**Legal Description**

All of that certain tract or parcel of land, together with improvements thereon and appurtenances thereunto belonging, situate in Pittsylvania County, Virginia, and more particularly described as follows:

2.38 acres, more or less, and a right of ingress and egress 20 feet in width along a Farm Road to and from State Road No. 713, as more particularly described as follows: Beginning at iron in center of 20 foot wide Farm Road, as shown on the hereinafter referred to plat; thence with land of Carol Ken Milam, now or formerly, the following calls and distances: N. 49° 48' E. 502.68 feet to iron; thence N. 84° 21' E. 74.70 feet to iron at Point "B", S. 17° 03' W. 490.02 feet to iron, N. 81° 15' 217.47 feet to iron and N. 43° 53' 143.72 feet to iron pin in center of 20 foot wide Farm Road, the point and place of beginning, containing 2.38 Acres, more or less, as shown on a Plat of Survey Showing 2.38 acre lot for Gene Hall Milam dated May 11, 1982, made by Wilmarth Daniels, Certified Land Surveyors, File No. A2256, recorded in the Clerk's Office of the Circuit Court of Pittsylvania County, Virginia in Deed Book 714, at page 27, to which said map reference is here made for a more particular description of the 2.38 acre lot herein reserved as right of ingress and egress to said 2.38 acre lot reserved and described as follows: Reserving however a right of ingress and egress along existing 20 foot wide Farm Road to said 2.38 acre lot from Point "A" on State Road No. 713 to Point "B", but jointly, however, among the parties hereto, their executors, administrators and or assigns and jointly however among parties who may later acquire similar or like rights.

This conveyance is made subject to all easements, rights of way and restrictive covenants now of record and affecting said property.

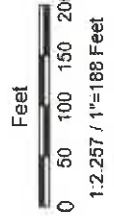
INSTRUMENT 230001761
RECORDED IN THE CLERK'S OFFICE OF
PITTSYLVANIA COUNTY CIRCUIT ON
APRIL 17, 2023 AT 01:39 PM
\$33.50 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$16.75 LOCAL: \$16.75
MARK W. SCARCE, CLERK
RECORDED BY: TBC

GPIN	ACCOUNT HOLDER	ACCOUNT ADDRESS	ACCOUNT_CSZ
2452-88-5655	MCCANN, ROBERT C	1173 OAK GROVE RD	KEELING, VA 24566
2462-09-0183	DANCE, MICHAEL L	138 CONWAY RD	DANVILLE, VA 24540
2452-87-1256	DALTON, LARRY D	97 HYCO HILLS RD	SEMORA, NC 27343
2452-76-0801	BEDSAUL, CARROL CLAYTON	1349 OAK GROVE RD	KEELING, VA 24566

R-23-022 LARRY DALTON

Legend

- Assessed Parcels
- Parcels
- Route Numbers
- 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: 7/11/2023

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.

STAFF SUMMARY

<u>CASE</u>	<u>ZONING REQUEST</u>	<u>CYCLE</u>
R-23-023	R-1 to A-1	August 2023/September 2023
<u>SUBJECT/PROPOSAL/REQUEST</u> Willie Thompson is requesting to rezone property from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District.		PLANNING COMMISSION: August 1, 2023 BOARD OF SUPERVISORS: September 19, 2023 ADVERTISED: July 19 & 26, 2023 & August 23 & 30, 2023
DISTRICT: Chatham-Blairs		

SUBJECT

Requested by Willie Thompson, to rezone property located on State Road 746/Golf Club Road, in the Chatham-Blairs Election District and shown on the Tax Maps as GPIN # 2400-54-4807. The applicant is requesting to rezone 11.18 acres, from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, to allow the property to be subdivided.

BACKGROUND/DISCUSSION

Willie Thompson is requesting to rezone 11.18 acres from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District. Currently, the 11.18 tract has approximately 78' of road frontage. The Pittsylvania County Code § 35-224 requires that all lots have a minimum of 75' of road frontage on a state-maintained road. The current road frontage for the existing lot restricts the lot's ability to be subdivided. The applicant would like to create a new one (1) acre lot for his daughter, requiring that the property be rezoned to A-1, Agricultural District before this would be allowed. Pittsylvania County Code § 35-182 does not require a minimum road frontage for properties zoned A-1, Agricultural District.

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

FUTURE LAND USE DESIGNATION

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

ZONING AND CURRENT USE OF SURROUNDING PROPERTIES

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

SITE DEVELOPMENT PLAN

N/A

RECOMMENDATION

Staff recommends APPROVAL of Case R-23-023, submitted by Willie Thompson, requesting to rezone 11.18 acres located off State Road 746/Golf Club Road, in the Chatham-Blairs Election District and shown on the Tax Maps as GPIN # 2400-54-4807. The subject property is adjacent to properties currently zoned A-1, Agricultural District and the rezoning would be consistent with the County's Comprehensive Plan.

PLANNING COMMISSION OPTIONS:

1. Recommend approval of Case R-23-023 as submitted.
2. Recommend denial of Case R-23-023 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**

Willie Thompson, as owner of the below described property, hereby apply to the Pittsylvania County Board of Supervisors to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Property Owner's Name: Willie Thompson
Address: 1981 Golf Club Road, Danville, VA 24540

2. Location of Property: State Road 746/Golf Club Road

Telephone: 336-690-3948

3. Tax Map Numbers: 2400-54-4807

4. Election District: Chatham-Blairs

Total Amount: \$351.18 Cash
Taken By: ESR

5. Size of Property: 11.18 acres

6. Existing Land Use: Vacant

Existing Zoning: R-1, Residential Suburban Subdivision District

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

Proposed Zoning: A-1, Agricultural District

8. Are conditions being proffered: Yes X No

9. Check completed items:

<u> X </u> Letter of Application	<u> </u> Site Development Plan or Waiver	<u> X </u> Legal Forms
<u> </u> 11"x 17" Concept Plan	<u> X </u> Application Fee	<u> </u> List of Adjoining Properties
<u> X </u> Plat Map	<u> </u> Copy of Deed	<u> </u> 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.

X Willie E. Thompson
Sheri Jamieson

OFFICE USE ONLY

Application Deadline: 06/29/23

Received By: ESR

B.O.S. Meeting Date: 09/19/23

Application No. R-23-023

P.C. Meeting Date: 08/01/23

Date Received: 06/27/23

Action: _____

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

11.18 acres of land, generally located)
on State Road 746/Golf Club Road within)
the Chatham-Blairs Election District and)
recorded as parcel ID # 2400-54-4807)
in the Pittsylvania County tax recrds)

PETITION

TO THE HONORABLE SUPERVISORS OF PITTSYLVANIA COUNTY:

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

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

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

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

Respectfully submitted,


Sheri Jamieson

July 10, 2023

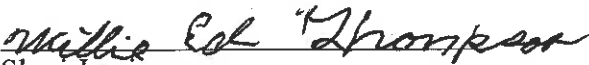
Mrs. Emily Ragsdale
Director of Community Development
P. O. Drawer D
Chatham, VA 24531

Dear Mrs. Ragsdale:

Willie Thompson, as owner, would like to apply to the Planning Commission/Board of Supervisors to rezone 11.18 acres, GPIN # 2400-54-4807, located on State Road 746/Golf Club Road, in the Chatham-Blairs Election District.

I am requesting to rezone this parcel from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District to allow for the property to be subdivided.

Sincerely,


Sheri Jamieson



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.

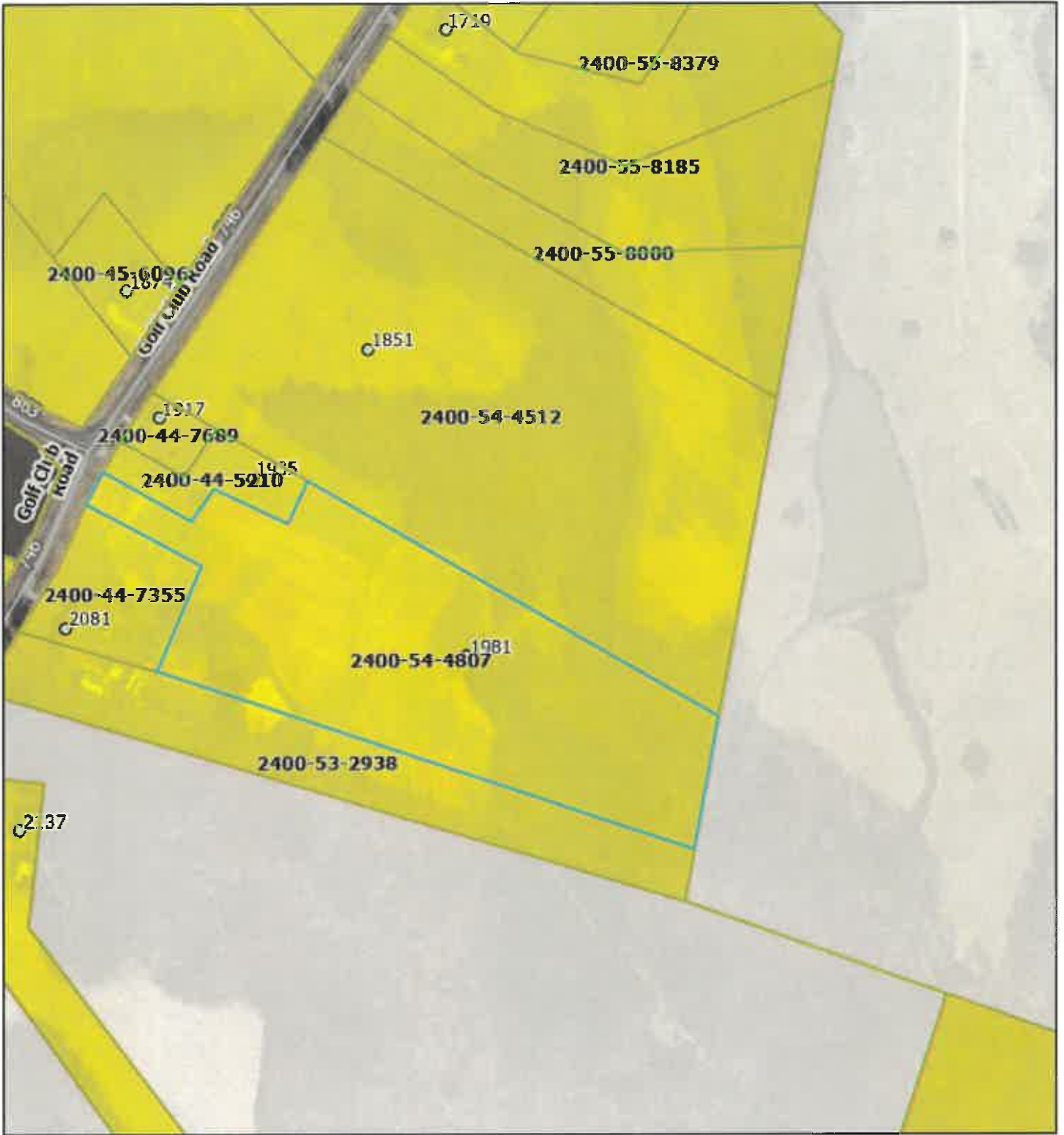
Should the property not be posted and the sign(s) maintained as required above, I understand the board may defer the case.

Case R-23-023 Applicant Willie Ed Thompson Date 7-20-23

GPIN	ACCOUNT_NAME1	ACCOUNT_ADDR1	ACCOUNT_CSZ
2400-54-4512	CRISWELL, JEFFREY SCOTT	1851 GOLF CLUB RD	DANVILLE, VA 24540
2400-44-5210	CARTER-POOLE, SHARRONDA DEVIA	1935 FRANKLIN TURNPIKE	DANVILLE, VA 24541
2400-54-4807	THOMPSON, WILLIE E	1981 GOLF CLUB RD	DANVILLE, VA 24540
2400-44-7689	CARROLL, FRANCES	1917 GOLF CLUB RD	DANVILLE, VA 24540
2400-53-2938	THOMPSON, WILLIE E	1981 GOLF CLUB RD	DANVILLE, VA 24540
2400-74-2976	NEAL HOLBROOK FARM LLC	2300 AINSDALE ROAD	CHARLOTTE, NC 28226

R-23-023 WILLIE THOMPSON/SHERI JAMISON

ArcGIS Web Map



7/10/2023, 10:28:17 AM

Virginia Cities and Counties

- County
- Tax Parcels (All)
- Assessed Parcels

Route Numbers

- Streets
- ALL OTHER
- Zoning Districts

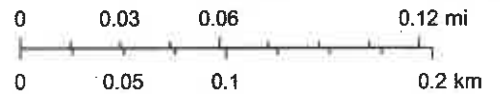
Assessed Parcels Labels

- Addresses

Agricultural

- Residential Suburban Subdivision
- Unknown

1:4,514



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)

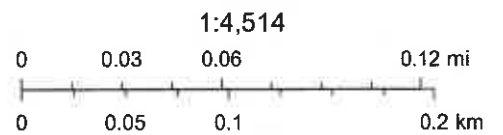
ArcGIS Web AppBuilder

ArcGIS Web Map



7/27/2023, 9:04:01 AM

- Virginia Cities and Counties
- County
- Tax Parcels (All)
- Assessed Parcels
- Assessed Parcels Labels
- Addresses



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)

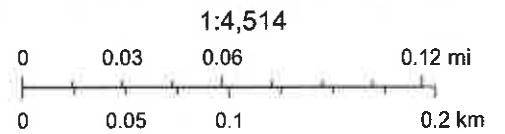
ArcGIS Web AppBuilder

ArcGIS Web Map



7/27/2023, 9:04:01 AM

- Virginia Cities and Counties
- County
- Tax Parcels (All)
- Assessed Parcels
- Assessed Parcels Labels
- Addresses



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)

ArcGIS Web AppBuilder

STAFF SUMMARY

<u>CASE</u> S-23-009	<u>ZONING REQUEST</u> SUP	<u>CYCLE</u> August 2023/September 2023
<u>SUBJECT/PROPOSAL/REQUEST</u> Michael Blackwell is requesting a Special Use Permit for the repair of automobiles/public garage.		PLANNING COMMISSION: August 1, 2023
DISTRICT: Chatham-Blairs Election District		BOARD OF ZONING APPEALS: September 11, 2023
		ADVERTISED: July 19 & 26, 2023/August 23 & 30, 2023

SUBJECT

Requested by Michael Blackwell, for a Special Use Permit for a public garage in accordance with Pittsylvania County Code § 35-179. The property is 8.50 acres, located on State Road 863/Laniers Mill Road, in the Chatham-Blairs Election District and shown on the Tax Map as GPIN # 1490-91-6567.

BACKGROUND/DISCUSSION

The subject property is zoned A-1, Agricultural District. Under Pittsylvania County Code § 35-179, a Special Use Permit is required for public garages under the A-1 zoning classification. The applicant is proposing to use an existing building on the property. In order to use the accessory structure for a commercial use, it must meet all requirements of the Uniform Statewide Building Code. Plans must be submitted to the Code Official, a building permit issued, and any necessary changes made prior to the building being used. If a Special Use Permit is granted, the storage of inoperable vehicles would be governed by the Pittsylvania County Code- Commercial, Chapter 9. The property is currently occupied by a single-family dwelling and an accessory structure.

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-23-009 with the following conditions:

1. Repair activities shall be contained within an enclosed structure.
2. Inoperable vehicles shall comply with Chapter 9 of the Pittsylvania County Code and must be stored in an area screened in accordance with PCC § 35-121.

PLANNING COMMISSION MOTIONS:

1. Recommend approval of Case S-23-009 as submitted.
2. Recommend approval of Case S-23-009 subject to conditions by the Planning Commission.
3. Recommend denial of Case S-23-009 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, Michael Blackwell, 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: Michael Blackwell
Address: 1467 Laniers Mill Road, Danville, VA 24540 Telephone: (434) 251-9596

2. Location of Property: State Road 863/Laniers Mill Road Total Amt: \$ 350.00

Taken By: Cash 7/24/23
OB

3. Tax Map Number 1490-91-6567

4. Election District: Chatham-Blairs

5. Size of Property: 8.50 Acres

6. Existing Land Use: Single Family Dwelling

Existing Zoning: A-1, Agricultural District

7. Proposed Land Use: Repair of automobiles/public garage

8. Check completed items:

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

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


Michael Blackwell

OFFICE USE ONLY
Application Deadline: 06/29/23
Received By: ESR
B.Z.A. Meeting Date: 09/11/23

Application No. S-23-009
P.C. Meeting Date: 08/01/23
Date Received: 06/09/2023
Action: _____

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

A 8.50 acre parcel of land)
generally located on State Road 863/Laniers Mill)
Road within the Chatham-Blairs Election District,) **PETITION**
and recorded as parcel # 1490-91-6567)
in the Pittsylvania County tax records.)

TO THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY:

WHEREAS, your Petitioner, Michael Blackwell, 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 A-1, Agricultural District.
- (3) Your petitioner now desires to have a Special Use Permit issued to allow for a public garage.

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,


Michael Blackwell

July 11, 2023

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

Dear Mrs. Ragsdale:

I, Michael Blackwell, would like to apply to the Planning Commission/ Board of Zoning Appeals for a Special Use Permit on 8.50 acres, located on State Road 863/Laniers Mill Road, in the Chatham-Blairs Election District. The property is shown on the Tax Maps as GPIN # 1490-91-6567.

I would like a Special Use Permit to allow for a public garage.

Sincerely,


Michael Blackwell



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.

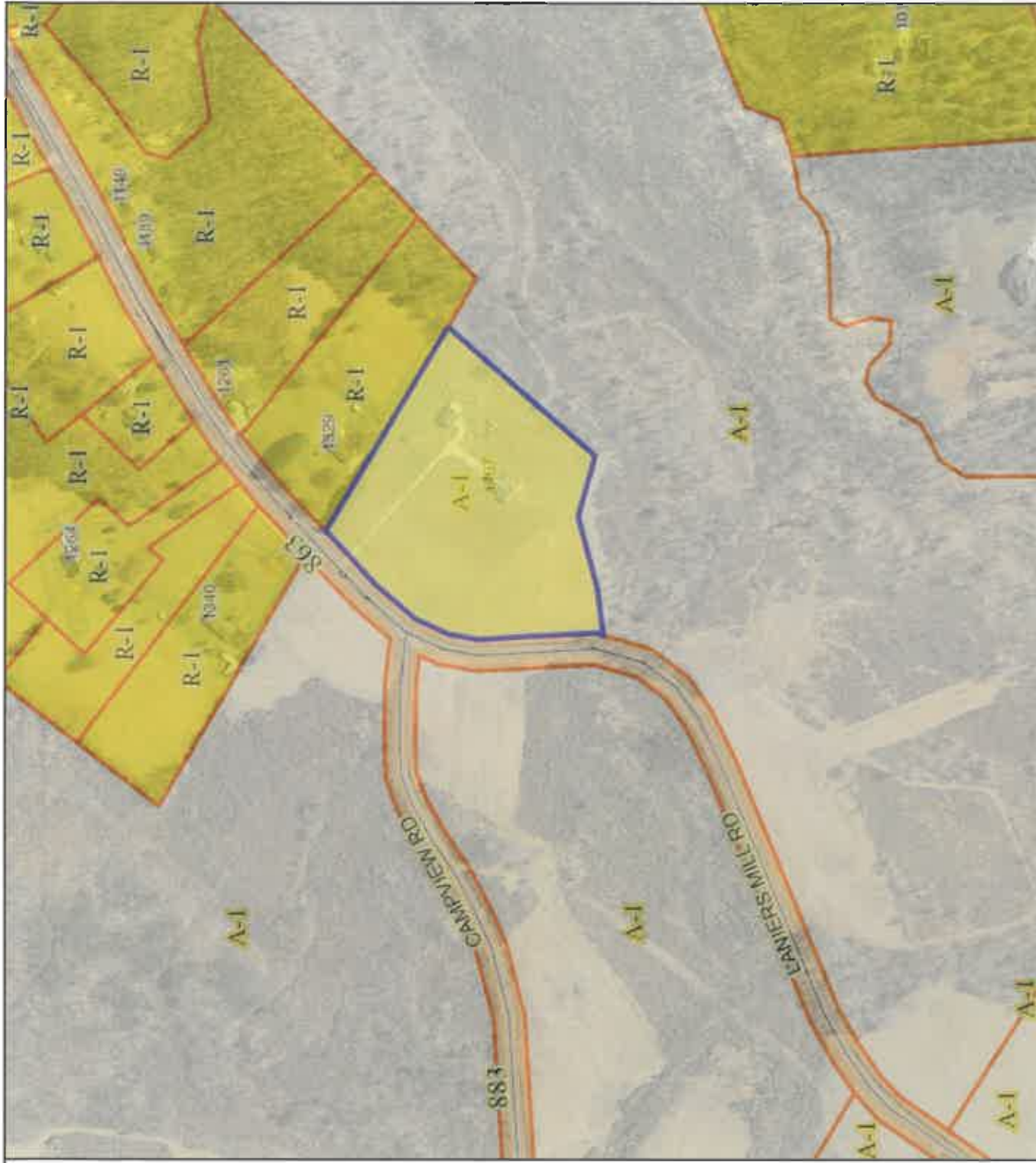
Case S-23-009 Applicant Michael D. Blackwell Date 7/24/2023

GPIN	ACCOUNT HOLDER	ACCOUNT ADDRESS	ACCOUNT_CSZ
2400-01-2143	ROBERTSON, JUDY GILES	7021 MOUNT CROSS RD	DANVILLE, VA 24540
1490-81-3014	ROBERTSON, JUDY GILES	7021 MOUNT CROSS RD	DANVILLE, VA 24540
1490-72-3192	ROBERTSON, JUDY GILES	7021 MOUNT CROSS RD	DANVILLE, VA 24540
2400-01-0807	ASHWORTH, MICHAEL HENRY	1329 LANIERS MILL ROAD	DANVILLE, VA 24540
1490-92-3208	SCOTT, WILSON J	1340 LANIERS MILL RD	DANVILLE, VA 24540

S-23-009 MICHAEL BLACKWELL

Legend

- Assessed Parcels
- Parcels
- Route Numbers
- 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: 7/11/2023

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.



STAFF SUMMARY

<u>CASE</u> S-23-010	<u>ZONING REQUEST</u> SUP	<u>CYCLE</u> August 2023/September 2023
<u>SUBJECT/PROPOSAL/REQUEST</u> Joseph Reynolds is requesting a Special Use Permit for the placement of a double-wide mobile home.		PLANNING COMMISSION: August 1, 2023
DISTRICT: Tunstall Election District		BOARD OF ZONING APPEALS: September 11, 2023
		ADVERTISED: July 19 & 26, 2023/August 23 & 30, 2023

SUBJECT

Requested by Joseph Reynolds, for a Special Use Permit for the placement of a doublewide mobile home in accordance with Pittsylvania County Code § 35-223. The property is 0.88 acres, located on State Road 851/Peach Orchard Road, in the Tunstall Election District and shown on the Tax Map as GPIN # 1349-78-6031.

BACKGROUND/DISCUSSION

Joseph Reynolds is 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-23-010 as submitted.

PLANNING COMMISSION MOTIONS:

1. Recommend approval of Case S-23-010 as submitted.
2. Recommend approval of Case S-23-010 subject to conditions by the Planning Commission.
3. Recommend denial of Case S-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 SPECIAL USE PERMIT**

I, Joseph Reynolds, as Owner of the below described property, hereby apply to the Pittsylvania County Board of Zoning Appeals to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Property Owner's Name: Joseph Reynolds
Address: 265 Yellowbird Place, Cascade, VA 24069 Telephone: (434) 203-8246
2. Location of Property: State Road 851/Peach Orchard Road Total Amt: \$ 350.00
Taken By: _____
3. Tax Map Number 1349-78-6031
4. Election District: Tunstall
5. Size of Property: 0.88 Acres
6. Existing Land Use: Vacant

Existing Zoning: R-1, Residential Suburban Subdivision District

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

8. Check completed items:

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

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

Joseph Reynolds

OFFICE USE ONLY

Application Deadline: 06/29/23

Received By: ESR

B.Z.A. Meeting Date: 09/11/23

Application No. S-23-010

P.C. Meeting Date: 08/01/23

Date Received: 06/13/2023

Action: _____

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

A 0.88 acre parcel of land)
generally located on State Road 851/Peach Orchard)
Road within the Tunstall Election District,) **PETITION**
and recorded as parcel # 1349-78-6031)
in the Pittsylvania County tax records.)

TO THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY:

WHEREAS, your Petitioner, Joseph Reynolds, 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 double-wide mobile home.

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

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

Respectfully submitted,

Joseph Reynolds

July 26, 2023

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

Dear Mrs. Ragsdale:

I, Joseph Reynolds, would like to apply to the Planning Commission/ Board of Zoning Appeals for a Special Use Permit on 0.88 acres, located on State Road 851/Peach Orchard Road, in the Tunstall Election District. The property is shown on the Tax Maps as GPIN # 1349-78-6031.

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

Sincerely,

Joseph Reynolds



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-23-010 Applicant _____ Date _____

GPIN	ACCOUNT HOLDER	ADDRESS	ACCOUNT_CSZ
1349-79-6013	CARTER, MICHAEL A	1696 PEACH ORCHARD RD	AXTON, VA 24054
1349-77-6105	HYLTON, STEVE M	1489 PEACH ORCHARD RD	AXTON, VA 24054
1349-77-3846	SIMMONS, PATTIE J	1585 PEACH ORCHARD RD	AXTON, VA 24054
1349-78-5120	REYNOLDS, JOSEPH BRIAN	265 YELLOWBIRD PLACE	CASCADE, VA 24069

S-23-010 JOSEPH REYNOLDS

Pittsylvania County Public GIS Viewer

We are performing maintenance on our servers. We will be back online soon.

Virginia Cities and Counties

Tax Parcels (All)

Zoning Districts

Agricultural

Business, Limited

Business, General

Conservation

Double-Zoned

Light Industrial

Heavy Industrial

Mobile Home Park

Residential Suburban Subdivision

Residential Combined Subdivision

Residential Estates

Residential Multi-Family

Residential Planned Development

Town Zoning

Unknown

Tax Parcels (group layer)

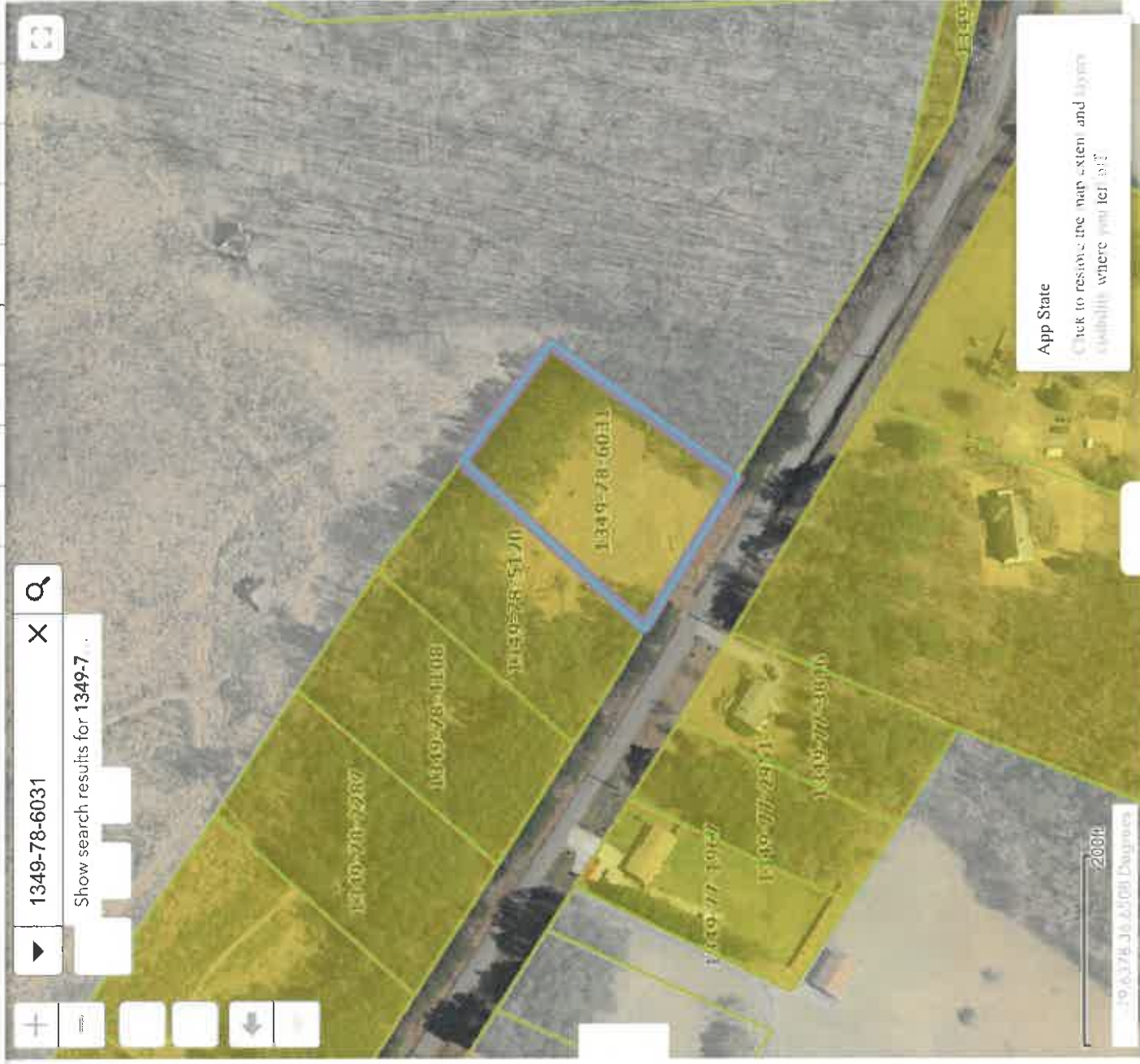
Addressing (group layer)

Administrative (group layer)

Base Map (group layer)

Community Development (group layer)

Show search results for 1349-7



App State
 Click to restore the map extent and display details where you left off.

STAFF SUMMARY

<u>CASE</u> S-23-011	<u>ZONING REQUEST</u> SUP	<u>CYCLE</u> August 2023/September 2023
<u>SUBJECT/PROPOSAL/REQUEST</u> Joy Hardy is requesting a Special Use Permit for a public club.		PLANNING COMMISSION: August 1, 2023
DISTRICT: Westover Election District		BOARD OF ZONING APPEALS: September 11, 2023
		ADVERTISED: July 19 & 26, 2023/August 23 & 30, 2023

SUBJECT

Requested by Joy Hardy, for a Special Use Permit for a public club. The properties are 23.39 acres, located on State Road 878/Duncan Drive, in the Westover Election District and shown on the Tap Map as GPIN #s 1378-80-0136 & 1377-89-0905.

BACKGROUND/DISCUSSION

The applicants are requesting a Special Use Permit to operate a private club on the subject property. The subject property is zoned A-1, Agricultural District. According to Pittsylvania County Code § 35-179, Private Clubs are allowed by Special Use Permit. The club, known as the SPCA of Pittsylvania County, has operated at this location for several years. Staff learned that the property was being used as a private club when members contacted Staff about regulations that might apply to a club event that they were planning to have on the property.

The property is occupied by a single-family dwelling that is occupied by the applicant. A site plan has been included in the packet.

FUTURE LAND USE DESIGNATION

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

ZONING OF SURROUNDING PROPERTIES

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

SITE DEVELOPMENT PLAN

Included in the packet.

RECOMMENDATION

Staff recommends APPROVAL of the request with the following conditions:

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

PLANNING COMMISSION MOTIONS:

1. Recommend approval of Case S-23-011 as submitted.
2. Recommend approval of Case S-23-011 subject to conditions by the Planning Commission.

3. Recommend denial of Case S-23-011 as submitted.

ATTACHMENTS:

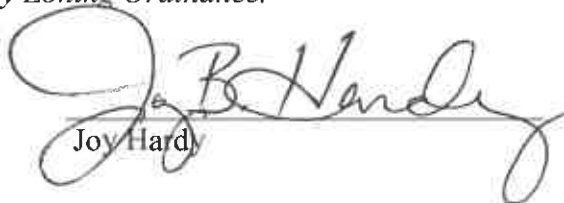
- A. Application
- B. Maps
- C. Letter of Intent
- D. Executive Summary
- E. Petition
- F. Sign Affidavit
- G. Adjacent Parcel Owners

**PITTSYLVANIA COUNTY
APPLICATION FOR SPECIAL USE PERMIT**

I, Joy Hardy, 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: Joy Hardy
Address: 740 Duncan Drive, Danville, VA 24541 Telephone: (434) 549-3127
2. Location of Property: State Road 878/Duncan Drive Total Amt: \$ 350.00
Taken By: Ch#3832
3. Tax Map Number's 1378-80-0136 & 1377-89-0905
4. Election District: Westover
5. Size of Property: 23.39 Acres
6. Existing Land Use: Single Family Dwelling & Vacant Lot
Existing Zoning: R-1, Residential Suburban Subdivision District
7. Proposed Land Use: Public Club
8. Check completed items:
 Letter of Application Site Development Plan Legal Forms
 11"x 17" Concept Plan Application Fee List of Adjoining Properties
 Copy of Plat Copy of Deed 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.


Joy Hardy

OFFICE USE ONLY
Application Deadline: 06/29/23
Received By: ESR
B.Z.A. Meeting Date: 09/11/23

Application No. S-23-011
P.C. Meeting Date: 08/01/23
Date Received: 06/09/2023
Action: _____

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

Two parcels of land totaling 29.39 acres)
generally located on State Road 878/Duncan Drive)
within the Westover Election District.) **PETITION**
and recorded as parcel #s 1378-80-0136 & 1377-89-0905)
in the Pittsylvania County tax records.)

TO THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY:

WHEREAS, your Petitioner, Joy Hardy, 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 parcels 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 a public club.

WHEREFORE, your Petitioner respectfully requests that the above-referenced parcels 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,


Joy Hardy

July 11, 2023

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

Dear Mrs. Ragsdale:

I, Joy Hardy, would like to apply to the Planning Commission/ Board of Zoning Appeals for a Special Use Permit on 23.39 acres (two parcels), located on State Road 878/Duncan Drive, in the Westover Election District. The property is shown on the Tax Maps as GPIN #s 1378-80-0136 & 1377-89-0905.

I would like a Special Use Permit to allow for a public club.

Sincerely,



Joy Hardy



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-23-011 Applicant [Signature] Date 7/19/2023

GPIN	ACCOUNT HOLDER	ACCOUNT ADDRESS	ACCOUNT_CSZ
1377-69-3156	JENNINGS, JAMES L JR	521 DUNCAN DRIVE	DANVILLE, VA 24541
1378-73-8291	SANDY OAKS FARMS LLC	260 RAGSDALE RD	DANVILLE, VA 24541
1378-70-6444	BENNINGTON, MICHAEL J	824 DUNCAN DR	DANVILLE, VA 24541
1378-80-1354	PARRISH, JEAN B LIFE TENANT	260 OLD FARM RD	DANVILLE, VA 24541
1378-80-0136	HARDY, JOY BRUMMETT	740 DUNCAN DRIVE	DANVILLE, VA 24541
1377-89-0905	BRUMMETT, JOY LYNN	740 DUNCAN DR	DANVILLE, VA 24541
1377-79-7279	HIGDON, WILLIAM T JR	616 DUNCAN DRIVE	DANVILLE, VA 24541
1377-89-5245	HARDY, JOY B	740 DUNCAN DR	DANVILLE, VA 24541




S-23-011 JOY HARDY

ArcGIS Web Map





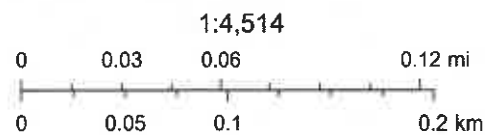
7/27/2023, 8:52:08 AM

Virginia Cities and Counties

-  County
-  Tax Parcels (All)
-  Assessed Parcels

Assessed Parcels Labels

-  General Location Parcels
-  Addresses



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)

ArcGIS Web AppBuilder

2nd ANNUAL



benefitting
SPCA of Pittsylvania County

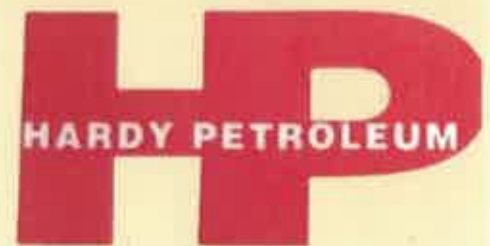
Saturday, Oct. 14
2 - 9 pm



Rocky Branch Farm
740 Duncan Drive, Danville, VA

Join us for family fun, adoptable animals, food, & more!

Suggested Donation: \$10 (under 12 free)





PARCEL INFORMATION

OWNER OF BOTH PARCELS: JOY BRUMMETT HARDY

PARCEL ID: 1378-80-0136 - 20.22 AC. ①

PARCEL ID: 1377-89-0905 - 3.17 AC. ②

SITE ADDRESS: 740 DUNCAN DR.
 DANVILLE VA 24541
 02 WESTOVER MAGISTERIAL DISTRICT

PROPOSED SCOPE OF WORK:
 FUNDRAISING EVENT FOR (1) DAY
 IN OCTOBER 2023

FOR:
 SPCA OF PITTSYLVANIA COUNTY
 P.O. BOX 936
 CHATHAM VA 24531
 TAX EXEMPT NO.: 80-0281882
 PHONE NO.: 434-432-0080
 EMAIL: SPCAOPPC@GMAIL.COM

ZONE CODE: EXISTING
 (R-1) RESIDENTIAL SUBURBAN
 SUBDIVISION DISTRICT

ZONE CODE CHANGE REQUEST:
 (R-1) RESIDENTIAL SUBURBAN
 SUBDIVISION DISTRICT

SPECIAL USE PERMIT: NON-PROFIT FUNDRAISER EVENT

CONCEPT PLAN

NOT TO SCALE

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

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

PROPOSED CONCEPT PLAN FOR:

JOY HARDY - SPCA FUNDRAISER (PUP-A-PALOOZA)

740 DUNCAN DR.
 DANVILLE VA 24541
 434-549-3127

SHEET

SK-1 of 1

DATE
 JUNE 2, 2023

FILE
 2023-39

SCALE
 AS NOTED